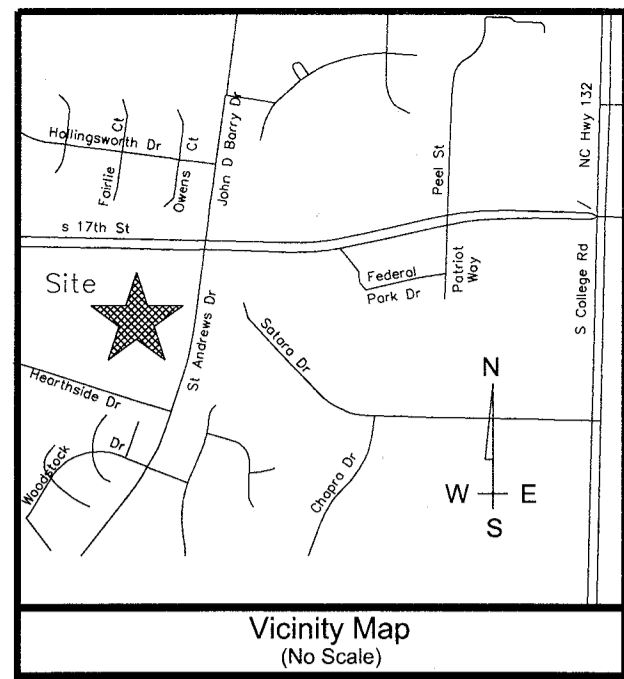


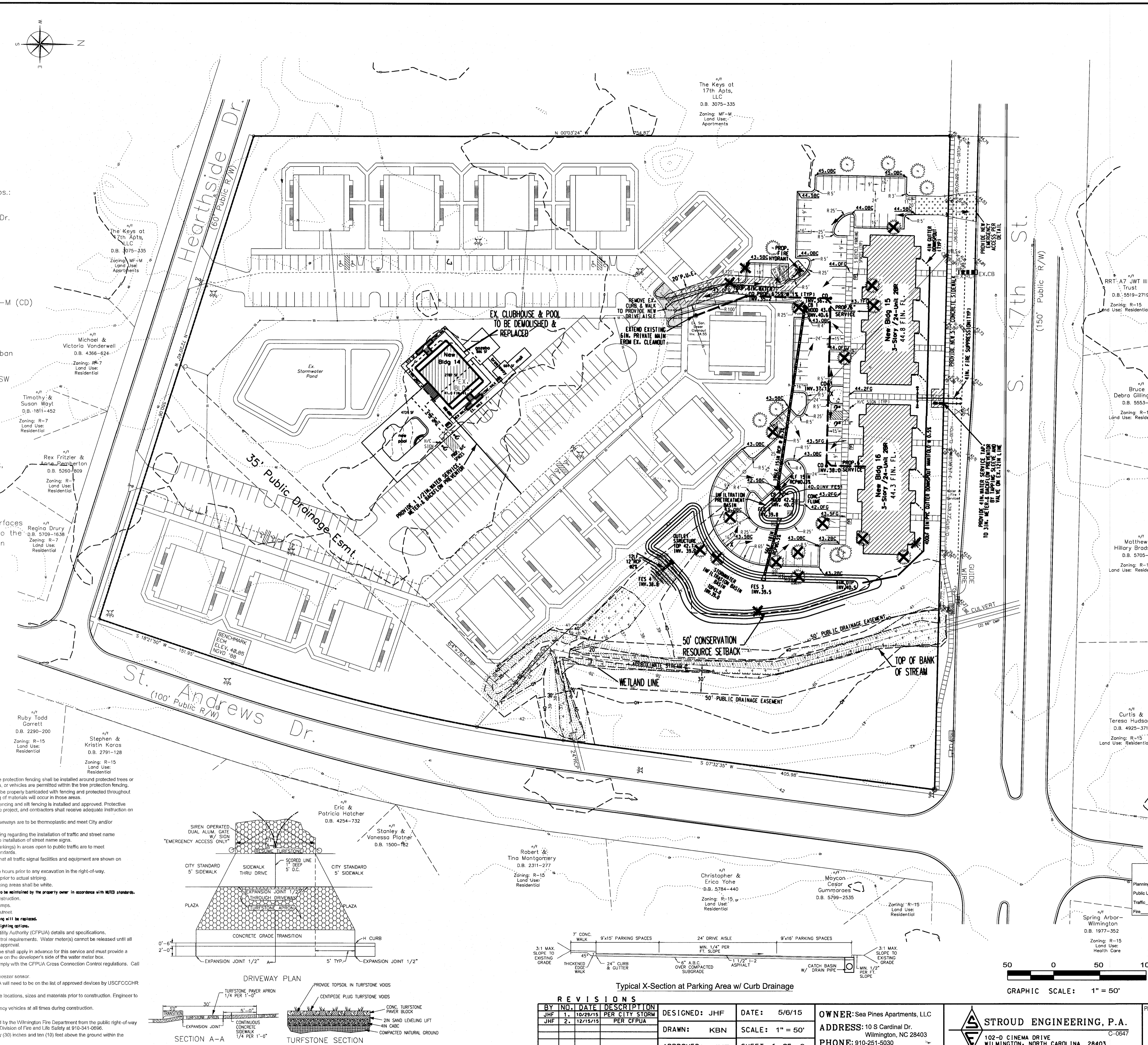
CONSTRUCTION PLAN SET



General Notes:

- New Hanover County Parcel Nos.:
PIN 313509.26.4140
[PID 6617-002-001-003]
Address: 1600 St. Andrews Dr.
Existing Zone - MF-M (SD)

PIN 313510.26.7422
[PID 6600-001-005-005]
Address: 4196 S. 17th St.
Existing Zone - R-15
- Total Tract Area: 12.35 ac.±
- Proposed Zoning District: MF-M (CD)
Setbacks - Front - variable
20' Corner
25' Rear
10' Interior Side
- CAMA Land Classification: Urban
- Watershed Classification:
Banard's Creek C-SW
- Proposed Land Disturbance:
2.5 Acres
- Plats & documents shall be recorded to provide perpetual protections for conservation resources & conservation buffers (if any) & prohibit impervious surfaces within the buffer setback, unless exceptions are provided by the LDC.
- Utilize moisture sensors for irrigation system.
- All runoff from impervious surfaces shall be collected and conveyed to the stormwater detention or infiltration devices



Development Data:
Zoning: MF-M
Land Use: Residential

Development Area - 12.35 ac.
Permitted Density (@ 17 units/ac.) = 210 units
Proposed Density = 210 units (156 ex. + 54 new)

Building Coverage - 74,400 s.f.± (13.8%)

Total Heated Gross Floor Area - 182,900 s.f.± GFA

Total Bedrooms - 334
110 - 1BR = 110
84 - 2BR = 168
16 - 3BR = 48

Max. Bldg. Hgt. - 3-story / 35' Max.

Parking -
110 - 1BR @ 1.5/BR = 165
84 - 2BR @ 2.0/BR = 168
16 - 3BR @ 2.25/BR = 36
Total Parking Req'd = 369 Spaces

Max. spaces perm't. @ 2.5/unit = 525 spaces
** Total Spaces Prov'd = 369 **

Bike Parking req'd = 20 min.
Bike Parking prov'd = 20

Impervious Surfaces -
Existing - 164,260 s.f.±
To be Removed - 5,363 s.f.±
New Rooftops - 22,098 s.f.±
New Pavmt - 39,391 s.f.±
New Walks & Deck - 12,310 s.f.±
Total - 232,696 s.f.± (43.3%)

Open Space - (min. 35% req'd.)
12.35 ac. - 0.4 ac. (Pond) X 35% = 4.18 ac. req'd.
6.5 ac. (52.3%) Open Space prov'd. **
[Area prov'd is total tract area minus covered surfaces (223,082 s.f.) minus interior planting islands (9,362 s.f.) minus foundation areas (3,574 s.f.) & Pond Surface (17,424)]
** Note: Data is approximated. Accurate calculations will be made when detailed plans are engineered and landscaped.

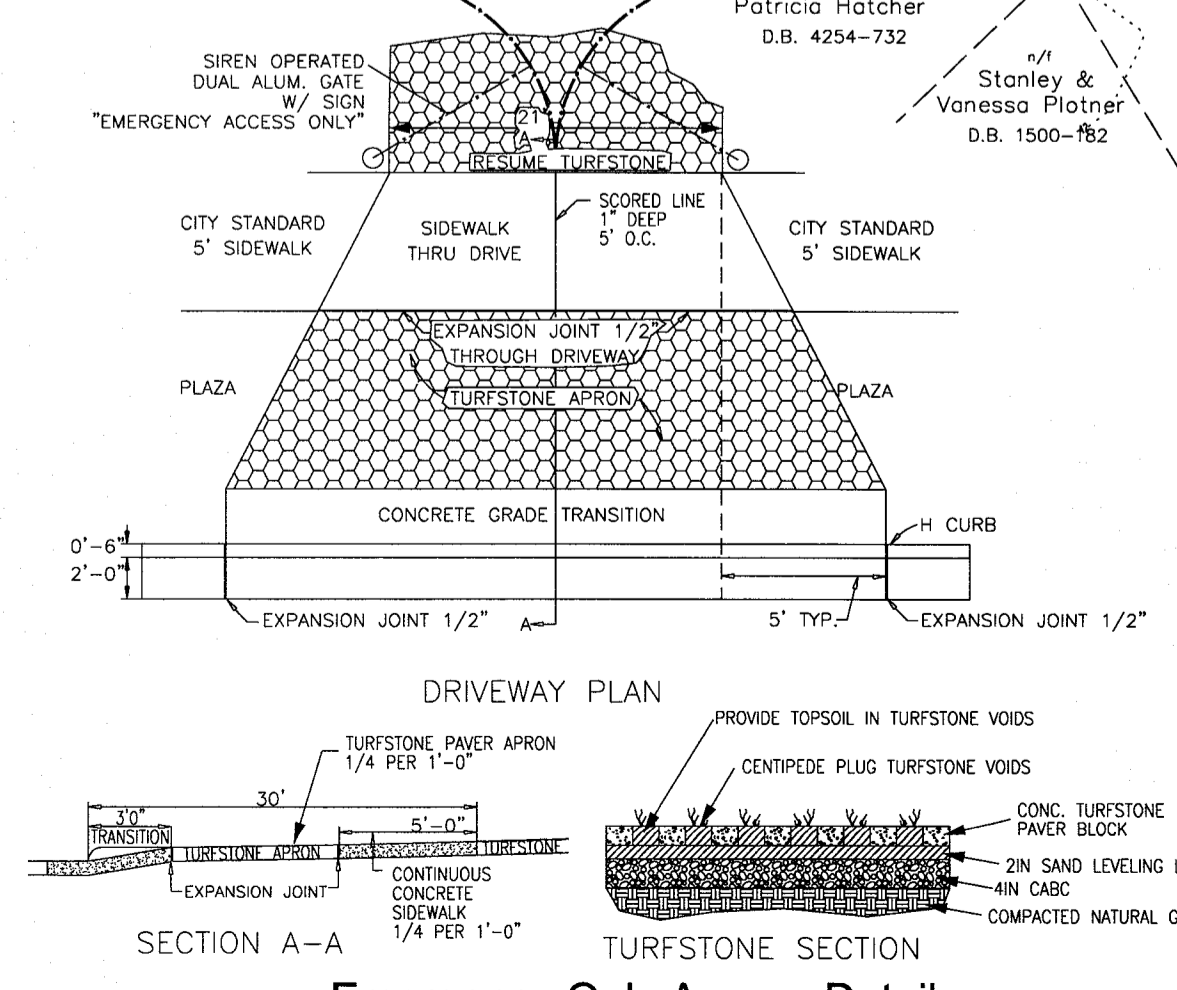
Recreation Area - (min. 50% Open Space)
91,040 s.f. req'd.
Active Rec req'd. = 45,520 s.f.
Active Rec prov'd. = 45,600+ s.f.
Passive Rec req'd. = 45,520 s.f.
Passive Rec prov'd. = 45,600+ s.f.
** Total Rec Area prov'd. = 35,014+ s.f. **

Utility Capacity:
Existing Sewer Use - 24,960 GPD
New Sewer Use -
Total Sewer Capacity -

Existing Water Use - 31,200 GPD
New Water Use -
Total Water Capacity -

City of Wilmington Required Notes:

- 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 banded with fencing and protected throughout construction to insure that no clearing, grading or staging of materials will occur in those areas.
- No equipment is allowed on site until all tree protection fencing and all 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.
- All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards.
- Once streets are open to traffic, contact Traffic Engineering regarding the installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.
- 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.
- Contact Traffic Engineering at 910-341-7888 to ensure that all traffic signal facilities and equipment are shown on the plan.
- Call Traffic Engineering at 910-341-7888 forty-eight (48) hours prior to any excavation in the right-of-way.
- Traffic Engineering must approve of pavement markings prior to actual staking.
- All parking stall markings and lane arrows within the parking areas shall be white.
- All traffic control signs and markings off the right of way are to be maintained by the property owner in accordance with MUTCD standards.
- Stop signs and street signs to remain in place during construction.
- Traffic warning mats will be installed on all wheelchair ramps.
- A utility cut permit is required for each open cut of a city street.
- Any broken or missing sidewalk panels, or curbs will be replaced.
- Contact Traffic Engineering at 910-341-7888 to discuss street lighting options.
- Water and sewer service shall meet Cape Fear Public Utility Authority (CFPUA) details and specifications.
- 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.
- If the contractor desires CFPUA water for construction, he shall apply in advance for this service and must provide a reduced pressure zone (RPZ) backflow prevention device on the developer's side of the water meter box.
- Any irrigation system supplied by CFPUA water shall comply with the CFPUA Cross Connection Control regulations. Call Community Compliance for information.
- Any irrigation system shall be equipped with a rain and freeze sensor.
- Any backflow prevention devices required by the CFPUA will need to be on the list of approved devices by USCFCOCHR or ASSE.
- Contractor to field verify existing water and sewer service locations, sizes and materials prior to construction. Engineer to be notified of any conflicts.
- Contractor shall maintain all-weather access for emergency vehicles at all times during construction.
- Underground fire line(s) must be permitted and inspected by the Wilmington Fire Department from the public right-of-way to the building. Contact the Wilmington Fire Department Division of Fire and Life Safety at 910-341-0886.
- No obstructions are permitted in the space between thirty (30) inches and ten (10) feet above the ground within the triangular sight distance.
- Contact the North Carolina One Call Center at 1-800-832-4949 prior to doing any digging, clearing, or grading.



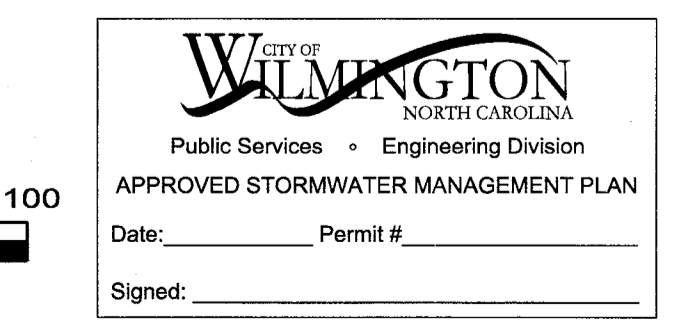
REVISIONS

BY	NO.	DATE	DESCRIPTION
JHF	1	10/29/15	PER CITY STORM
JHF	2	12/15/15	PER CFPUA

DESIGNED: JHF DATE: 5/6/15 OWNER: Sea Pines Apartments, LLC
DRAWN: KBN SCALE: 1" = 50' ADDRESS: 10 S Cardinal Dr. Wilmington, NC 28403
APPROVED: JHF SHEET 1 OF 9 PHONE: 910-251-5030

STROUD ENGINEERING, P.A.
102-D CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
(910) 815-0775 (910) 815-0593 FAX

APPROVED CONSTRUCTION PLAN
Name: _____ Date: _____
Planning: _____
Public Utilities: _____
Traffic: _____
Fire: _____



FOR
Sea Pines Apartments
WILMINGTON TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

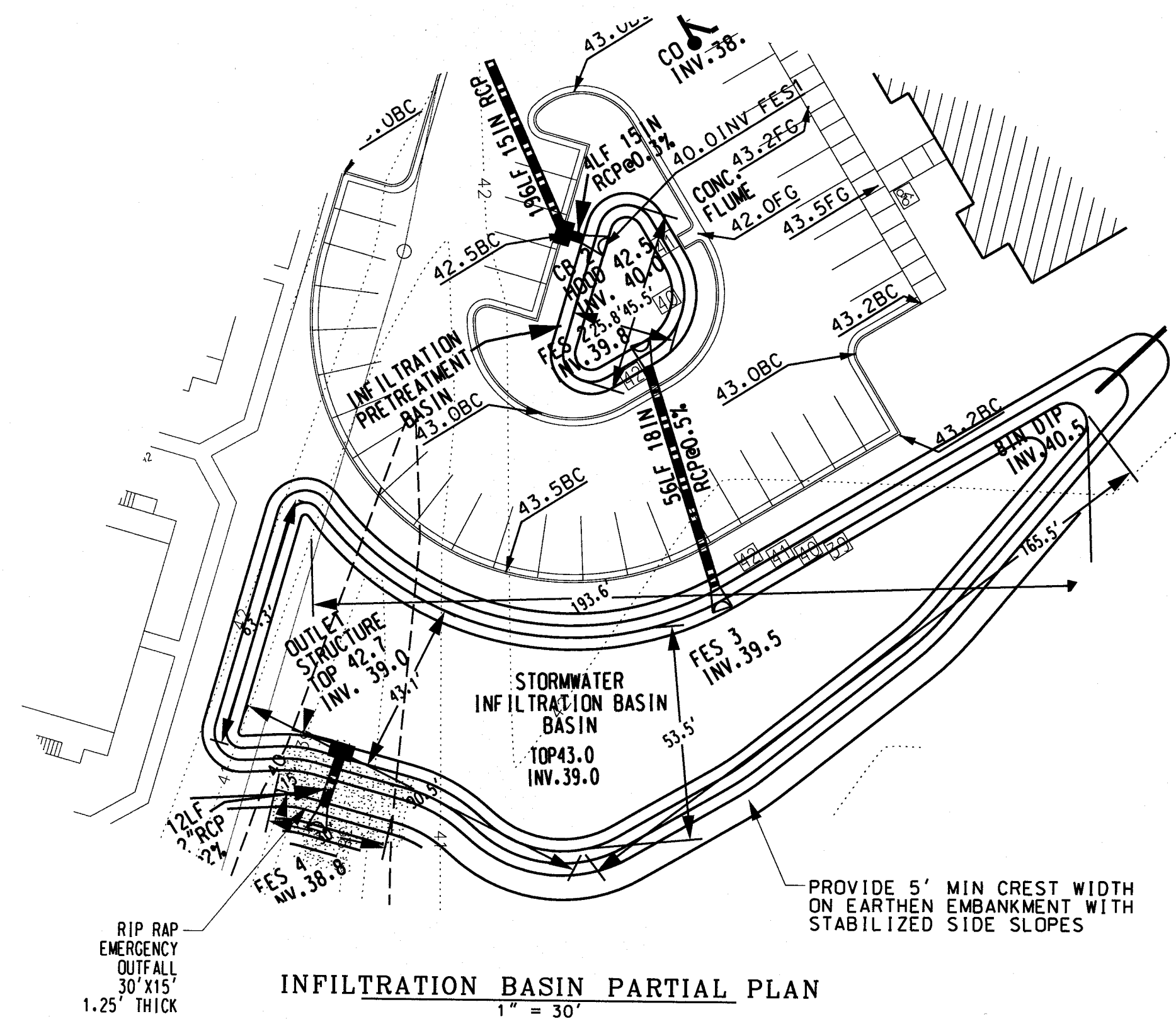
LEGEND

- X GRADING HIGH POINT
- DRAINAGE DIRECTION
- PROPOSED CATCH BASIN
- PROPOSED CONTOURS
- EX. NCDOT LIDAR CONTOUR
- PROP. 24 IN. RCP STORM DRAIN
- PROPOSED SEWER CLEANOUT
- IRON REBAR SET
- EX. IRON PIPE
- CONTROL MONUMENT SET
- CONTROL PK NAIL SET
- EX. REC'D. HARDWOOD TREE
- EX. REC'D. PINE TREE
- EX. REC'D. FLOWERING TREE
- PROPOSED COMPACTA JUNIPER
- PROPOSED PITISPORUM SHRUB
- PROPOSED BRADFOORD PEAR
- PROPOSED LIVE OAK
- TREE TO BE REMOVED

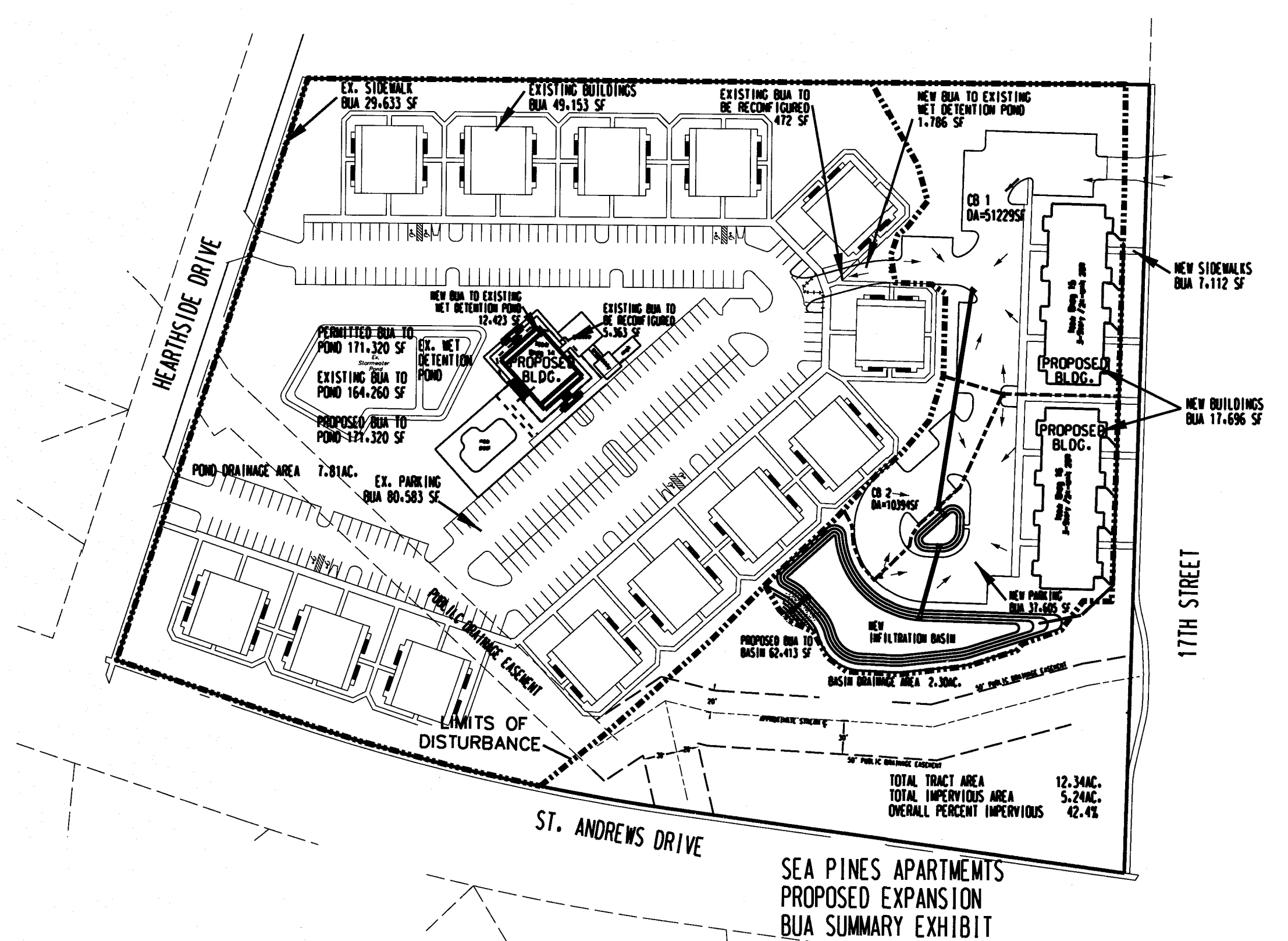
SHEET INDEX

PRELIMINARY PLAN	1
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EROSION CONTROL PLAN	3
STORMWATER PLAN	4
UTILITY PLAN	5
PLAN/PROFILE	6
EROSION CONTROL DETAIL	7
STORMWATER DETAIL	8
LANDSCAPE PLAN	9

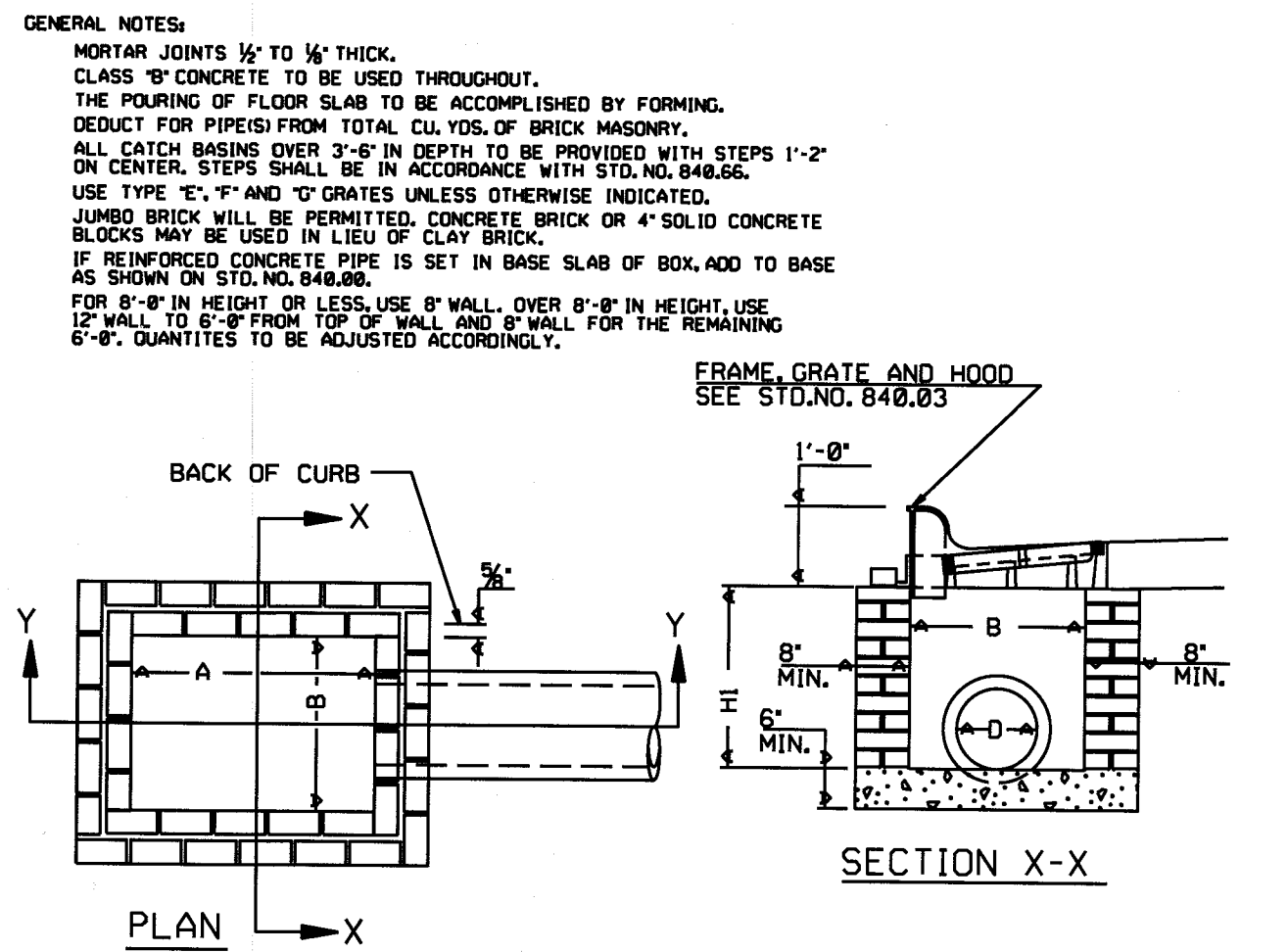
PROJECT NO.: PW-1061
 DRAWING NO.: M7/MASTER/PW-1061/DGN/DLM.DGN



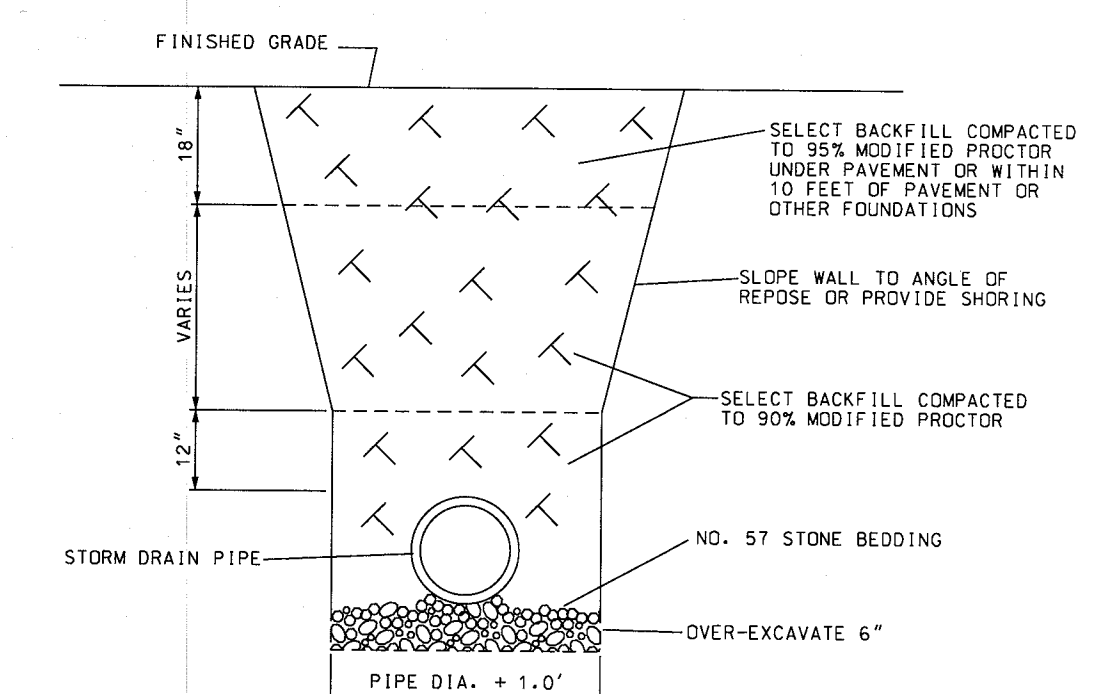
INFILTRATION BASIN PARTIAL PLAN
 1" = 30'



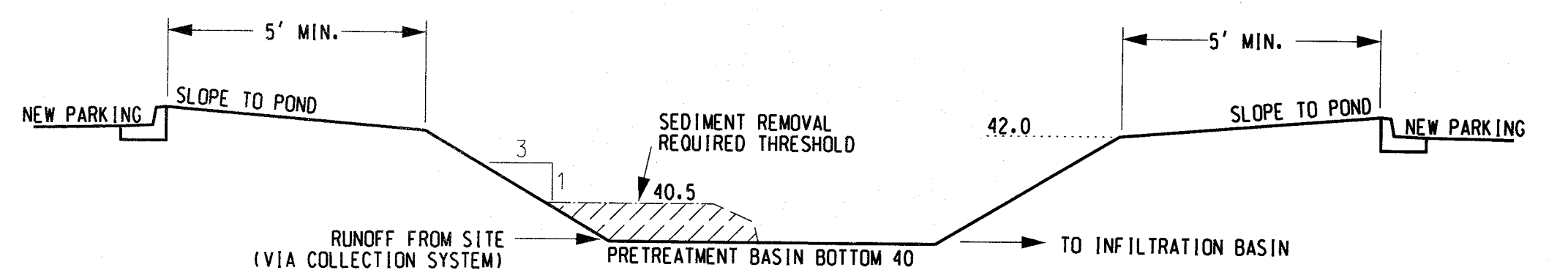
STORMWATER BASIN AREAS
 1" = 100'



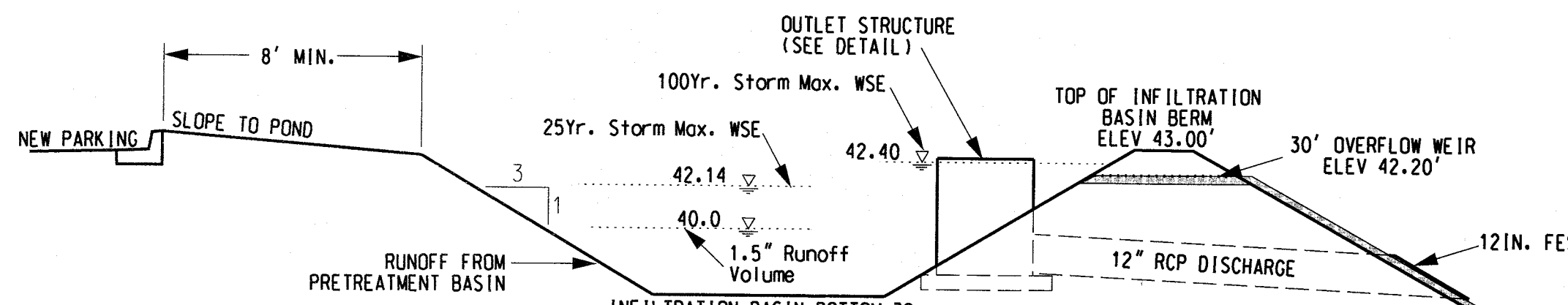
STANDARD BRICK CATCH BASIN DETAIL
 NTS



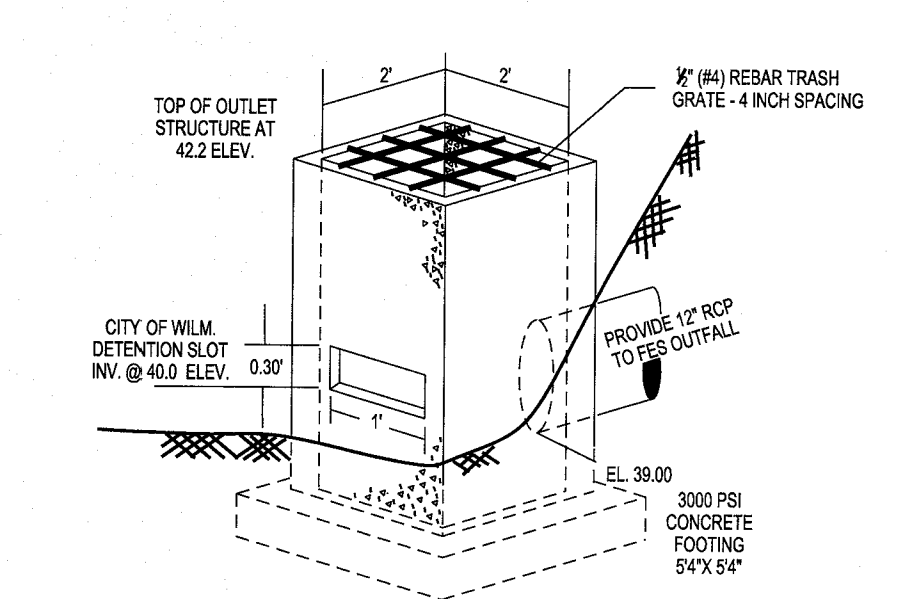
STORM DRAIN PIPE SECTION
 NTS



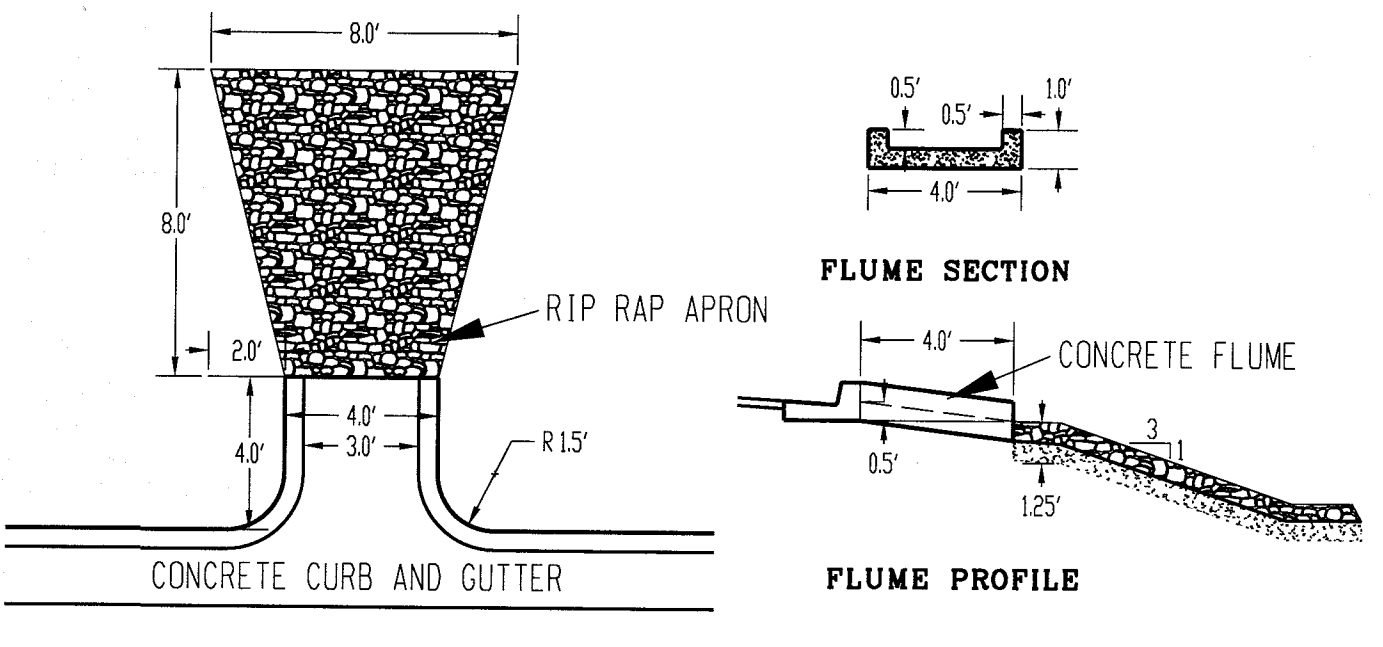
INFILTRATION PRETREATMENT BASIN SECTION
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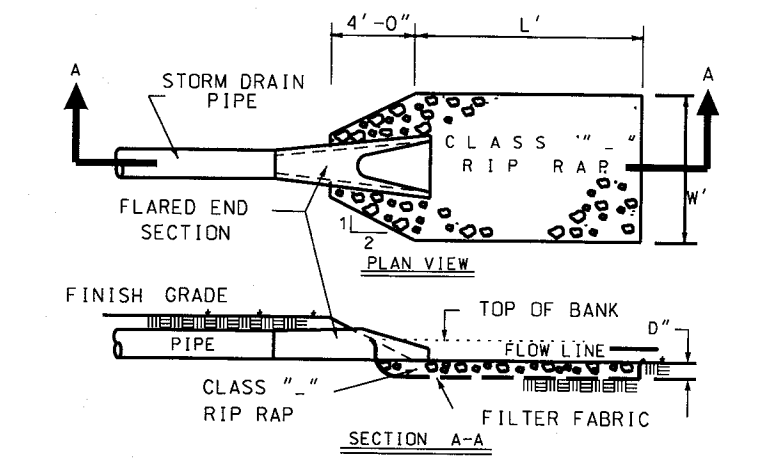
INFILTRATION BASIN SECTION
 NTS



BASIN OUTLET STRUCTURE DETAIL
 NTS

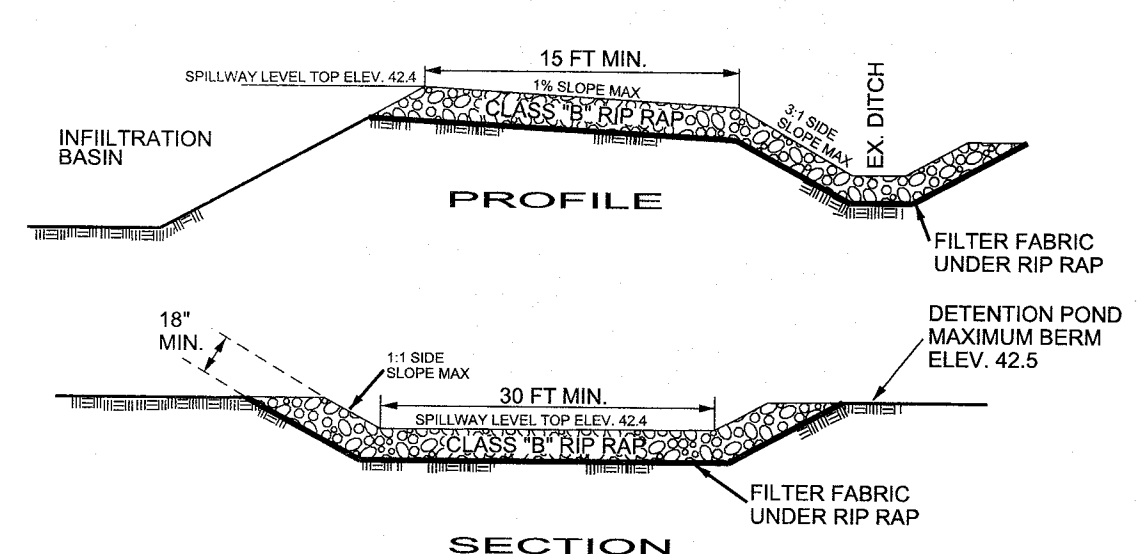


CURB FLUME DETAIL
 NTS

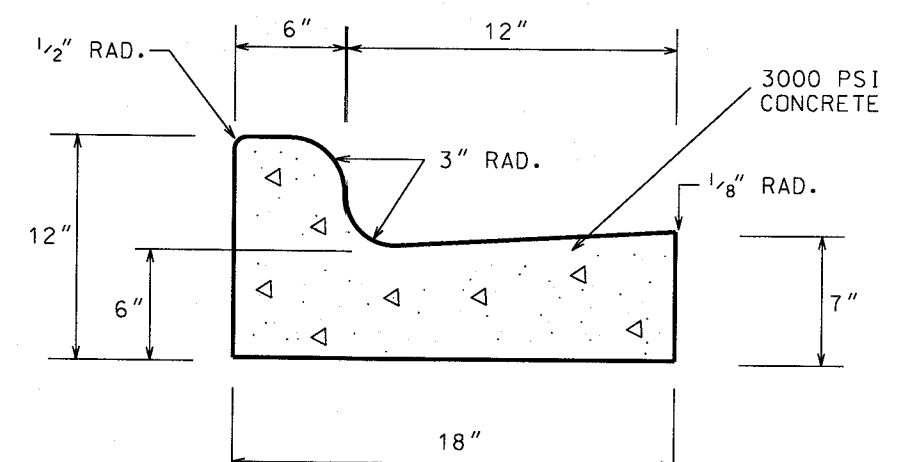


RIP RAP APRON DETAIL
 NTS

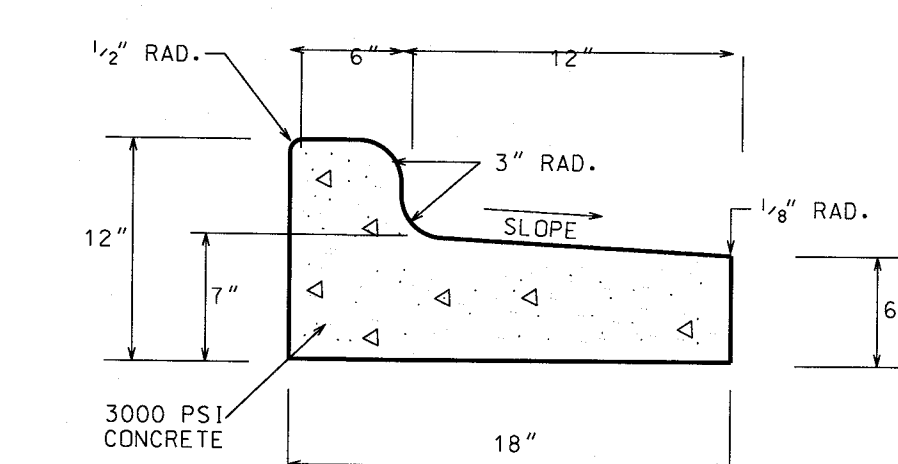
RIP RAP APRON SCHEDULE				
FESH	STONE CLASS	DEPTH	WIDTH	LENGTH
1	B	18"	4'-0"	6'
2	B	15"	4'-0"	6'



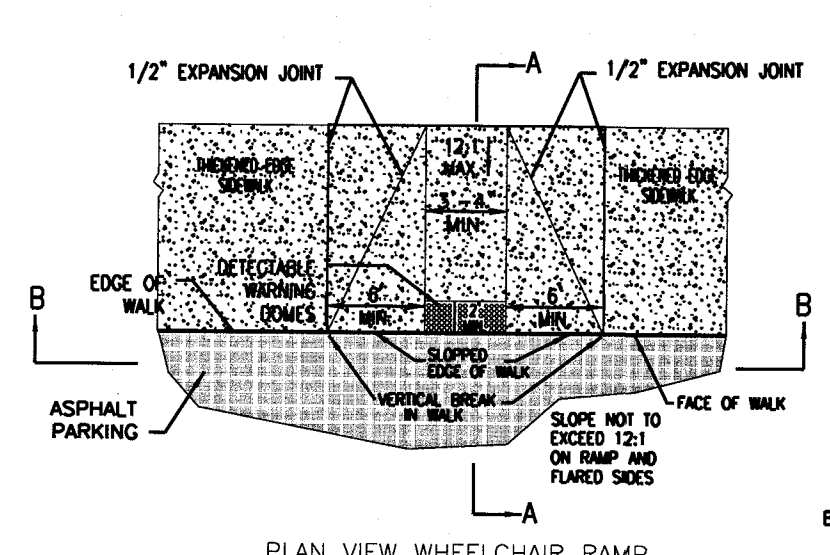
BYPASS SPILLWAY DETAIL
 NTS



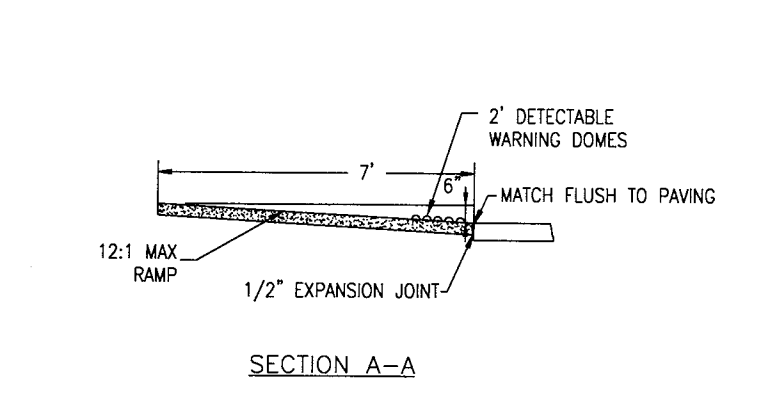
STANDARD CURB (18")
 NTS



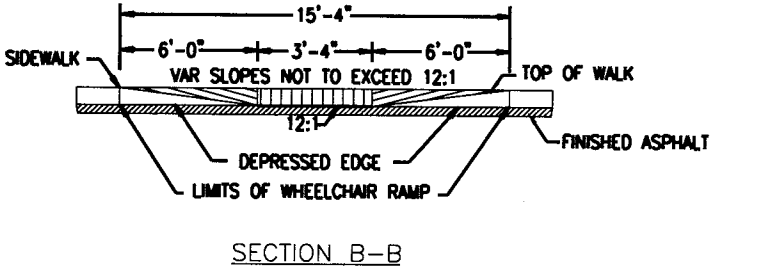
SPILL CURB (18")
 NTS



PLAN VIEW WHEELCHAIR RAMP
 NTS



SECTION A-A
 NTS



SECTION B-B
 NTS

NC DENR PWSS WATER PERMIT #: 07-00895
 WATER CAPACITY: 21,800 GPD
 DWQ SEWER PERMIT #: WQ0031430
 SEWER CAPACITY: 19,440 GPD
 SEWER SHED # AND PLANT: MOTTS CREEK
 SEWER TO FLOW THROUGH NEI: YES OR (X) (CIRCLE ONE)

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: _____

Public Utilities: _____

Traffic: _____

Fire: _____

CITY OF WILMINGTON
 NORTH CAROLINA

Public Services • Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit #: _____

Signed: _____

STORMWATER DETAILS

Sea Pines Apartments

WILMINGTON TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

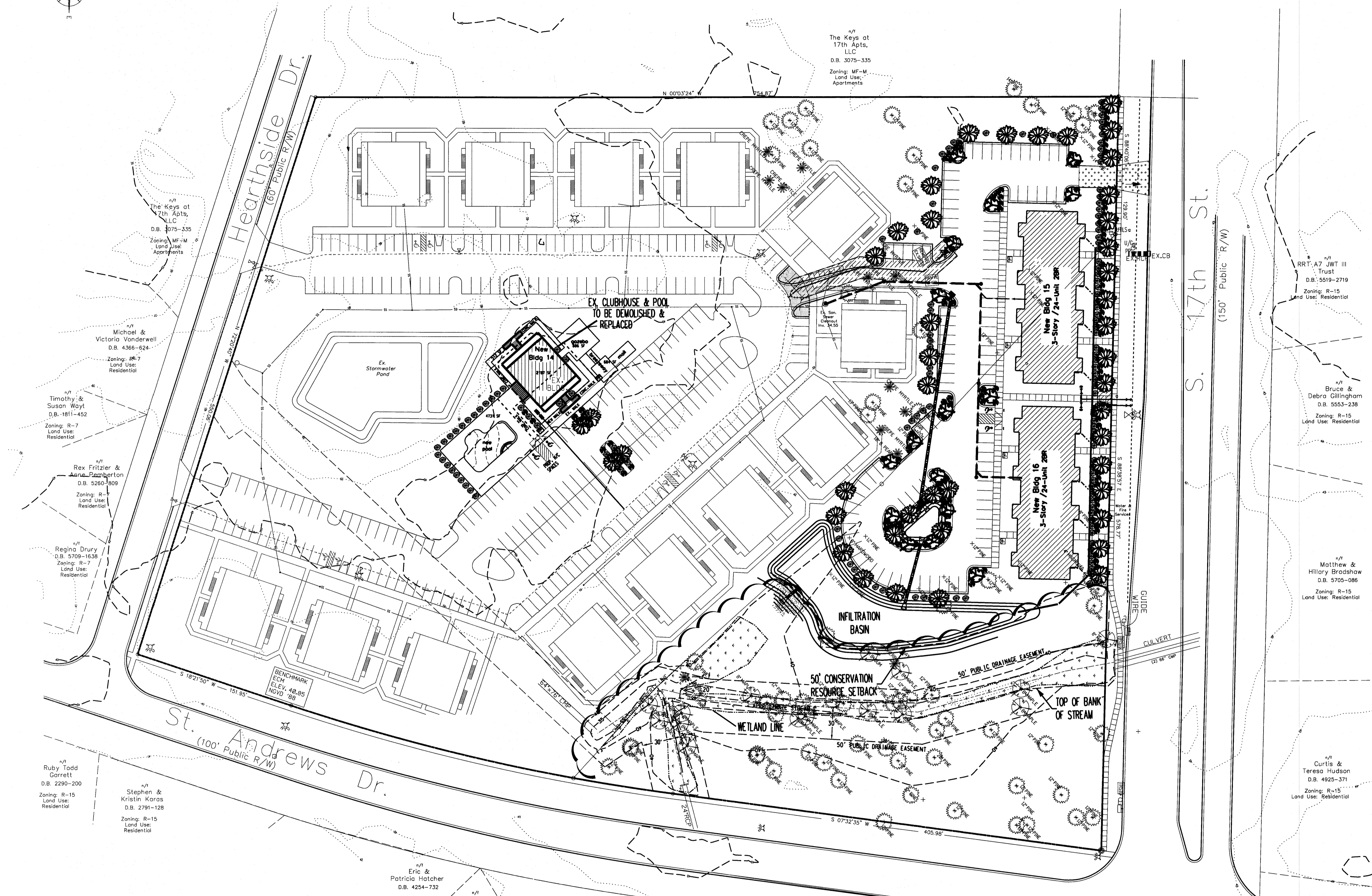
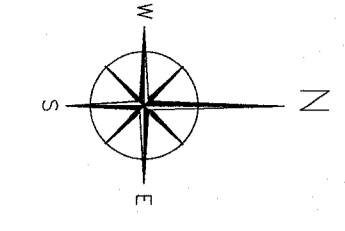
OWNER: PROJECT 48, LLC
 10 S Cardinal Dr.
 WILMINGTON, NC 28403
 PHONE: 910-251-5030

DESIGNED: JHF
 DRAWN: KBN
 APPROVED: JHF
 DATE: 7/21/15
 SCALE: AS NOTED
 SHEET: 8 OF 9

STROUD ENGINEERING, P.A.
 102-D CINEMA DRIVE
 WILMINGTON, NORTH CAROLINA
 (910) 815-0775 (910) 815-0593 FAX

Professional Engineer
 JAMES H. FENDRESS, JR., P.E.
 DATE: 7/14/2016

CONSTRUCTION PLAN SET



LEGEND	
	GRADING HIGH POINT
	DRAINAGE DIRECTION
	PROPOSED CATCH BASIN
	PROPOSED CONTOURS
	EX. NCDOT LIDAR CONTOUR
	PROP. 24 IN. RCP STORM DRAIN
	PROP. 36 IN. PROPOSED SEWER CLEANOUT
	IRON REBAR SET
	EX. IRON PIPE
	CONTROL MONUMENT SET
	CONTROL PK NAIL SET
	EX. REG'D. HARDWOOD TREE
	EX. REG'D. PINE TREE
	EX. REG'D. FLOWERING TREE
	PROPOSED COMPACTA JUNIPER
	PROPOSED PITUSPORUM SHRUB
	PROPOSED TRIDENT MAPLE
	PROPOSED LIVE OAK
	TREE TO BE REMOVED

Approved Construction Plan

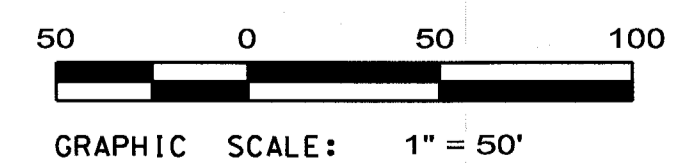
Name: _____ Date: _____

Planning: _____

Public Utilities: _____

Traffic: _____

Fire: _____



CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____

Signed: _____



JAMES H. PENTRESS, JR., P.E.
DATE: 1/4/2016

REVISIONS		
BY	IND. DATE	DESCRIPTION
JHF	1. 10/29/15	PER CITY STORM
JHF	2. 12/15/15	PER CFPA

DESIGNED: JHF DATE: 5/6/15

DRAWN: KBN SCALE: 1" = 50'

APPROVED: JHF SHEET 9 OF 9

OWNER: Sea Pines Apartments, LLC
ADDRESS: 10 S Cardinal Dr.
Wilmington, NC 28403
PHONE: 910-251-5030

STROUD ENGINEERING, P.A.
102-D CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
(910) 815-0775 (910) 815-0593 FAX

LANDSCAPING PLAN FOR **Sea Pines Apartments**

WILMINGTON TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA