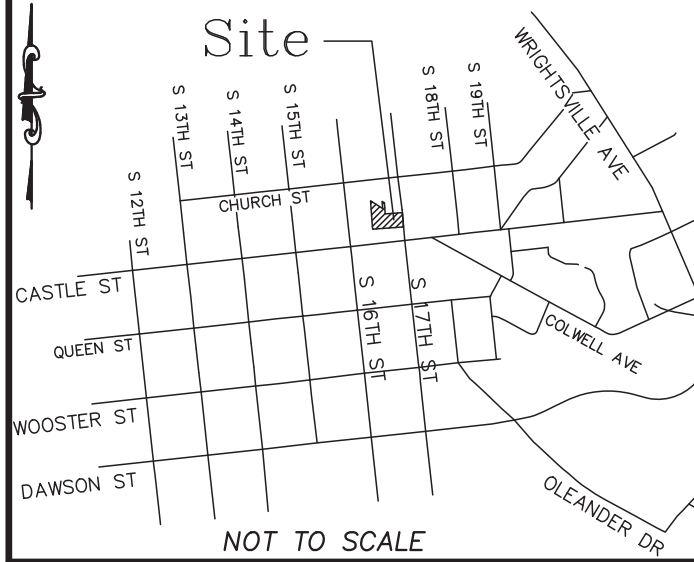


LOCATION MAP



CONSTRUCTION DRAWINGS for
STUDIO 17 APARTMENTS

LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA

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 DRAINAGE PLAN

Date: _____ Permit # _____

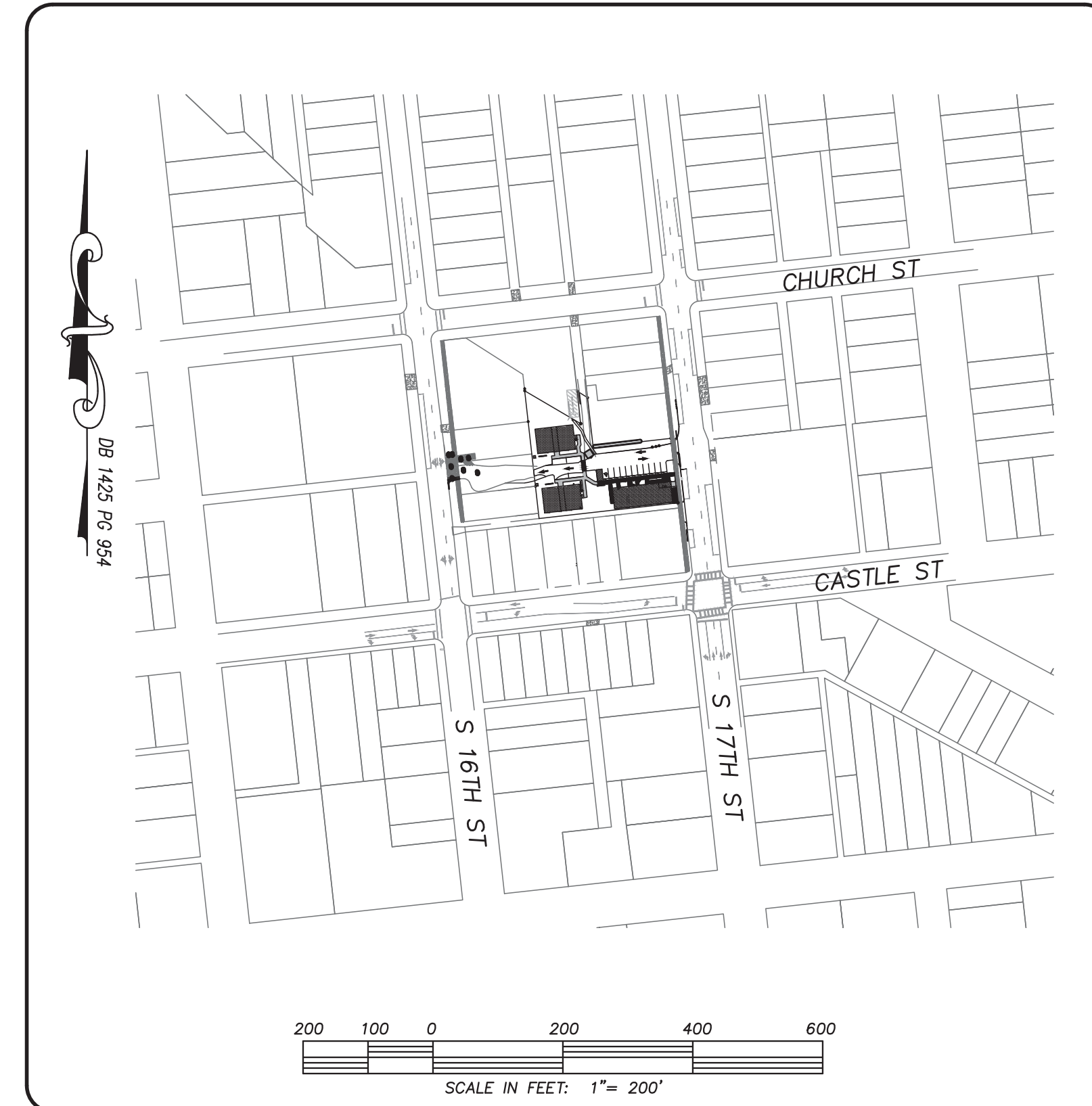
Signed: _____

GENERAL NOTES:

1. NEW HANOVER COUNTY PARCEL NUMBERS: PID = R05407-029-012-000
2. TOTAL PROJECT AREA: 261,225 SF (0.65 AC.)
3. EXISTING ZONING DISTRICT: UMX
4. LAND CLASSIFICATION: URBAN
5. THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720312700J, EFFECTIVE DATE 4/3/06
6. SITE ADDRESS: 514 S. 17TH STREET
7. EXISTING IMPERVIOUS ONSITE = 11,180 SF
8. ASBUILT BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY CAPE FEAR SURVEYING; VERTICAL DATUM = 88
9. STORMWATER DRAINS TO BURNT MILL CREEK, C,SW 18-74-63-2

WATER & SEWER USAGE NOTES:

CURRENT WATER USAGE 50 GPD	PROPOSED WATER USAGE 7,730 GPD
CURRENT SEWER USAGE 50 GPD	PROPOSED SEWER USAGE 7,730 GPD
WATER - (32) - 1 BEDROOM X 240 GPD = 7,680 GPD	RETAIL - 2 EMPLOYEES = 50 GPD
SEWER - (32) - 1 BEDROOM X 240 GPD = 7,680 GPD	RETAIL - 2 EMPLOYEES = 50 GPD



WATER (PUBLIC)

SIZE	6"	4"	3"
TYPE	C-900	C-900	SDR-21
LF	8	5	3

WATER (PRIVATE)

SIZE	6"	3"	2"
TYPE	C-900	SDR-21	SDR-21
LF	135	132	235

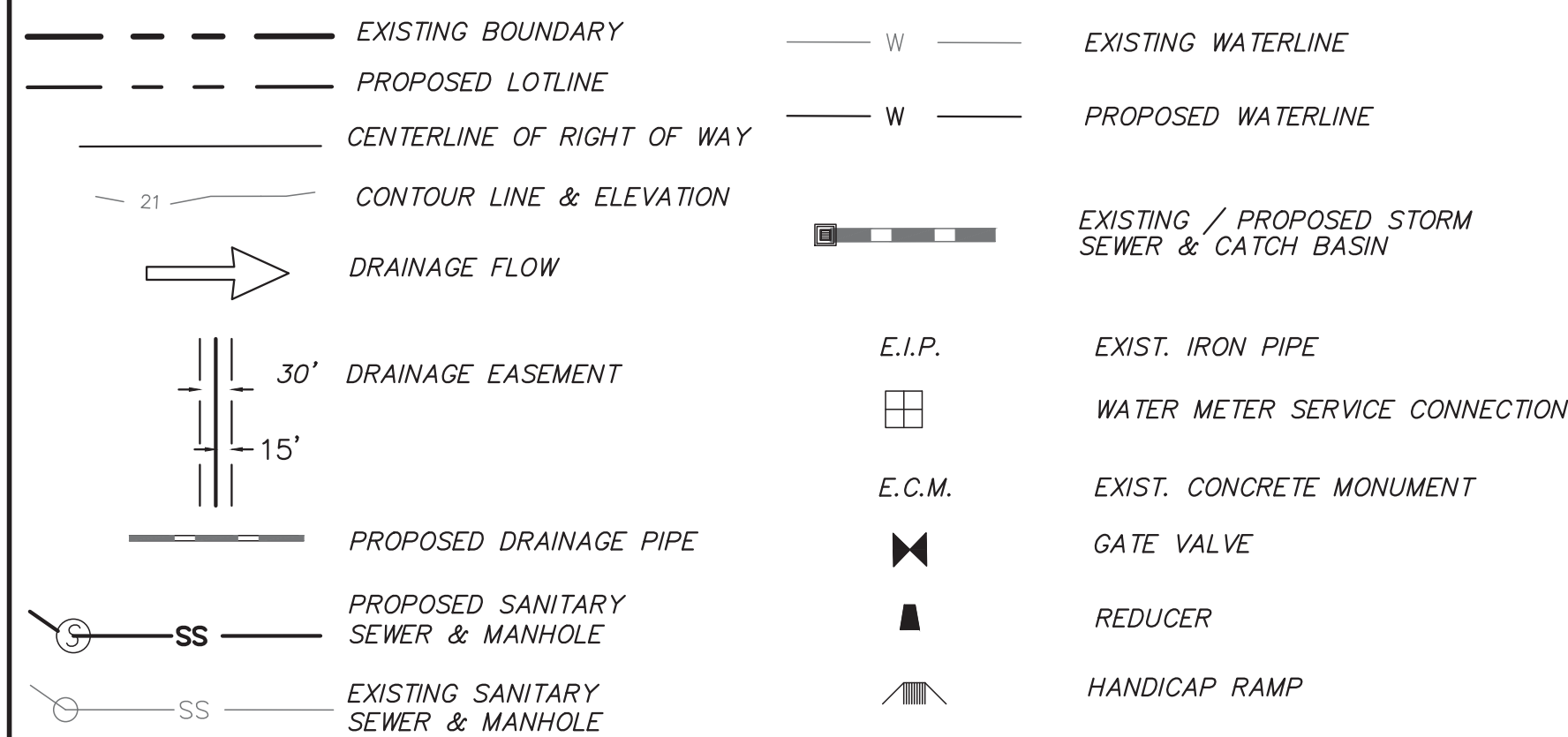
SEWER (PRIVATE)

SIZE	6"	6"
TYPE	C-900	DIP
LF	154	20

INDEX TO DRAWINGS

SHEET No.	DESCRIPTION	DRAWING No.
1 OF 12	COVER SHEET	CD_COVER
2 OF 12	EXISTING BOUNDARY AND TOPOGRAPHY, ADJACENT TRAFFIC	CD_EX-COND
3 OF 12	SITE PLAN	SITE_PLAN
4 OF 12	CITY OF WILMINGTON CONSTRUCTION DETAILS	SP_DET-1
5 OF 12	CITY OF WILMINGTON CONSTRUCTION DETAILS	SP_DET-2
6 OF 12	UTILITY PLAN	UP
7 OF 12	GRADING PLAN	GRADING
8 OF 12	CFPUA INSTALLATION DETAILS	CFPUA_WAT_SEW_1
9 OF 12	CFPUA INSTALLATION DETAILS	CFPUA_WAT_SEW_2
10 OF 12	CFPUA WATER DETAILS	CFPUA_WATER
11 OF 12	CFPUA SEWER DETAILS	CFPUA_SEWER_1
12 OF 12	CFPUA SEWER DETAILS	CFPUA_SEWER_2
LP1 OF LP1	LANDSCAPING PLAN	LP
1 OF 3	NCDOT ENCROACHMENT PLAN	DOT_ENCR
2 OF 3	NCDOT TRAFFIC CONTROL PLAN	DOT_TCP
3 OF 3	NCDOT STANDARD DETAILS	DOT_DET

LEGEND



OWNER: MOSLEY PARK, LLC
 1319 MILITARY CUTOFF
 SUITE CC PMB 172
 WILMINGTON, NC 28405

NOTES:

1. ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY CAPE FEAR SURVEYING; 1 NORTH 6TH STREET WILMINGTON, NC 28401, 910-762-9496 FIRM #C-3199
2. THIS MAP IS NOT FOR CONVEYANCE, RECORDATION, OR SALES.
3. THIS PROPERTY IS LOCATED WITHIN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, 3720312700J, EFFECTIVE DATE 4/3/06
4. THIS PROPERTY IS ZONED UMX
5. CFPUA WATER
6. CFPUA SEWER
7. ALL CONSTRUCTION TO CONFORM TO NEW HANOVER COUNTY STANDARDS AND APPLICABLE STATE & LOCAL CODES.
8. CONTRACTOR TO COORDINATE ANY REQUIRED TRAFFIC CONTROL WITH CITY OF WILMINGTON AND OR NCDOT.
9. 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.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY RELOCATIONS, RE-ALIGNMENTS, DISCONNECTIONS OR CONNECTIONS OF EXISTING UTILITIES WITH APPLICABLE AUTHORITIES.
11. 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.
12. 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.
13. NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NC ONE-CALL" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION.
14. 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.
15. 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.
16. 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.
17. 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.
18. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
19. THIS PLAN IS FOR SITE GRADING, UTILITIES, SITING, AND DRAINAGE ONLY. SEE BUILDING PLANS FOR DETAILED HOOKUPS TO BUILDINGS, ETC.
20. 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.
21. AFFECTED NON-MUNICIPAL UTILITIES SHALL BE CONTACTED AND PROVIDED WITH PLANS AND OTHER PERTINENT INFORMATION, WHEN FEASIBLE, TO COORDINATE APPROPRIATE SCHEDULING AND PLACEMENT.
22. EXTREME CARE SHALL BE TAKEN TO ENSURE MINIMUM SEPARATIONS AT ALL UTILITY CROSSINGS.
23. MINIMUM SEPARATION SHALL BE MAINTAINED AS FOLLOWS:
 - a. HORIZONTAL SEPARATION OF 10 FEET BETWEEN SANITARY SEWER AND WATER MAINS AND STORM SEWER.
 - b. 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.
 - c. 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.
 - d. 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.
 - e. IN NO CASE SHALL THERE BE LESS THAN 18" OF SEPARATION BETWEEN OUTSIDE OF WATER MAIN AND OUTSIDE OF SEWER OR STORM DRAINAGE.
 - f. MINIMUM COVER OF 36" SHALL BE PROVIDED FOR ALL BURIED WATER MAINS AND SANITARY SEWER MAINS.
24. SEE DETAIL SHEETS FOR TYPICAL UTILITIES HOOKUPS.
25. ALL SANITARY SEWER MAINS TO BE 8" UNLESS OTHERWISE INDICATED.
26. ALL WATER MAINS TO BE 8" UNLESS OTHERWISE INDICATED.
27. TWO VALVES ARE REQUIRED AT "T" INTERSECTIONS AND ONE VALVE ON THE WATER LINE TO FIRE HYDRANTS.
28. A BLOW-OFF VALVE IS REQUIRED AT THE TERMINUS OF ALL "DEAD END" WATER LINES.

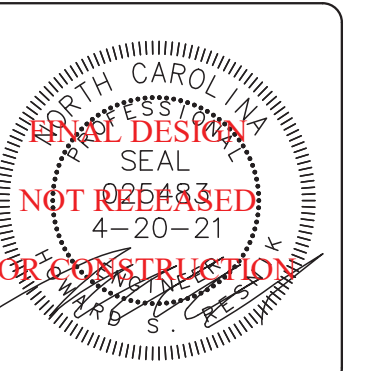


LICENSE # C-2710
 ENGINEERING
 LAND PLANNING
 COMMERCIAL / RESIDENTIAL

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

COVER SHEET
 STUDIO 17 APARTMENTS

COVER SHEET FOR
 STUDIO 17 APARTMENTS
 LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA
 OWNER: MOSLEY PARK, LLC
 1319 MILITARY CUTOFF
 SUITE CC PMB 172
 WILMINGTON, NC 28405



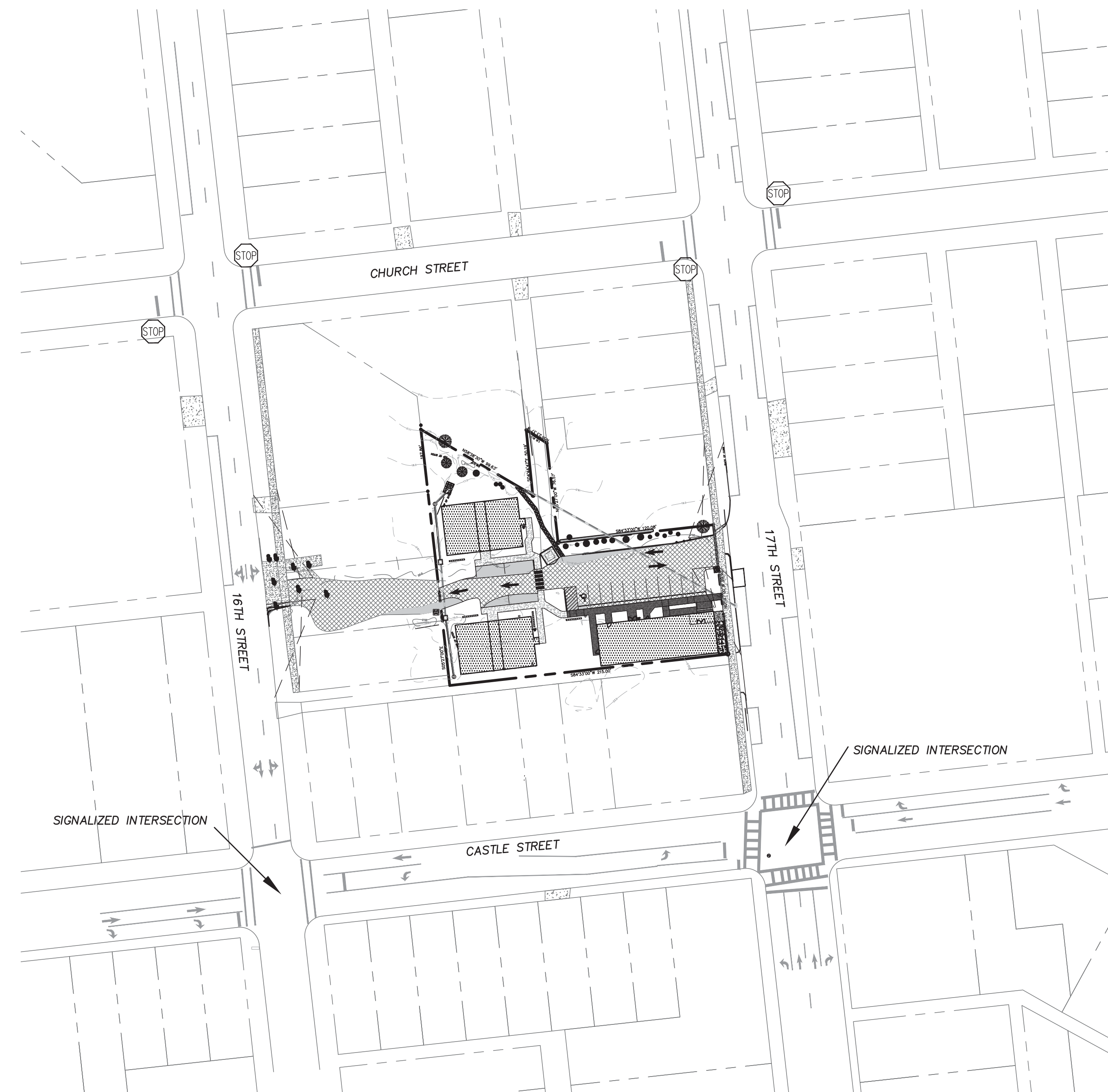
DATE	BY	REVISIONS
4-20-21	MRB	REVISED FOR TYPING AND DRAINAGE SWIRE
5-18-20	RLW	REVISED FOR TYPING
2-10-20	MRB	REVISED BUILDING 3 AND SIDEWALK
2-26-19	MRB	REVISED WATER/FIRE MAIN LOCATION & WATER MAIN SIZE
1-18-19	MRB	REVISED SHEET NUMBERING PER NEW CFPUA DETAILS
7-11-18	MRB	REVISED SEWER MAIN TABLES
5-29-18	MRB	REVISED WATER MAIN TABLES
5-1-18	RLW	REVISED PER TYPING COMMENTS

DATE: 1-22-18
 HORZ. SCALE: 1" = 200'
 VERT. SCALE: N/A
 DRAWN BY: MRB
 CHECKED BY: HSR
 PROJECT NO.: 17-0434

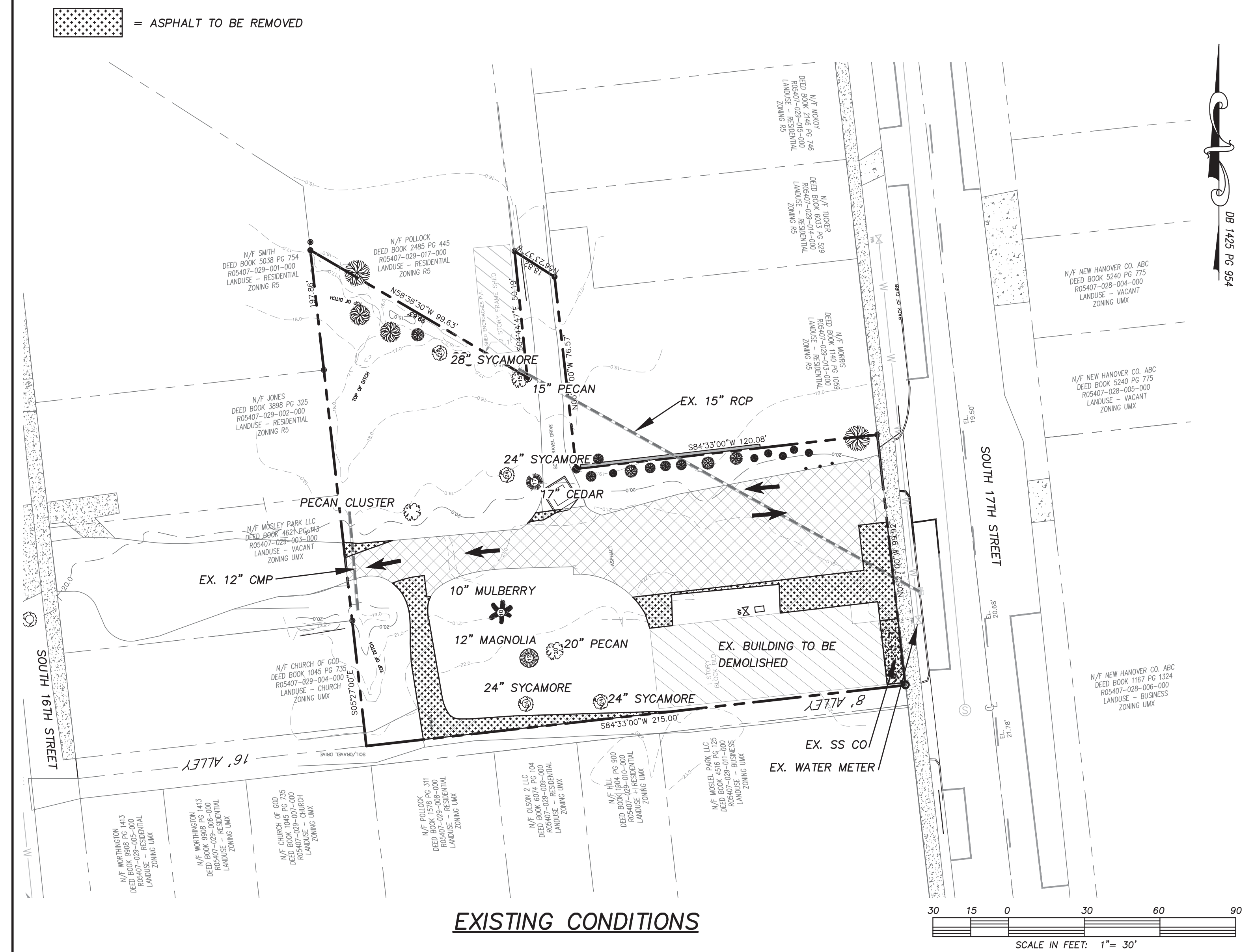
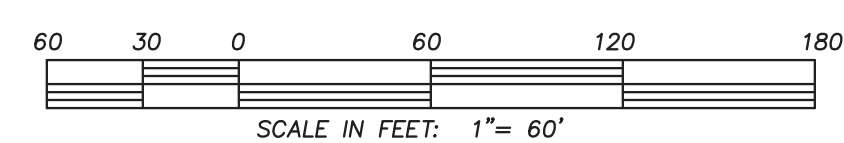
Approved Construction Plan

Name _____ Date _____
Planning _____
Traffic _____
Fire _____

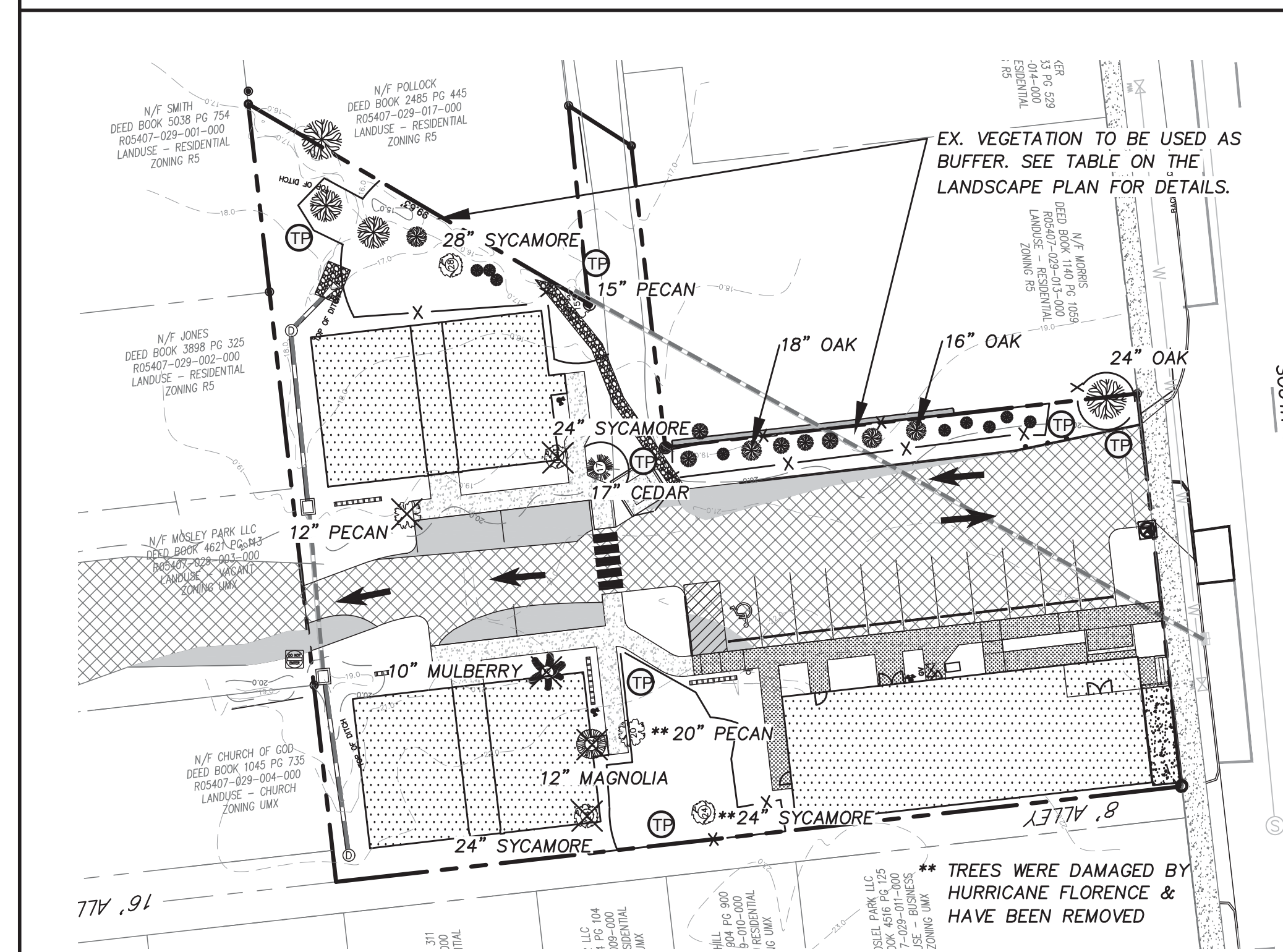
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.



ADJACENT TRAFFIC PATTERNS



EXISTING CONDITIONS



EXISTING TREES

TREES FOR REMOVAL

24" SYCAMORE
10" MULBERRY
12" MAGNOLIA
24" SYCAMORE
12" PECAN

SIGNIFICANT TREES TO BE MITIGATED BY MULTIPLYING TOTAL DBH OF REMOVED SIGNIFICANT TREES BY TWO (2) TIMES THE PERCENTAGE FOR THE TYPE OF TREE AND DIVIDING BY 3.

SIGNIFICANT TREES SCHEDULED TO BE REMOVED

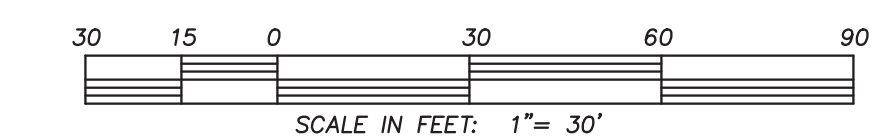
DESCRIPTION	MITIGATION %
24" SYCAMORE	75 (24 x 2 x .75) / 3 = 12
24" SYCAMORE	75 (24 x 2 x .75) / 3 = 12
12" MAGNOLIA	100 (12 x 2 x 1.0) / 3 = 8
10" MULBERRY	25 (10 x 2 x .25) / 3 = 1.6
12" PECAN	75 (12 x 2 x .75) / 3 = 6
TOTAL	82

39.6 TREES

CREDIT FOR PRESERVED TREES

PRESERVED TREES (INCHES CALIPER OR DBH)	CREDIT	NUMBER OF TREES	CREDIT FOR TREES
2-5	1	0	0
6-11	2	0	0
12-17	3	3	9
18-23	4	1	4
>=24	DBH/6	2	9
TOTAL			22

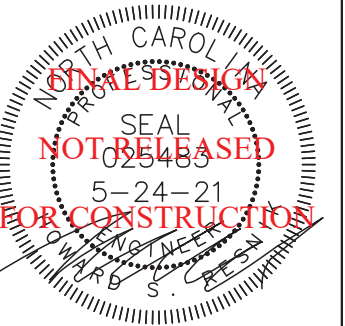
TP = TREE PROTECTION



EXISTING CONDITIONS
STUDIO 17 APARTMENTS

EXISTING CONDITIONS FOR
STUDIO 17 APARTMENTS

LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA
OWNER: MOSLEY PARK, LLC
SUITE CC PMB 172
WILMINGTON, NC 28405



REV. NO.	DATE	REMARKS
11		
10		
9		
8		
7		
6		
5		
4		

DATE: 1-22-18
HORZ. SCALE: AS NOTED
VERT. SCALE: N/A
DRAWN BY: MRB
CHECKED BY: HSR
PROJECT NO.: 17-0434

SITE & BUILDING DATA:

TOTAL LOT AREA = 28,125 SF (0.65 AC.)
 PROPERTY ADDRESS IS 514 S 17TH STREET
 PID = R05407-029-012-000
 EXISTING ONSITE DATA:
 EXISTING BUILDINGS ON SITE = 2,878 SF (FOOTPRINT)
 EXISTING ASPHALT = 8,302 SF
 TOTAL = 11,180 SF

EXISTING 40% IMPERVIOUS
 PROPOSED IMPERVIOUS
 PROPOSED BUILDINGS (1-2) = 4,499 SF (FOOTPRINT)
 PROPOSED BUILDING (3) = 2,896 SF (FOOTPRINT)
 PROPOSED ASPHALT & CURBING = 1,241 SF
 PROPOSED SIDEWALKS = 1,139 SF
 PROPOSED DUMPSTER PAD = 100 SF
 FUTURE = 124 SF
 TOTAL = 9,999 SF

EXISTING IMPERVIOUS TO REMAIN = 5,977 SF
 EXISTING ASPHALT = 5,977 SF
 TOTAL = 5,977 SF

15,976 / 28,125 = 0.57 OR 57% IMPERVIOUS
 1,163 SF OF PERVIOUS SIDEWALK TO BE INSTALLED
 EXISTING ONSITE IMPERVIOUS TO BE REMOVED = 2,325 SF
 OFFSITE IMPERVIOUS TO BE ADDED = 372 SF

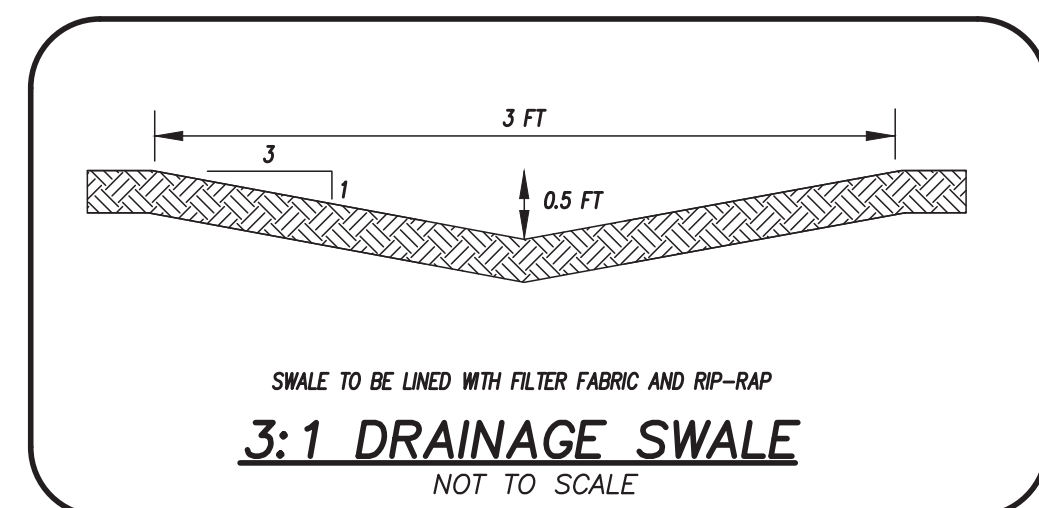
SOIL GROUPS ONSITE
 L0 - LEON-URBAN LAND
 SCS SOIL GROUP "A/D" PER USDA SOIL SURVEY WEB SITE

BUILDING DATA:
 NUMBER OF BUILDINGS = 3
 BUILDING 1: (12) - 1 BEDROOM UNITS
 BUILDING 2: (12) - 1 BEDROOM UNITS
 BUILDING 3: (8) - 1 BEDROOM UNITS
 TOTAL UNITS = 32

SF PER FLOOR:
 BUILDINGS 1 & 2:
 1ST FLOOR = 2,230 SF
 2ND FLOOR = 2,230 SF
 3RD FLOOR = 2,230 SF
 BUILDING 3:
 1ST FLOOR = 2,896 SF
 2ND FLOOR = 2,896 SF
 3RD FLOOR = 2,896 SF

BUILDING HEIGHT = 35 FT
 NUMBER OF STORIES = 3
 BUILDING TYPE = V SPRINKLED
 BUILDING USE = APARTMENTS
 BUILDING AREA: 7,395 SF (FOOTPRINT)
 LOT COVERAGE: 7,359 SF / 28,125 SF = 0.26
 PROPOSED 26% BUILDING LOT COVERAGE

BUILDING SETBACKS:
 REQUIRED SETBACKS: FRONT SETBACK: 0 FT, 5 FT; SIDE SETBACK: 0 FT, 5 FT; REAR SETBACK: 0 FT, 5 FT
 PROPOSED SETBACKS: FRONT SETBACK: 7.1 FT; SIDE SETBACK: 7.5 FT, 8.5 FT; REAR SETBACK: 9.1, 9.5 FT



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

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

Approved Construction Plan
 Name: _____ Date: _____
 Planning: _____
 Traffic: _____
 Fire: _____

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 PLAN. PLAN SHALL ADHERE TO SD 15-17.
- TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) 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 910-341-5899 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 MARKINGS 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.
- CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON TRAFFIC ENGINEERING REGARDING UTILITIES IN THE ROW. 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 MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- ALL PARKING STALL MARKINGS AND LINE ARROWS 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 VISUAL SIGHT LINES FROM 30 FEET - 10 FT.

ENVIRONMENTAL NOTES:

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

DEVELOPMENT NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS 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 811-000 AT 1-800-432-4040. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB AND CUTTER, 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.
- EACH UNIT WILL UTILIZE COW HAND TOTES FOR SOLID WASTE DISPOSAL. TOTES WILL BE STORED IN A DUMPSTER TOTE CORRAL.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON ZONING ORDINANCE & SUBDIVISION REGULATION STANDARDS.
- 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 OF 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.
- IF UNITS ARE SOLD AT ANY POINT, THE BUYER MUST RECEIVE A SUBDIVISION STREET DISCLOSURE STATEMENT.

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 COW FIRE AND LIFE SAFETY DIVISION. 910-343-0696.
- IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
- NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERED TO THE JOB SITE.
- HYDRANTS MUST BE WITHIN 150 FT OF THE FDC (MEASURED AS THE TRUCK DRIVES).
- FDC MUST BE WITHIN 40 FT OF FIRE APPARATUS PLACEMENT.
- ALL ISOLATION VALVES WITH THE "HOT BOX" MUST BE ELECTRICALLY SUPERVISED.
- EFFECTIVE 1-1-2019, CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL COMMERCIAL BUILDINGS. THE STUDY SHALL DEMONSTRATE EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.

UTILITY NOTES:

- PROJECT SHALL COMPLY WITH THE CITY OF WILMINGTON AND CPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS 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.
- COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY CPWA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE CPWA AND APPROVED BY USFCOZCR OR ASSE. CALL 799-6064 FOR INFORMATION.
- WHEN PVC WATER MAINS AND/OR POLYETHYLENE SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INK AND ALL EXPOSED COPPER PIPE IS TO BE STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES AND FITTINGS. THE WIRE IS TO BE ACCESSIBLE AT ALL FIRE HYDRANTS AND WATER METER BOXES TO ALLOW FUTURE LOCATION OF FACILITIES.
- 36" MINIMUM COVER OVER ALL WATER MAINS.
- ANY SEPARATE CONNECTION FOR IRRIGATION SHALL COMPLY WITH CITY AND CPWA CROSS-CONNECTION REQUIREMENTS WITH APPROVED BACKFLOW PREVENTION DEVICES.
- AT LOCATIONS WHERE WATER MAINS CROSS 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 NOEWR AND "FINAL APPROVAL" ISSUED.
- UNDERGROUND 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.

LANDSCAPE NOTES:

SITE LIGHTING

- ALL SITE LIGHTING SHALL BE LOCATED, ANGGLED, SHIELDED AND/OR LIMITED IN INTENSITY SO AS TO CAST NO DIRECT LIGHT UPON ADJACENT PROPERTIES. SHALL MINIMIZE OFF-SITE BACKLIGHTING GLARE, AND UP-LIGHTING. LIGHT POST SHALL BE NO TALLER THAN TWELVE (12) FT.

PARKING NOTES:

- NO PARKING REQUIRED FOR URM
- 15 SPACES SHOWN
- BICYCLE PARKING
- 27 SPACES REQUIRED
- PARKING MAXIMUM (32 X 2.5) + (2,878/200) = 94
- 1 HANDICAP SPACE REQUIRED. 1 PROVIDED

VARIANCE REQUEST

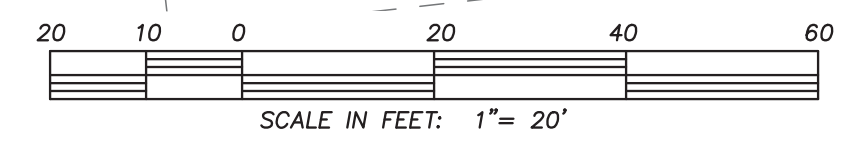
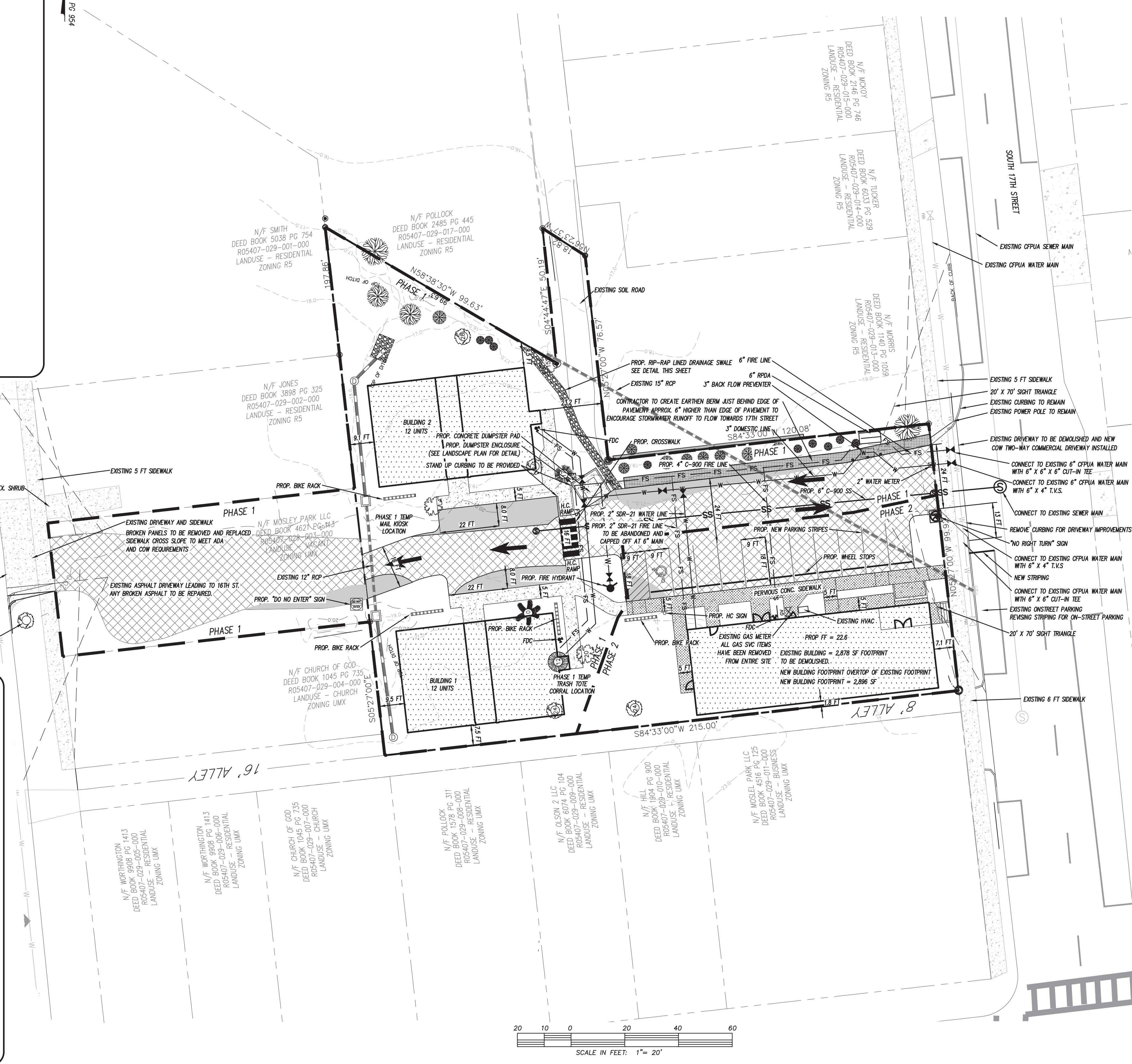
- VARIANCE REQUEST FOR 75 FT OFFSET FOR DRIVEWAYS ALONG MAJOR THOROUGHFARES

GENERAL NOTES:

- NEW HANOVER COUNTY PARCEL NUMBERS:
 PID = R05407-029-012-000
- TOTAL PROJECT AREA: 28,125 SF (0.65 AC.)
- EXISTING ZONING DISTRICT: URM
- LAND CLASSIFICATION: URBAN
- THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720312700A, EFFECTIVE DATE 4/3/06
- DATE: 4/3/06
- SITE ADDRESS: 514 S. 17TH STREET
- EXISTING IMPERVIOUS ONSITE = 11,180 SF
- AS-BUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY CAPE FEAR SURVEYING. VERTICAL DATUM = 88
- STORMWATER DRAINS TO BURNT MILL CREEK, C; SW 18-74-63-2

LEGEND

- EXISTING BOUNDARY
- CENTERLINE OF RIGHT OF WAY
- CONTOUR LINE & ELEVATION
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN
- EXISTING TREE
- PROP STORM DRAIN
- PROP FIRE HYDRANT
- PROP GATE VALVE
- PROP WATER METER
- PROP SANITARY SEWER & MANHOLE
- PROP WATER MAIN
- EX. ASPHALT TO REMAIN
- PROP BUILDING FOOTPRINT
- PROP PERVIOUS SIDEWALK
- PROP ASPHALT
- PROP CONCRETE
- EXISTING CONCRETE



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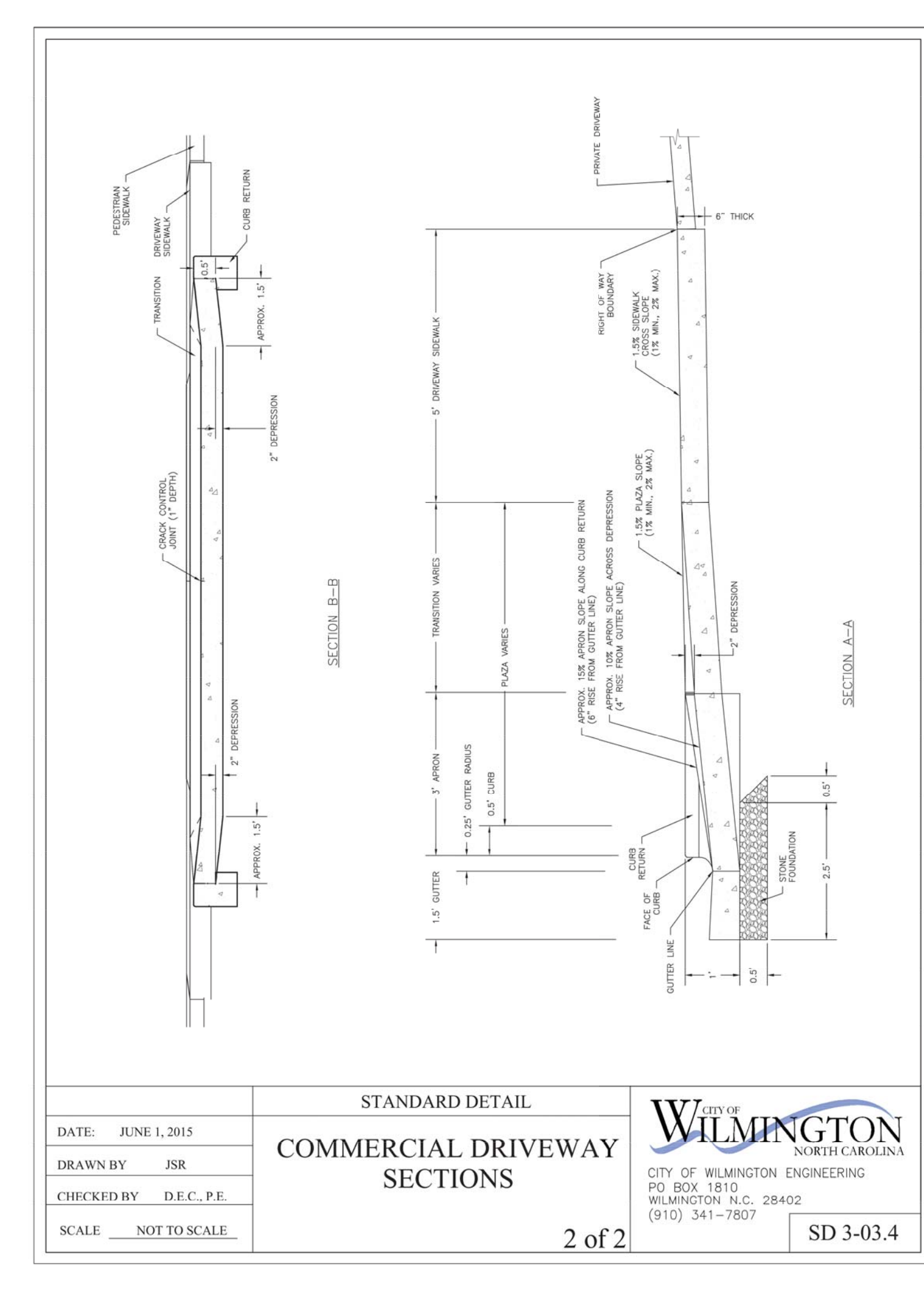
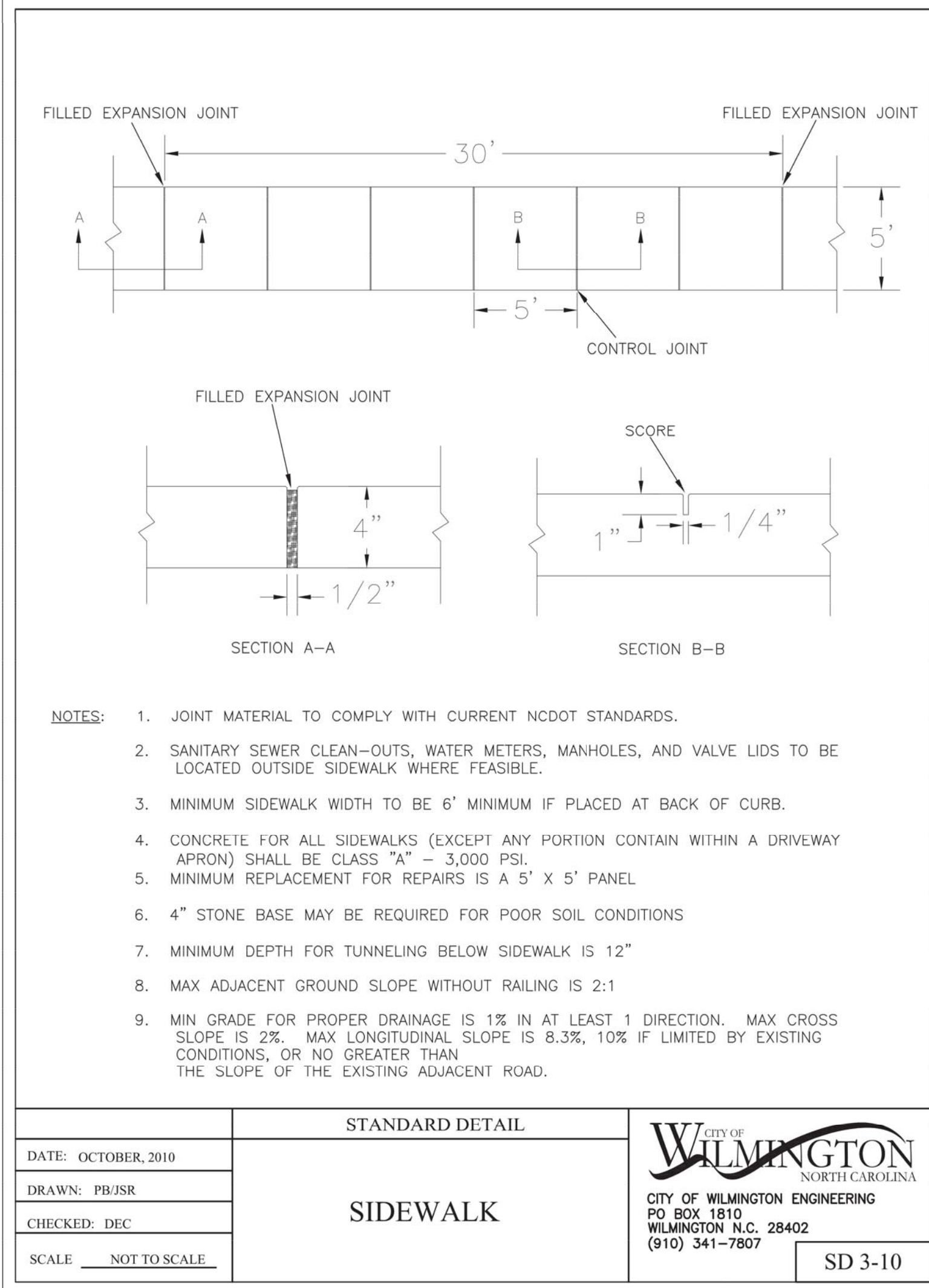
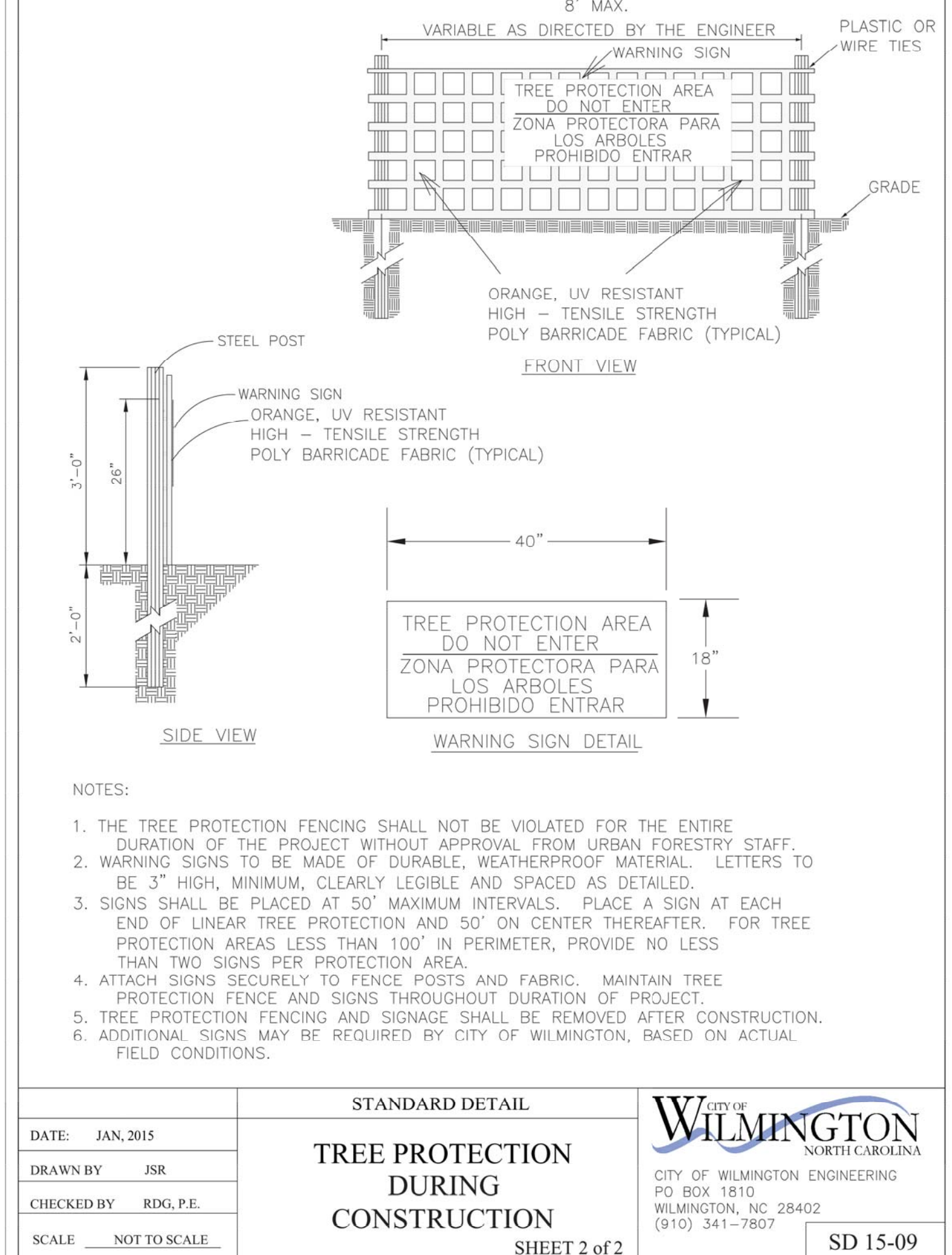
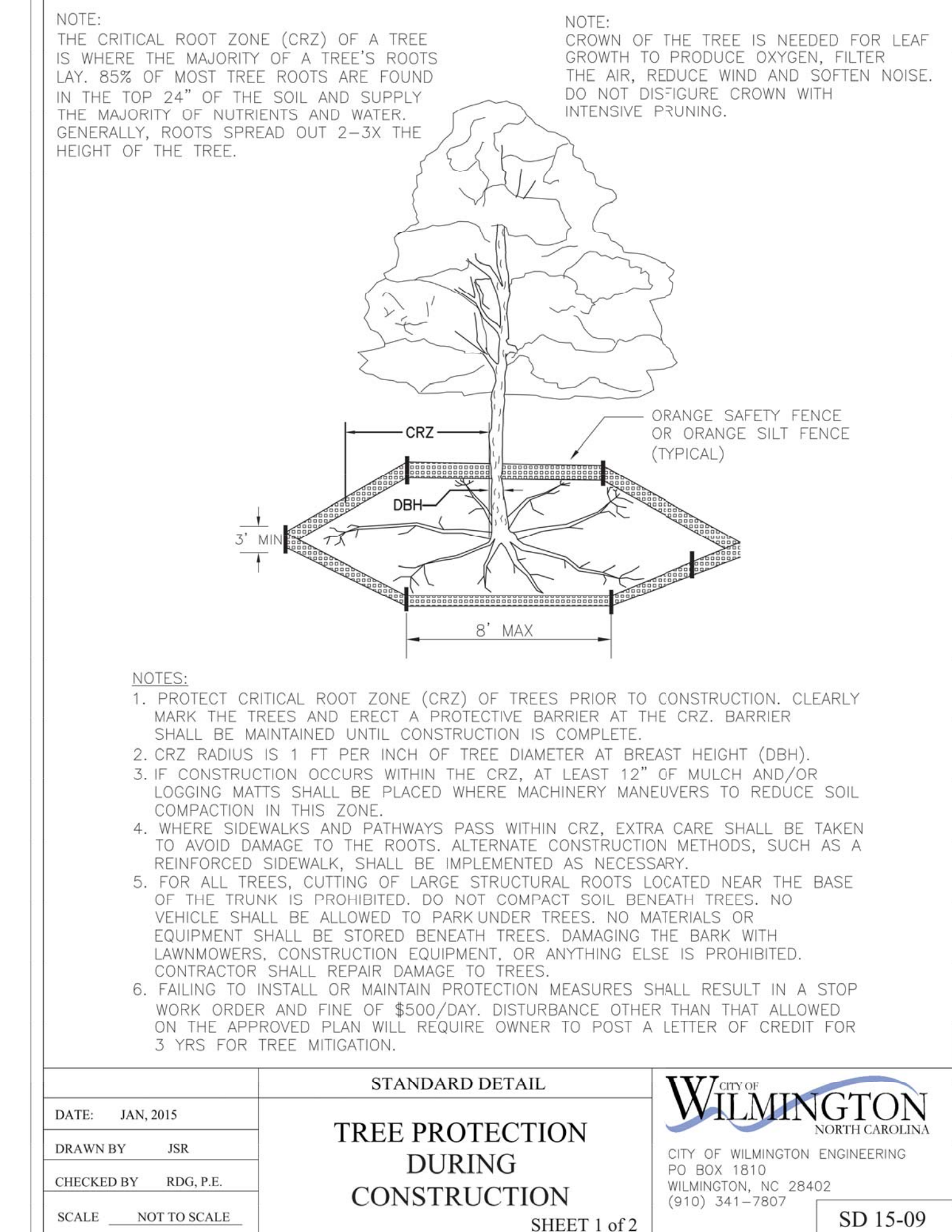
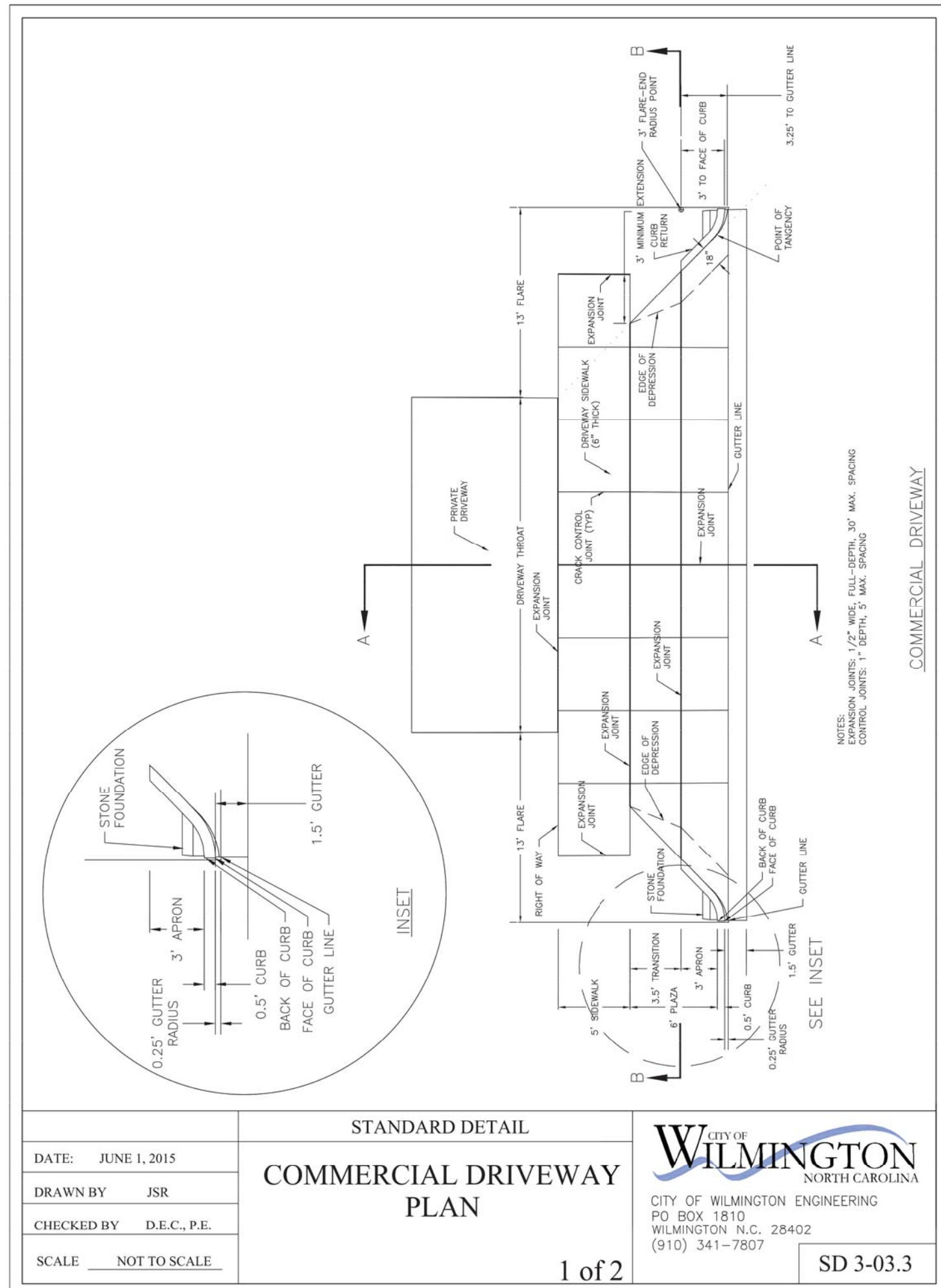
SITE PLAN
STUDIO 17 APARTMENTS
 LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA
 OWNER: MOSLEY PARK, LLC
 1319 MILITARY CUTOFF
 SUITE CC PMB 172
 WILMINGTON, NC 28405

STUDIO 17 APARTMENTS
 LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA
 OWNER: MOSLEY PARK, LLC
 1319 MILITARY CUTOFF
 SUITE CC PMB 172
 WILMINGTON, NC 28405

NOT RELEASED
 5-24-21
 FOR CONSTRUCTION

REV	DATE	BY	REMARKS
15	5-24-21	MSB	REVISED PER THE COMMENTS
14	4-20-21	MSB	REVISED TO ADD DUMPSTER PAD AND DRAINAGE SWALE
13	11-12-20	MSB	REVISED FOR SPACING FOR PHD 3
12	5-18-20	RLW	PLOTTED FOR THE SHAWING, ADED PHASE LINES
11	4-16-20	MSB	REVISED TO SHOW SHAWING
10	3-24-20	RLW	ADDED PERVIOUS SIDEWALK, REVISED IMPERVIOUS NUMBERS
9	2-10-20	RLW	REVISED SIDEWALK, BUILDING AND NOTES
8	5-13-19	RLW	REVISED UTILITIES

DATE: 1-22-18
 HORZ. SCALE: 1" = 20'
 VERT. SCALE: N/A
 DRAWN BY: RLW
 CHECKED BY: HSR
 PROJECT NO.: 17-0434
 Sheet No. **3** of **12**



Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

City of Wilmington
Public Services Engineering Division
APPROVED DRAINAGE 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.

CSD ENGINEERING

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ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

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WILMINGTON, NC 28406
(910) 791-4441

SITE PLAN DETAILS
STUDIO 17 APARTMENTS

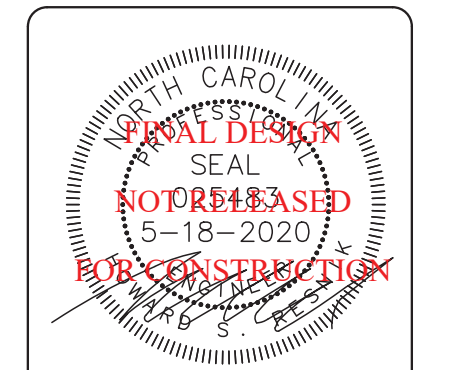
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: MOSLEY PARK, LLC
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WILMINGTON, NC 28405

SITE PLAN DETAILS
STUDIO 17 APARTMENTS

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NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: MOSLEY PARK, LLC
1319 MILITARY CUTOFF
SUITE CC PMB 172
WILMINGTON, NC 28405



REV.	NO.	DATE	BY	REMARKS
1	1	5-18-19	RLW	REVISED PER IRC COMMENTS
2	2	1-16-20	MRB	REVISED SHEET NUMBERING PER NEW CTRIA DETAILS
3	3	5-18-20	RLW	PLOTTED FOR IRC SIGNATURE

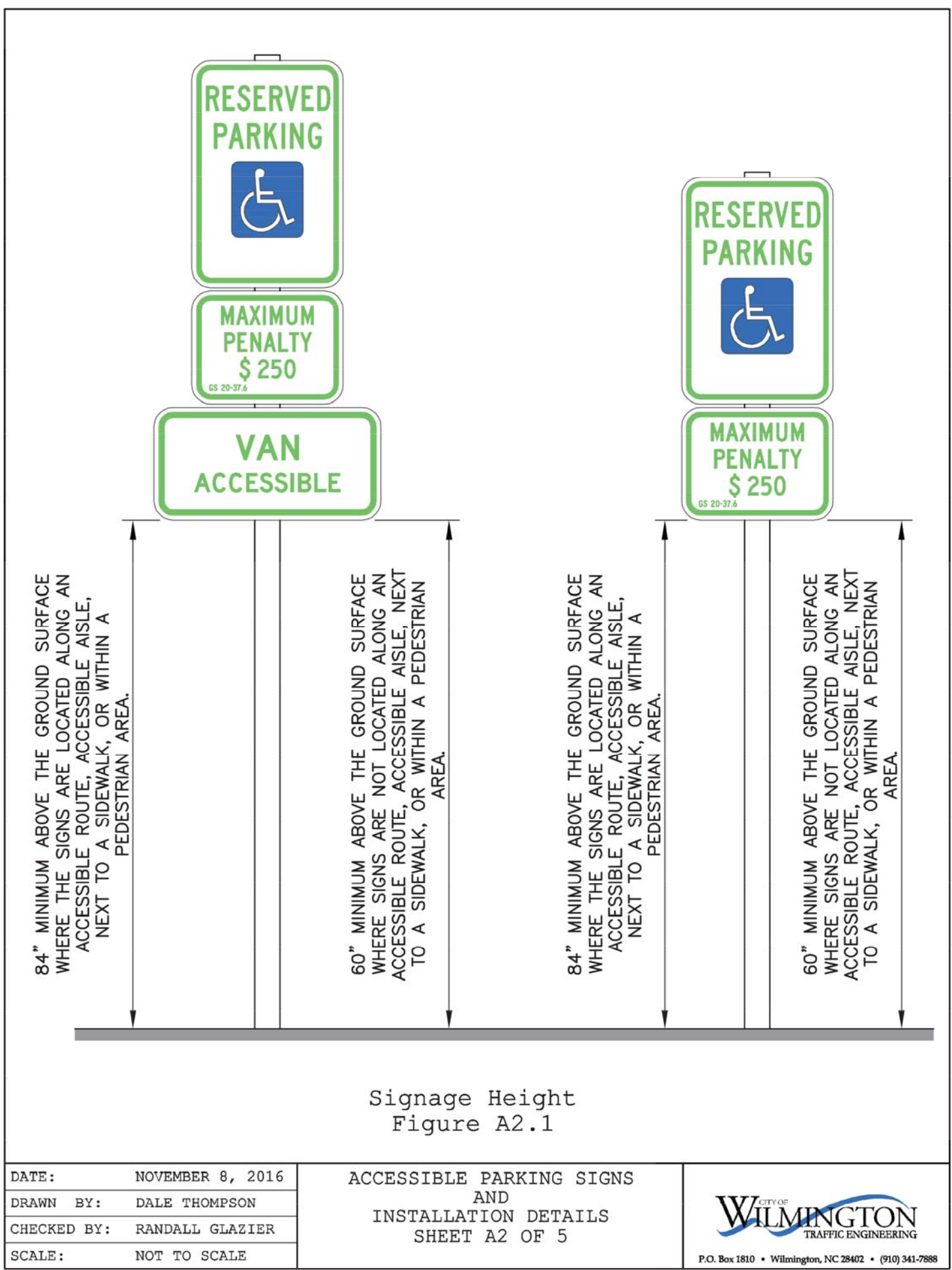
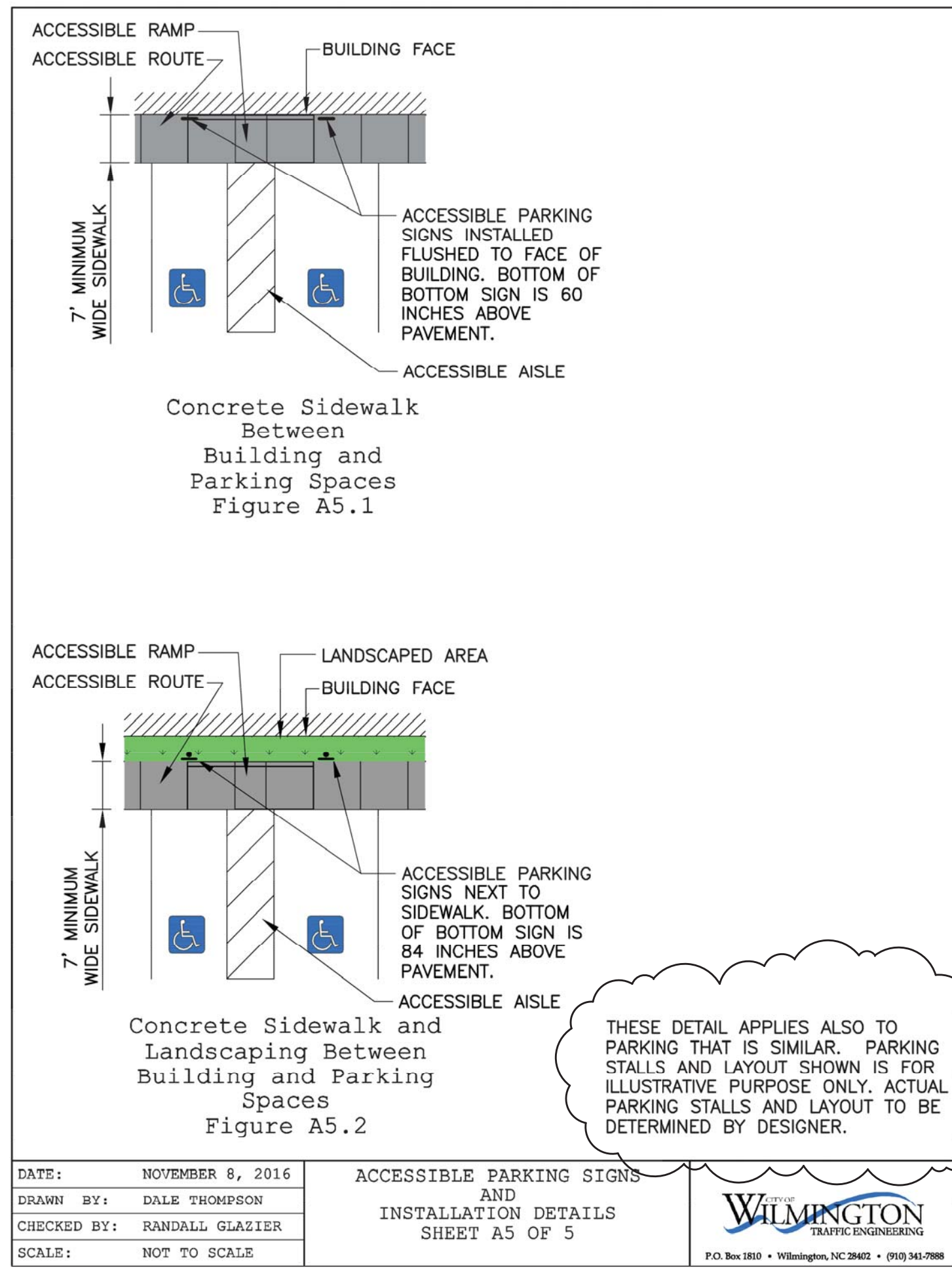
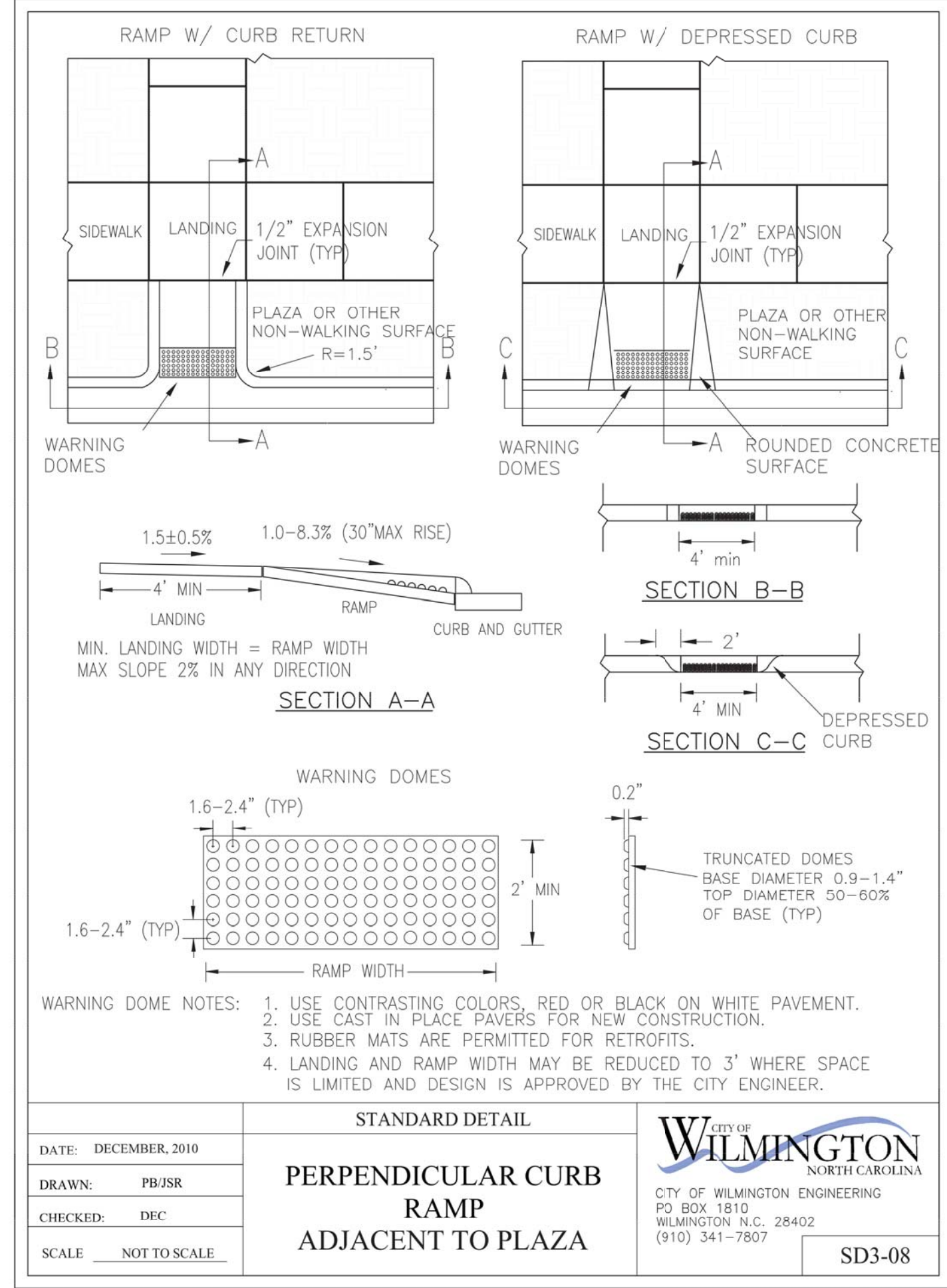
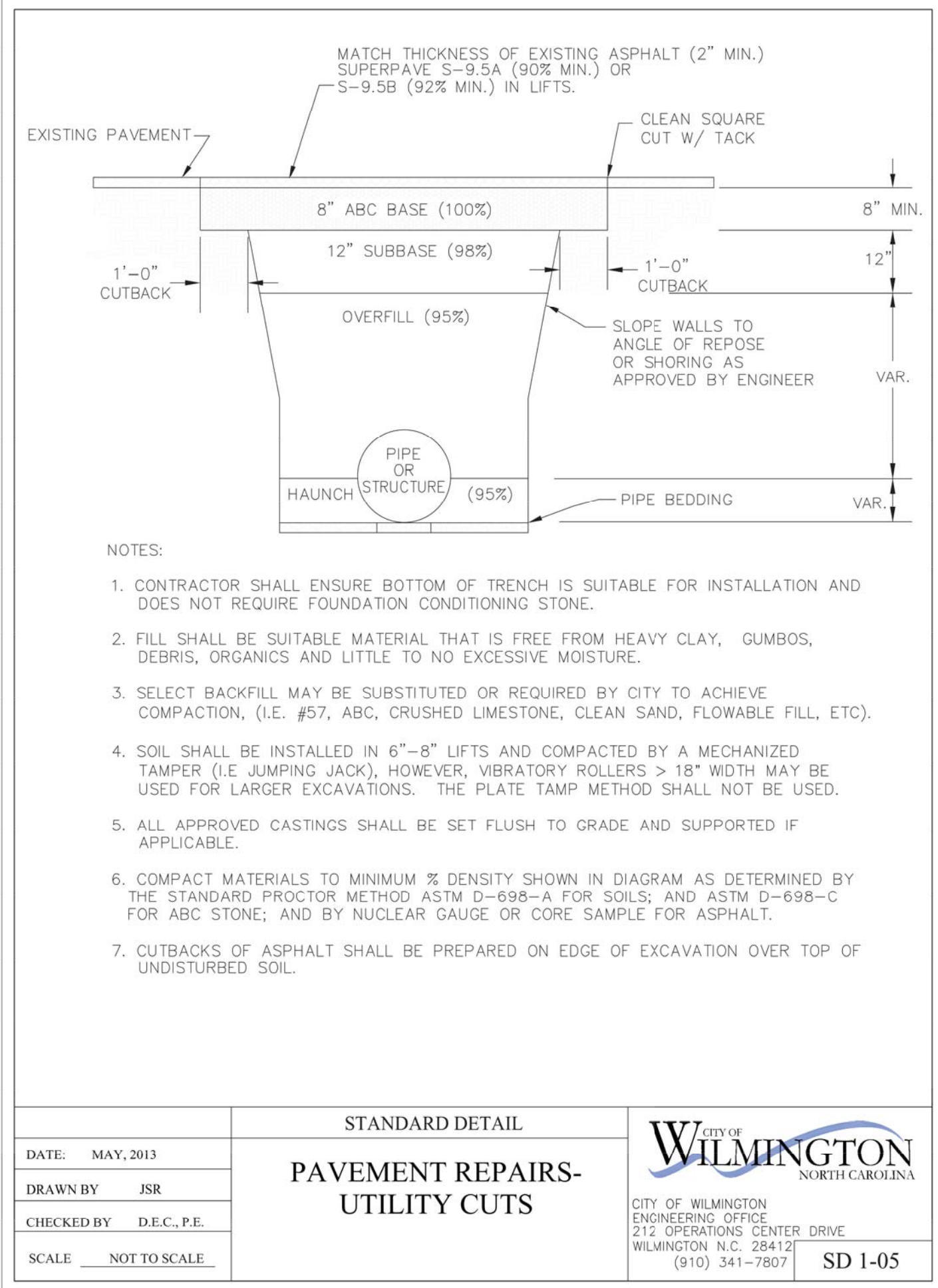
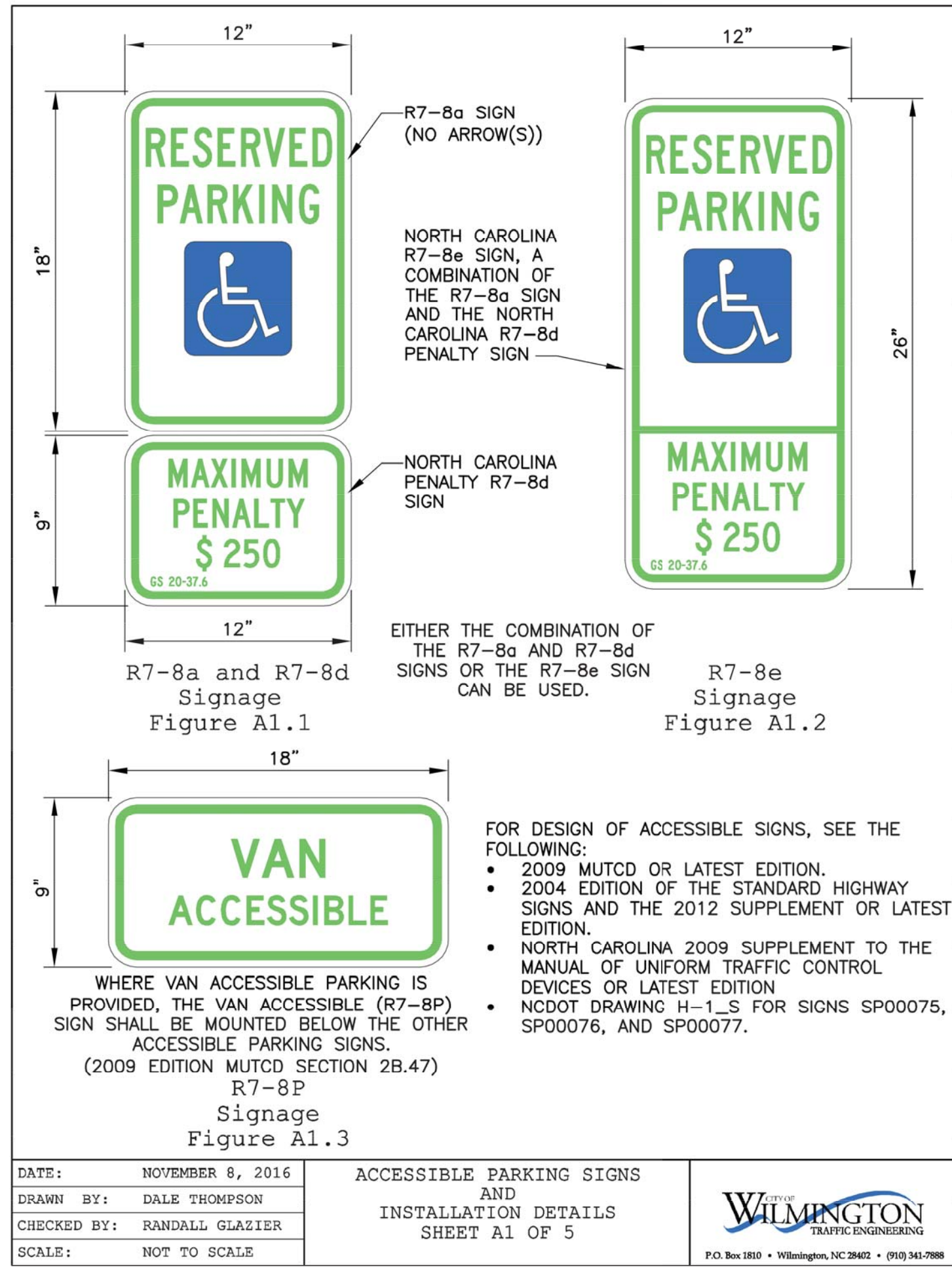
DATE: 1-22-18

HORIZ. SCALE: AS NOTED
VERT. SCALE: N/A

DRAWN BY: RLW

CHECKED BY: HSR

PROJECT NO.: 17-0434



Approved Construction Plan

Name: _____ Date: _____

Planning: _____

Traffic: _____

Fire: _____

CITY OF WILMINGTON
NORTH CAROLINA
Public Services Engineering Division
APPROVED DRAINAGE PLAN

Date: _____ Permit # _____

Signed: _____

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CSD ENGINEERING

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ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

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SITE PLAN DETAILS
STUDIO 17 APARTMENTS

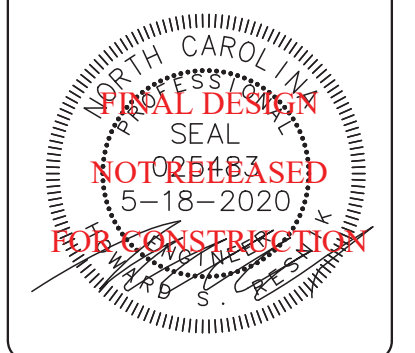
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OWNER: MOSLEY PARK, LLC
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SUITE CC PMB 172
WILMINGTON, NC 28405

SITE PLAN DETAILS
STUDIO 17 APARTMENTS

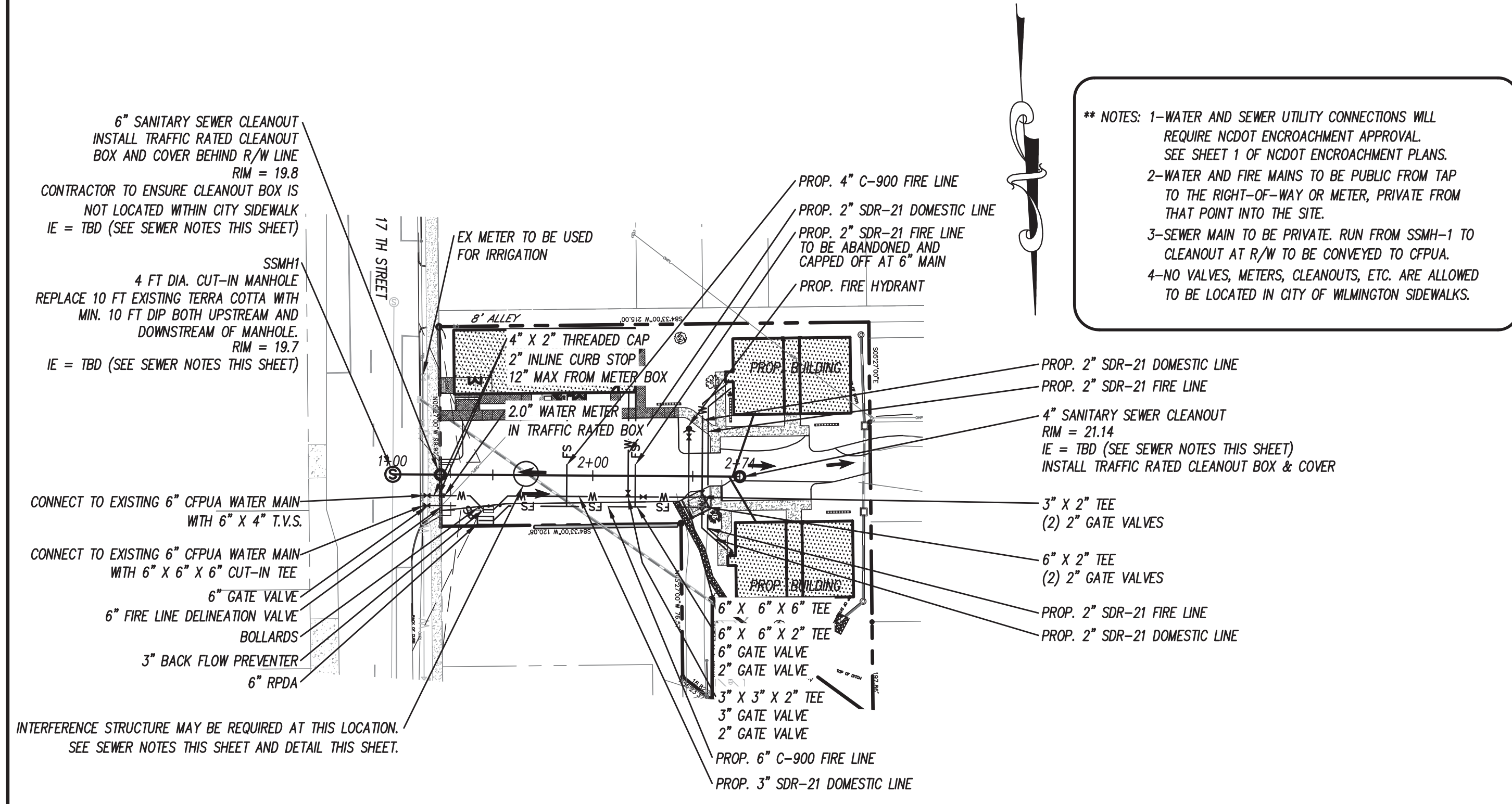
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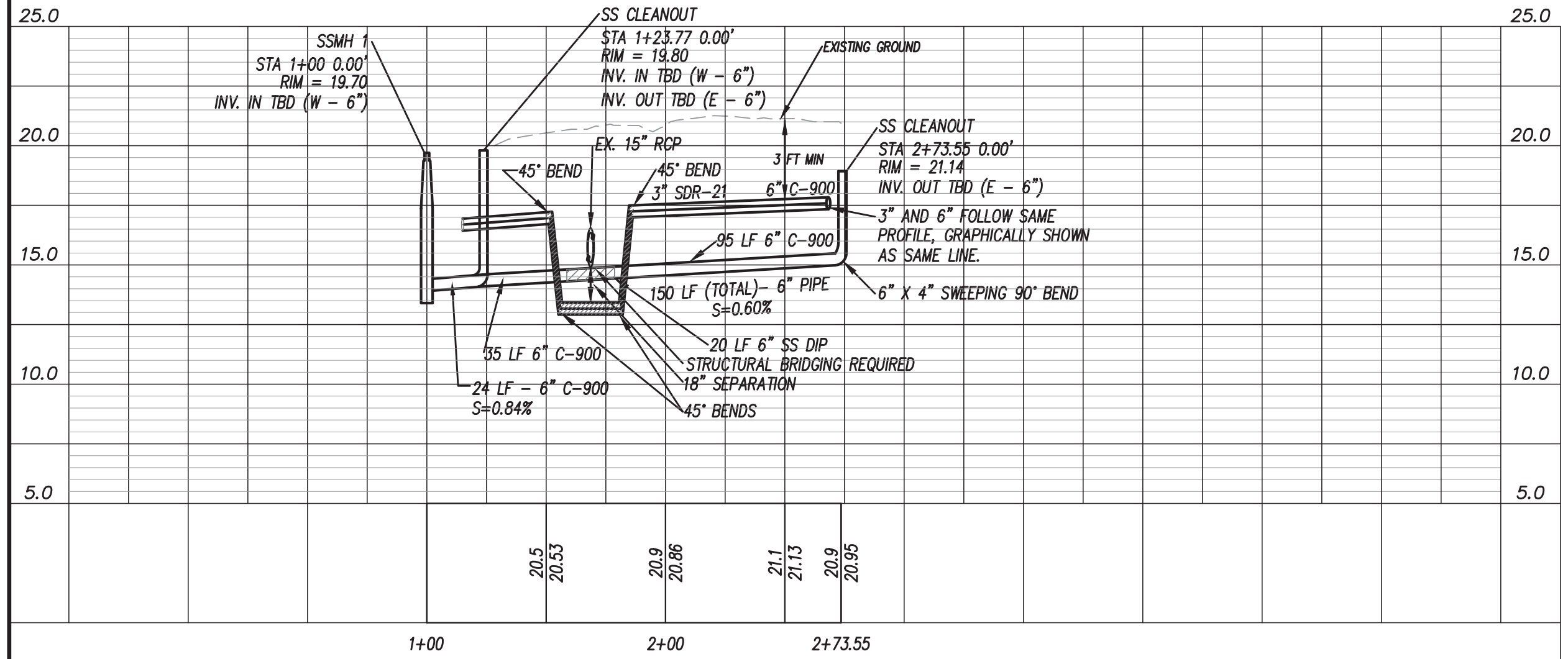
REV. NO.	DATE	BY	REMARKS
5	5-18-20	RLW	PLOTTED FOR THE SIGNATURE
4	1-18-19	MRB	REVISED SHEET NUMBERING PER NEW CPDA DETAILS
3	11-11-18	RLW	REVISED PER THE BUILDING COMMENTS
2	5-7-18	RLW	REVISED PER THE COMMENTS
1	3-21-18	RLW	REVISED PER THE COMMENTS

DATE: 1-22-18
HORIZ. SCALE: AS NOTED
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 17-0434



**** NOTES:** 1-WATER AND SEWER UTILITY CONNECTIONS WILL REQUIRE NCDOT ENCROACHMENT APPROVAL. SEE SHEET 1 OF NCDOT ENCROACHMENT PLANS.
 2-WATER AND FIRE MAINS TO BE PUBLIC FROM TAP TO THE RIGHT-OF-WAY OR METER, PRIVATE FROM THAT POINT INTO THE SITE.
 3-SEWER MAIN TO BE PRIVATE. RUN FROM SSMH-1 TO CLEANOUT AT R/W TO BE CONVEYED TO CPWA.
 4-NO VALVES, METERS, CLEANOUTS, ETC. ARE ALLOWED TO BE LOCATED IN CITY OF WILMINGTON SIDEWALKS.

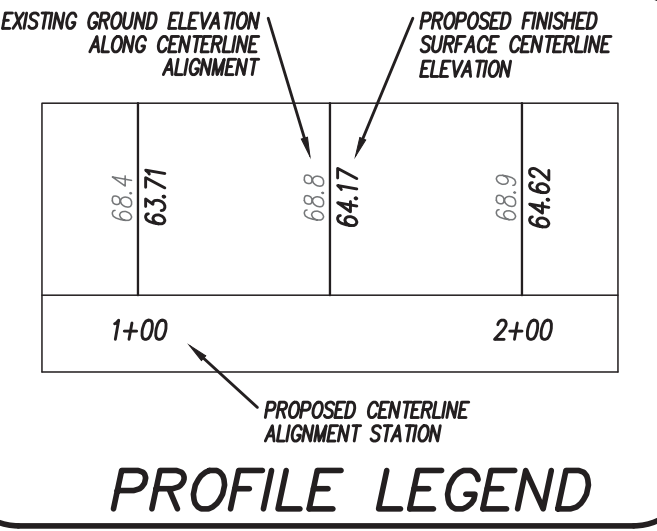
UTILITY EXTENSIONS



- CEPWA STANDARD NOTES:**
- SEWER GUARDS REQUIRED AT ALL MANHOLES. STAINLESS STEEL SEWER GUARDS REQUIRED AT MANHOLES LOCATED IN TRAFFIC AREAS.
 - WATER AND SEWER SERVICES SHALL BE PERPENDICULAR TO MAIN AND TERMINATE 18" INSIDE R/W LINE. SEWER SERVICES IN CUT-IN MANHOLES ARE REQUIRED TO BE PERPENDICULAR OR MUST ORIGINATE IN END OF LINE MANHOLE & TERMINATE 18" INSIDE RIGHT-OF-WAY LINE.
 - ALL SERVICES TYING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF CLASS 50 DIP, WITH PROTECTO-401 CERAMIC EPOXY LINING.
 - MINIMUM 10' UTILITIES EASEMENT PROVIDED ALONG THE FRONTAGE OF ALL LOTS AND AS SHOWN FOR NEW DEVELOPMENTS.
 - NO FLEXIBLE COUPLINGS SHALL BE USED.
 - ALL STAINLESS STEEL FITTINGS SHALL BE TYPE 316.
 - 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.
 - UNUSED SERVICES SHALL BE ABANDONED. ABANDONED WATER SERVICES SHALL BE DISCONNECTED FROM MAIN.
 - A MINIMUM OF 10 FT OF MAIN LINE SHALL BE REPLACED FOR NEW CONNECTIONS TO EXISTING CLAY GRAVITY SEWER MAINS.

SEWER NOTES / NOTES FOR CONTRACTOR:

- CONTRACTOR SHALL NOT PROCEED WITH INSTALLATION OF SANITARY SEWER COLLECTION SYSTEM UNTIL THE FOLLOWING HAS BEEN PERFORMED/PROVIDED.
- PRIOR TO INSTALLATION OF CUT-IN MANHOLE, CONTRACTOR IS TO EXCAVATE EXISTING SANITARY SEWER MAIN TO VERIFY EXISTING SEWER MAIN SIZE, LOCATION, AND INVERT ELEVATION (HORIZONTAL AND VERTICAL DATA TO BE DETERMINED AND PROVIDED BY NC REGISTERED PLS.). THIS INFORMATION SHALL BE REPORTED BACK TO THE DESIGN ENGINEER. SEWER INSTALLATION SHALL NOT PROCEED UNTIL ENGINEER CONFIRMS EXISTING SEWER MAIN IS ADEQUATE TO SERVE SITE AND SPECIFIC RIM AND INVERT DESIGN INFORMATION IS PROVIDED BY THE DESIGN ENGINEER. ADDITIONAL COORDINATION WITH THE CPWA MAY ALSO BE NECESSARY.
- INFORMATION OBTAINED PER ITEM 1 ABOVE WILL ALSO BE UTILIZED TO DETERMINE IF PROPOSED 6" SEWER MAIN WILL BE IN CONFLICT WITH THE EXISTING 15" STORM DRAIN CROSSING THE SITE. IF A CONFLICT EXISTS, AN INTERFERENCE STRUCTURE WILL BE REQUIRED AND THE DESIGN ENGINEER WILL PROVIDE PRECISE INVERT AND SEPARATION INFORMATION FOR THE INSTALLATION.
- ALL NEW 6" SEWER MAIN TO HAVE A MINIMUM OF 0.6% SLOPE.



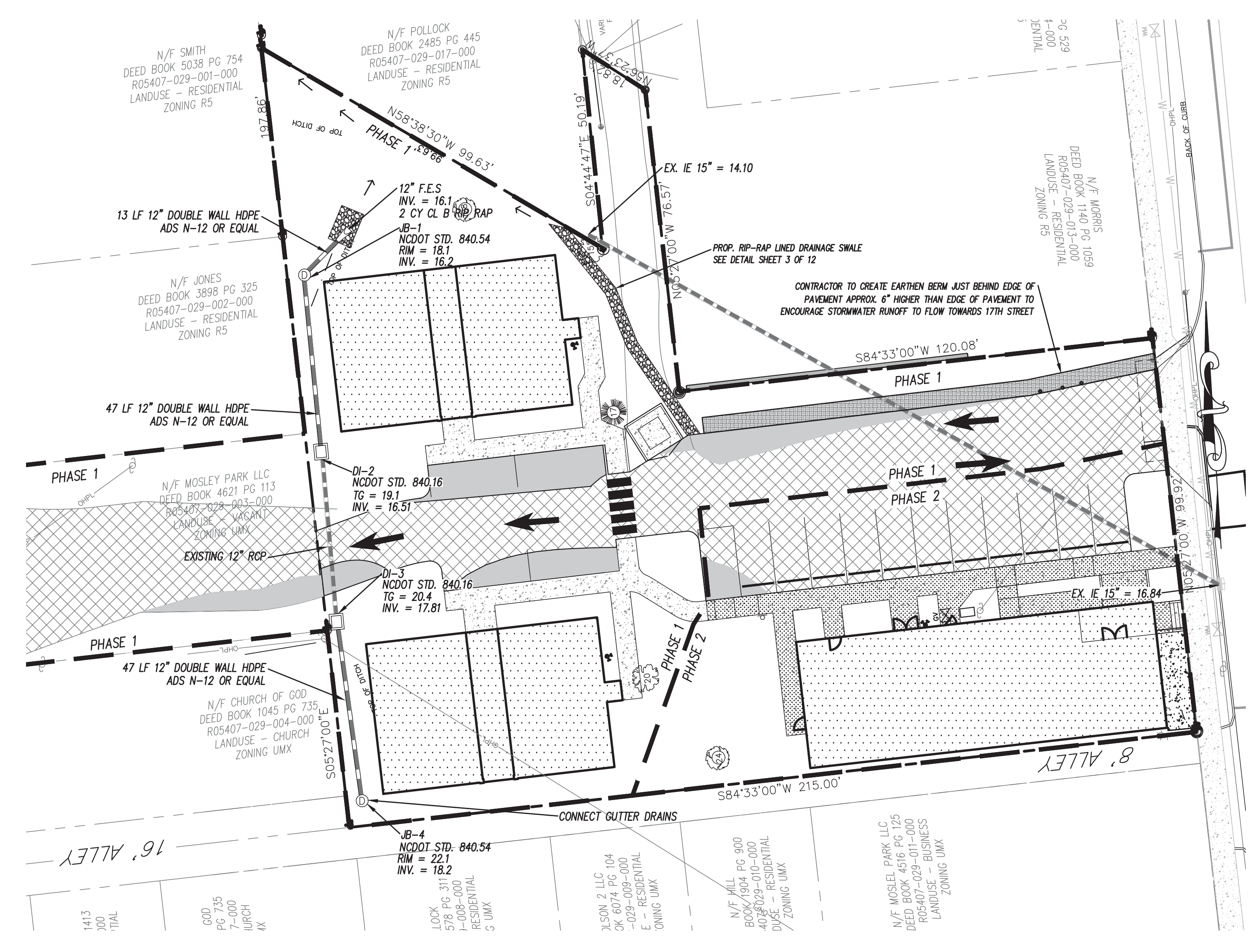
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CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services Engineering Division
 APPROVED DRAINAGE PLAN

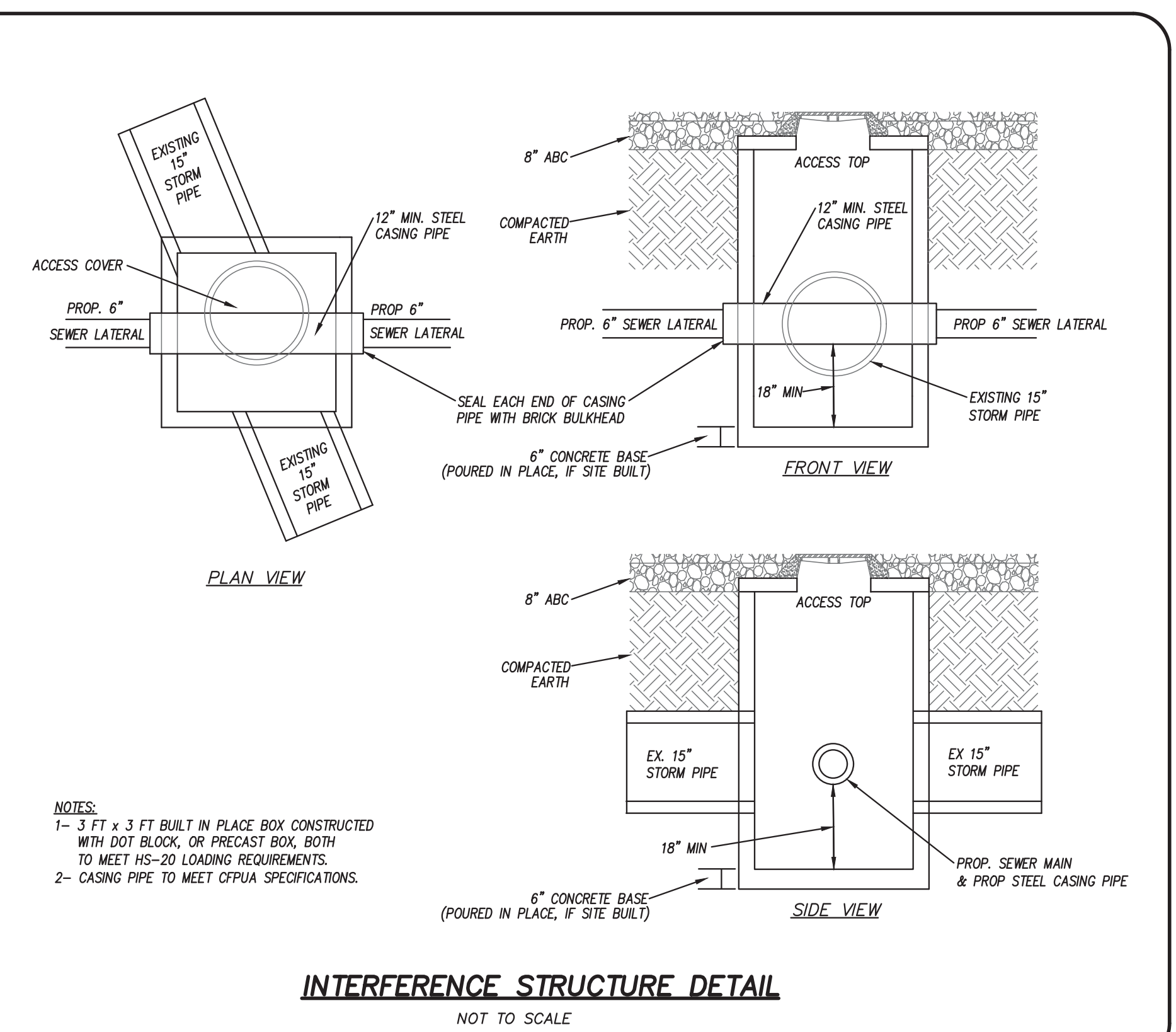
Date: _____ Permit # _____
 Signed: _____

Approved Construction Plan

Name: _____ Date: _____
 Planning: _____
 Traffic: _____
 Fire: _____



STORM DRAINAGE IMPROVEMENTS



STORMWATER DRAINAGE STRUCTURE NOTES

- CONTRACTOR AND PRECASTER TO DETERMINE STORM STRUCTURE SIZES.
- FRAME AND GRATES TO BE NCDOT 840.16
- RING AND COVERS TO BE NCDOT STD. 840.14
- STORM STRUCTURES TO BE NCDOT STD. 840.14 LOADING.
- CONTRACTOR TO INSTALL ACCESS COVERS SO THEY ARE NOT LOCATED WITHIN THE CURB AND GUTTER

REFERENCE EROSION CONTROL CALCULATIONS FOR SPECIFIC DIMENSIONS.

$d50$ = REFERENCE EROSION CONTROL CALCULATIONS
 $dMAX$ = REFERENCE EROSION CONTROL CALCULATIONS
 La = REFERENCE EROSION CONTROL CALCULATIONS
 MIN. APRON THICKNESS = 4.5"

NOTE: GEOTEX NONWOVEN FILTER FABRIC (TERRATEX N04 OR EQUAL) TO BE PLACED UNDER ALL STONE OUTLET PROTECTION.

RIP RAP DIMENSIONS

STRUCTURE	L	X	W	X	D	CLASS	QUANTITY
OUTFALL FROM JB1	9'	X	6'	X	1'	B	2 CY

OUTLET PROTECTION DETAIL
 NOT TO SCALE

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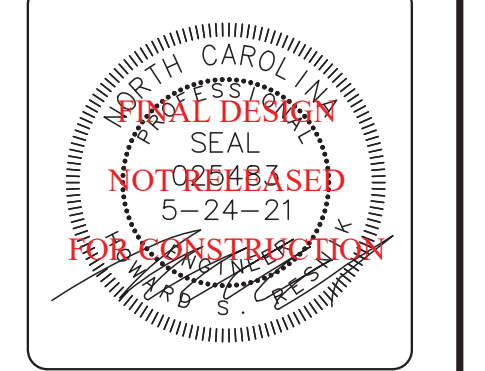
UTILITY PLAN
STUDIO 17 APARTMENTS

LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: MOSLEY PARK, LLC
 1319 MILITARY CUTOFF
 SUITE CC PMB 172
 WILMINGTON, NC 28405

STUDIO 17 APARTMENTS
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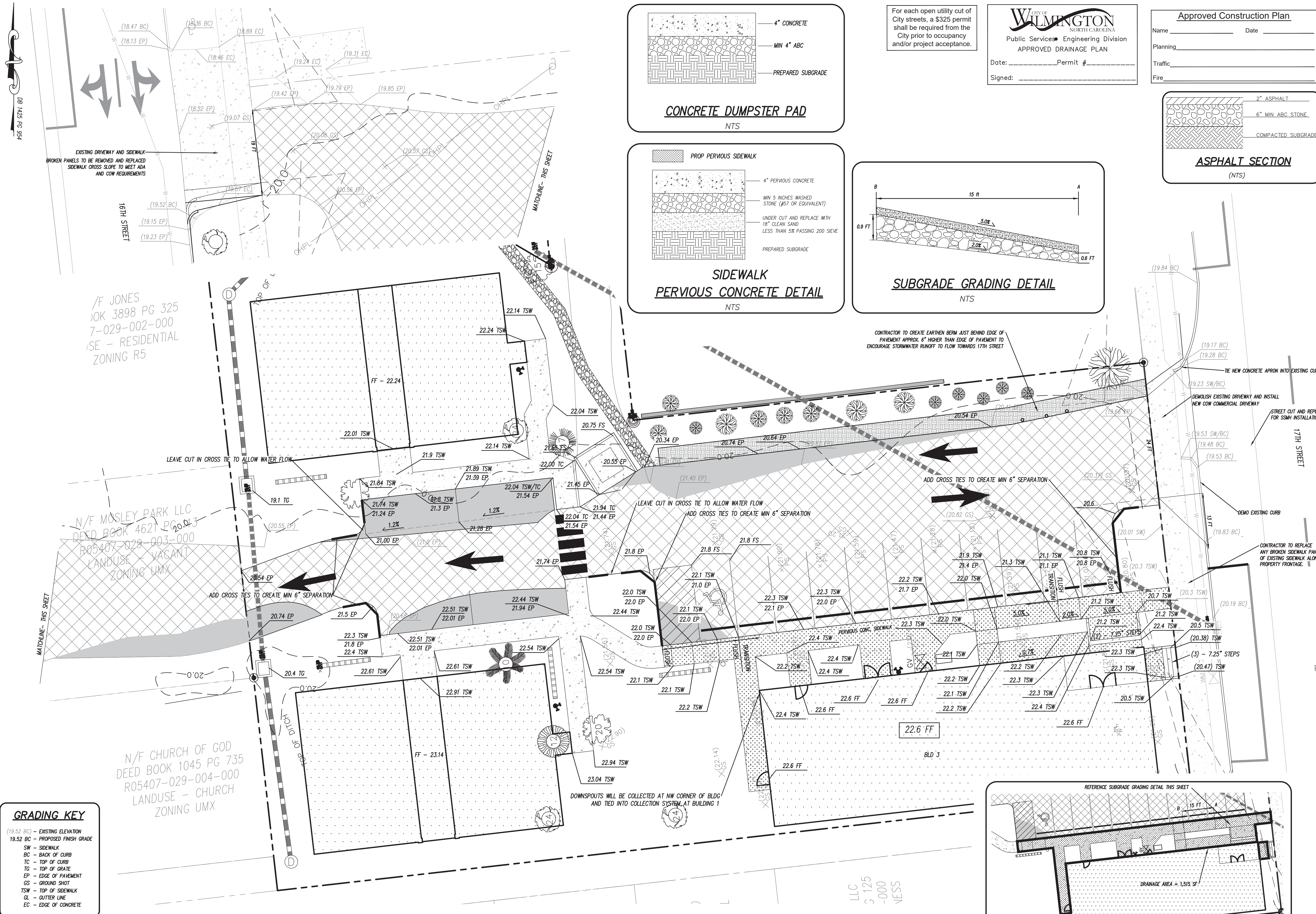
REV. NO.	DATE	BY	REMARKS
5-24-21	11-12-20	MBB	REVISED PER THE COMMENTS
4-20-21	5-28-20	MBB	REVISED TO ADD DRAINAGE SWALE
4-20-21	5-28-20	MBB	REVISED TO CALL OUT USE OF EX WATER METER FOR IRRIGATION
4-20-21	5-19-20	RLW	REVISED TO CALL OUT USE OF EX WATER METER FOR IRRIGATION
4-20-21	4-22-20	MBB	REVISED TO SHOW PHASING
4-20-21	2-10-20	RLW	REVISED TO SHOW PHASING
4-20-21	4-19-19	MBB	REVISED PER CPWA COMMENTS

DATE: 3-1-18
 HORZ. SCALE: 1" = 10'
 VERT. SCALE: N/A

DRAWN BY: RLW
 CHECKED BY: HSR

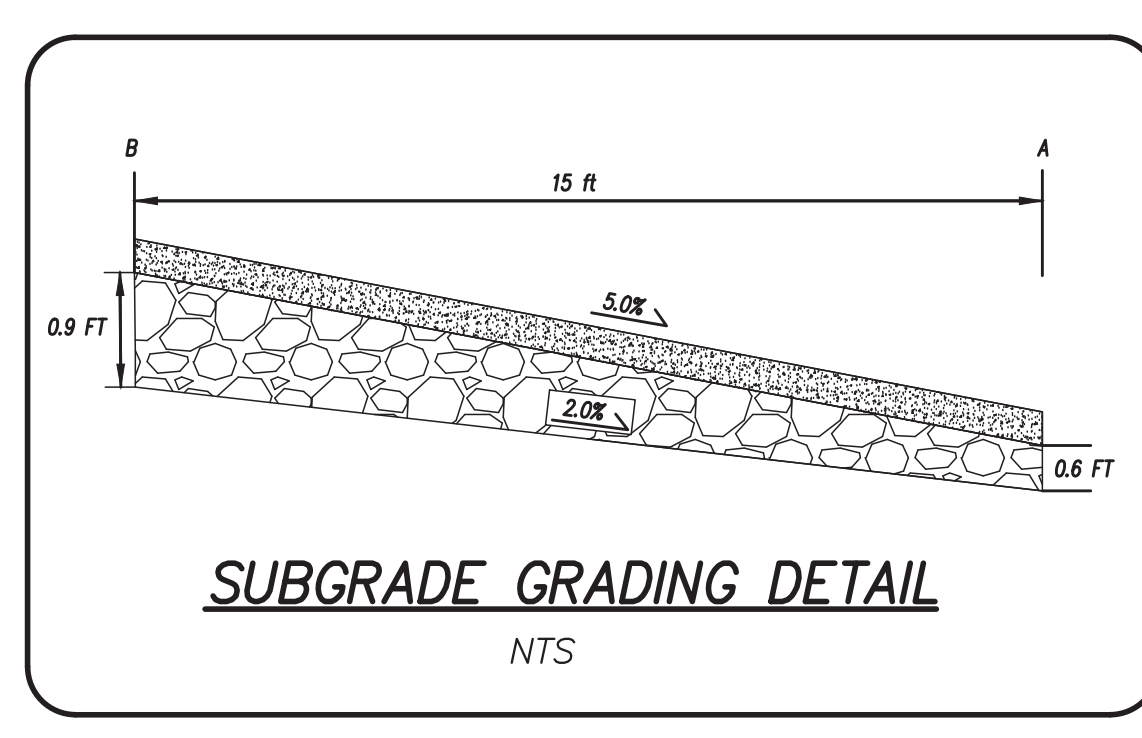
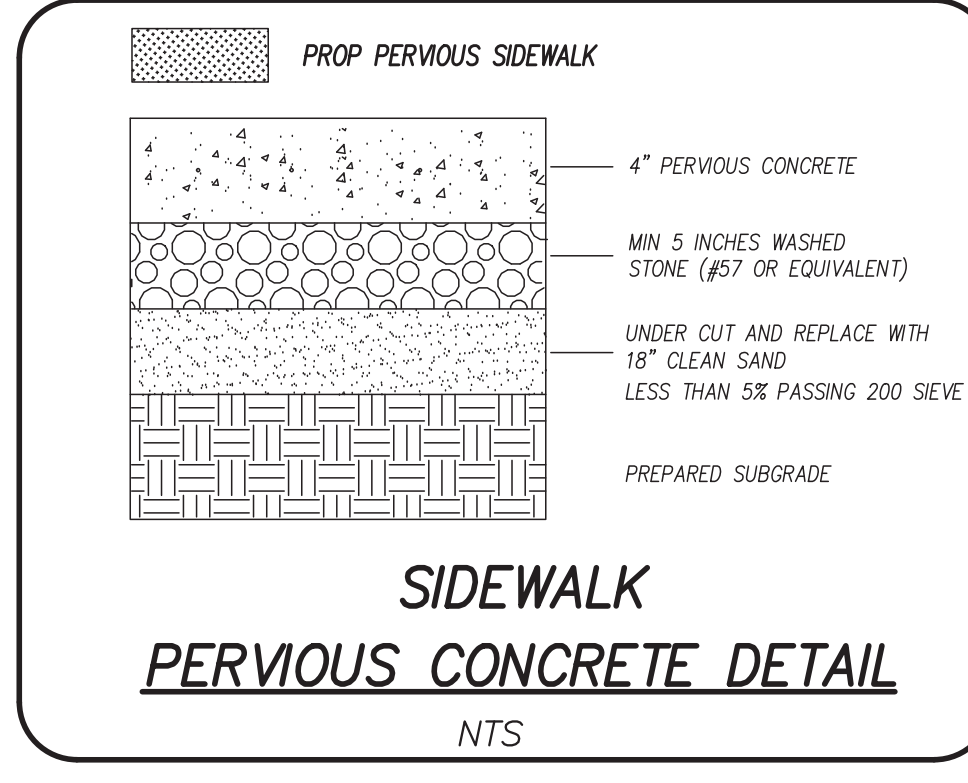
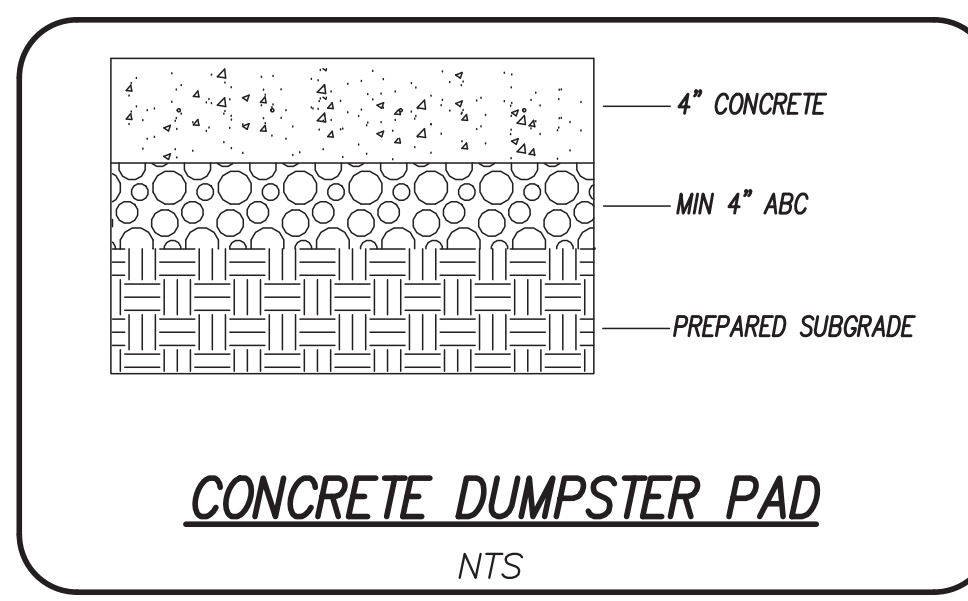
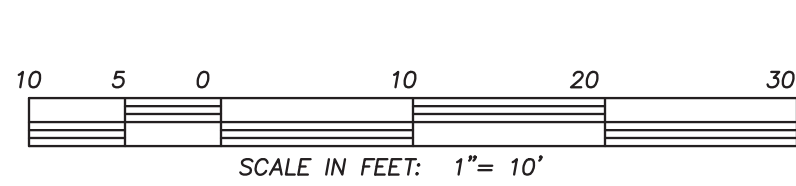
PROJECT NO.: 17-0434

Sheet No. **6** of **12**



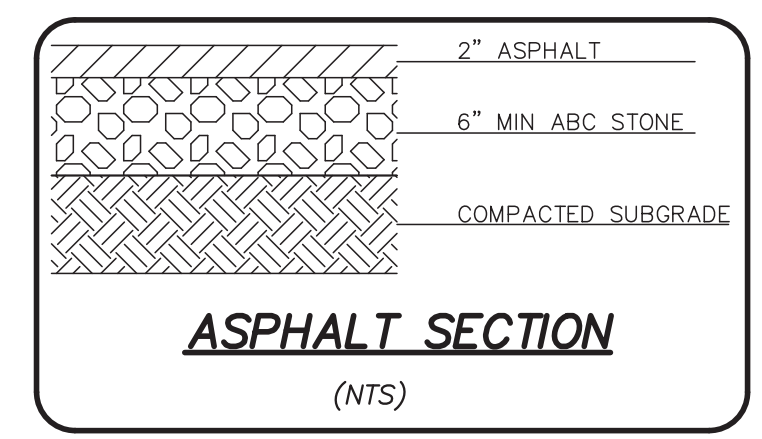
GRADING KEY

- (19.52 BC) - EXISTING ELEVATION
- 19.52 BC - PROPOSED FINISH GRADE
- SW - SIDEWALK
- BC - BACK OF CURB
- TC - TOP OF CURB
- EP - TOP OF GRADE
- EP - EDGE OF PAVEMENT
- GS - GROUND SHOT
- TSW - TOP OF SIDEWALK
- GL - GUTTER LINE
- EC - EDGE OF CONCRETE



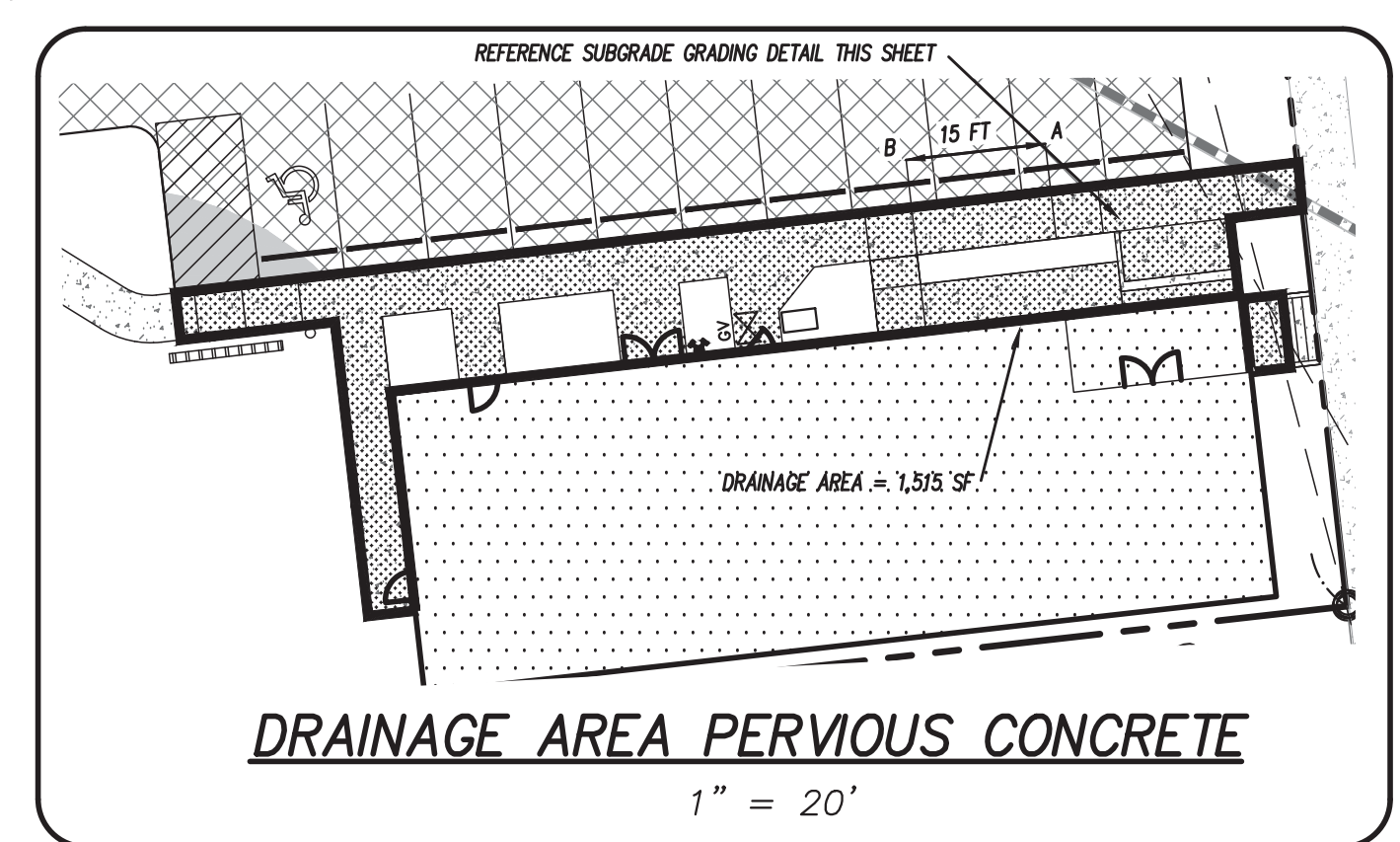
CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services Engineering Division
 APPROVED DRAINAGE PLAN
 Date: _____ Permit # _____
 Signed: _____

Approved Construction Plan
 Name _____ Date _____
 Planning _____
 Traffic _____
 Fire _____



CONTRACTOR TO CREATE EARTHEN BERM JUST BEHIND EDGE OF PAVEMENT APPROX. 6\"/>

CONTRACTOR TO REPLACE ANY BROKEN SIDEWALK PANELS OF EXISTING SIDEWALK ALONG PROPERTY FRONTAGE.



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GRADING PLAN FOR
STUDIO 17 APARTMENTS
 LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA
 OWNER: MOSLEY PARK, LLC
 1319 MILITARY CUTOFF
 SUITE CC PMB 172
 WILMINGTON, NC 28405

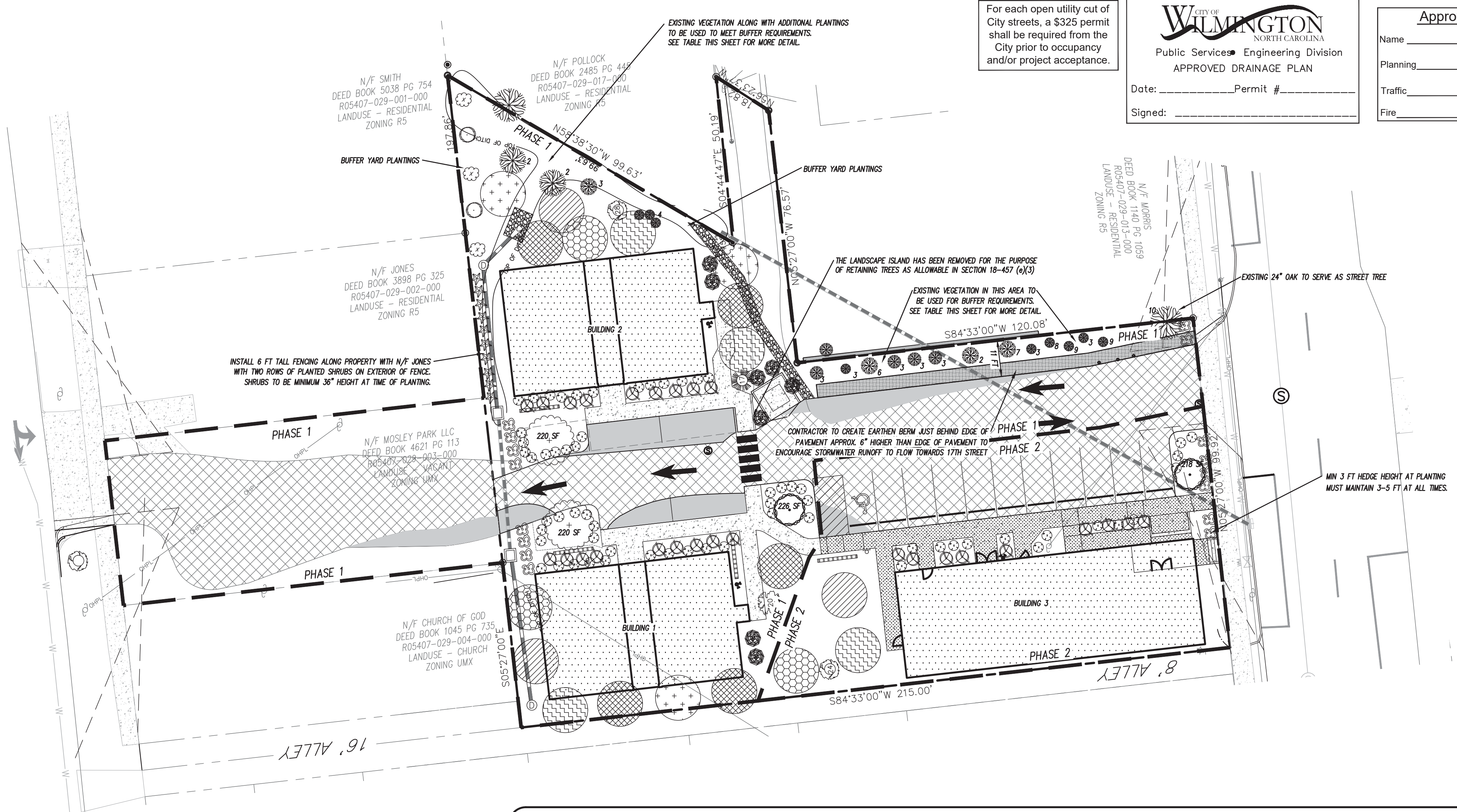
GRADING PLAN FOR
STUDIO 17 APARTMENTS
 LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA
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 WILMINGTON, NC 28405



REV. NO.	DATE	BY	REMARKS
14	5-24-21	MSB	REVISED PER TRC COMMENTS
13	4-20-21	MSB	REVISED TO ADD DUMPSTER PAD AND DRAINAGE SWALE
12	5-28-20	RLW	REVISED FOR ENG COMMENTS ON PERVIOUS CONCRETE
11	5-18-20	RLW	FLATTED FOR TRC SIGNATURE, ADDED PHASE LINES, PERVIOUS CONCRETE
10	3-3-20	RLW	ADDED PERVIOUS CONCRETE SIDEWALK
9	2-10-20	RLW	ADDED SIDEWALK ALONG BLD 3
8	1-22-20	RLW	ADDED STAIR ELEVATION SHOTS
7	1-22-20	RLW	REVISED GRADES ALONG WESTERN PARKING AREA OF SITE

DATE: 1-22-18
 HORZ. SCALE: 1" = 10'
 VERT. SCALE: N/A
 DRAWN BY: RLW
 CHECKED BY: HSR
 PROJECT NO.: 17-0434
 Sheet No. **7** of **12**

DB 1425 PG 954



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

Approved Construction Plan
Name _____ Date _____
Planning _____
Traffic _____
Fire _____

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LICENSE # C-2710
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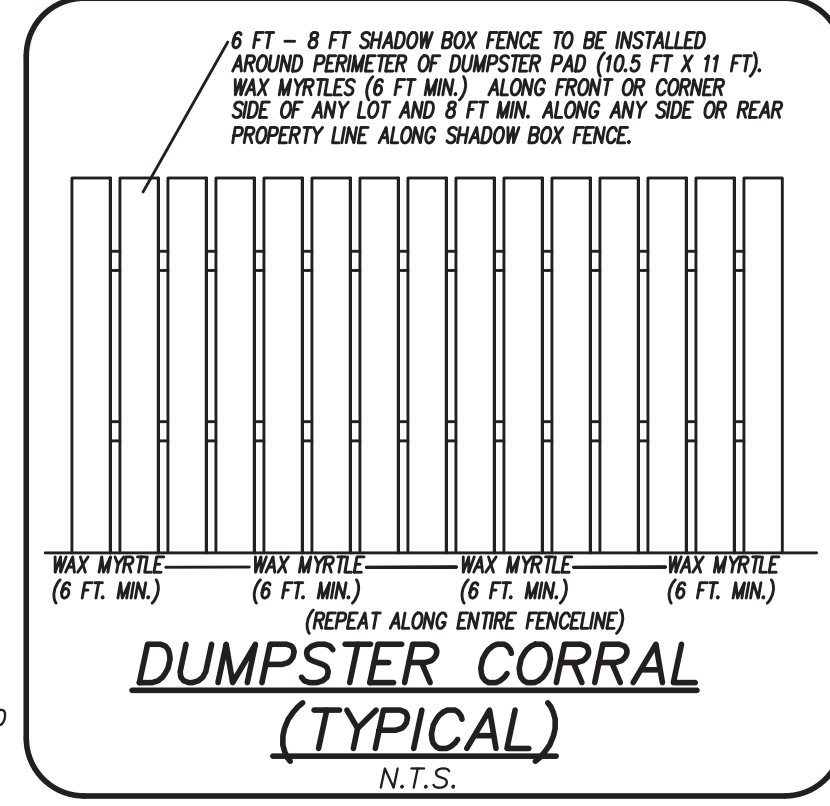
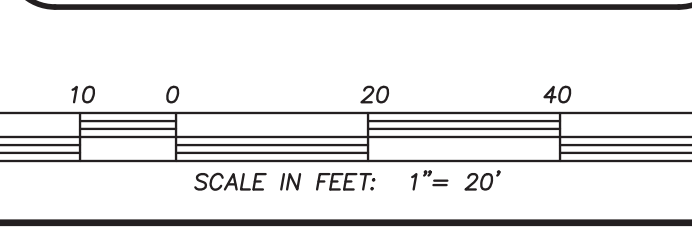
LANDSCAPE PLAN
STUDIO 17 APARTMENTS

LANDSCAPE PLAN
STUDIO 17 APARTMENTS
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA
OWNER: MOSLEY PARK, LLC
1319 MILITARY CUTOFF
SUITE CC PMB 172
WILMINGTON, NC 28405



LANDSCAPING NOTES:

FOUNDATION PLANTINGS
NORTH SIDE BUILDING 1
BUILDING FACE = 1,800 SF
1,800 X 0.12 = 216 SF REQ'D, 216 SF PROVIDED.
SOUTH SIDE BUILDING 1
BUILDING FACE = 1,800 SF
1,800 X 0.12 = 216 SF REQ'D, 216 SF PROVIDED.
NORTH SIDE BUILDING 3
BUILDING FACE = 2,715 SF
2,715 X 0.12 = 326 SF REQ'D, 336 SF PROVIDED.
STREET TREES
100 - 24 = 76 FT
76 / 30 = 2.5 STREET TREES REQUIRED
REQUESTING PAYMENT IN LIEU FOR STREET TREES DUE TO SITE CONSTRAINTS, LESS THAN 3 FT FROM BACK OF CURB TO EXISTING SIDEWALK.
PARKING LOT SHADING
20% SHADING REQ'D FOR PARKING AREAS.
7,218 PARKING AREA X 20% = 7,218 X .2 = 1,444 SF REQ'D CANOPY
= 707 SF FOR CANOPY TREE.
1,444 / 707 = 2.0 OR 2 CANOPY TREES; 2 CANOPY TREES PROVIDED.
TREE MITIGATION
SEE EXISTING CONDITIONS SHEET
39.6 - 22 = 18 MITIGATION TREES REQUIRED.
18 MITIGATION TREES SHOWN



EXISTING BUFFER VEGETATION

ID #	DESCRIPTION
2	OLEANDER
3	LIGUSTRUM
4	POPLAR SHRUBS
6	18" OAK
7	16" OAK
8	CRAPE MYRTLE
9	PALM
10	24" LIVE OAK

NOTE: APPROXIMATE LOCATION AND DESCRIPTION OF EXISTING VEGETATION PROVIDED TO CSD ENGINEERING BY OWNERS.

Proposed Plant Table

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Planting Size	Planting Remarks
PH1 10	☼	<i>Ilex crenata</i>	STEEDS HOLLY	MIN. 3 FT IN HEIGHT	PARKING AREA SCREENING
PH1 25	☼	<i>Muhlenbergia capillaris</i>	PINK MUHLY	3 GAL.	PARKING AREA GROUND COVER
PH2 4	☼	<i>Muhlenbergia capillaris</i>	PINK MUHLY	3 GAL.	PARKING AREA GROUND COVER
PH1 10	☼	<i>Ligustrum japonicum</i>	WAX-LEAF LIGUSTRUM	36" MIN.	BUFFER SHRUBS ALONG FENCE
PH2 -					

FOUNDATION PLANTING

Quantity	Symbol	Scientific Name	Common Name	Planting Size	Planting Remarks
PH1 18	☼	<i>Ilex vomitoria</i>	DWARF YAUPON	3 GAL.	FOUNDATION
PH2 9	☼	<i>Ilex vomitoria</i>	DWARF YAUPON	3 GAL.	FOUNDATION
PH1 23	☼	<i>Muhlenbergia capillaris</i>	PINK MUHLY	3 GAL.	FOUNDATION
PH2 11	☼	<i>Muhlenbergia capillaris</i>	PINK MUHLY	3 GAL.	FOUNDATION

SHADE TREES

Quantity	Symbol	Scientific Name	Common Name	Planting Size	Planting Remarks
PH1 2	☼	<i>Quercus virginiana</i>	SOUTHERN LIVE OAK	2" DBH	PARKING SHADING
PH2 -					

DUMPSTER CORRAL & HVAC SCREENING

Quantity	Symbol	Scientific Name	Common Name	Planting Size	Planting Remarks
PH1 4	☼	<i>Myrica cerifera</i>	WAX MYRTLE	7 Gal.	SCREENING
PH2 4	☼	<i>Myrica cerifera</i>	WAX MYRTLE	7 Gal.	SCREENING

O.C. - "ON CENTER" CAL. - "CALIPER AT 6" ABOVE GRADE" GAL. - "GALLON CONTAINER"
STREET YARD SHRUBS SHALL BE AT LEAST 12" HEIGHT AT PLANTING.

MITIGATION TREES

Quantity	Symbol	Scientific Name	Common Name	Planting Size	Planting Remarks
PH1 5	☼	<i>Lagerstroemia indica</i>	CRAPE MYRTLE	2" DBH	MITIGATION
PH2 -					
PH1 2	☼	<i>Carpinus caroliniana</i>	AMERICAN HORNBEAM	2" DBH	MITIGATION
PH2 1	☼	<i>Carpinus caroliniana</i>	AMERICAN HORNBEAM	2" DBH	MITIGATION
PH1 3	☼	<i>Ulmus americana "Princeton"</i>	PRINCETON ELM	2" DBH	MITIGATION
PH2 -					
PH1 3	☼	<i>Ulmus propinqua</i>	EMERALD SUNSHINE ELM	2" DBH	MITIGATION
PH2 1	☼	<i>Ulmus propinqua</i>	EMERALD SUNSHINE ELM	2" DBH	MITIGATION
PH1 2	☼	<i>Ginkgo biloba (male only)</i>	GINKGO	2" DBH	MITIGATION
PH2 1	☼	<i>Ginkgo biloba (male only)</i>	GINKGO	2" DBH	MITIGATION

BUFFER YARD

Quantity	Symbol	Scientific Name	Common Name	Planting Size	Planting Remarks
PH1 2	☼	<i>Quercus virginiana</i>	SOUTHERN LIVE OAK	2" DBH	BUFFER YARD
PH2 -					
PH1 3	☼	<i>Myrica cerifera</i>	RED MAPLE	2" DBH	BUFFER YARD
PH2 -					

INTERIOR PARKING TREE

Quantity	Symbol	Scientific Name	Common Name	Planting Size	Planting Remarks
PH1 1	☼	<i>Ulmus parvifolia</i>	ALLEE ELM	2" DBH	INTERIOR TREE
PH2 1	☼	<i>Ulmus parvifolia</i>	ALLEE ELM	2" DBH	INTERIOR TREE

REV. NO.	DATE	BY	REMARKS
12			
11			
10			
9			
8			
7			
6			
5			

DATE: 3-1-18
HORZ. SCALE: 1" = 20'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 17-0434
Sheet No. **LP** of **LP**

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 DRAINAGE PLAN

Date: _____ Permit # _____

Signed: _____



LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

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

PHASING PLAN
STUDIO 17 APARTMENTS

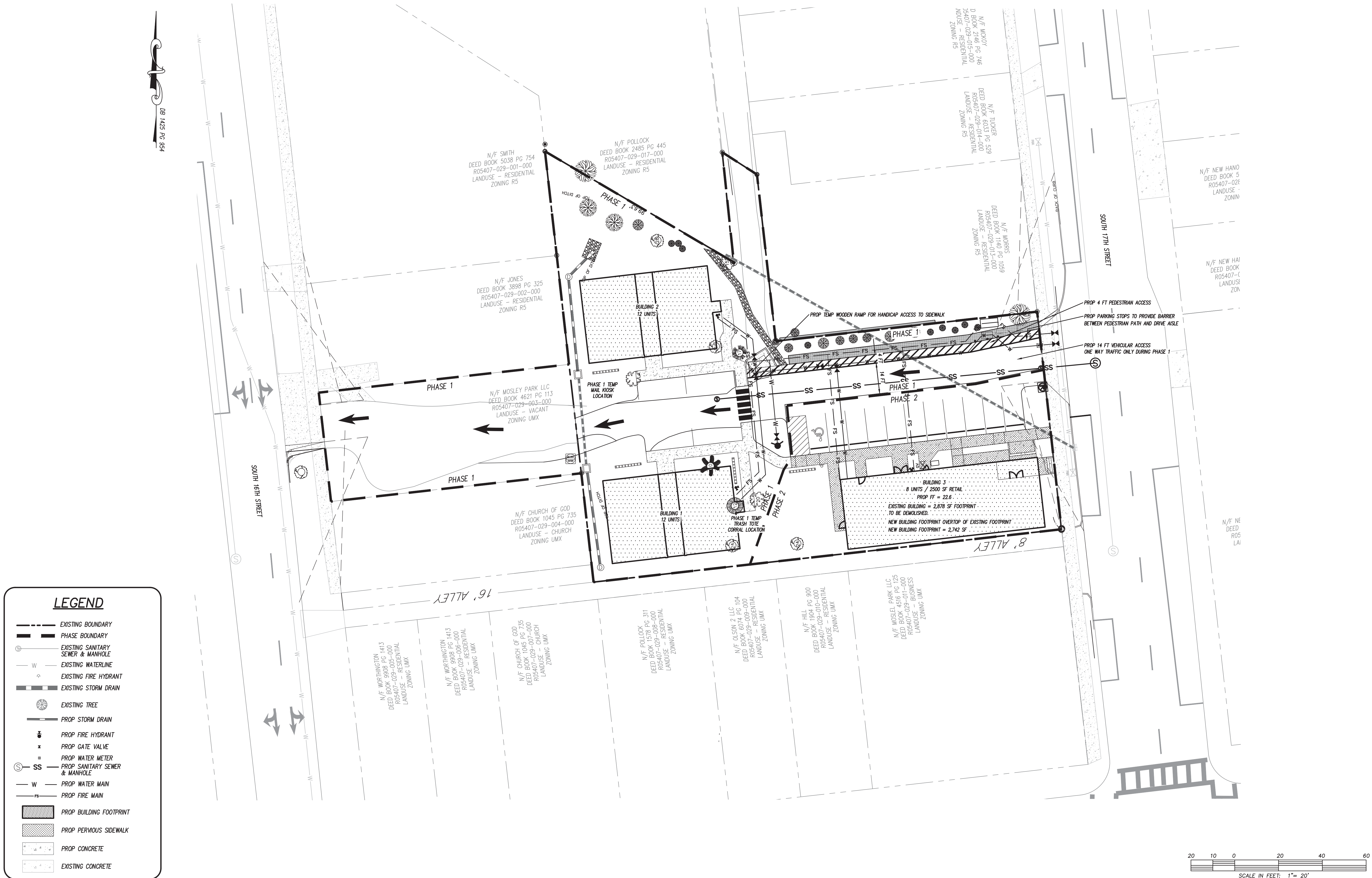
PHASING PLAN FOR
STUDIO 17 APARTMENTS
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA
OWNER: MOSLEY PARK, LLC
SUITE CC PMB 172
WILMINGTON, NC 28405



REV. NO.	DATE	BY	REMARKS
1	5-18-20	MRB	FLOTTED FOR TRC SIGNATURE
2	4-20-21	MRB	REVISED TO ADD DUMPSTER PAD AND DRAINAGE SWALE
3	5-24-21	MRB	REVISED PER TRC COMMENTS

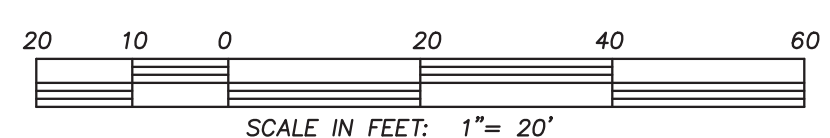
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HORZ. SCALE: 1" = 20'
VERT. SCALE: N/A
DRAWN BY: MRB
CHECKED BY: HSR
PROJECT NO.: 17-0434

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



LEGEND

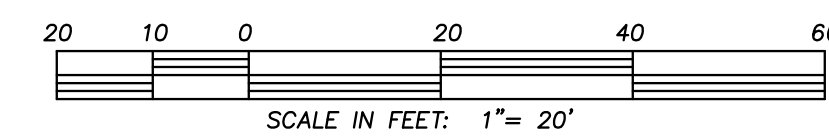
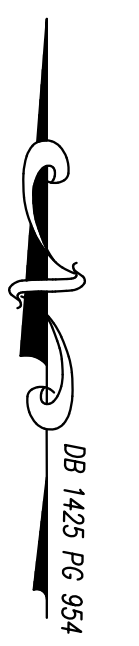
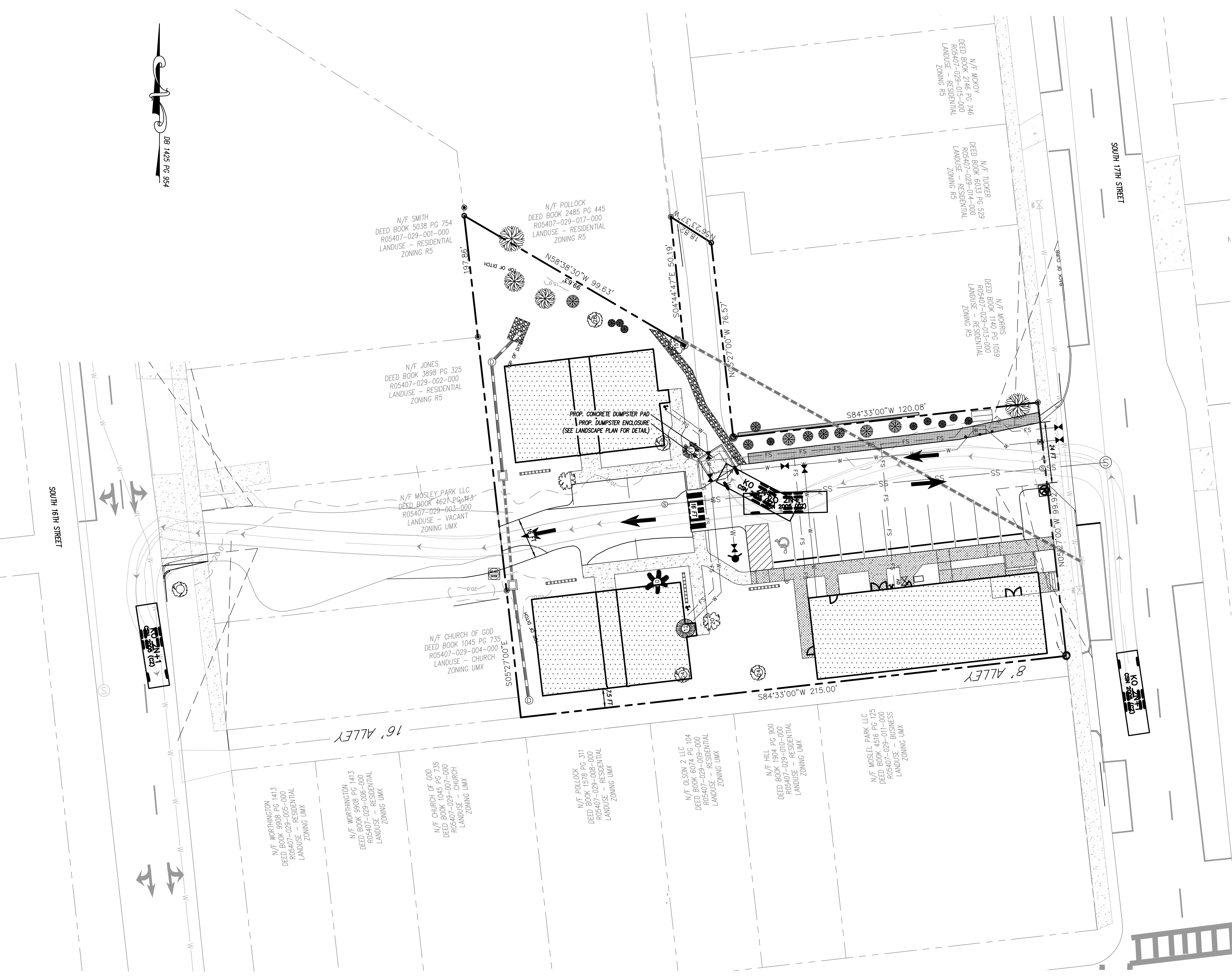
- EXISTING BOUNDARY
- - - PHASE BOUNDARY
- ⊙ EXISTING SANITARY SEWER & MANHOLE
- W EXISTING WATERLINE
- ⊕ EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN
- ⊙ EXISTING TREE
- PROP STORM DRAIN
- ⊕ PROP FIRE HYDRANT
- x PROP GATE VALVE
- ⊕ PROP WATER METER
- SS PROP SANITARY SEWER & MANHOLE
- W PROP WATER MAIN
- PROP FIRE MAIN
- ▨ PROP BUILDING FOOTPRINT
- ▨ PROP PERVIOUS SIDEWALK
- ▨ PROP CONCRETE
- ▨ EXISTING CONCRETE



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

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

Approved Construction Plan
 Name _____ Date _____
 Planning _____
 Traffic _____
 Fire _____



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

AUTO-TURN EXHIBIT FOR
STUDIO 17 APARTMENTS
THE CITY OF WILMINGTON, NORTH CAROLINA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS EXHIBIT. THE USER OF THIS EXHIBIT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION CONTAINED HEREIN. THE CITY OF WILMINGTON, NORTH CAROLINA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS EXHIBIT. THE USER OF THIS EXHIBIT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION CONTAINED HEREIN.

AUTO-TURN EXHIBIT FOR
STUDIO 17 APARTMENTS
 LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA
 OWNER: MOSLEY PARK, LLC
 1319 MILITARY CUTOFF
 SUITE CC, PMB 172
 WILMINGTON, NC 28405

PRELIMINARY

REV. NO.	DATE	BY	REMARKS

DATE: 5-24-21
 HORZ. SCALE: 1" = 20'
 VERT. SCALE: N/A
 DRAWN BY: MRB
 CHECKED BY: HSR
 PROJECT NO.: 17-0434