

**CITY OF WILMINGTON STANDARD 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 BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO ENSURE 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 SILT FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT, AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION METHODS.
- 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 MARKING PRIOR TO ACTUAL STRIPING.
- 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.
- STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
- TACTILE 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, DRIVEWAY PANELS, OR CURBING 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 METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 910-343-3910 FOR INFORMATION.
- 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 919-343-3910 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 USFC/COCHR 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.
- NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE SIGHT DISTANCE TRIANGLE.
- CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING, OR GRADING
- CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN ROW.

**FIRE & LIFE SAFETY NOTES**

- THE TYPE OF BUILDING CONSTRUCTION ACCORDING TO THE INTERNATIONAL BUILDING CODE SHALL BE TYPE 5B SPRINKLED.
- NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE.
- HYDRANT MUST BE WITHIN 150' OF THE FDC (MEASURED AS THE TRUCK DRIVES FOR PRACTICAL USE).
- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE THE FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
- FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
- PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE UNDERGROUND FIRE LINE PERMIT FROM THE WILMINGTON FIRE AND LIFE SAFETY DIVISION (910-343-0696).
- ALL ISOLATION VALVES WITHIN THE "HOT BOX" AND BETWEEN THE "HOT BOX" AND THE RISER ROOM MUST BE ELECTRONICALLY SUPERVISED.
- CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL MULTI-STORY COMMERCIAL BUILDINGS AND ALL SINGLE STORY COMMERCIAL BUILDINGS EXCEEDING 7500 SF. THE STUDY SHALL DEMONSTRATE THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.
- ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
- CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.

**OPEN SPACE CALCULATIONS (35% OF PROJECT MIN)**  
 149,986 SF X 35% = 52,495 SF (62,028 SF PROVIDED)  
 OPEN SPACE IS TOTAL PROJECT AREA (149,986 SF) LESS:  
 BUA (60,683 SF), LANDSCAPE ISLANDS (5,763 SF), AND  
 FOUNDATION PLANTINGS (1,512 SF) = 62,028 SF

**RECREATION SPACE (50% OF REQUIRED OPEN SPACE MIN)**  
 52,495 SF X 50% = 26,248 SF (31,919 SF PROVIDED)

**ACTIVE REC SPACE (50% OF RECREATION SPACE MIN)**  
 26,248 SF X 50% = 13,124 SF (14,516 SF PROVIDED)

**PASSIVE REC SPACE (50% OF RECREATION SPACE MIN)**  
 26,248 SF X 50% = 13,124 SF (17,403 SF PROVIDED)

**UTILITY CALCULATIONS**  
 EXISTING SEWER FLOW:  
 360 GPD PER 3 BR UNIT X 24 = 8,640 GPD  
 EXISTING WATER DEMAND:  
 400 GPD PER UNIT X 24 = 9,600 GPD  
 ADDITIONAL SEWER FLOW:  
 360 GPD PER 3 BR UNIT X 24 = 8,640 GPD  
 ADDITIONAL WATER DEMAND:  
 400 GPD PER UNIT X 24 = 9,600 GPD

n/f  
 Martha L. Dillon  
 D.B. 5978-525  
 Zoning: R-10  
 Land Use: Residential

n/f  
 Bobby Lester  
 D.B. 5298-922  
 Zoning: R-10  
 Land Use: Residential

n/f  
 Ada Louise Hinson Lester  
 D.B. 2008-263  
 Zoning: R-10  
 Land Use: Residential

n/f  
 Mildred Patricia Craig Heirs  
 D.B. 1876-529  
 Zoning: R-10  
 Land Use: Residential

n/f  
 Joseph Freeman, Jr. Rev. Trust  
 D.B. 5612-1238  
 Zoning: R-10  
 Land Use: Residential

n/f  
 Bruce & Gloria Umstetter  
 D.B. 1911-705  
 Zoning: R-10  
 Land Use: Vacant

n/f  
 Michael G. Fuller  
 D.B. 6116-2350  
 Zoning: R-10  
 Land Use: Residential

n/f  
 Beach Haven, LLC  
 D.B. 4939-563  
 Zoning: MD-17  
 Land Use: Multifamily

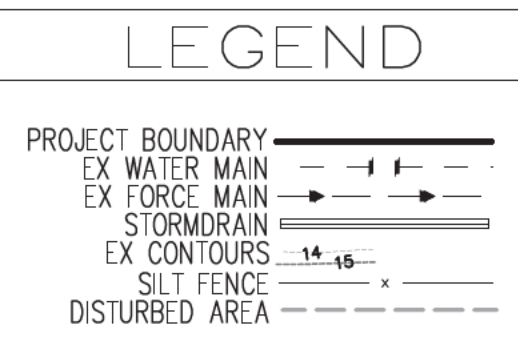
n/f  
 Board of Trustees of Endowment  
 D.B. 5783-724  
 Zoning: R-10  
 Land Use: University Parking Lot

IN ACCORDANCE WITH CD-7-1214-M520, THE FOLLOWING CONDITIONS SHALL APPLY:

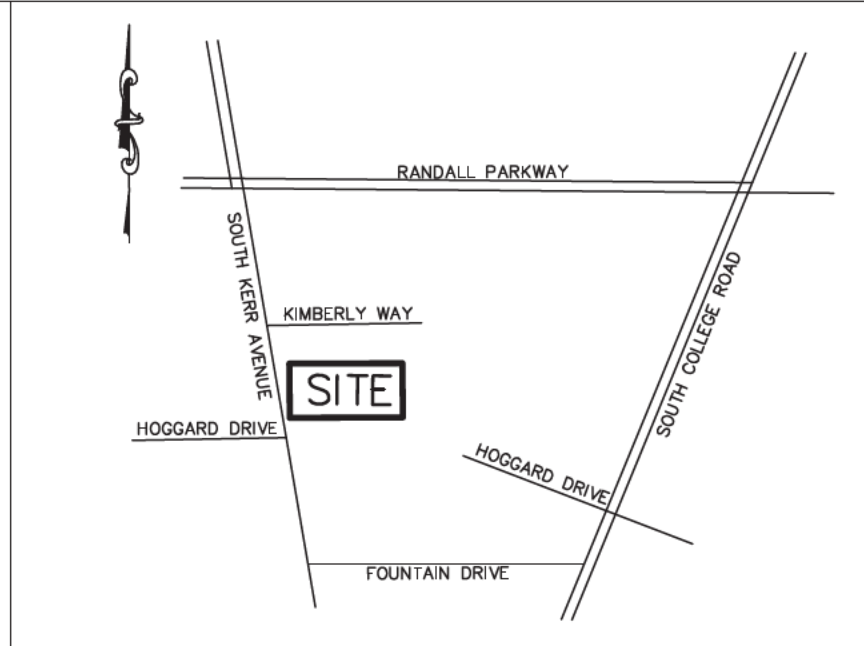
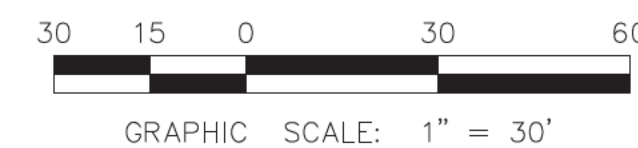
- THE USE AND DEVELOPMENT OF THE PROPERTY SHALL COMPLY WITH ALL REGULATIONS AND REQUIREMENTS IMPOSED BY THE LAND DEVELOPMENT CODE, THE CITY OF WILMINGTON TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL, AND ANY OTHER APPLICABLE FEDERAL, STATE, OR LOCAL LAW, ORDINANCE OR REGULATION, AS WELL AS ANY CONDITIONS STATED BELOW. IN THE EVENT OF CONFLICT, THE MORE STRINGENT REQUIREMENT OR HIGHER STANDARD SHALL APPLY.
- APPROVAL OF THIS CONDITIONAL DISTRICT REZONING DOES NOT CONSTITUTE TECHNICAL APPROVAL OF THE SITE PLAN. FINAL APPROVAL BY THE TECHNICAL REVIEW 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 SITE PLAN AND ELEVATION APPROVED BY CITY COUNCIL.
- A 10 FOOT WIDE MULTI USE PATH SHALL BE PROVIDED ALONG SOUTH KERR AVENUE.
- A PEDESTRIAN CONNECTION SHALL BE INSTALLED BETWEEN THE ADJACENT MULTIFAMILY DEVELOPMENTS TO THE NORTH AND EAST.
- ALL REGULATED TREES OUTSIDE OF ESSENTIAL SITE IMPROVEMENTS MUST BE RETAINED OR MITIGATED AND ALL SIGNIFICANT TREES LOCATED OUTSIDE OF PROPOSED BUILDING FOOTPRINTS (UP TO A 25% LOT COVERAGE) SHALL BE RETAINED.
- A MINIMUM OF 4 BICYCLE PARKING SPACES SHALL BE PROVIDED ON THE SITE.
- EXTERIOR SITE LIGHTING SHALL BE INSTALLED SO AS NOT TO SHINE DIRECTLY ONTO ADJACENT PARCELS AND SHALL BE LIMITED TO FULL CUTOFF TYPE FIXTURES.
- A CONCEPTUAL SITE LIGHTING PLAN SHALL BE SUBMITTED PRIOR TO CONSTRUCTION RELEASE.
- ANY FREESTANDING SIGN(S) ON THE SITE SHALL BE MONUMENT STYLE WITH LANDSCAPING AROUND THE BASE OF THE SIGN; NO POLE SIGNS SHALL BE PERMITTED AND INTERNAL ILLUMINATION SHALL BE PROHIBITED.
- THE USE OF PINE STRAW AS GROUND COVER SHALL BE PROHIBITED WITH TEN (10) FEET OF ANY COMBUSTIBLE EXTERIOR CONSTRUCTION.
- ALL APPLICABLE CITY, STATE, AND FEDERAL REGULATIONS SHALL BE FOLLOWED.

**NOTES**

- EXISTING FEATURES AND BOUNDARY DATA BY STROUD ENGINEERING, P.A.
- NO WETLANDS OR SURFACE WATERS EXIST WITHIN OR ADJACENT TO THE PROJECT AREA.
- THE PROJECT IS OUTSIDE THE 100 YEAR FLOOD ZONE PER FIRM PANEL 3720313700K.
- AN NHC EROSION CONTROL PERMIT IS REQUIRED FOR PROJECTS DISTURBING MORE THAN 1 ACRE. CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS NOTED ON THE PLANS.
- NDEQ AND CITY OF WILMINGTON STORMWATER PERMITS ARE SHALL BE REQUIRED PRIOR TO BEGINNING WORK.
- NO WATER OR SEWER MAIN EXTENSIONS ARE PROPOSED. CFPUA PLAN APPROVAL SHALL BE REQUIRED PRIOR TO BEGINNING WORK.
- CITY OF WILMINGTON FIRE SERVICES AND CFPUA APPROVAL IS REQUIRED FOR PRIVATE FIRE LINE
- NO EXTENSIONS OF PUBLIC OR PRIVATE RIGHTS OF WAY ARE PROPOSED. CITY OF WILMINGTON PLAN APPROVAL SHALL BE REQUIRED PRIOR TO BEGINNING WORK.
- SOLID WASTE REMOVAL BY PRIVATE CONTRACTOR.
- PHASE 2 SHALL NOT EXCEED 72 BEDROOMS.



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



**VICINITY MAP**

**SITE DATA**

PARCEL ID	R05511-002-016-000
MAP BOOK/PAGE	72/223
DEED BOOK/PAGE	6616/2210
ZONING	MD-17 (CD) (CD-7-1214-M520)
CAMA LUC	JURBAN
PROPERTY AREA	3.44 AC
BUA	149,986 SF
BUILDING	18,888 SF
SIDEWALKS/REC SPACE	9,863 SF
PARKING/DRIVE AISLE	54,515 SF
RESERVE	1,469 SF
TOTAL NEW BUA	84,735 SF
EXISTING RETAINED	0
REMOVED BUA	4,428 SF
TOTAL NEW+RE-TAINED BUA	1,95 AC
% OF PROPERTY	84,735 SF
TOTAL BUILDING COVERAGE	12.6 %
DISTANCE LIMITS	BURNT MILL CREEK
RECEIVING STREAM	C.S.W
CLASSIFICATION	18-74-63-2
STREAM INDEX	SEAGATE, BAYMEADE, PANTEGO
SOIL TYPES	17 UNITS/AC
PROPOSED USE	48
ALLOWABLE DENSITY	14 UNITS/ACRE
PROPOSED UNITS	57,600 GSF
PROPOSED DENSITY	3
TOTAL SQUARE FOOTAGE	NA
NUMBER OF STORIES	35
MINIMUM LOT AREA	35
MAXIMUM BLDG HEIGHT	35
PROPOSED BLDG HEIGHT	20
MINIMUM FRONT YARD	20
MINIMUM SIDE YARD	25
MINIMUM REAR YARD	25

**PARKING CALCULATIONS**  
 2.25 SPACES PER 3 BR UNIT X 48 = 108 (MIN)  
 2.5 SPACES PER 3 BR UNIT X 48 = 120 (MAX)  
 25% INCREASE (30 SPACES) ALLOWED WITH PERVIOUS PAVEMENT  
 27 ADDITIONAL SPACES PROVIDED  
 27 SPACES (MIN) SHALL BE CONSTRUCTED OF PERVIOUS PAVEMENT  
 30 PERVIOUS SPACES PROVIDED (15 EX AND 15 PROPOSED)  
 144 SPACES PROVIDED (72 EX AND 72 PROPOSED)  
 48 BIKE SPACES PROVIDED (24 EX AND 24 PROPOSED)  
 5 ADA SPACES REQUIRED & PROVIDED. ALL EXISTING AND PROPOSED ADA SPACES ARE VAN ACCESSIBLE.

**VEHICLE TRIP GENERATION**  
 THE ITE TRIP GENERATION MANUAL PROVIDES THE FOLLOWING ESTIMATES OF TRIPS:  
 EXISTING APARTMENTS (ITE CODE 220) W/ 24 DWELLING UNITS:  
 AM PEAK HOUR TRIPS: 12  
 PM PEAK HOUR TRIPS: 15  
 DAILY TRIPS: 160  
 PROPOSED APARTMENTS (ITE CODE 220) W/ 24 DWELLING UNITS:  
 AM PEAK HOUR TRIPS: 12  
 PM PEAK HOUR TRIPS: 15  
 DAILY TRIPS: 160  
 REMOVE 2 SINGLE FAMILY DWELLINGS: (ITE CODE 210)  
 AM PEAK HOUR TRIPS ELIMINATED: 2  
 PM PEAK HOUR TRIPS ELIMINATED: 2  
 DAILY TRIPS ELIMINATED: 19  
 NET TOTAL (NET CHANGE):  
 AM PEAK HOUR TRIPS: 22 (+10)  
 PM PEAK HOUR TRIPS: 28 (+13)  
 DAILY TRIPS: 301 (+141)  
 A TRAFFIC IMPACT ANALYSIS IS NOT PROPOSED.

**SHEET INDEX**

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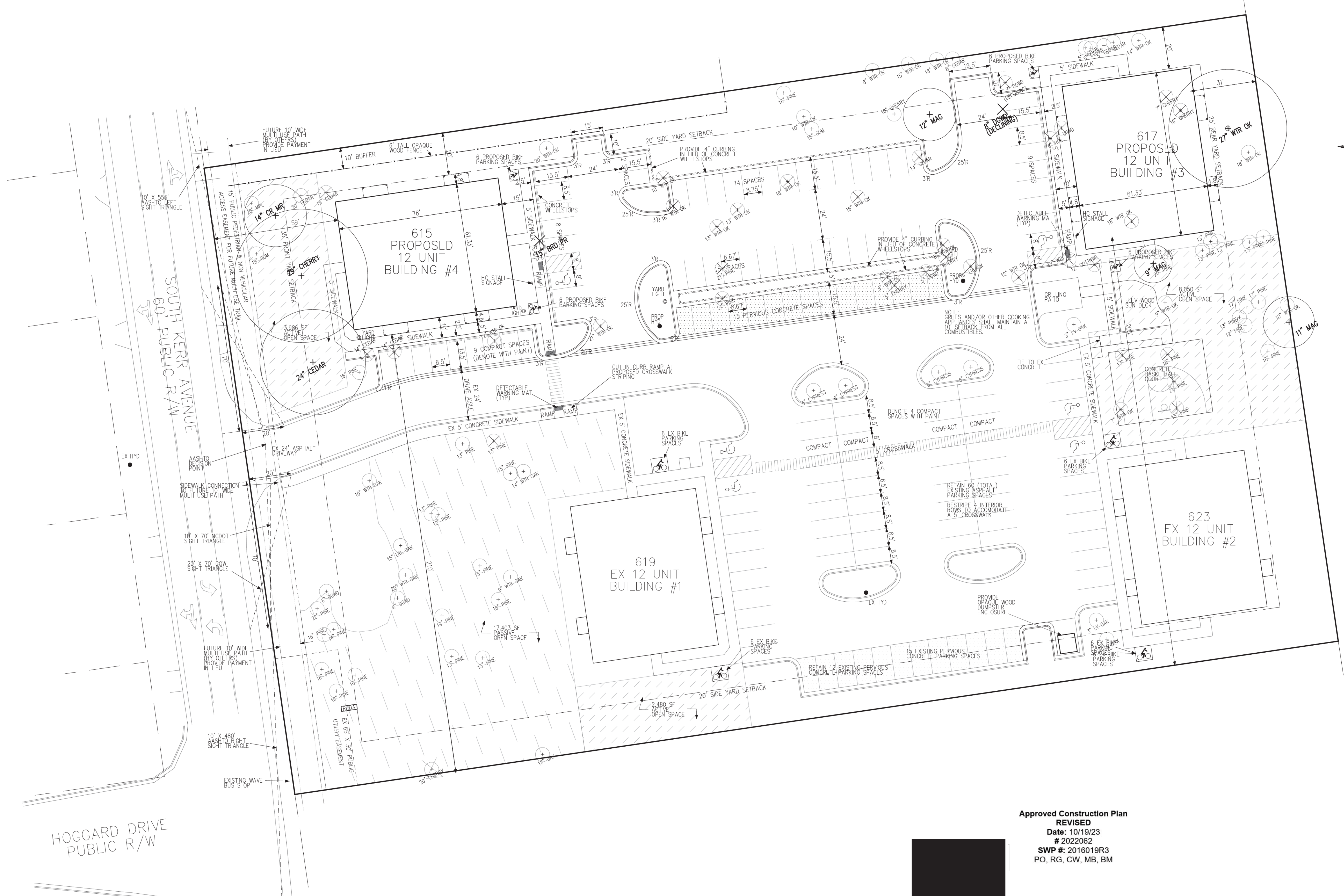
**Approved Construction Plan**  
**REVISED**  
 Date: 10/19/23  
 # 2022062  
 SWP #: 2016019R3  
 PO, RG, CW, MB, BM

SEAHAWK COVE - PHASE II  
 615, 617, 619, 621 & 623 S. KERR AVENUE  
 WILMINGTON, NC 28403

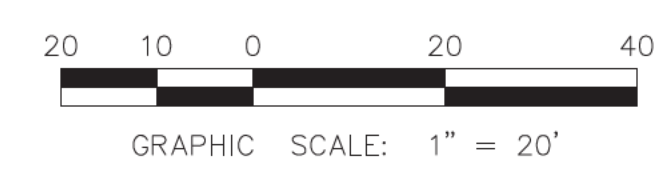
DEVELOPER/OWNER:  
 SEAHAWK COVE SH, LLC  
 305 POTTIGREW DRIVE  
 WILMINGTON, NC 28412  
 (910) 367-9782

STROUD ENGINEERING, P.A.  
 102-D CINEMA DRIVE  
 WILMINGTON, NC 28403  
 (910) 815-0775 LICENSE # C-0647

SCALE: 1" = 30'  
 SHEET: 1 OF 11  
 COVER



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SEAHAWK COVE - PHASE II 615, 617, 619, 621 & 623 S. KERR AVENUE WILMINGTON, NC 28403	DEVELOPER/OWNER: SEAHAWK COVE SH, LLC 305 PETTIGREW DRIVE WILMINGTON, NC 28412 (910) 367-9782	STROUD ENGINEERING, P.A. 102-D CINEMA DRIVE WILMINGTON, NC 28403 (910) 815-0775 LICENSE # C-0647	SCALE: 1" = 20' SHEET: 2 OF 11 SITE PLAN
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HOGGARD DRIVE  
PUBLIC R/W

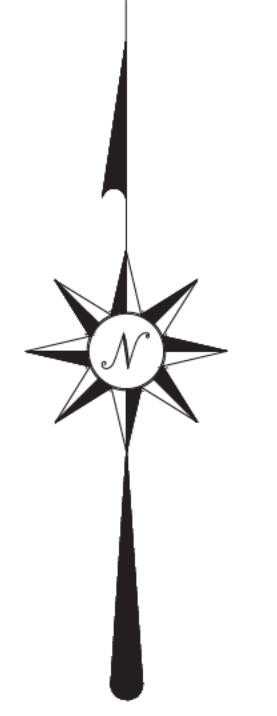
SOUTH KERR AVENUE  
60' PUBLIC R/W

615  
PROPOSED  
12 UNIT  
BUILDING #4

617  
PROPOSED  
12 UNIT  
BUILDING #3

619  
EX 12 UNIT  
BUILDING #1

623  
EX 12 UNIT  
BUILDING #2



**SIDEWALK AND JOB FENCING NOTES:**

ACCESS TO EXISTING SIDEWALK SHALL BE MAINTAINED TO THE GREATEST EXTENT PRACTICABLE.  
 MUTCD R9.9 "SIDEWALK CLOSED" SIGNAGE SHALL BE UTILIZED WHEN CLOSURE IS NECESSARY.  
 ORANGE 4' JOBSITE FENCING SHALL BE INSTALLED AT ENTRANCE POINTS TO PROJECT AT THE CONCLUSION OF EACH WORKDAY.

**TREE PROTECTION AREA SPECIAL CONDITIONS:**

WHEN GRADING OR EXCAVATION MUST OCCUR UNDER CANOPIES OF SIGNIFICANT TREES, TREE ROOTS SHALL BE PRUNED USING APPROPRIATE ARBORICULTURE TOOLS AND PRACTICES.

**TREE REMOVAL LEGEND**

- REGULATED TREE TO BE REMOVED
- REGULATED TREE TO BE RETAINED
- SIGNIFICANT TREE TO BE REMOVED
- SIGNIFICANT TREE TO BE RETAINED

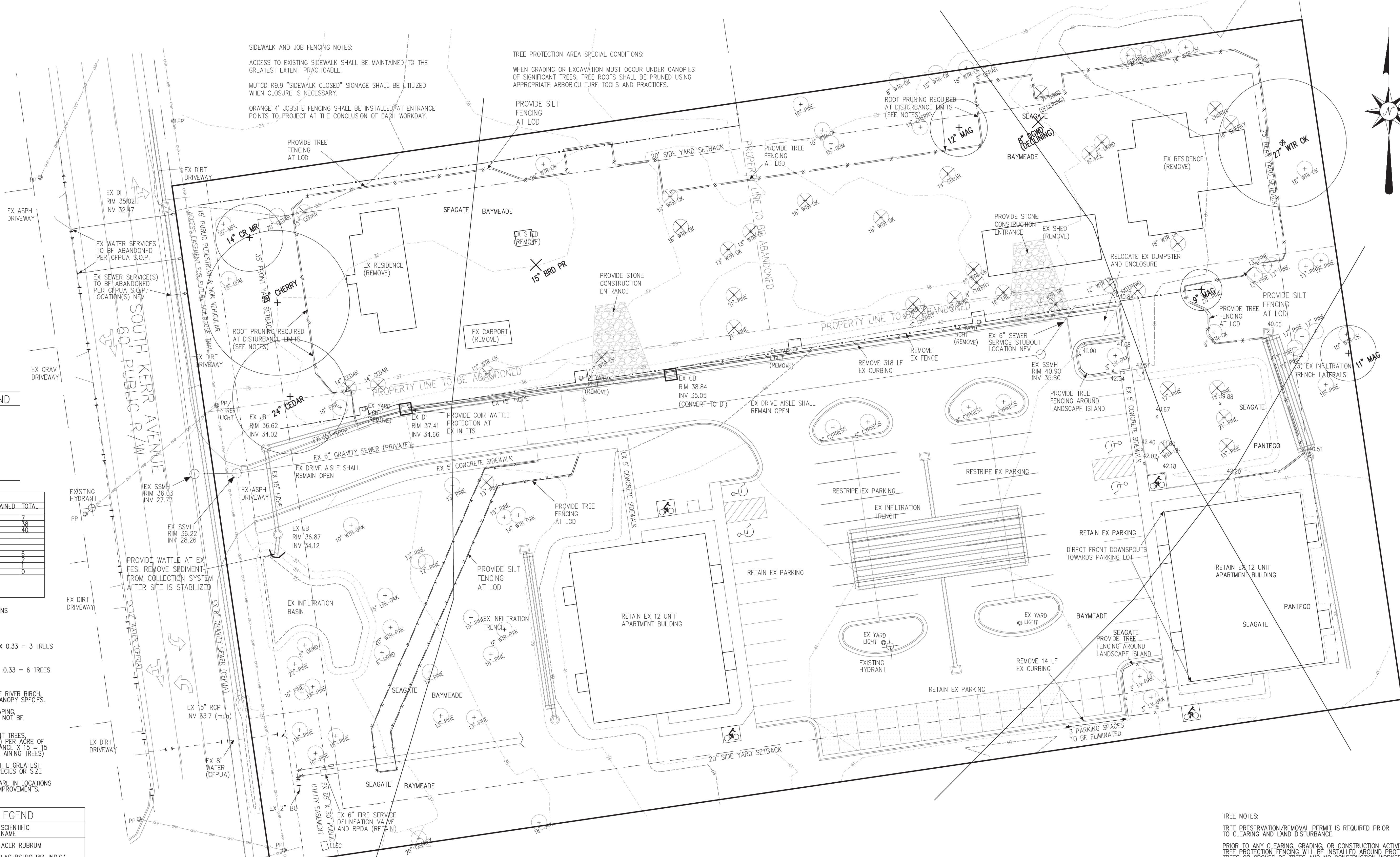
**TREE DATA**

REGULATED TREES	REMOVED	RETAINED	TOTAL
FLOWERING (4'-7')	4	3	7
HARDWOODS (8'-23')	18	20	38
PINES (12'-23')	7	33	40
<b>SIGNIFICANT TREES</b>			
FLOWERING (8'+)	2	4	6
HARDWOODS (24'+)	0	2	2
PINES (SCOTCH) (24'+)	0	1	1
PINES (OTHER) (32'+)	0	0	0

NOTES:  
 SIGNIFICANT TREE MITIGATION CALCULATIONS  
 SIGNIFICANT TREES REMOVED:  
 15" BRADFORD PEAR  
 MITIGATION REQUIRED = 15" X 2 X 25% X 0.33 = 3 TREES  
 8" DOGWOOD  
 MITIGATION REQUIRED = 8 X 2 X 100% X 0.33 = 6 TREES  
 MITIGATION TREE PLANTINGS MAY INCLUDE: RIVER BIRCH, LIVE OAK, LONG LEAF PINE, OR OTHER CANOPY SPECIES.  
 TREES PLANTINGS FOR INTERIOR LANDSCAPING, STREET YARD, AND BUFFER STRIPS SHALL NOT BE COUNTED TOWARDS MITIGATION.  
 IN ADDITION TO MITIGATION OF SIGNIFICANT TREES, RETAIN OR PLANT 15 TREES (2" CALIPER) PER ACRE OF DISTURBANCE. 1 ACRE OF NEW DISTURBANCE X 15 = 15 TREES REQUIRED (SATISFIED THROUGH RETAINING TREES)  
 EXISTING TREES SHALL BE RETAINED TO THE GREATEST EXTENT PRACTICABLE REGARDLESS OF SPECIES OR SIZE.  
 ALL REGULATED TREES TO BE REMOVED ARE IN LOCATIONS WHICH CONFLICT WITH ESSENTIAL SITE IMPROVEMENTS.

**TREE SPECIES LEGEND**

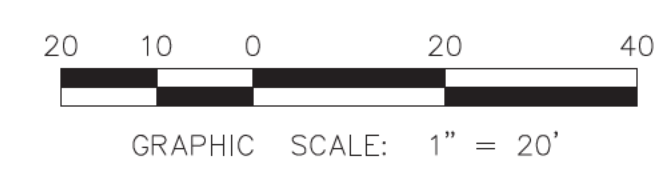
PLAN ABBREV.	COMMON NAME	SCIENTIFIC NAME
MPL	RED MAPLE	ACER RUBRUM
CR MR	CRAPE MYRTLE	LAGERSTROEMIA INDICA
CHERRY	BLACK CHERRY	PRUNUS SEROTINA
BRD PR	BRADFORD PEAR	PYRUS CALLERYANA
LRL OK	LAUREL OAK	QUERCUS LAURIFOLIA
WTR OK	WATER OAK	QUERCUS NIGRA
PINE	LOBLOLLY PINE	PINUS TAEDA
GUM	SWEETGUM	LIQUIDAMBAR STYRAOFLUA
DOGWD	DOGWOOD	CORNUS FLORIDA
MAG	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA
HOL	AMERICAN HOLLY	ILEX OPACA
CYPRESS	BALD CYPRESS	TAXODIUM DISTICHUM
COTTNWD	EASTERN COTTONWOOD	POPULUS DELTOIDES
CEDAR	WHITE CEDAR	CHAMAECYPARIS THYOIDES



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**TREE NOTES:**  
 TREE PRESERVATION/REMOVAL PERMIT IS REQUIRED PRIOR TO CLEARING AND LAND DISTURBANCE.  
 PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.  
 PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. LAND CLEARING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS.  
 LABEL PROTECTIVE FENCING WITH SIGNS TO BE PLACED EVERY 50 LINEAR FEET, OR AT LEAST 2 PER AREA, IN BOTH ENGLISH AND SPANISH STATING: "TREE PROTECTION AREA: DO NOT ENTER"



SEAHAWK COVE - PHASE II 615, 617, 619, 621 & 623 S. KERR AVENUE WILMINGTON, NC 28403	DEVELOPER/OWNER: SEAHAWK COVE SH, LLC 305 PETTIGREW DRIVE WILMINGTON, NC 28412 (910) 367-9782	STROUD ENGINEERING, P.A. 102-D CINEMA DRIVE WILMINGTON, NC 28403 (910) 815-0775 LICENSE # C-0647	SCALE: 1" = 20'
			SHEET: 3 OF 11 EXISTING CONDITIONS, TREE PROTECTION, & DEMOLITION PLAN

**SIGNIFICANT TREE MITIGATION CALCULATIONS**

**SIGNIFICANT TREES REMOVED:**  
 15" BRADFORD PEAR  
 MITIGATION REQUIRED = 15" X 2 X 25% X 0.33 = 3 TREES  
 8" DOGWOOD  
 MITIGATION REQUIRED = 8 X 2 X 100% X 0.33 = 6 TREES

TREES PLANTINGS FOR INTERIOR LANDSCAPING, STREETYARD, AND BUFFER STRIPS SHALL NOT BE COUNTED TOWARDS MITIGATION.

IN ADDITION TO MITIGATION OF SIGNIFICANT TREES, RETAIN OR PLANT 15 TREES (2" CALIPER) PER ACRE OF DISTURBANCE; 1 ACRE OF NEW DISTURBANCE X 15 = 15 TREES REQUIRED (SATISFIED THROUGH RETAINING TREES)

EXISTING TREES SHALL BE RETAINED TO THE GREATEST EXTENT PRACTICABLE REGARDLESS OF SPECIES OR SIZE

ALL REGULATED TREES TO BE REMOVED ARE IN LOCATIONS WHICH CONFLICT WITH ESSENTIAL SITE IMPROVEMENTS.

TREE DATA			
REGULATED TREES	REMOVED	RETAINED	TOTAL
FLOWERING (14"-21")	4	3	7
HARDWOODS (8"-23")	18	20	38
PINES (12"-23")	7	33	40
SIGNIFICANT TREES			
FLOWERING (8"-11")	2	4	6
HARDWOODS (24"-2")	0	2	2
PINES (SPECIAL) (24"-1")	0	2	2
PINES (OTHER) (32"-1")	0	0	0

TREE REMOVAL LEGEND	
REGULATED TREE TO BE REMOVED	
REGULATED TREE TO BE RETAINED	
SIGNIFICANT TREE TO BE REMOVED	
SIGNIFICANT TREE TO BE RETAINED	

PLAN ABBREV.	COMMON NAME	SCIENTIFIC NAME
MPL	RED MAPLE	ACER RUBRUM
CR MR	GRAPE MYRTLE	LAGERSTROEMIA INDICA
CHERRY	BLACK CHERRY	PRUNUS SEROTINA
BRD PR	BRADFORD PEAR	PYRUS CALLERYANA
LRL OK	LAUREL OAK	QUERCUS LAURIFOLIA
WTR OK	WATER OAK	QUERCUS NIGRA
PINE	LOBLOLLY PINE	PINUS TAEDA
GUM	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
DGWD	DOGWOOD	CORNUS FLORIDA
MAG	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA
HOL	AMERICAN HOLLY	ILEX OPACA
CYPRESS	BALDCYPRESS	TAXODIUM DISTICHUM
COTINWD	EASTERN COTTONWOOD	POPULUS DELTOIDES
CEDAR	WHITE CEDAR	CHAMAECYPARIS THYOIDES

LANDSCAPE SCHEDULE				
SYMBOL	SPECIES	CATEGORY	MINIMUM SIZE	NO.
	LIVE OAK	LARGE SHADE TREE	2 INCH CALIPER	13
	GRAPE MYRTLE	SMALL TREE	5 GAL POT	15
	AZALEA	SHRUB	12 INCH HEIGHT	18
	DWARF PITTOSPORUM	SHRUB	12 INCH HEIGHT	37
	ASIATIC JASMINE	GROUND COVER	2.5 QT POT	85

**LANDSCAPING CALCULATIONS**

**STREETYARD**  
 100 LF PROPERTY FRONTAGE WITH NO DRIVEWAY = 100 LF  
 STREETYARD MULTIPLIER = 18 X 100 = 1,800 SF REQUIRED (1,800 SF PROVIDED)  
 STREETYARD IS ADJACENT TO OVERHEAD POWER LINES--PROVIDE UNDERSTORY TREES 3 UNDERSTORY TREE PER 600 SF = 9 REQUIRED (9 PROVIDED)  
 6 SHRUBS PER 600 SF = 18 REQUIRED (18 PROVIDED)

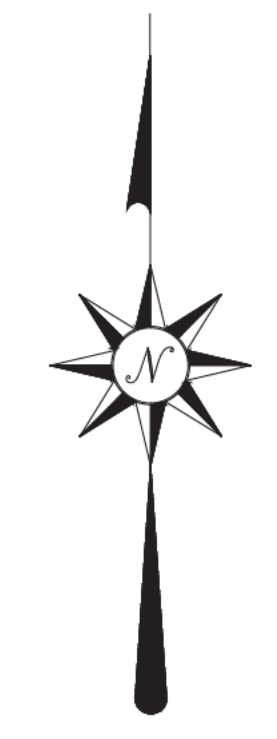
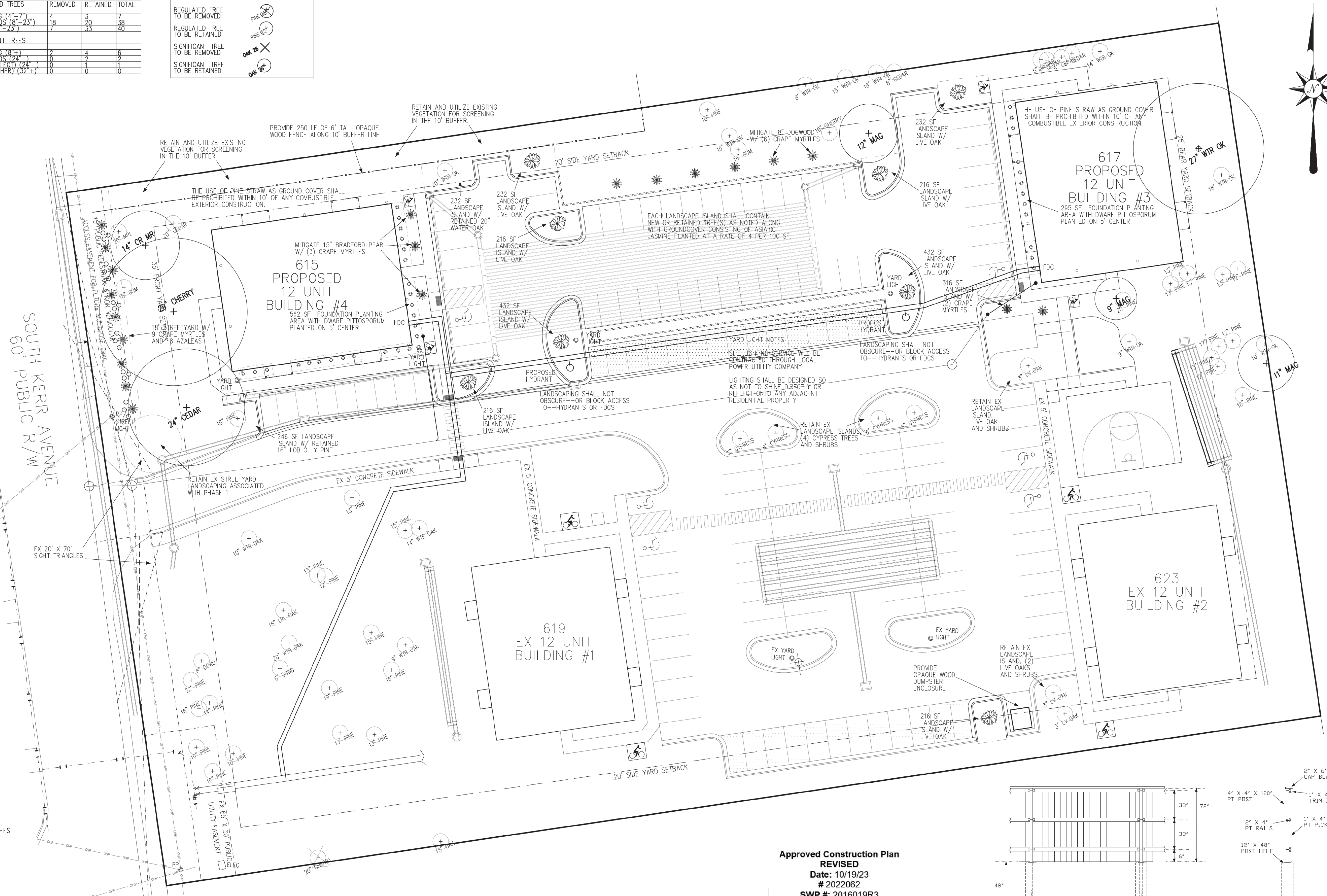
**PARKING AREA INTERIOR SHADING**  
 32,008 SF BUA X 20% = 6,401 SF REQUIRED (8,482 SF PROVIDED)  
 PROVIDE/RETAIN 8 CANOPY TREES AT 707 SF EA = 5,656 SF  
 PROVIDE 9 UNDERSTORY TREES AT 314 SF EA = 2,826 SF

**PARKING AREA PERIMETER** -- NA

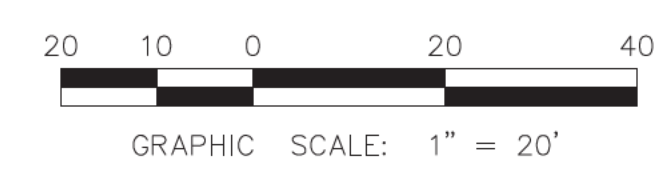
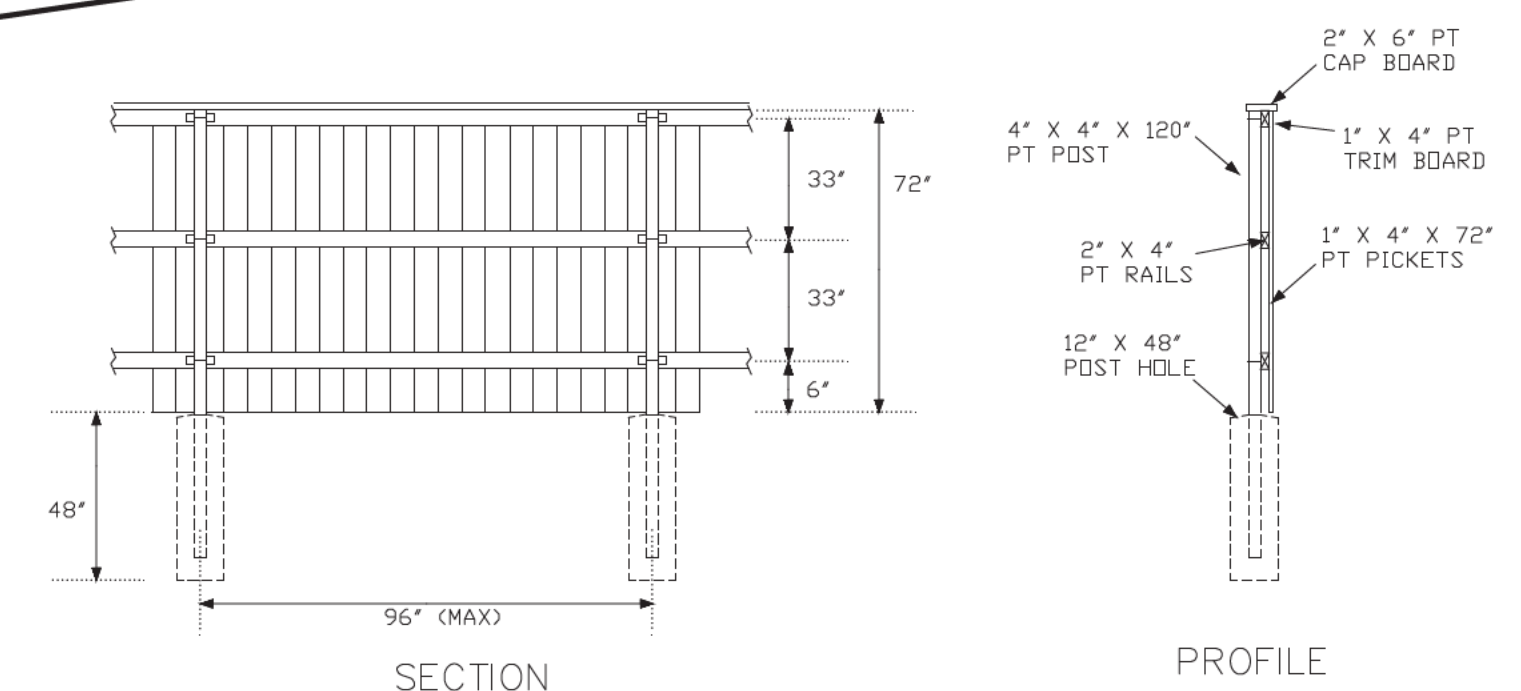
**FOUNDATION PLANTING CALCULATIONS**

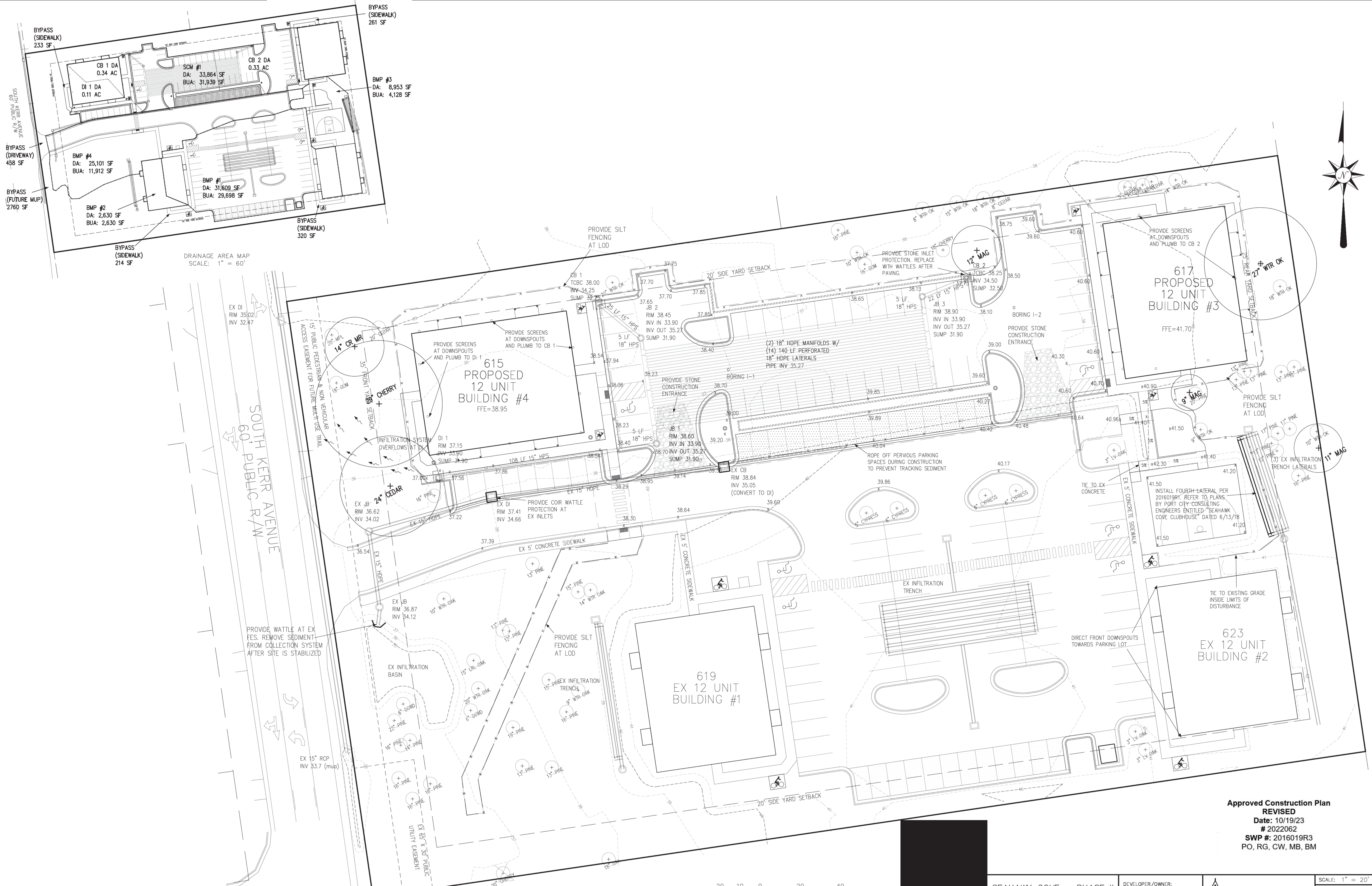
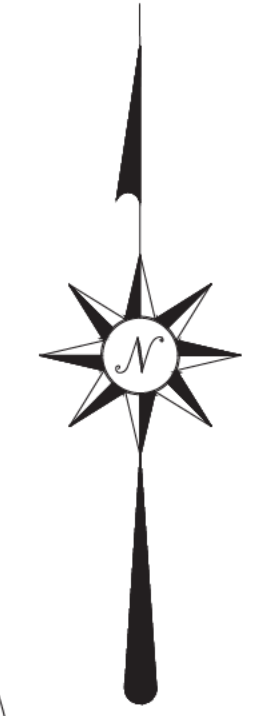
**BUILDING #3-**  
 30 FT FACADE HEIGHT X 75 LF OF FACADE ADJACENT TO PARKING/DRIVE AISLE = 2,250 SF X 12% = 270 SF REQUIRED (295 SF PROVIDED)

**BUILDING #4-**  
 30 FT FACADE HEIGHT X 135 LF OF FACADE ADJACENT TO PARKING/DRIVE AISLE = 4,050 SF X 12% = 486 SF REQUIRED (562 SF PROVIDED)

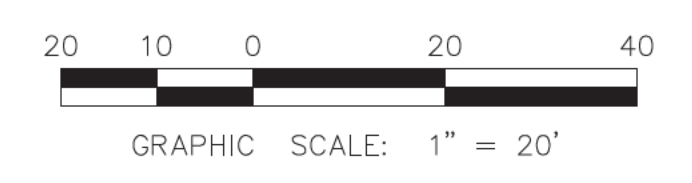


**Approved Construction Plan**  
**REVISED**  
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 PO, RG, CW, MB, BM



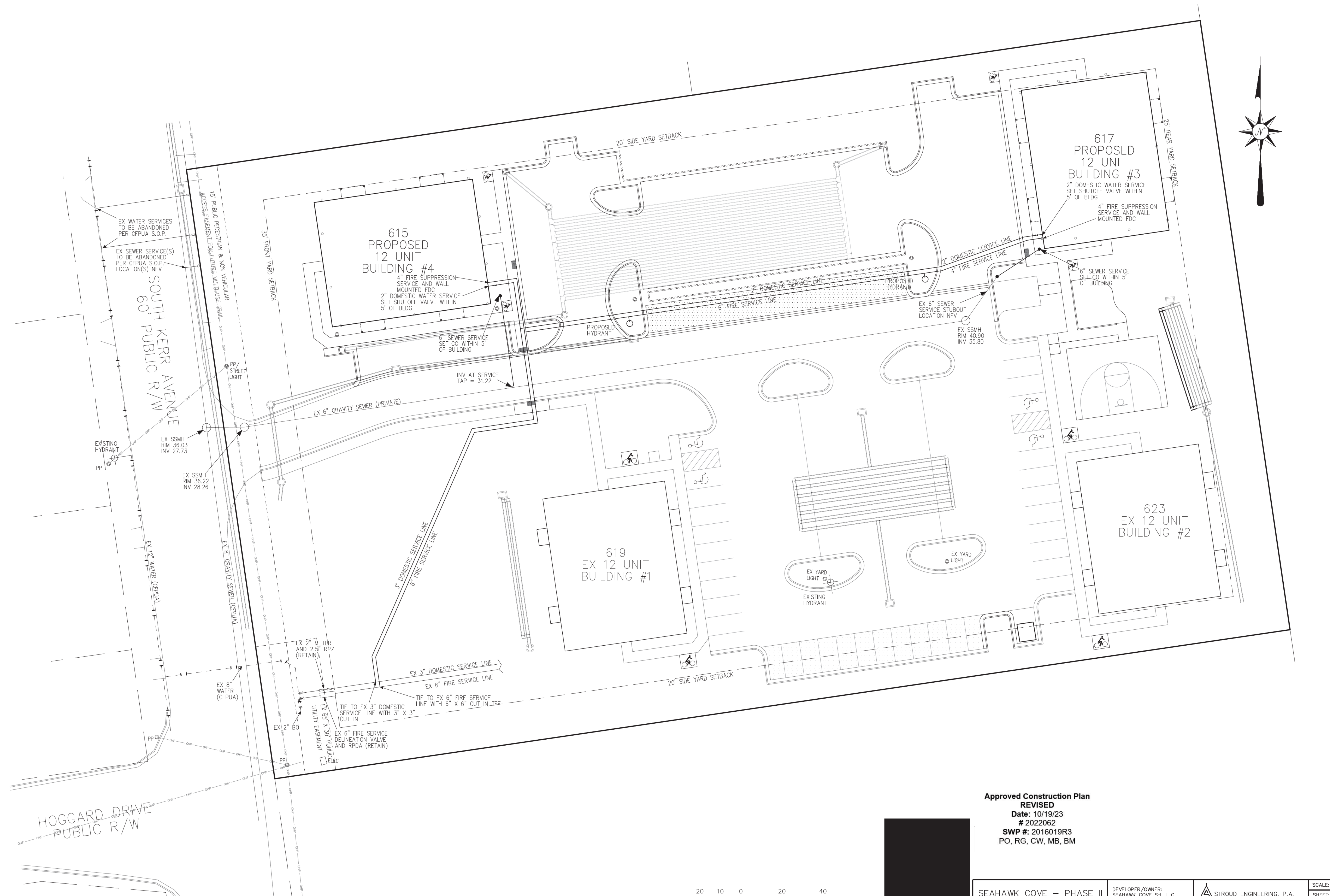


DRAINAGE AREA MAP  
SCALE: 1" = 60'



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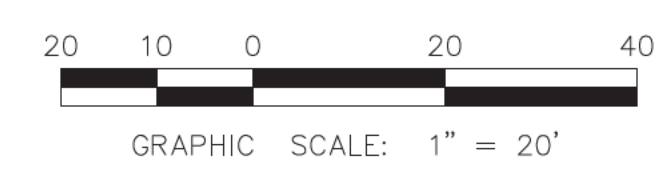
<b>SEAHAWK COVE – PHASE II</b> 615, 617, 619, 621 & 623 S. KERR AVENUE WILMINGTON, NC 28403	<b>DEVELOPER/OWNER:</b> SEAHAWK COVE SH, LLC 305 PETTIGREW DRIVE WILMINGTON, NC 28412 (910) 367-9782	<b>STROUD ENGINEERING, P.A.</b> 102-D CINEMA DRIVE WILMINGTON, NC 28403 (910) 815-0775 LICENSE # C-0647	<b>SCALE:</b> 1" = 20' <b>SHEET:</b> 5 OF 11 <b>GRADING AND DRAINAGE PLAN</b>
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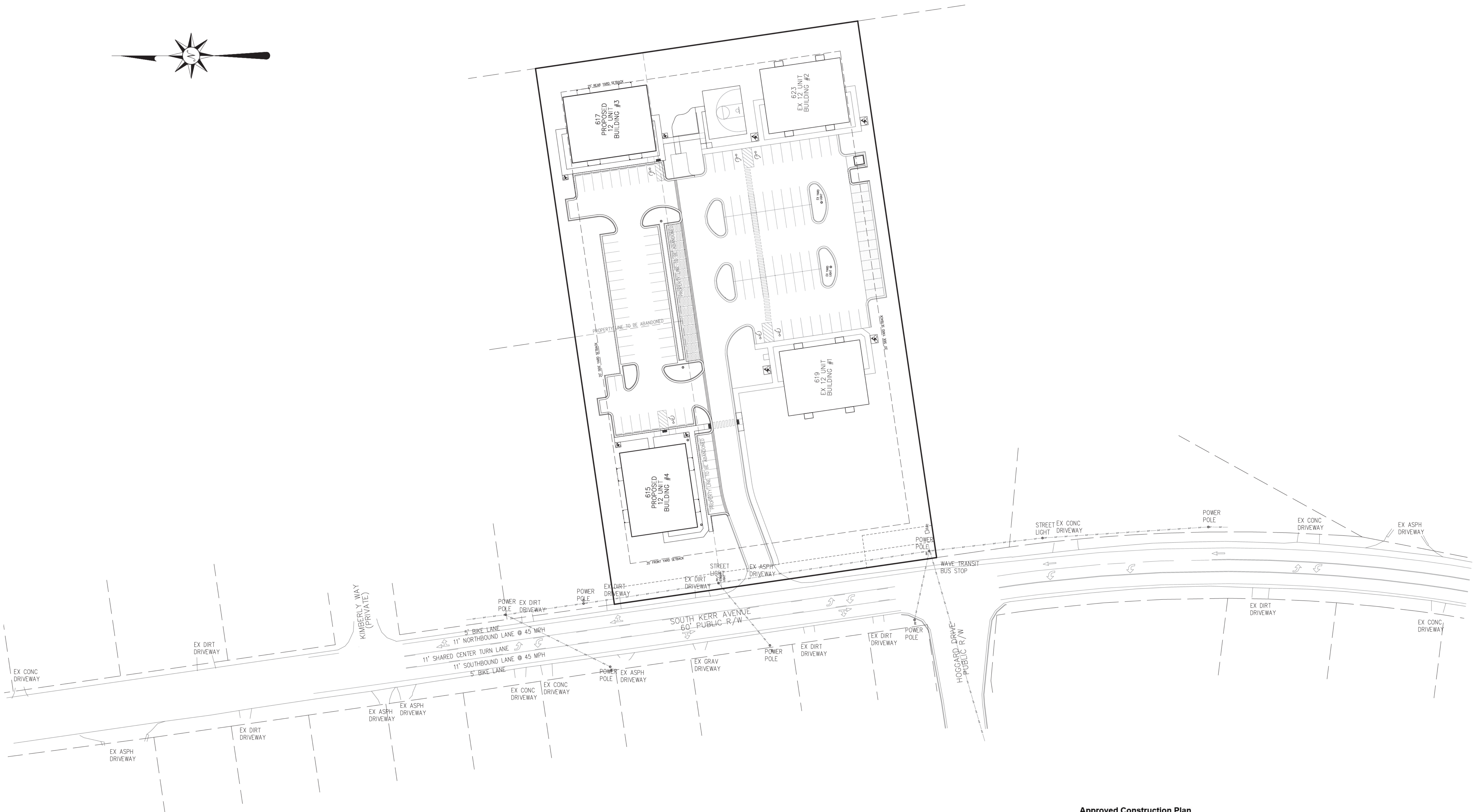
HOGGARD DRIVE  
PUBLIC R/W

SOUTH KERR AVENUE  
60' PUBLIC R/W

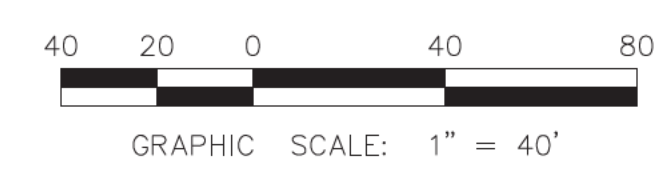
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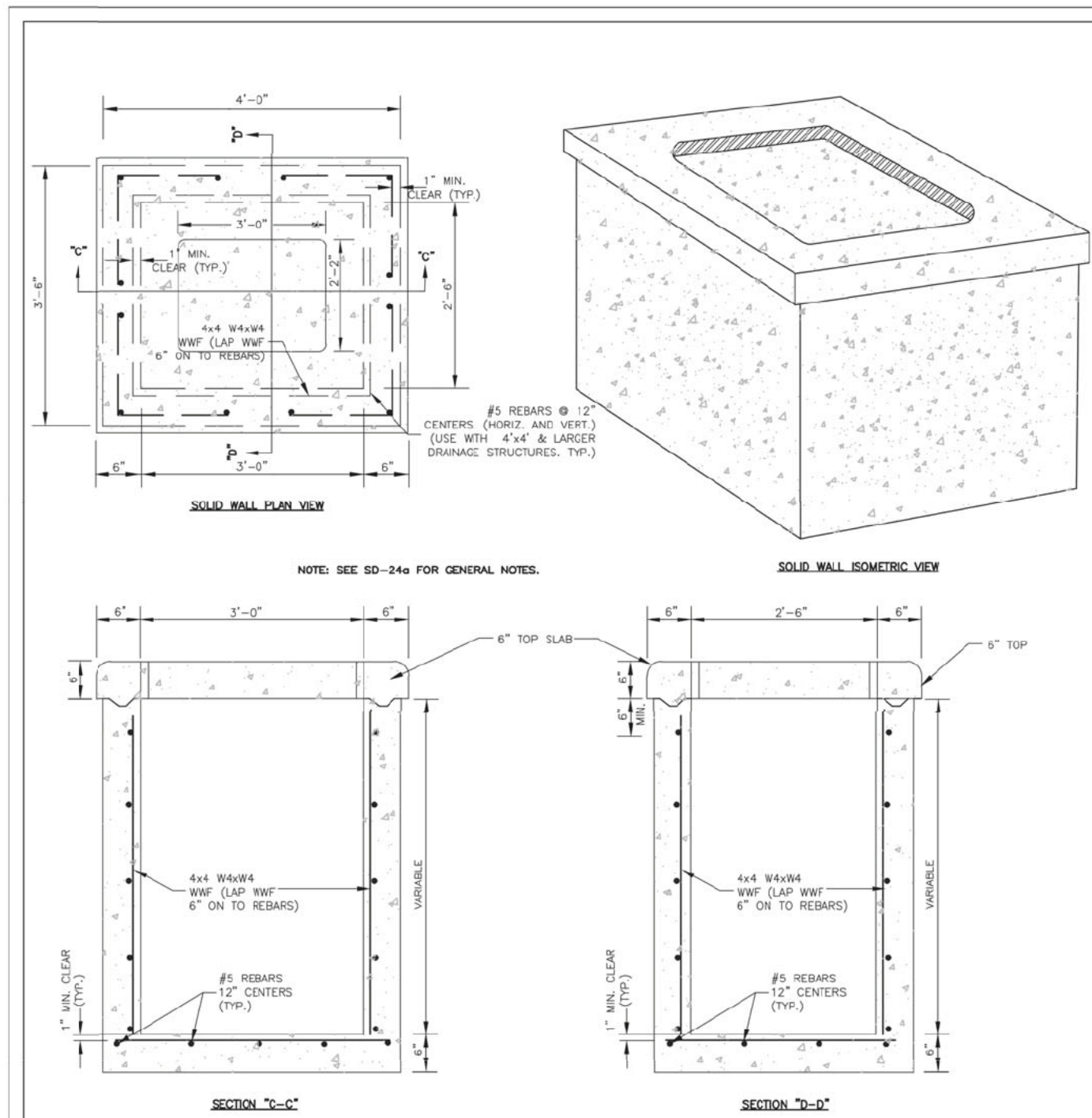
SEAHAWK COVE - PHASE II 615, 617, 619, 621 & 623 S. KERR AVENUE WILMINGTON, NC 28403	DEVELOPER/OWNER: SEAHAWK COVE SH, LLC 305 PETTIGREW DRIVE WILMINGTON, NC 28412 (910) 367-9782	STROUD ENGINEERING, P.A. 102-D CINEMA DRIVE WILMINGTON, NC 28403 (910) 815-0775 LICENSE # C-0647	SCALE: 1" = 20' SHEET: 6 OF 11 UTILITY PLAN
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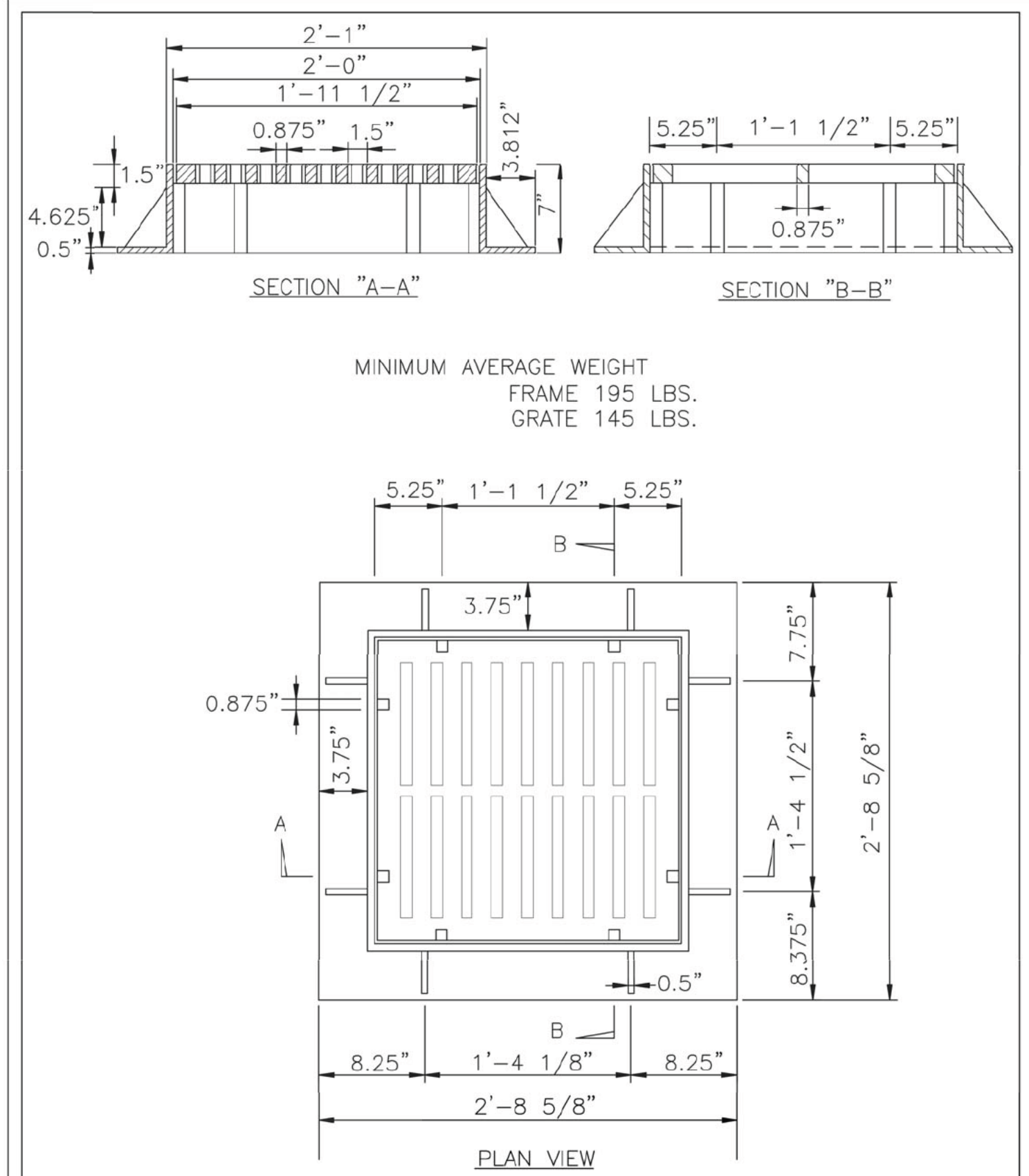
SEAHAWK COVE - PHASE II 615, 617, 619, 621 & 623 S. KERR AVENUE WILMINGTON, NC 28403	DEVELOPER/OWNER: SEAHAWK COVE SH, LLC 305 PETTIGREW DRIVE WILMINGTON, NC 28412 (910) 367-9782	 STROUD ENGINEERING, P.A. 102-D CINEMA DRIVE WILMINGTON, NC 28403 (910) 815-0775 LICENSE # C-0647	SCALE: 1" = 40' SHEET: 7 OF 11 ROADWAY INVENTORY
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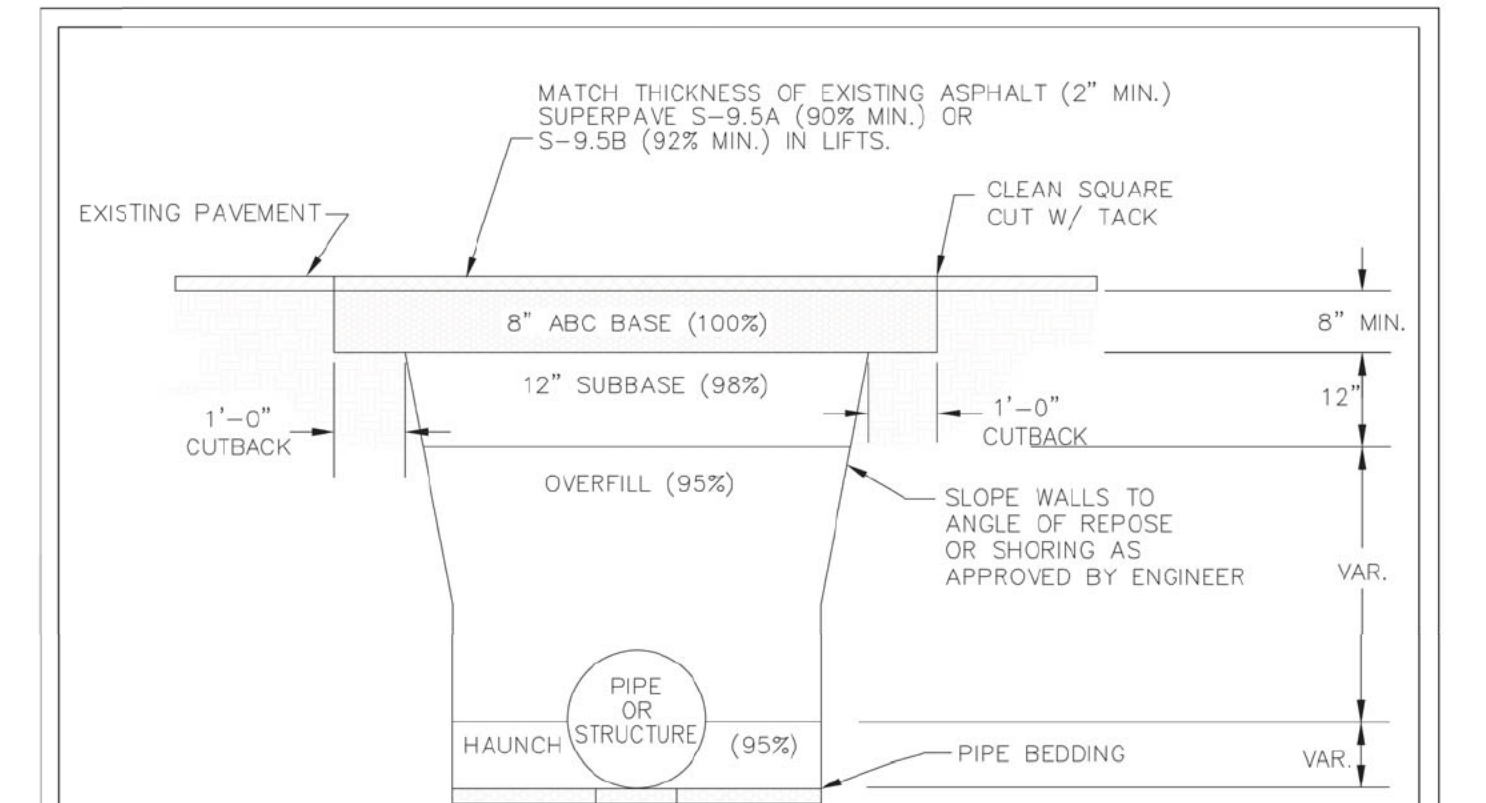
DATE: 0001	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1310 WILMINGTON, NC 28402 (910) 341-7807</p>
DRAWN BY JSR/CMR	PRECAST DRAINAGE STRUCTURE SOLID WALL	
CHECKED BY B.P., P.E.		
SCALE NOT TO SCALE		
	SD 2-24	

- GENERAL NOTES:**
- \* USE 4000 PSI CONCRETE, PROVIDE FOR H-20 TRAFFIC LOADING.
  - \* PROVIDE ALL REINFORCING STEEL WHICH MEETS ASTM A615 FOR GRADE 60 AND WELDED WIRE FABRIC CONFORMING TO ASTM A185,
  - \* PLACE LIFT HOLES OR PINS IN ACCORDANCE WITH OSHA STANDARD 1926.704
  - \* PROVIDE FORMED OPENINGS, FOR PIPE TO PROVIDE REQUIRED SIZE AND LOCATION. SEAL OPENINGS WITH HYDRAULIC CEMENT.
  - \* ALL ELEMENTS PRECAST TO MEET ASTM C913.
  - \* SET ON 6" WASHED STONE
  - \* FRAME AND GRATE HEIGHT MAY BE ADJUSTED WITH BRICK.
  - \* PROVIDE PRECAST STRUCTURES OVER 4'-0" IN DEPTH WITH STEPS/LADDER INSTALLED IN ACCORDANCE WITH ASHA STANDARD 1910.27 AND AS FIELD CONDITIONS DICTATE.
  - \* WELDED WIRE FABRIC MAY BE SUBSTITUTED FOR REBAR AS LONG AS THE SAME AREA OF STEEL IS PROVIDED.
  - \* SEAL JOINTS WITH A FLEXIBLE BUTYL RUBBER BASE CONFORMING TO FEDERAL SPECIFICATION SS-S-21A, AASHTO M-19B, TYPE B - BUTYL RUBBER.
  - \* USE FRAME AND GRATE AS PER SD 14-04
  - \* GRCUT INVERT TO PROVIDE SMOOTH FLOW

DATE: 08/2020	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1310 WILMINGTON, NC 28402 (910) 341-7807</p>
DRAWN BY JSR/CMR	PRECAST DRAINAGE STRUCTURE GENERAL NOTES	
CHECKED BY B.P., P.E.		
SCALE NOT TO SCALE		
	SD 2-24a	



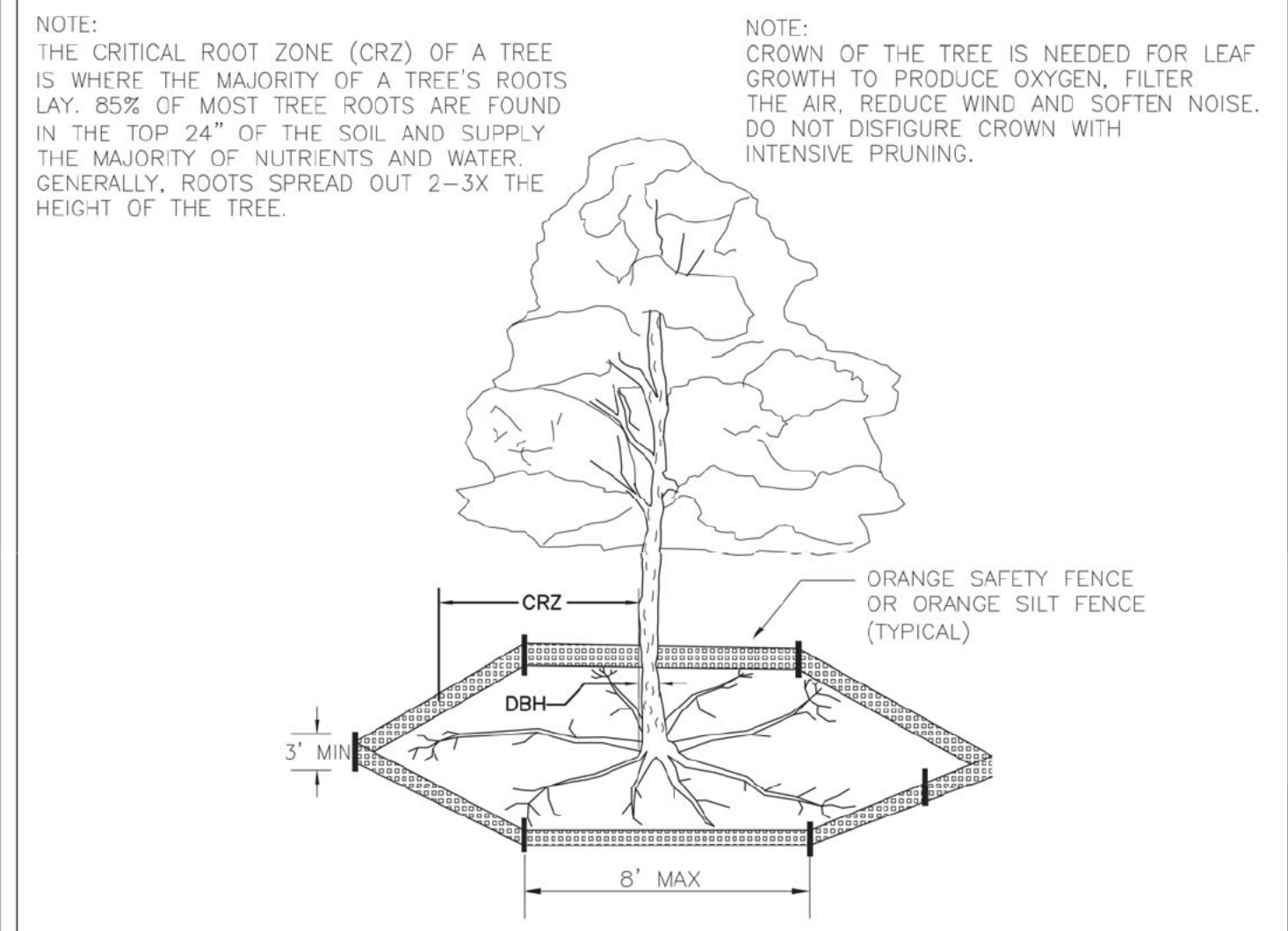
DATE: 2001	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1310 WILMINGTON, NC 28402 (910) 341-7807</p>
DRAWN BY JSR/CMR	DROP INLET CASTINGS	
CHECKED BY B.P., P.E.		
SCALE NOT TO SCALE		
	SD 14-04	



**NOTES:**

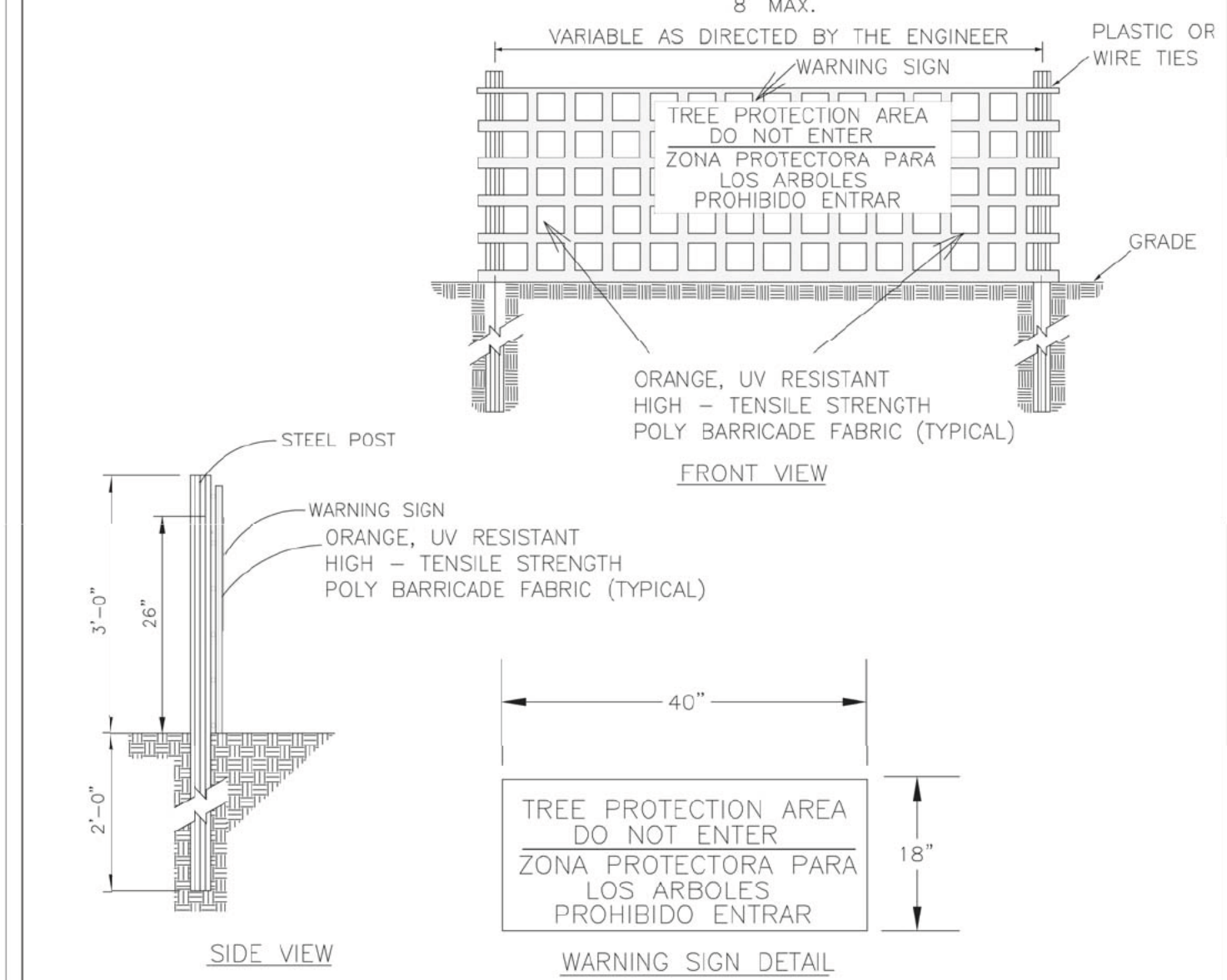
- CONTRACTOR SHALL ENSURE BOTTOM OF TRENCH IS SUITABLE FOR INSTALLATION AND DOES NOT REQUIRE FOUNDATION CONDITIONING STONE.
- FILL SHALL BE SUITABLE MATERIAL THAT IS FREE FROM HEAVY CLAY, GUMBOS, DEBRIS, ORGANICS AND LITTLE TO NO EXCESSIVE MOISTURE.
- SELECT BACKFILL MAY BE SUBSTITUTED OR REQUIRED BY CITY TO ACHIEVE COMPACTION, (I.E. #57, ABC, CRUSHED LIMESTONE, CLEAN SAND, FLOWABLE FILL, ETC).
- SOIL SHALL BE INSTALLED IN 6"-8" LIFTS AND COMPACTED BY A MECHANIZED TAMPER (I.E. JUMPING JACK), HOWEVER, VIBRATORY ROLLERS > 18" WIDTH MAY BE USED FOR LARGER EXCAVATIONS. THE PLATE TAMP METHOD SHALL NOT BE USED.
- ALL APPROVED CASTINGS SHALL BE SET FLUSH TO GRADE AND SUPPORTED IF APPLICABLE.
- COMPACT MATERIALS TO MINIMUM % DENSITY SHOWN IN DIAGRAM AS DETERMINED BY THE STANDARD PROCTOR METHOD ASTM D-698-A FOR SOILS, AND ASTM D-698-C FOR ABC STONE; AND BY NUCLEAR GAUGE OR CORE SAMPLE FOR ASPHALT.
- CUTBACKS OF ASPHALT SHALL BE PREPARED ON EDGE OF EXCAVATION OVER TOP OF UNDISTURBED SOIL.

DATE: MAY, 2013	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING OFFICE 212 OPERATIONS CENTER DRIVE WILMINGTON, NC 28412 (910) 341-7807</p>
DRAWN BY JSR	PAVEMENT REPAIRS-UTILITY CUTS	
CHECKED BY D.E.C., P.E.		
SCALE NOT TO SCALE		
	SD 1-05	



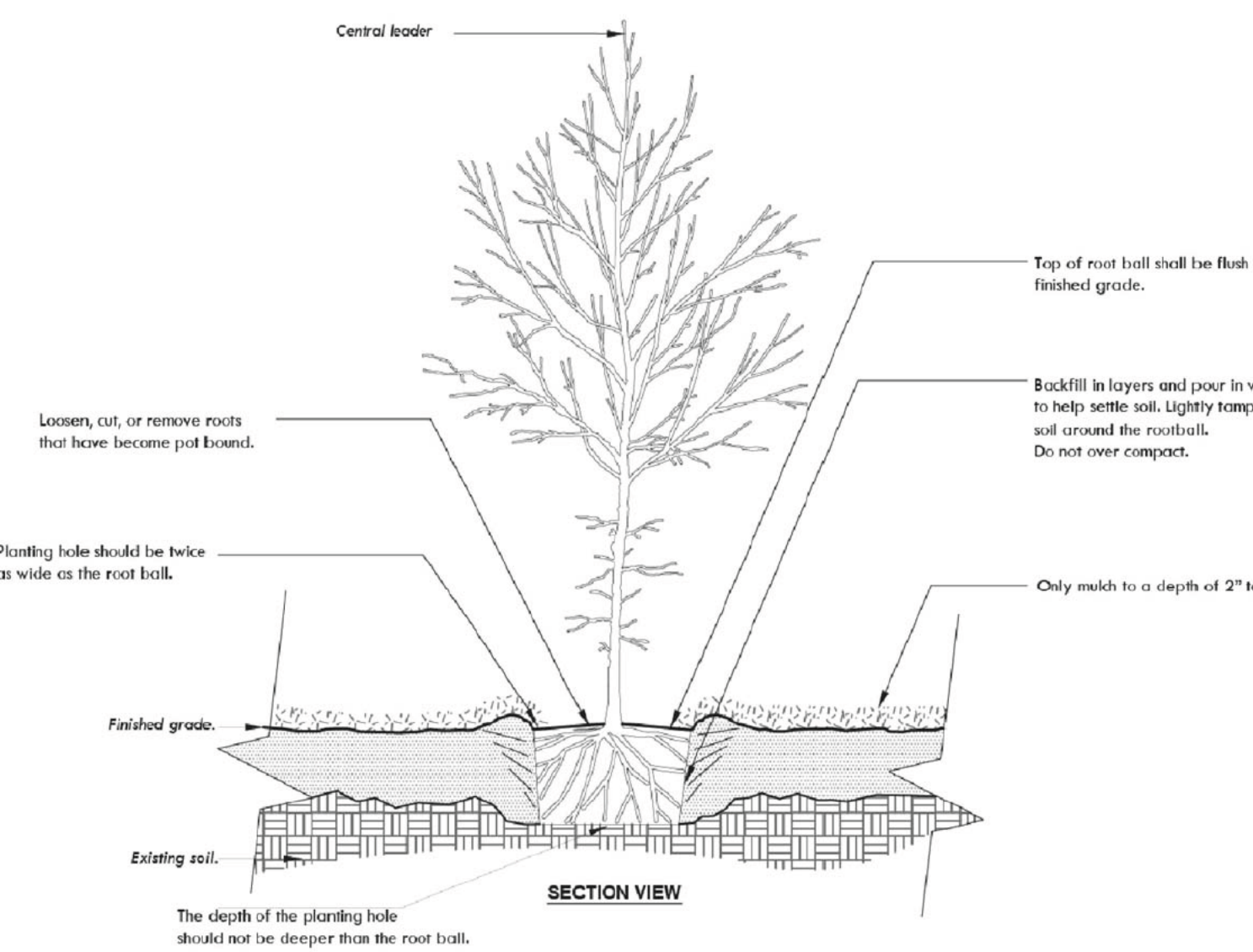
- NOTES:**
- PROTECT CRITICAL ROOT ZONE (CRZ) OF TREES PRIOR TO CONSTRUCTION. CLEARLY MARK THE TREES AND ERECT A PROTECTIVE BARRIER AT THE CRZ. BARRIER SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
  - CRZ RADIUS IS 1 FT PER INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH).
  - IF CONSTRUCTION OCCURS WITHIN THE CRZ, AT LEAST 12" OF MULCH AND/OR LOGGING MATS SHALL BE PLACED WHERE MACHINERY MANEUVERS TO REDUCE SOIL COMPACTION IN THIS ZONE.
  - 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.
  - 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.
  - 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 1310 WILMINGTON, NC 28402 (910) 341-7807</p>
DRAWN BY JSR	TREE PROTECTION DURING CONSTRUCTION	
CHECKED BY RDG, P.E.		
SCALE NOT TO SCALE		
	SHEET 1 of 2 SD 15-09	



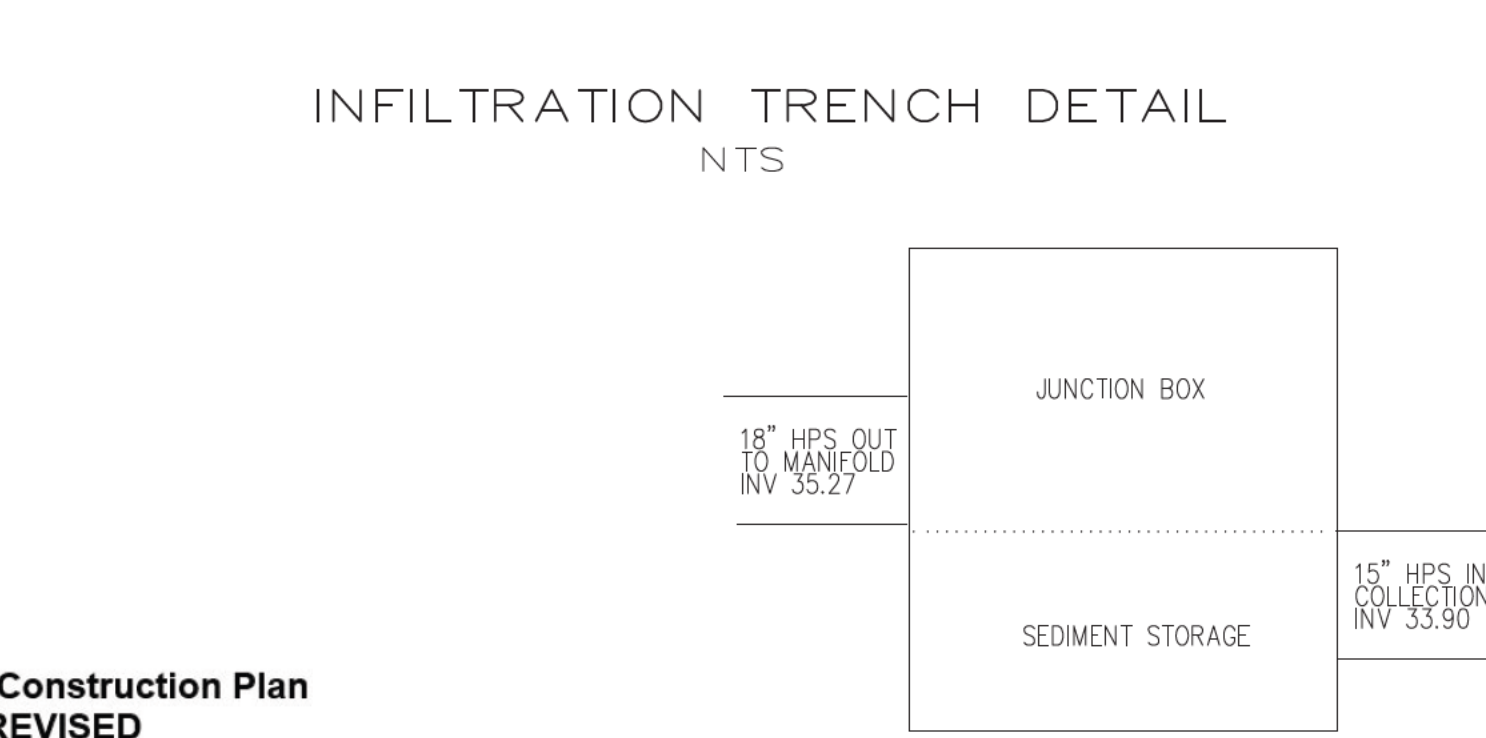
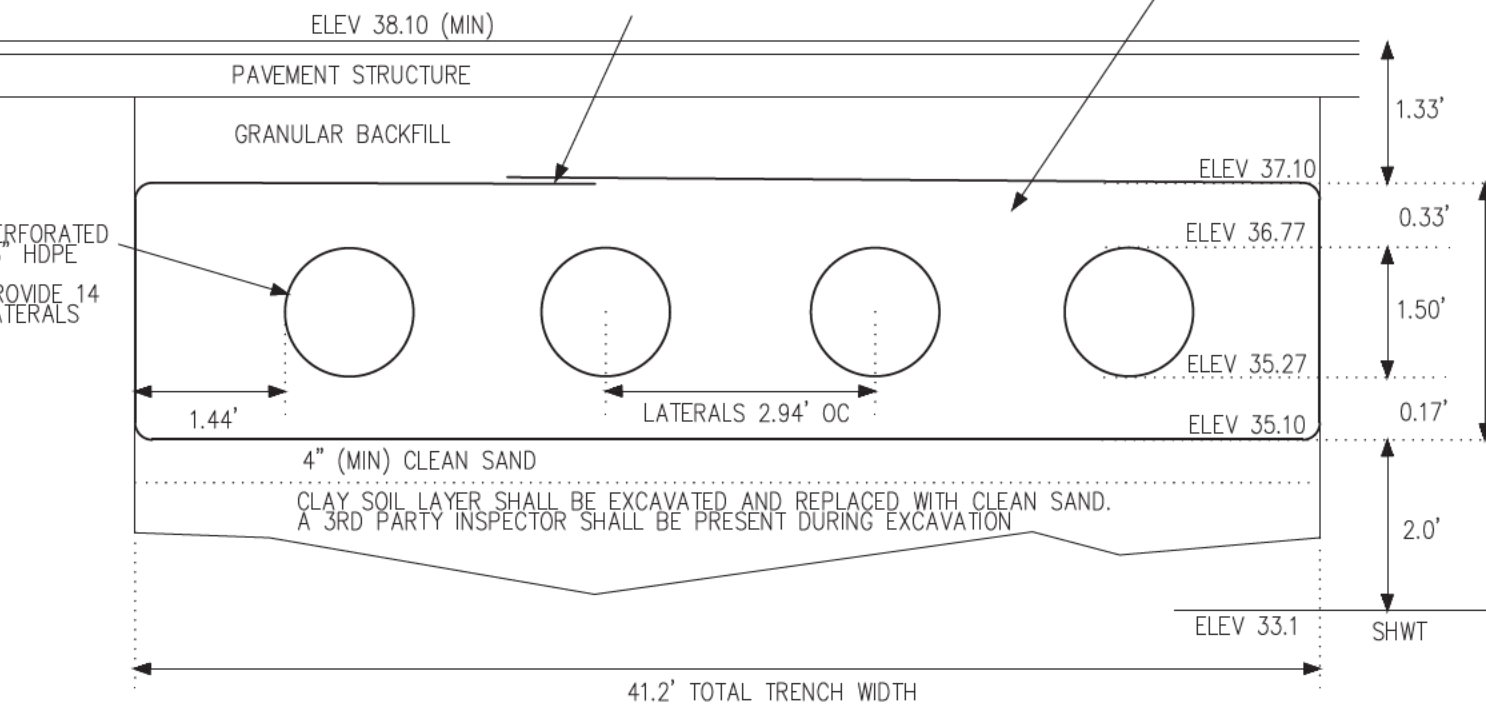
- NOTES:**
- THE TREE PROTECTION FENCING SHALL NOT BE VIOLATED FOR THE ENTIRE DURATION OF THE PROJECT WITHOUT APPROVAL FROM URBAN FORESTRY STAFF.
  - WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH, MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
  - SIGNS SHALL BE 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.
  - ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE AND SIGNS THROUGHOUT DURATION OF PROJECT.
  - TREE PROTECTION FENCING AND SIGNAGE SHALL BE REMOVED AFTER CONSTRUCTION.
  - 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 1310 WILMINGTON, NC 28402 (910) 341-7807</p>
DRAWN BY JSR	TREE PROTECTION DURING CONSTRUCTION	
CHECKED BY RDG, P.E.		
SCALE NOT TO SCALE		
	SHEET 2 of 2 SD 15-09	



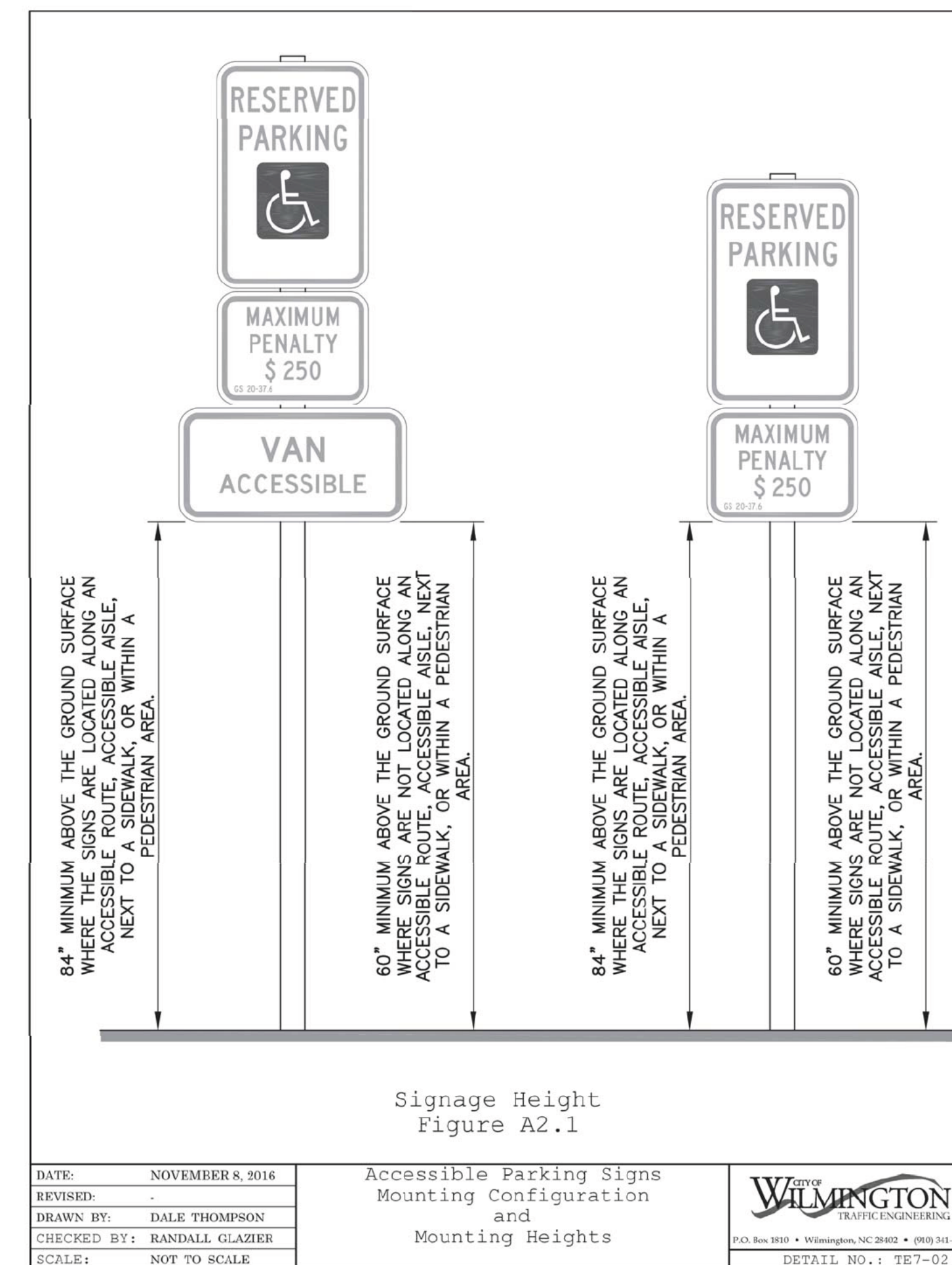
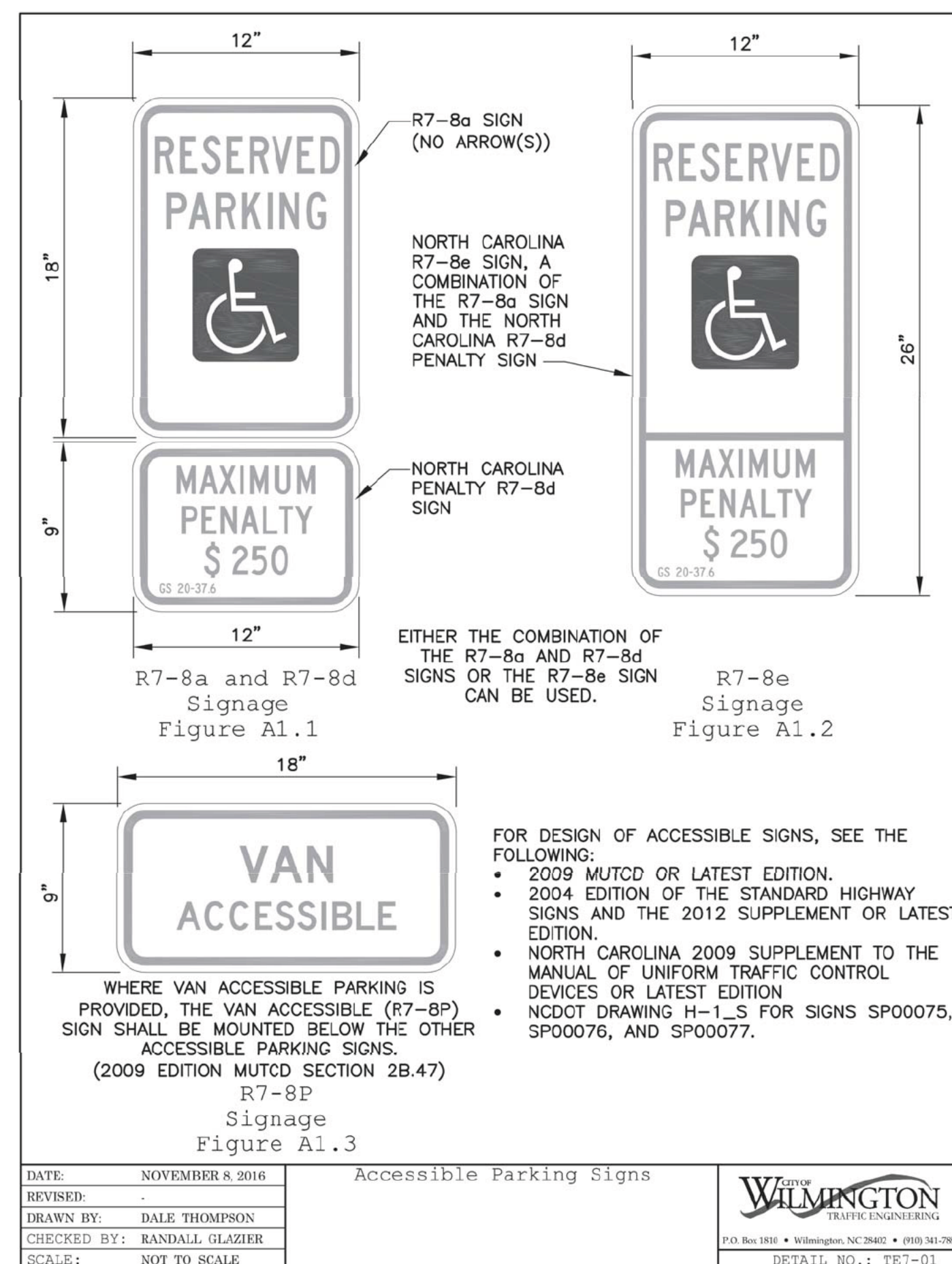
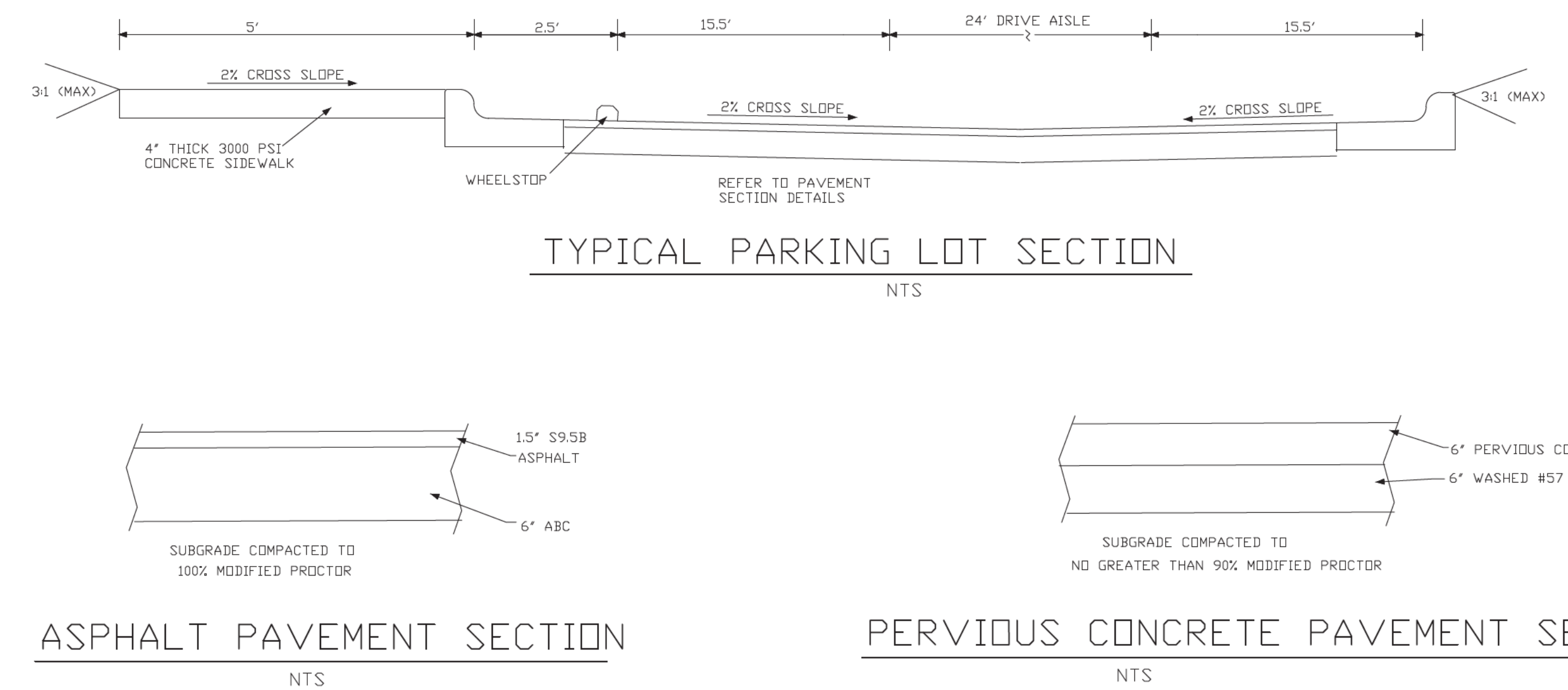
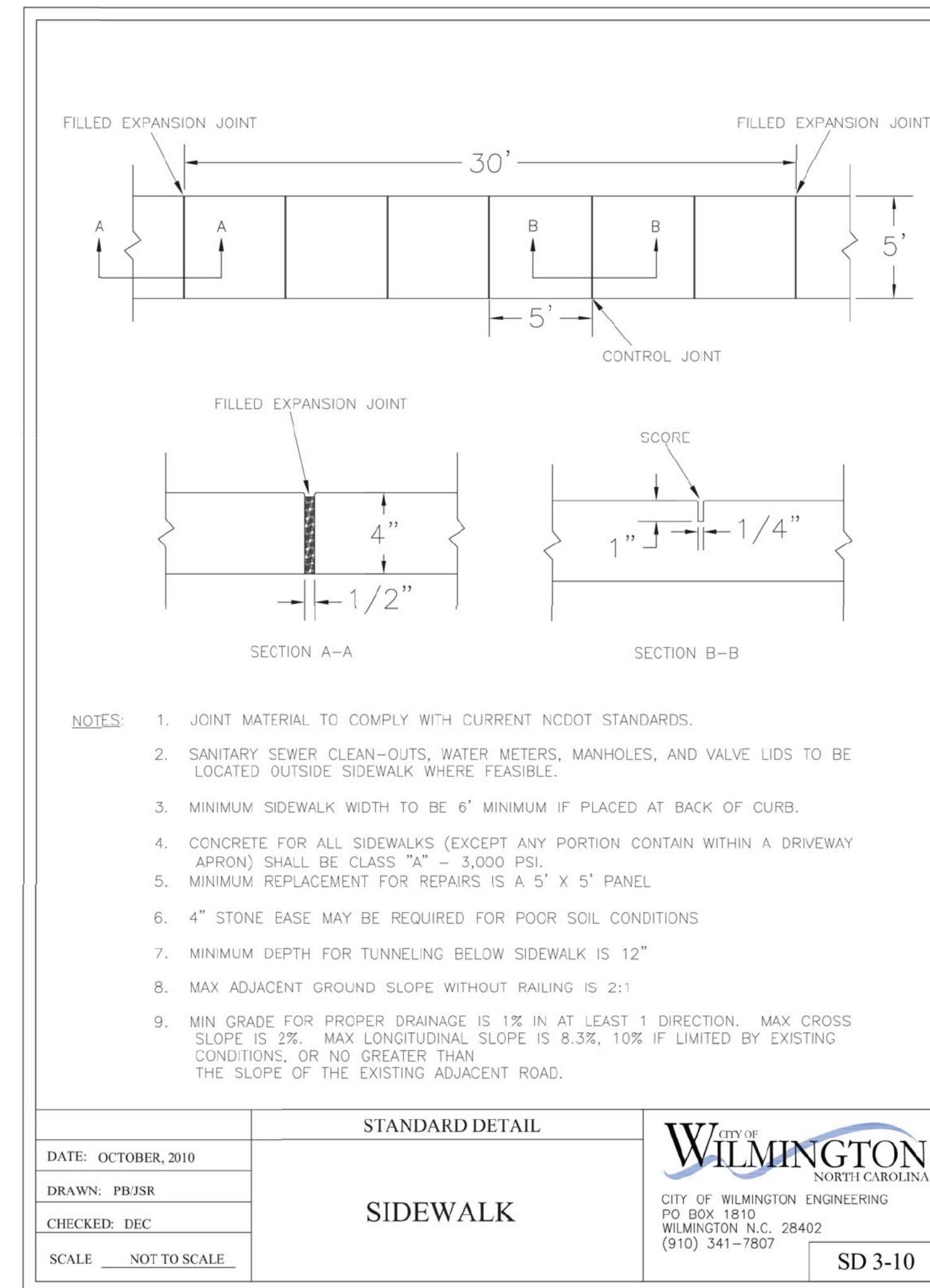
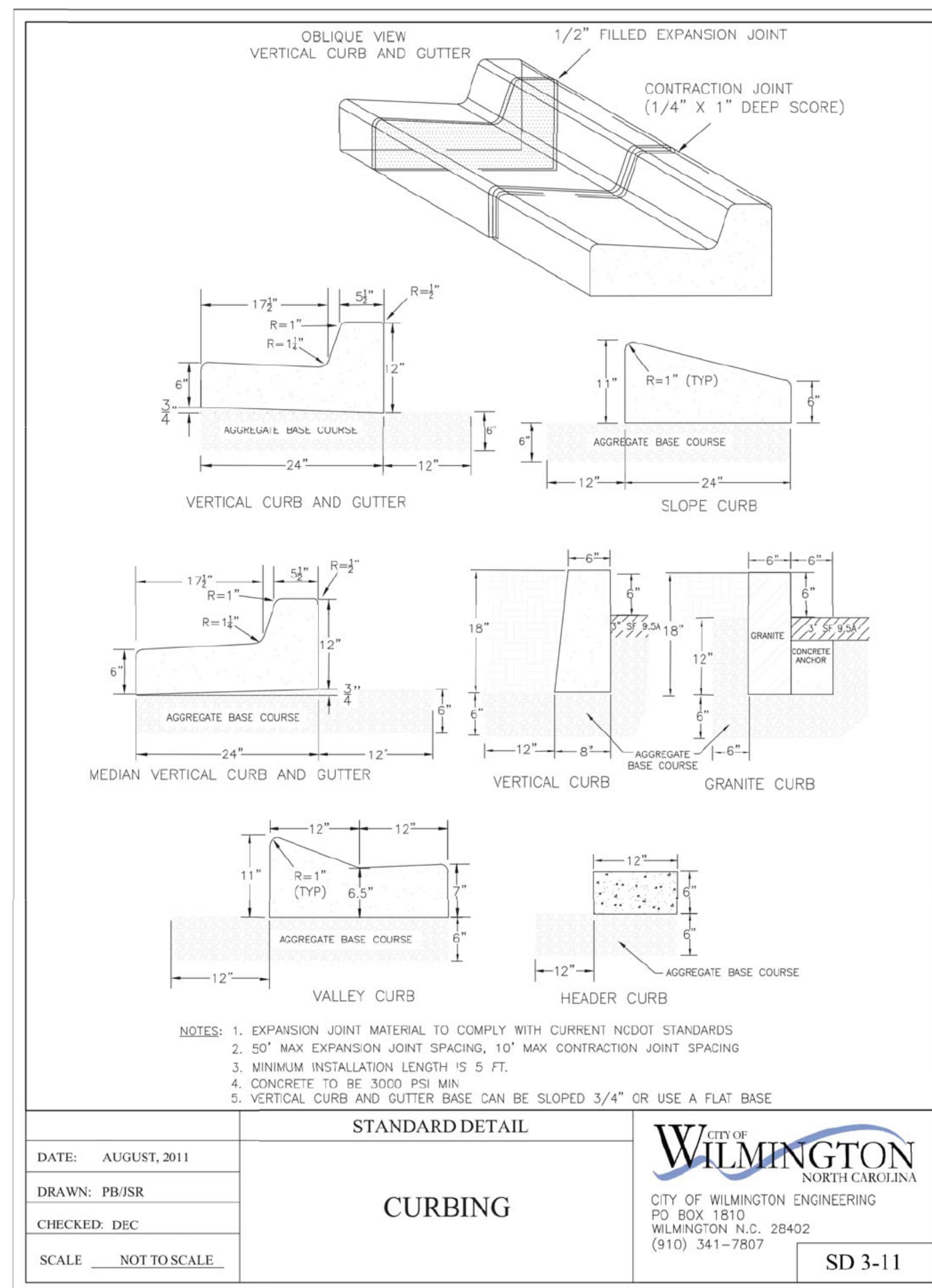
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SCALE NOT TO SCALE		
	SHEET 2 of 2 SD 15-09	



DATE: 10/19/23	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1310 WILMINGTON, NC 28402 (910) 341-7807</p>
# 2022062	APPROVED CONSTRUCTION PLAN REVISED	
SWP # 2016019R3		
PO, RG, CW, MB, BM		
	JUNCTION BOX DETAIL NTS	





Approved Construction Plan  
**REVISED**  
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PO, RG, CW, MB, BM

SEAHAWK COVE - PHASE II  
615, 617, 619, 621 & 623 S. KERR AVENUE  
WILMINGTON, NC 28403

DEVELOPER/OWNER:  
SEAHAWK COVE SH, LLC  
305 PETTIGREW DRIVE  
WILMINGTON, NC 28412  
(910) 367-9782

STROUD ENGINEERING, P.A.  
102-D CINEMA DRIVE  
WILMINGTON, NC 28403  
(910) 815-0775 LICENSE # C-0647

SCALE: AS NOTED  
SHEET: 9 OF 11  
DETAILS

