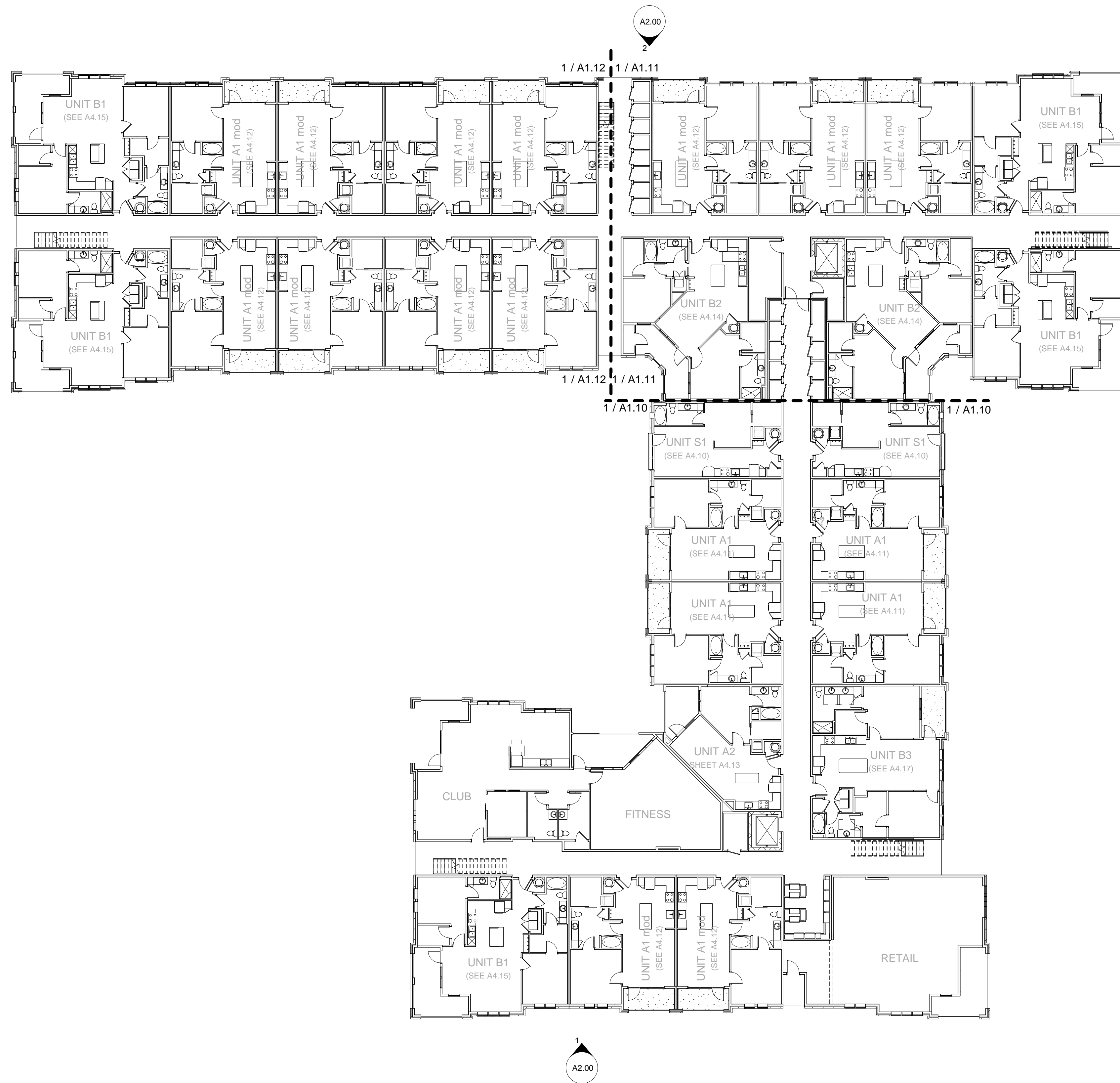


GENERAL NOTES

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2. EXPOSED STEEL LINTELS AND BREAK METAL TO BE PAINTED TO MATCH ADJACENT SURFACE UNLESS OTHERWISE NOTED, TYP.
3. ALL EXTERIOR GWB CEILINGS TO BE PAINTED UNLESS OTHERWISE NOTED.
4. SEE 'G' SERIES FOR LIFE SAFETY INFORMATION.
5. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENTS BEHIND ALL EXTERIOR LIGHTS AND SIGNAGE.
6. FACE OF SLAB SHALL NOT BE EXPOSED AT SLOPED EXTERIOR PAVING CONDITIONS. COORDINATE EXT. PAVING CONDITIONS WITH CIVIL, TYP.
7. EXTERIOR PAVING SHALL NOT HAVE A FINISHED ELEVATION HIGHER THAN THE SILL HEIGHT AT AN ADJACENT DOOR LOCATION.
8. ALL CAULKING IS TO MATCH ADJACENT SURFACES.
9. ALL DIMENSIONS ARE TAKEN FROM EXTERIOR FACE OF STUD WALLS, EXTERIOR FACE OF CMU/CONCRETE WALLS, COLUMNS, WINDOW CENTERLINES, & MASONRY OPENINGS UNLESS OTHERWISE NOTED.
10. PROVIDE 3/4" PLYWOOD WITHIN WALL CAVITY SEGMENTS BEHIND ALL SURFACE MOUNTED ELECTRICAL PANELS PRIOR TO PANEL INSTALLATION.
11. VERIFY ALL FINISH FLR. ELEVATIONS (F.F.E.) WITH CIVIL DRAWINGS.
12. SEE EXT. ELEVATIONS FOR LOCATION & TAGS OF EXTERIOR FINISHES.
13. COORDINATE SIDEWALK LOCATIONS AND HEIGHTS WITH ALL HARDSCAPE PLANS. ALL SIDEWALKS AT DOOR THRESHOLDS SHALL BE LEVEL.
14. VERIFY ALL BRACE FRAME LOCATIONS & CONFIGURATIONS ARE CLEAR OF ALL DOOR AND WINDOW OPENINGS.
15. SEE UNIT PLANS (A4.00 SERIES) FOR UNIT DOOR TAGS. SEE ENLARGED PLANS FOR WINDOW TAGS.
16. ALL EXTERIOR BALCONIES & WALKS TO SLOPE 1/8" PER 1'-0" AWAY FROM UNIT DOORS.
17. SEE MEP, FPE, CIVIL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
18. SPOT ELEVATIONS INDICATED ARE FOR ARCHITECTURAL COORDINATION ONLY. SEE CIVIL DRAWINGS FOR ACTUAL SITE SPECIFIC ELEVATIONS.
19. FIRE RATED SEPARATIONS TO EXTEND INTO ALL EAVES & DORMERS AT TENANT SEPARATION.
20. ALL EXTERIOR ACCESSED STORAGE CLOSETS, MECHANICAL CLOSETS, SPRINKLER ROOMS AND ANY OTHER EXTERIOR ACCESSED UNCONDITIONED SPACE: AT ALL INTERIOR WALLS OF SPACE PROVIDE EITHER A LEVEL 5 FINISH OR PROVIDE MOLD & MILDEW RESISTANT GWB. FIRE RATINGS AS SHOWN ON PLANS MUST BE MAINTAINED.
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22. REST ROOMS THAT SERVICE POOL MUST HAVE SHATTERPROOF MIRRORS (IF MIRRORS PROVIDED).
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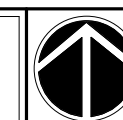
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FIRST FLOOR PLAN

01 First Floor Plan

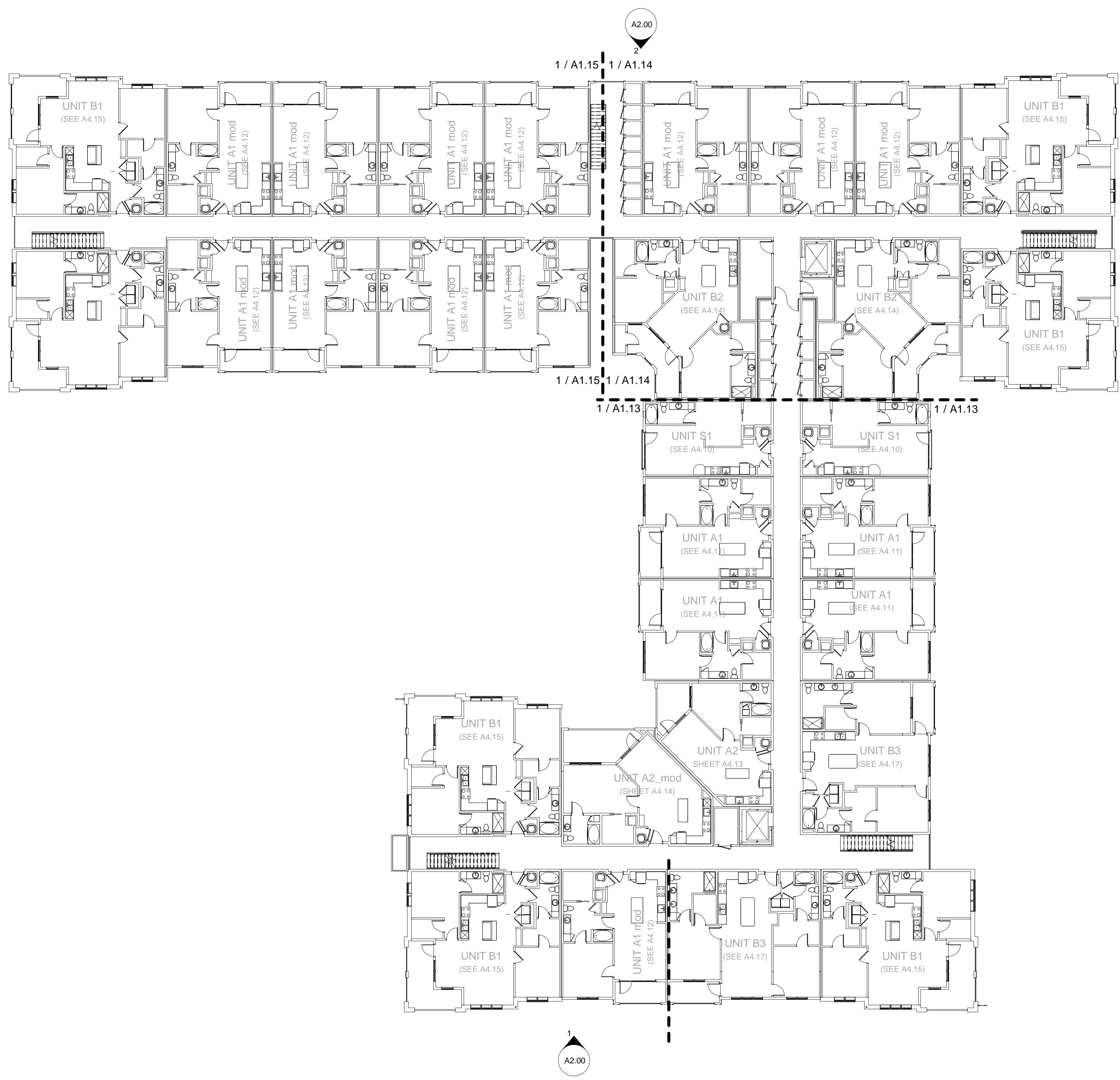
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1/16" = 1'-0"



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GENERAL NOTES

1. NO MASONRY CORE HOLES SHALL BE EXPOSED. TYP. CLOSURE (SOLID CORE) MASONRY SHALL BE USED WHERE CORE HOLES WOULD OTHERWISE BE EXPOSED TO ELEMENTS.
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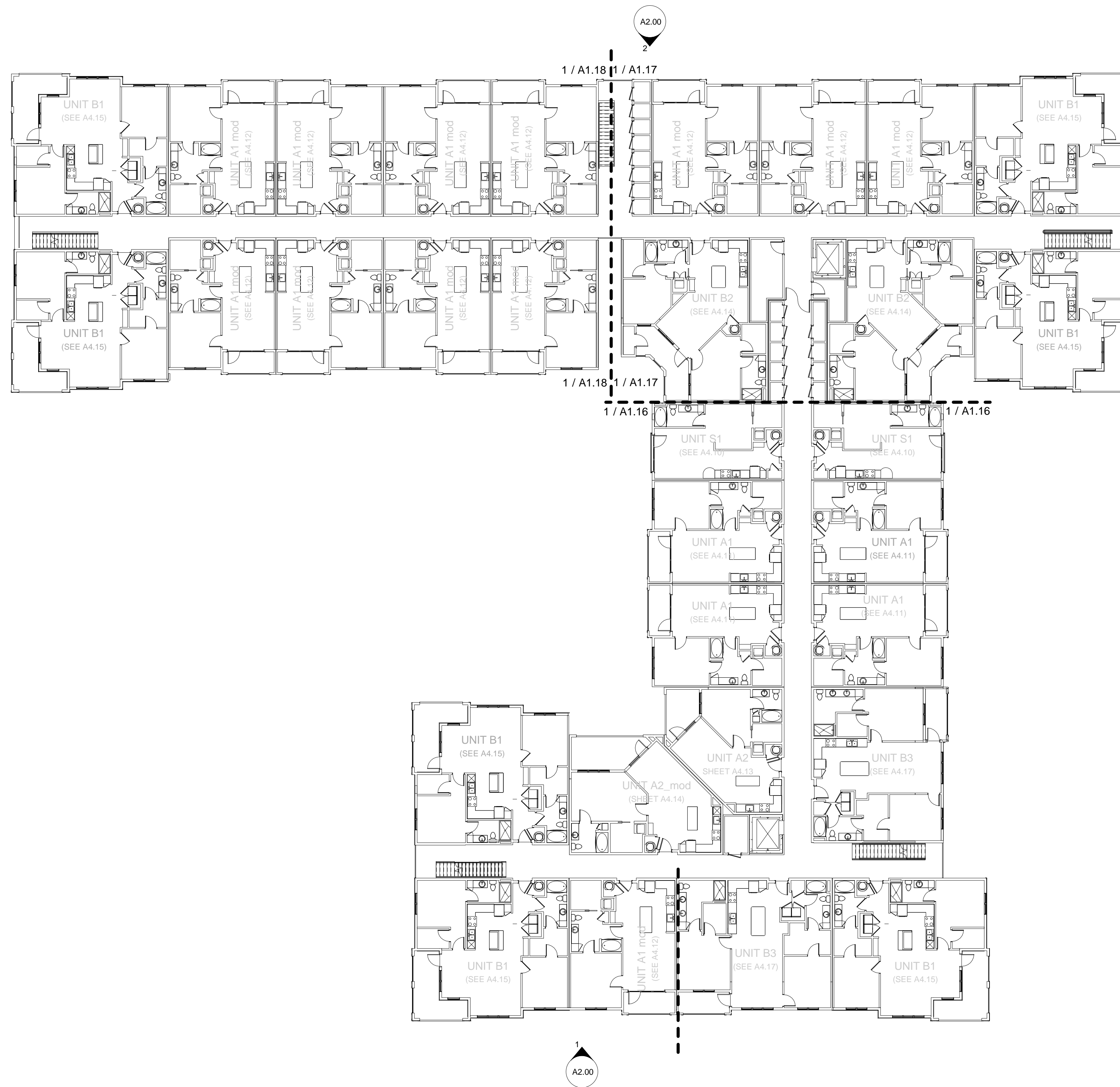
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SECOND FLOOR PLAN

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THIRD FLOOR PLAN

03 Third Floor Plan

1



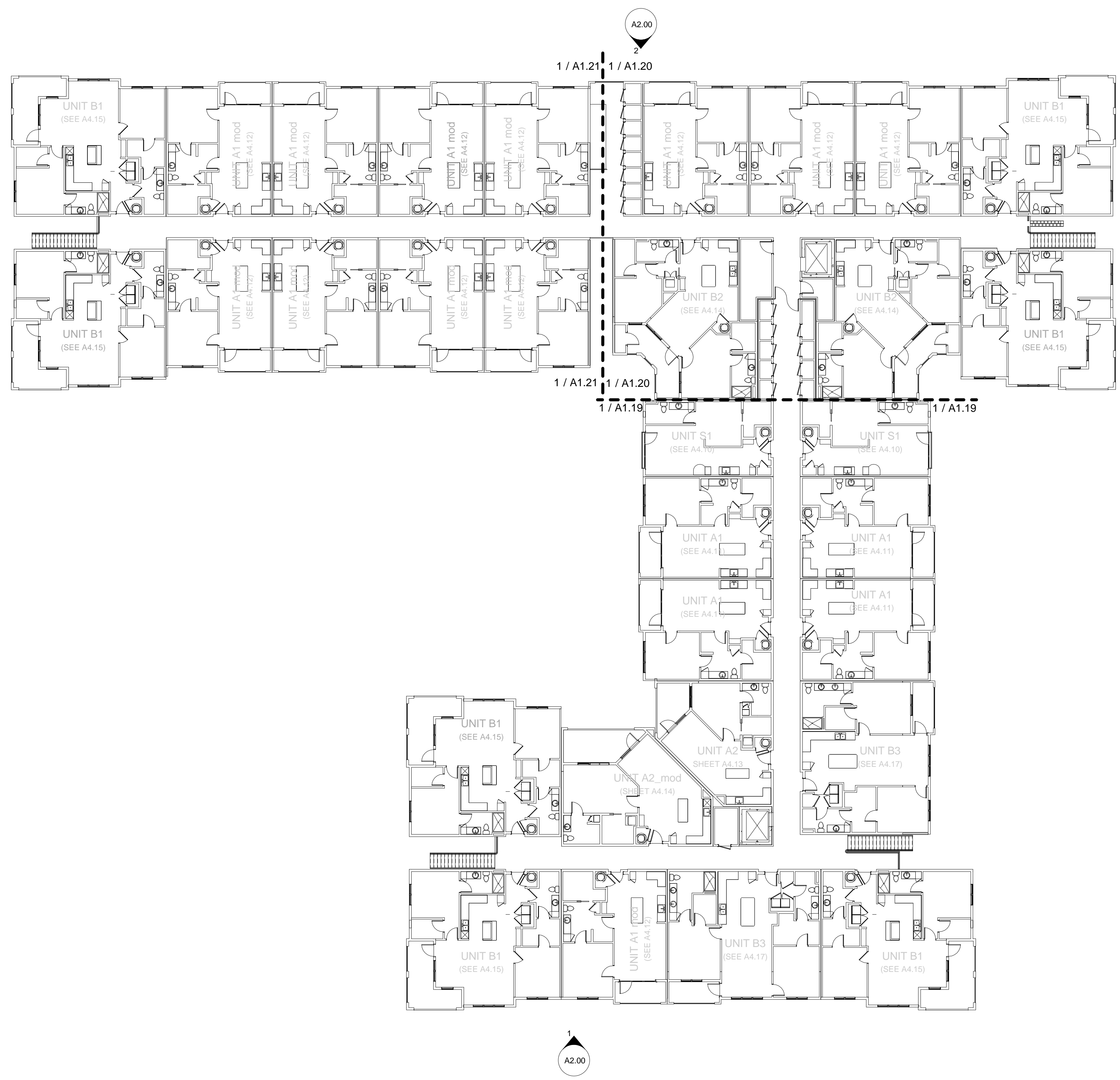
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FOURTH FLOOR PLAN

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OVERALL BUILDING ELEVATIONS

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South Elevation 1
3/32" = 1'-0"



North Elevation 2
3/32" = 1'-0"

GENERAL NOTES

- SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
- PROVIDE VERTICAL EXPANSION JOINTS IN BRICK VENEER PER BIA STANDARDS. PROVIDE HORIZONTAL SUPPORTS PER STRUCTURAL DRAWINGS AND BIA STANDARDS WHERE EXCEEDS 30' IN HEIGHT.
- TIE IN ALL DOWNSPOUTS TO STORM DRAINS.
- ALL DRYER & BATH VENTS TO MATCH ADJACENT COLOR
- ALL FIBER CEMENT TRIM 5/4X THICKNESS, NUMBERS ON TRIM REPRESENT WIDTHS.
- REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT PANEL / SIDING WITH 5/4 TRIM. ALL MATERIAL WIDTHS TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
- REFER TO BUILDING PLAN FOR MASONRY LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
- SEE ROOF PLAN FOR OVERHANG DIAGRAM DESIGNS.
- APPLY AN ADDITIONAL 12" LAYER OF MOISTURE BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.)
- PROVIDE CONT. BUILDING WRAP OVER SHEATHING - TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
- INSTALL BUILDING WRAP CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
- TERM./FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS.
- PROVIDE PRE-FAB. FLASHING BOOTS OR FLANGED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
- PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
- PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.

SYMBOL LEGEND

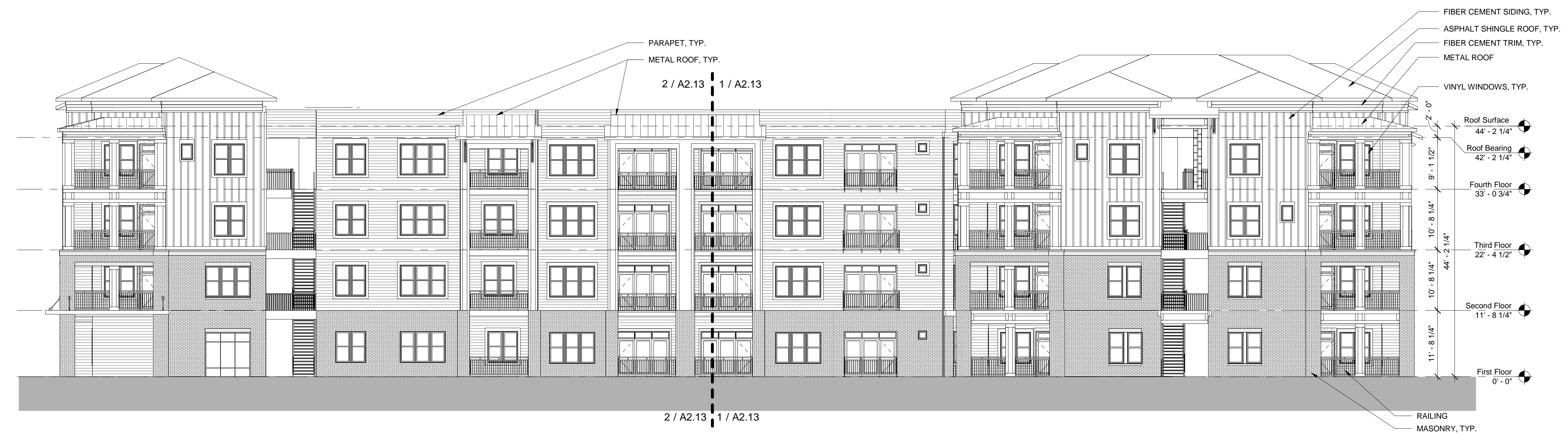
⬮ DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)

⬮ DENOTES WINDOW NUMBER (SEE SHEET A6.20 FOR SCHEDULE)

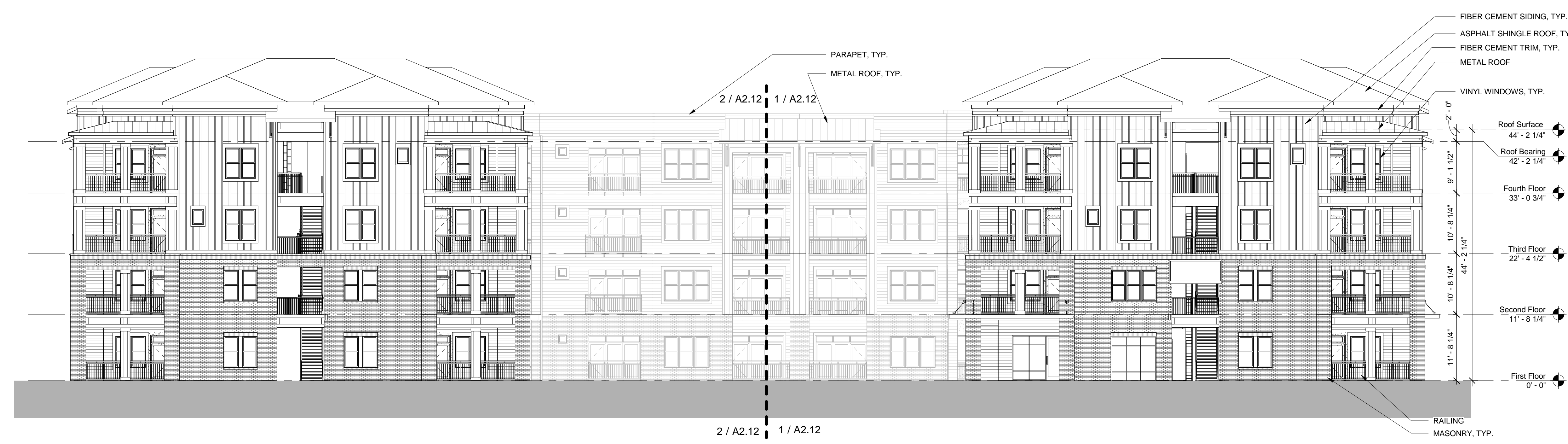
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West Elevation 2
3/32" = 1'-0"



East Elevation 1
3/32" = 1'-0"

GENERAL NOTES

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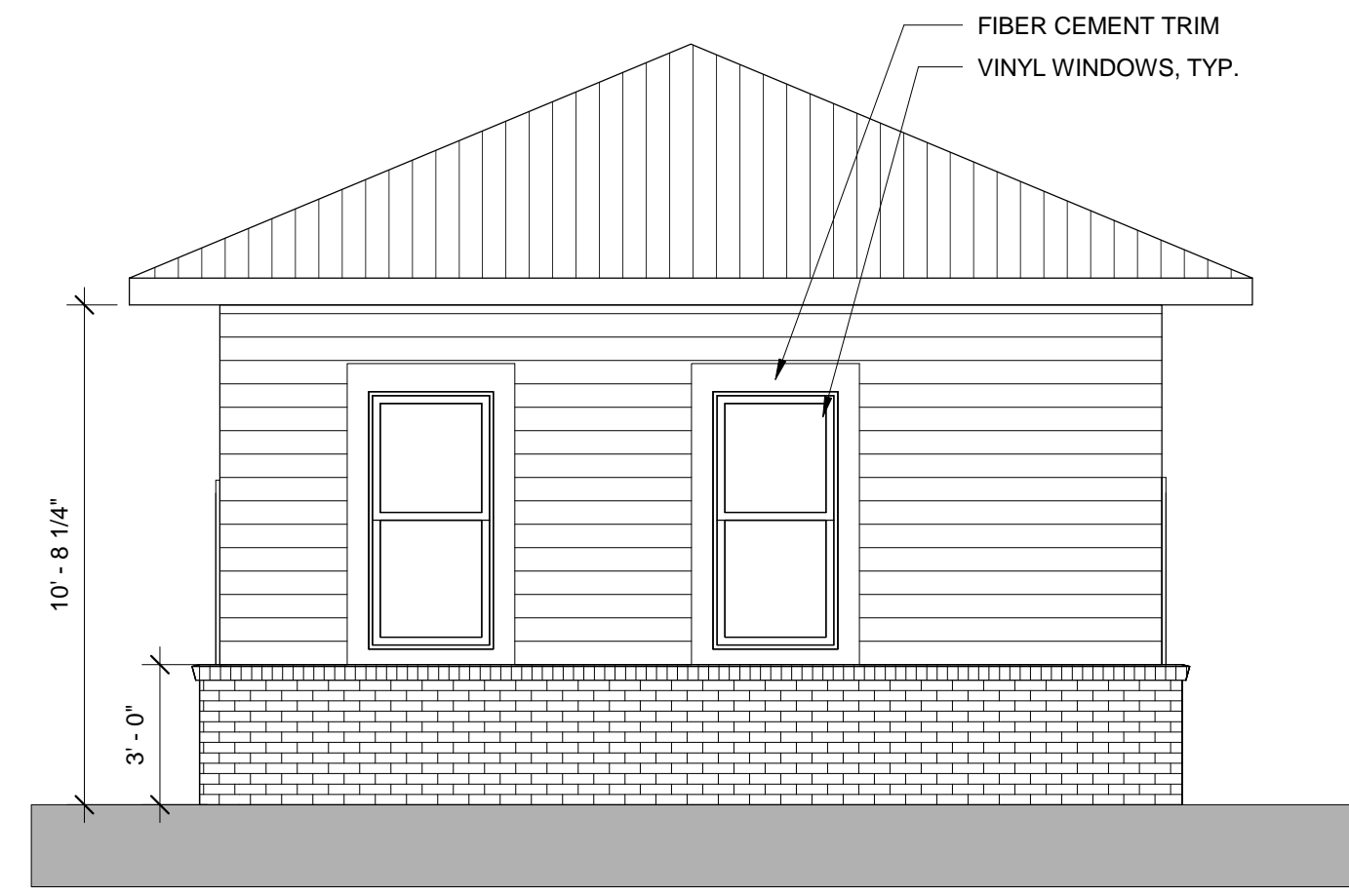
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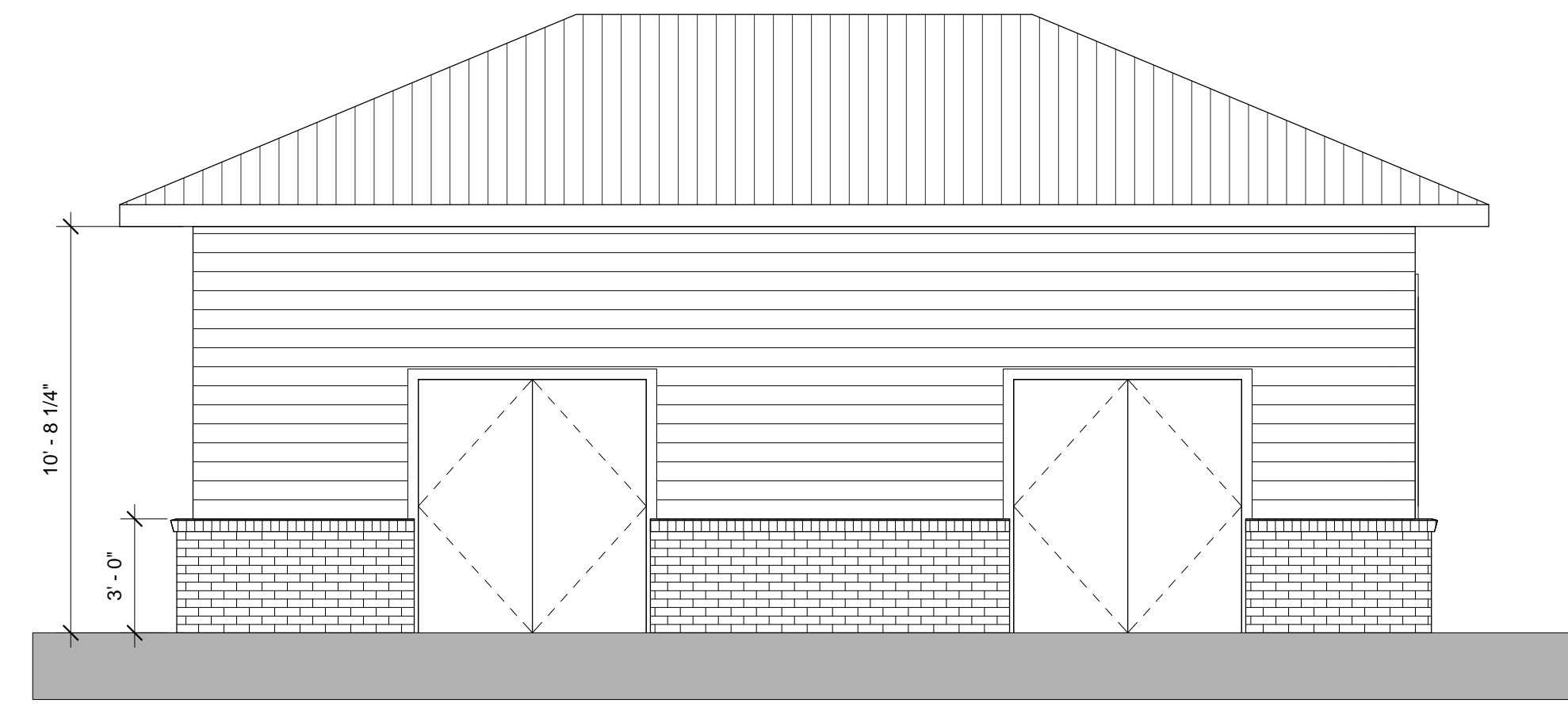
**OVERALL BUILDING
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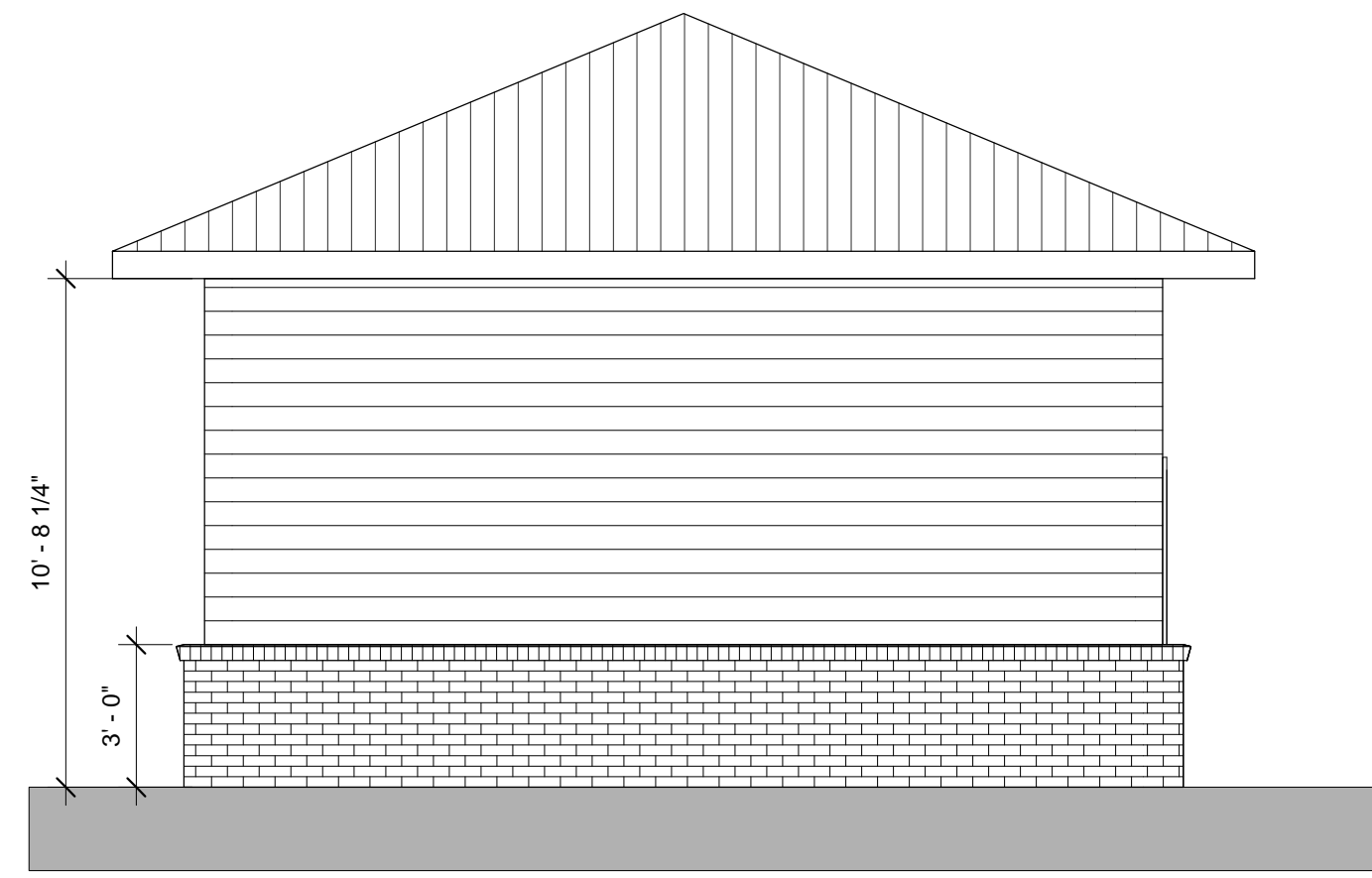
Pool Maintenance Bldg - South Elevation 5

1/4" = 1'-0"



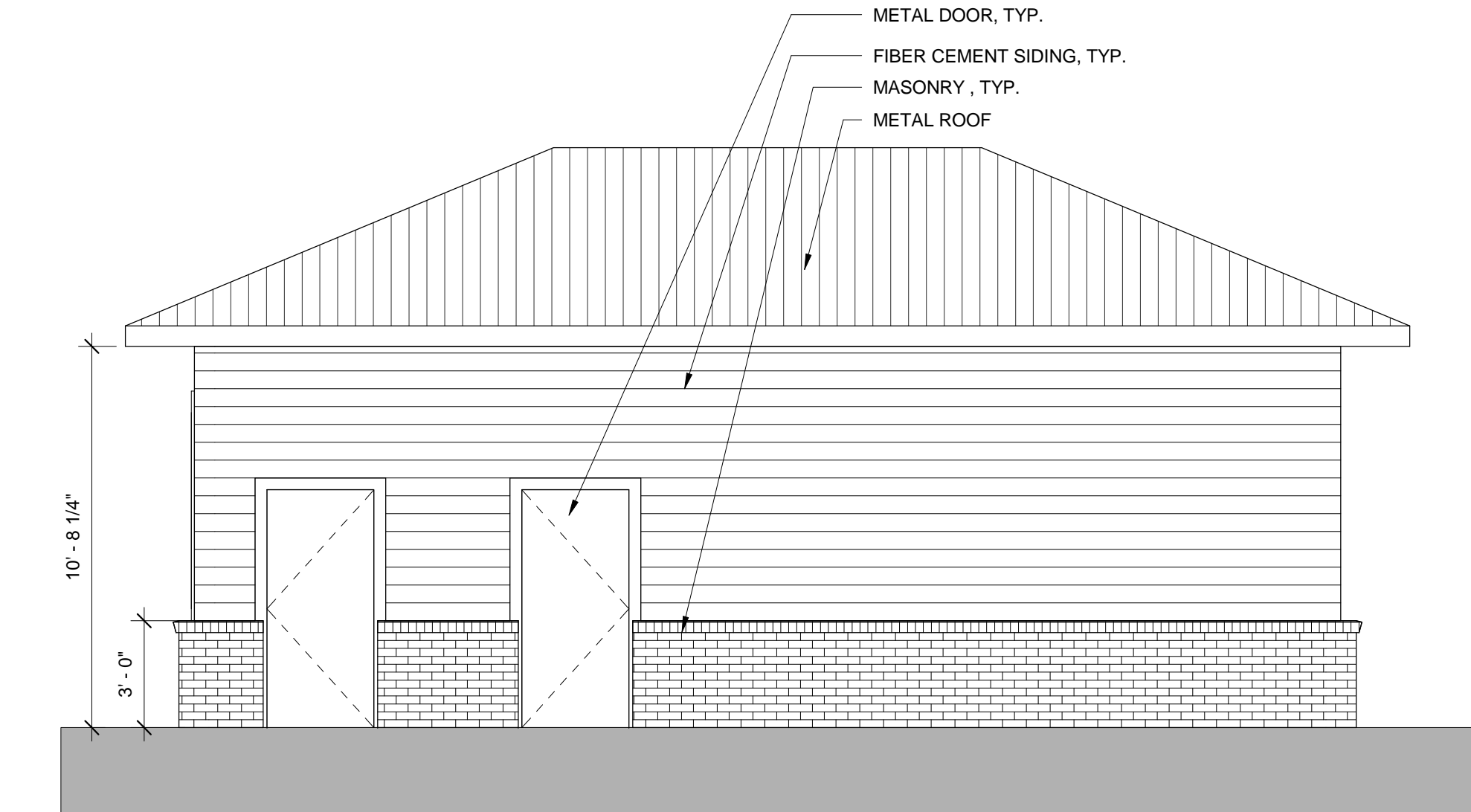
Pool Maintenance Bldg - West Elevation 3

1/4" = 1'-0"



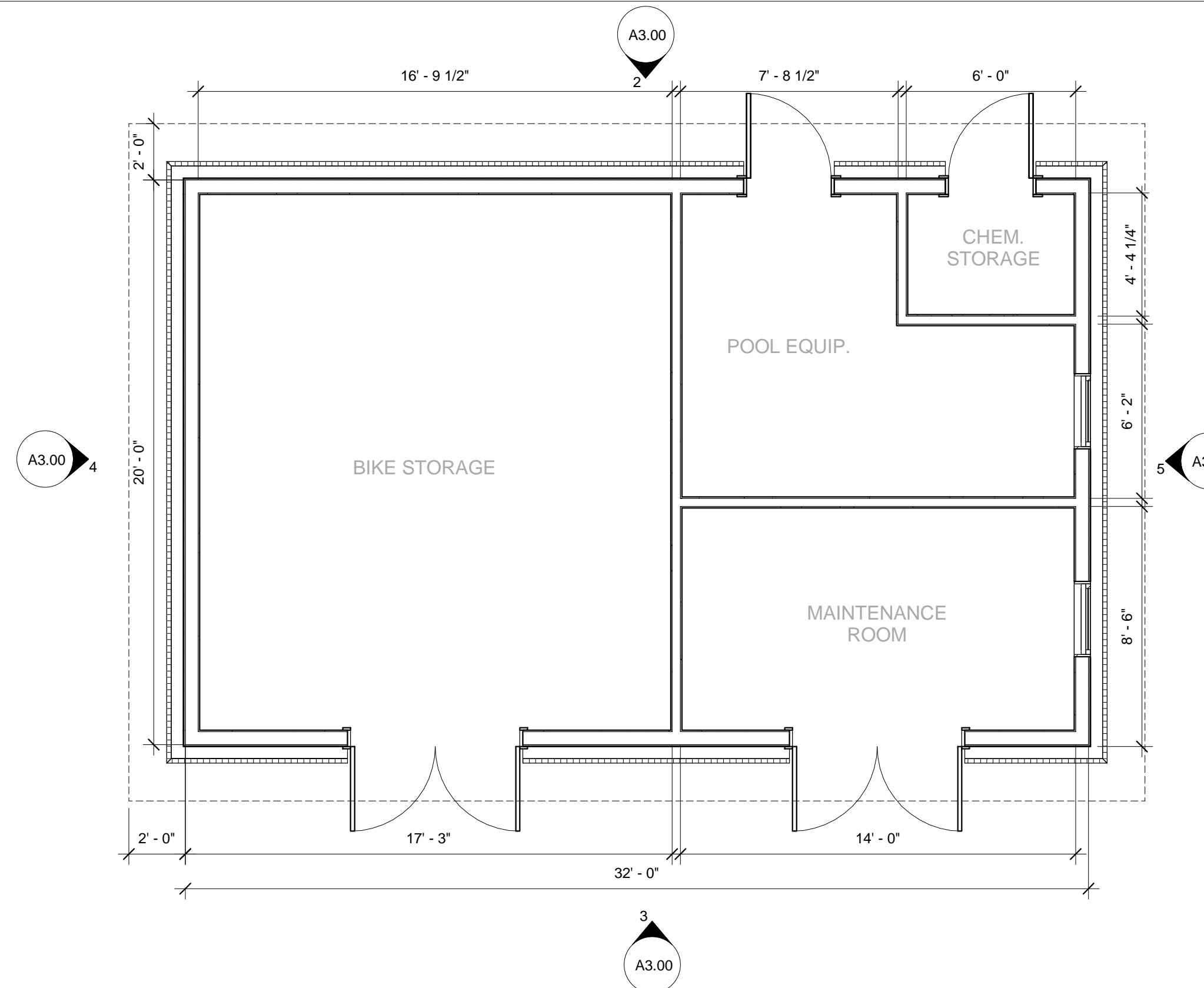
Pool Maintenance Bldg - North Elevation 4

1/4" = 1'-0"



Pool Maintenance Bldg - East Elevation 2

1/4" = 1'-0"



Pool Maintenance Floor Plan 1

1/4" = 1'-0"

GENERAL NOTES

- SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
- PROVIDE VERTICAL EXPANSION JOINTS IN BRICK VENEER PER BIA STANDARDS. PROVIDE HORIZONTAL SUPPORTS PER STRUCTURAL DRAWINGS AND BIA STANDARDS WHERE EXCEEDS 30' IN HEIGHT.
- TIE IN ALL DOWNSPOUTS TO STORM DRAINS.
- ALL DRYER & BATH VENTS TO MATCH ADJACENT COLOR.
- ALL FIBER CEMENT TRIM 5/4X THICKNESS. NUMBERS ON TRIM REPRESENT WIDTHS.
- REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT PANEL / SIDING WITH 5/4 TRIM. ALL MATERIAL WIDTHS TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
- REFER TO BUILDING PLAN FOR MASONRY LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
- SEE ROOF PLAN FOR OVERHANG DIAGRAM DESIGNS.
- APPLY AN ADDITIONAL 12" LAYER OF MOISTURE BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.)
- PROVIDE CONT. BUILDING WRAP OVER SHEATHING - TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
- INSTALL BUILDING WRAP CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
- TERM FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS.
- PROVIDE PRE-FAB. FLASHING BOOTS OR FLANGED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP.)
- PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
- PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.

SYMBOL LEGEND

- XX DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)
- ◇ XX DENOTES WINDOW NUMBER (SEE SHEET A6.20 FOR SCHEDULE) & A6.20 FOR STOREFRONT SCHEDULE

KEY PLAN



1815 S. Tryon St.,
Suite A
Charlotte, NC 28203
704/333-7272
ClineDesignAssoc.com

DPJ Residential
Westfall Apartments
1817 Sir Tyler Drive, Wilmington, NC 28405

NOT FOR CONSTRUCTION

Add Progress Label Here

PROJECT: 215007
DATE: 5/13/15
REVISIONS: DATE

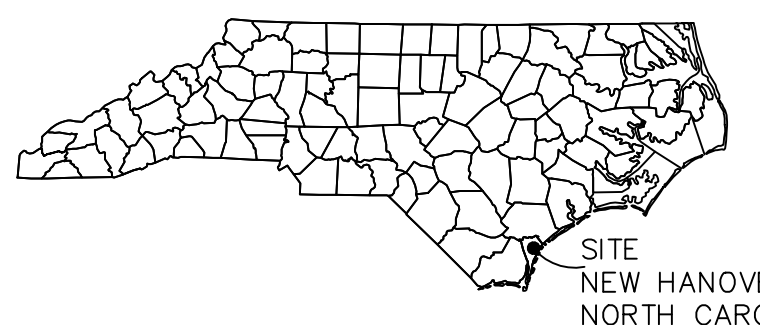
DRAWN BY: Author
CHECKED BY: Checker

POOL MAINTENANCE BLDG. PLAN & ELEVATIONS

A3.00

1. Defects, liens, encumbrances, adverse claims or other matter, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (NOT MATTERS OF SURVEY)
2. Taxes or assessments for the year 2015, and subsequent years, not yet due or payable. (NOT MATTERS OF SURVEY)
3. Covenants, conditions, restrictions, easements, and liens provided for in instrument(s) filed for record in Book 2698, Page 30, New Hanover County Registry, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. (SEE SETBACKS AS PLOTTED HEREON NOT MATTERS OF SURVEY)
4. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plot(s) recorded in Map Book 53, Page 312, New Hanover County Registry. (NOT MATTERS OF SURVEY)
5. Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land. (SEE THIS SURVEY)
6. The correctness of the square footage/acreage computation of the Land is not insured. (SEE THIS SURVEY)
7. Rights of tenants in possession, if any, as tenants only, under unrecorded leases for a duration of less than three (3) years. (NOT MATTERS OF SURVEY)
8. Agreement Establishing Common Drive Easement and Associated Rights and Responsibilities recorded in Book 5413, Page 396, New Hanover County Registry. (EASEMENT AS SHOWN HEREON)
9. This policy does not insure against loss or damage arising by reason of matters of Title prior to May 13, 2003. (NOT MATTERS OF SURVEY)

EXHIBIT "A"
 Legal Description
 Lying and being situate in New Hanover County, North Carolina, and being more particularly described as follows:
 Being all of E2D1, containing 146,335 square feet and approximately 3.36 acres, as the same is shown on that certain map entitled "Division of Tract E2D, Section 2 Westfall Park", dated October 14, 2008, prepared by Arnold W. Carson, PLS PC and recorded in Map Book 53, Page 312, New Hanover County Registry.



PARID: R05100-003-082-000 OLD
 MACCUMBER DUMP TRACT LLC
 620 OLD MCCUMBER STATION RD
 3785 0968
 5170 1231

TRACT F
 M.B. 43, PG. 380
 CONSERVATION EASEMENT
 M.B. 51, PG. 104

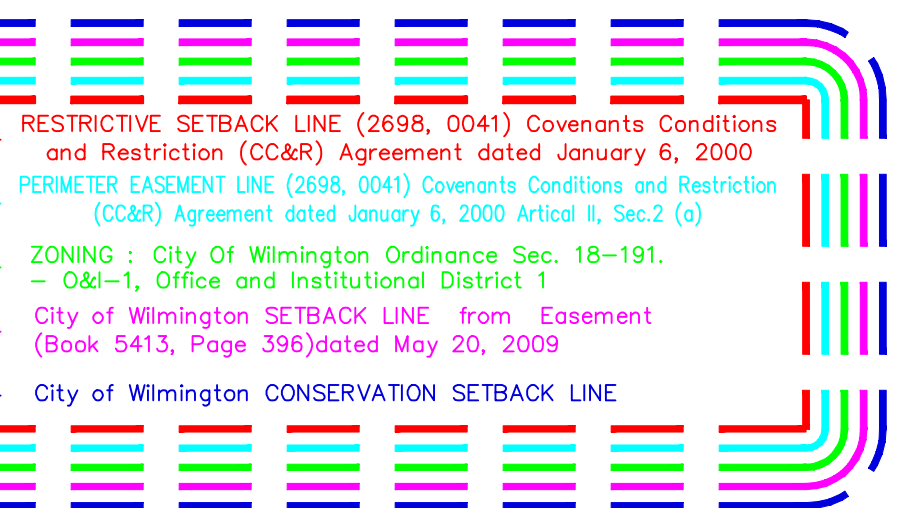
POND SITE #1
 (PRIVATE COMMON AREA)
 M.B. 53, PG.312

PARID: R05100-003-101-000
 WESTFALL PARK OWNERS ASSOC INC
 0 SIR TYLER DR
 3785 0972
 2698 30

PARID: R05100-003-100-000
 WESTFALL RESEARCH PARK 36 ACRE
 1809 SIR TYLER DR
 3785 0972

TRACT E2D2
 M.B. 53, PG.312

TRACT E2D1
 146,335 S.F.
 3.36 ACRES
 VACANT WOODED TRACT



RESTRICTIVE SETBACK LINE (2698, 0041) Covenants Conditions and Restriction (CC&R) Agreement dated January 6, 2000
 PERIMETER EASEMENT LINE (2698, 0041) Covenants Conditions and Restriction (CC&R) Agreement dated January 6, 2000 Article 8, Sec.2 (a)
 ZONING: City Of Wilmington Ordinance Sec. 18-191.
 - O&I-1, Office and Institutional District 1
 City of Wilmington SETBACK LINE from Easement (Book 5413, Page 396) dated May 20, 2009
 City of Wilmington CONSERVATION SETBACK LINE

- Table "A" special notes:
- 6(a)-Zoning Classification shown hereon was not provided by insurer and should be confirmed by some.
 - 11(b)-See Note 3 hereon.
 - 16-No evidence of recent earthwork or building construction observed.
 - 17-No known proposed changes in street right of way line. No recent construction or repairs observed.
 - 18-No observed evidence of site use as a solid waste dump, sump or sanitary landfill.
 - 19-Wetland areas as indicated herein. (See Wetlands National Inventory Map displayed hereon)
 - 22-Trees as displayed hereon.

LOT INFORMATION:

PROPERTY OWNER: Stewart Realty Investments, LLC
 2501 W. Dixon Boulevard
 Shelby, NC 28150
 (O)704.482.1399
 Email to: Ronda.Freeman@umfl.com

TRACT E2D1, WESTFALL PARK SEC 2, M.B. 53, PG. 312
 ADDRESS: 1817 SIR TYLER DRIVE
 PIN #: 315819.51.3414.000
 PARID: R05100-003-099-000
 DB 5473 PG. 454
 TOTAL LOT AREA = 3.36 AC = 146,335 SF

NOTES:
 1. THIS TRACT IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 3720315800J, DATED 4/3/06.

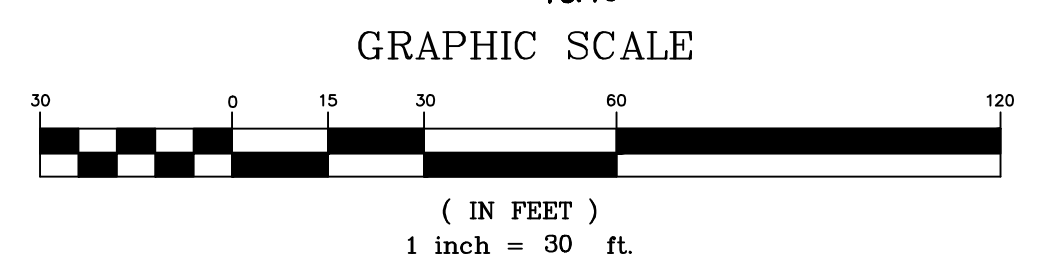
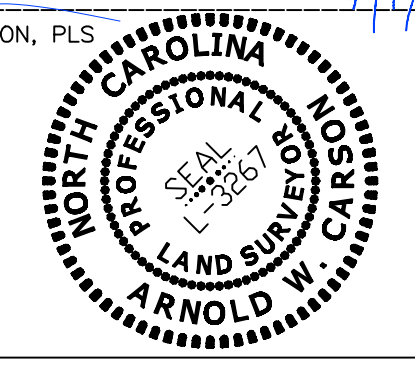
2. ZONING: O&I-1 OFFICE & INSTITUTION; ZONING AND ASSOCIATED SETBACKS PROVIDED BY CLINE DESIGN ASSOC., TO BE VERIFIED BY THE INSURER.
 Minimum lot area (square feet): 15,000.
 Maximum lot coverage: 40%.
 Minimum lot width (feet): 80.
 Minimum front setback (feet): 20.
 Minimum rear setback (feet): 20.
 Minimum interior side setback (feet): 10.
 Minimum corner lot side setback (feet): 20.
 Height (feet): 45.

SETBACKS FROM RESTRICTIONS (BK. 2698, PG. 41):
 TO BE VERIFIED BY THE INSURER:
 FRONT: 50'
 ALL OTHER BOUNDARIES: 15'
 3. STATUS REPORT OF North Carolina 811 - Call Center
 Ticket: A150830170
 Order Date: March 23, 2015
 Members who haven't responded: As of April 7th, 2015
 CODE NAME
 ATT315* ATT/D (DISTRIBUTION)
 CFP01 CAPE FEAR PUBLIC UTILITY AUTHORITY
 CPL40* DUKE ENERGY

"TO DPJ Residential Acquisitions, LLC, and Chicago Title Insurance Company, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(b), 8, 11(b), 13, 14, 16, 17, 18, 19, 20(a), 21, AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON April 1, 2015.

I, ARNOLD W. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED'S RECORDED IN BOOK 5473, PAGE 454 AND BOOK 5413, PAGE 396, THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:30,000; THAT THIS PLAT MEETS THE REQUIREMENTS OF "THE STANDARDS OF PRACTICE FOR LAND SURVEYING" IN NORTH CAROLINA (G.S. 21-56.1600).

ARNOLD W. CARSON, PLS. LICENSE NUMBER: L-3267



NO.	REVISION DESCRIPTION	DATE
1	ADDED CLIENT PROVIDED ZONING AND SETBACKS (Option A6), SPLIT INTO TWO SHEETS (BASE # TOPO)	4/1/2015
2	REPLACED ZONING AND SETBACKS WITH CLINE DESIGN ASSOC. PROVIDED ZONING AND SETBACKS	4/7/2015
3	ADDED 25' CONSERVATION SETBACK AS REQUESTED BY CLIENT	4/8/2015

Sheet 1 of 2 OF ALTA/ACSM LAND TITLE SURVEY

TRACT E2D1, SECTION 2 OF WESTFALL PARK
 AS RECORDED IN M.B. 53, PG. 32 AND D.B. 5474, PAGE 454 OF THE NEW HANOVER COUNTY REGISTER OF DEEDS OFFICE FOR DPJ Residential Acquisitions, LLC
 1320 Fillmore Ave., Suite 100
 Charlotte, NC 28203

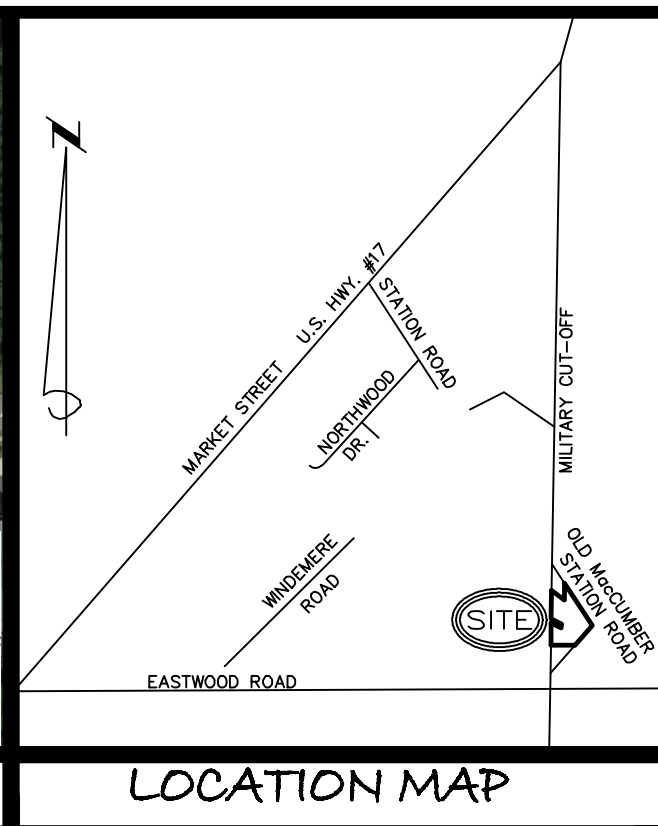
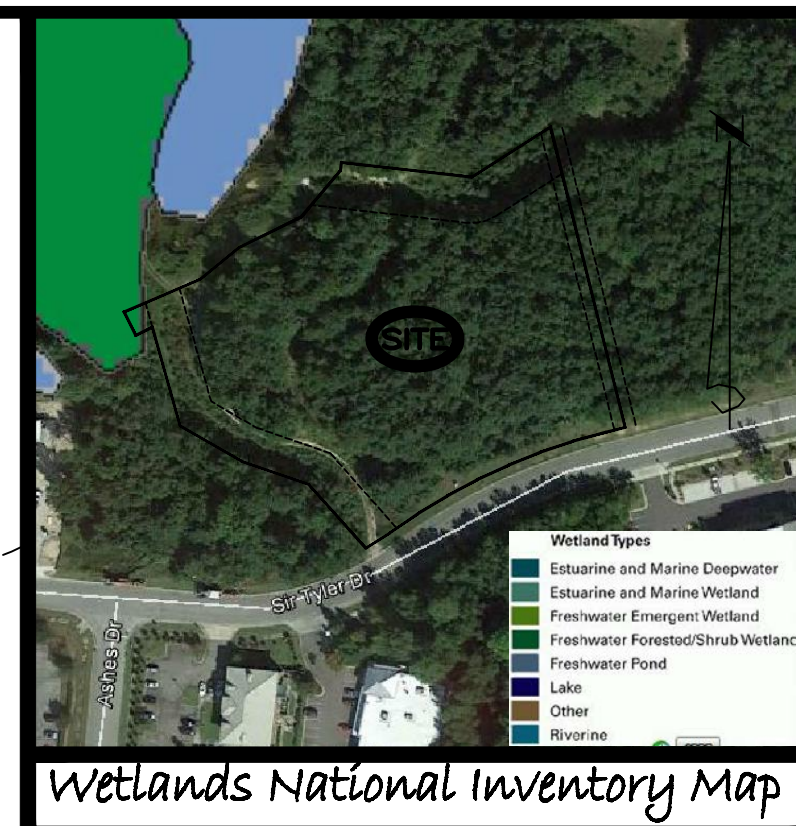
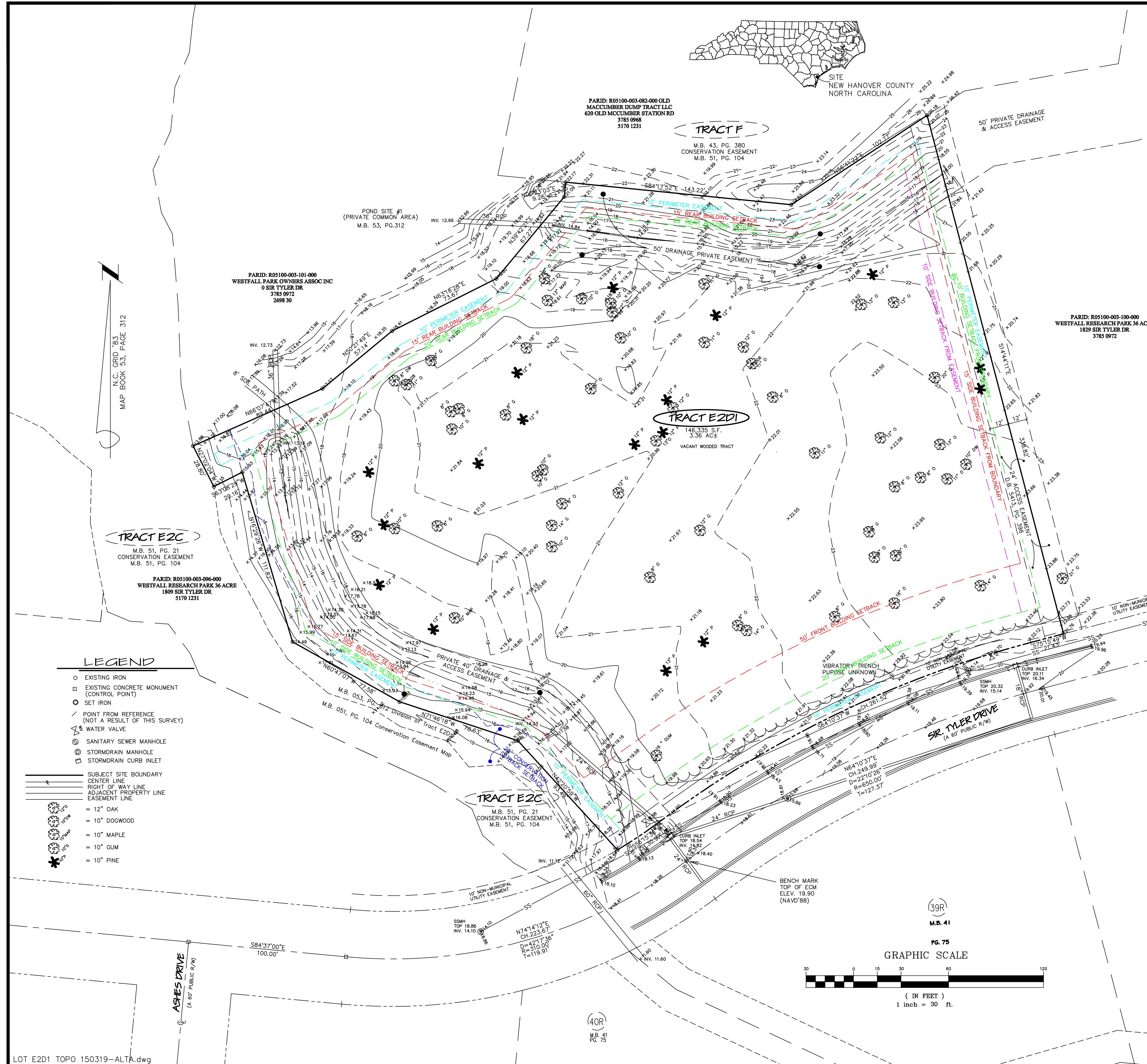
CITY OF WILMINGTON
 TOWNSHIP: WILMINGTON
 COUNTY: NEW HANOVER
 NORTH CAROLINA
 MARCH 19, 2015 -

Drawn By: MJG/AWC
 Checked By: AWC
 Scale: 1" = 30'
 Project Number: 15W034
ALTA
1 OF 2

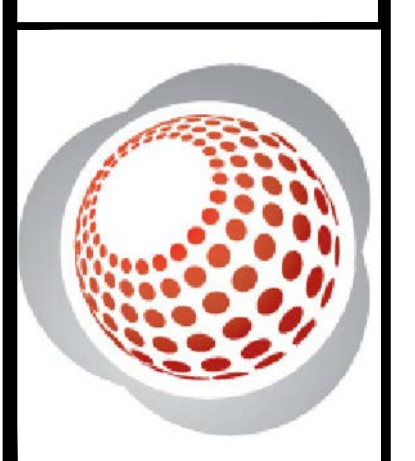


Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 200 N. Main Street, Holly Springs, NC 27540
 Phone: 919.577.1080 Fax: 919.577.1081
 NCBELS FIRM No. C-2378

- LEGEND**
- EXISTING IRON (CONTROL POINT)
 - SET IRON
 - ✓ POINT FROM REFERENCE (NOT A RESULT OF THIS SURVEY)
 - SUBJECT SITE BOUNDARY
 - CENTER LINE
 - RIGHT OF WAY LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT LINE



Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 200 N. Main Street, Holly Springs, NC 27540
 Phone: 919.577.1080 Fax: 919.577.1081
 NCBELS FIRM No. C-2378



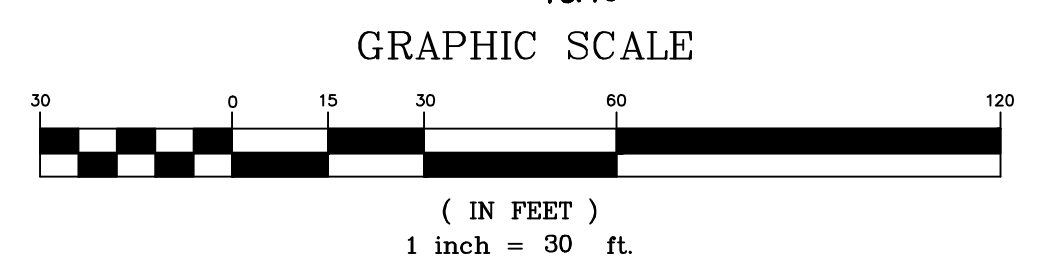
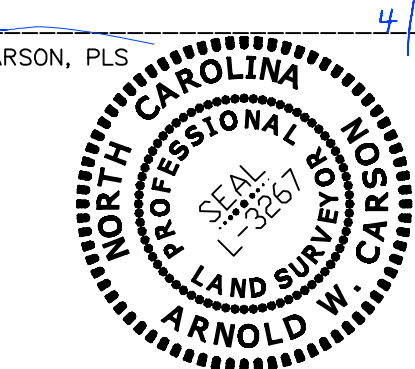
ALTA/ACSM LAND TITLE SURVEY
 Sheet 2 of 2
 OF
TRACT E2D1, SECTION 2 OF WESTFALL PARK
 AS RECORDED IN M.B. 51, PG. 32 AND D.B. 87A, PAGE 484 OF THE NEW HANOVER COUNTY REGISTER OF DEEDS OFFICE FOR
DPJ Residential Acquisitions, LLC
 1320 Fillmore Ave., Suite 100
 Charlotte, NC 28203

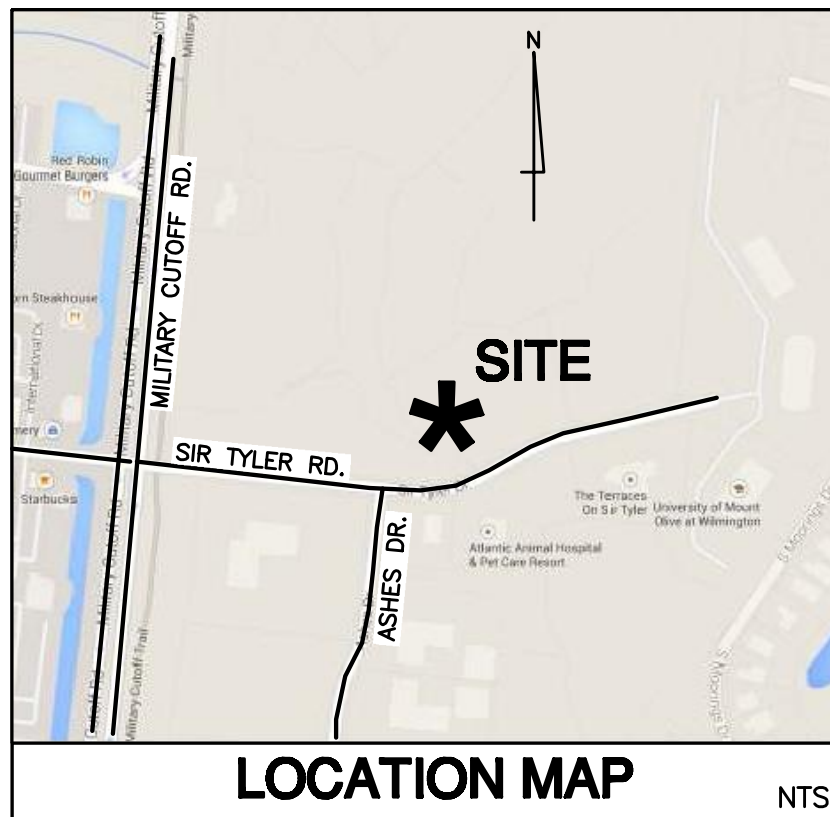
CITY OF WILMINGTON
 TOWNSHIP: WILMINGTON
 COUNTY: NEW HANOVER
 NORTH CAROLINA
 MARCH 19, 2015 -
 Drawn By: MJG/AWC
 Checked By: AWC
 Scale: 1" = 30'
 Project Number: 15W034
ALTA
2 OF 2

"TO DPJ Residential Acquisitions, LLC, and Chicago Title Insurance Company, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(b), 8, 11(b), 13, 14, 16, 17, 18, 19, 20(a), 21, AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON April 1, 2015.

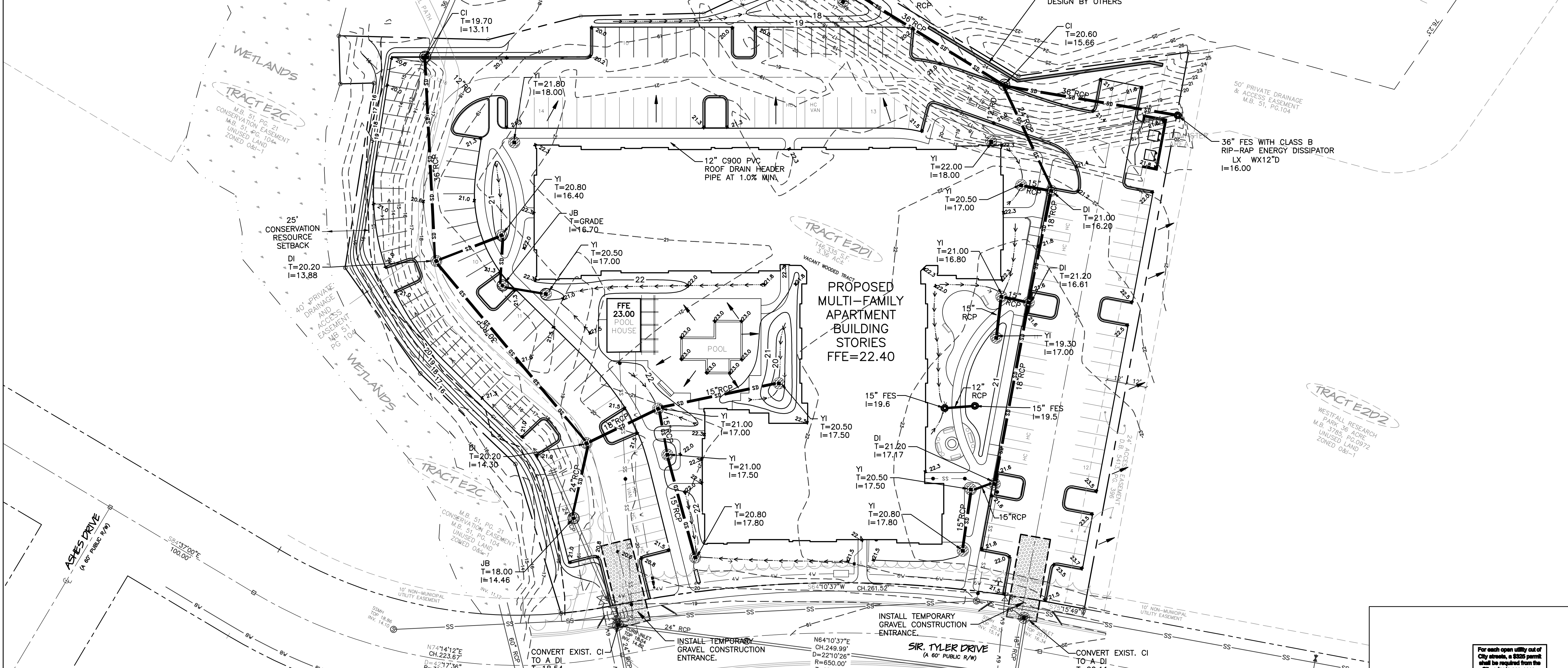
I, ARNOLD W. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED'S RECORDED IN BOOK 5473, PAGE 454 AND BOOK 5413, PAGE 396, THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:30,000; THAT THIS PLAT MEETS THE REQUIREMENTS OF "THE STANDARDS OF PRACTICE FOR LAND SURVEYING" IN NORTH CAROLINA (G.S. 21-56.1600).

ARNOLD W. CARSON, PLS. 4/1/15 LICENSE NUMBER: L-3267





LOCATION MAP NTS



LEGEND

	PROPERTY LINE
	DISTURBED AREA LIMITS
	PROPOSED CONTOUR
	TEMPORARY SILT FENCE
	PROPOSED STORMDRAIN PIPE
	PROPOSED WATERLINE (SIZE VARIES/SEE PLAN)
	PROPOSED SANITARY SEWER
	DRAINAGE DIRECTION LINE
	DRAINAGE DIRECTION ARROW
	PROPOSED FINISH GRADE SPOT ELEVATION
	FLARED END SECTION WITH RIP-RAP ENERGY DISSIPATOR
	DROP INLET WITH INLET PROTECTION (DI)
	YARD INLET WITH INLET PROTECTION (YI)
	CURB INLET WITH INLET PROTECTION (CI)
	JUNCTION BOX WITH INLET PROTECTION (JB)
	PROPOSED FIRE HYDRANT

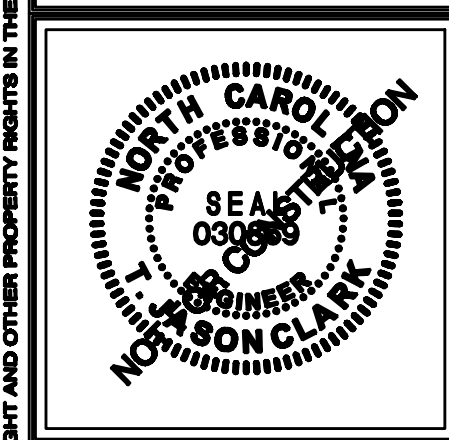
CLINE DESIGN
 125 N. Harrington St.
 Raleigh, NC 27603
 919/833-6413
 919/836-1280 FAX
 ClineDesignAssoc.com
 Attn: Chris Tingler

NORRIS & TUNSTALL CONSULTING ENGINEERS, P.C.
 902 MARKET STREET
 WILMINGTON, NC 28401
 PHONE (910) 343-9853
 FAX (910) 343-9804
 LICENCE #C-3641

DPJ Residential Westfall Park Apartments
 1817 Sir Tyler Drive
 Wilmington, North Carolina

Preliminary TRC Review

NOT FOR CONSTRUCTION



PROJECT: 216007
 DATE: 04.8.2015

REVISIONS:	DATE

DRAWN BY:
 CHECKED BY:

CG3.0

GRADING, STORM DRAINAGE, AND EROSION CONTROL PLAN
 NT #16040

For each open utility cut of City streets, a \$225 permit shall be required from the City prior to occupancy and/or project acceptance.

WILMINGTON
 Public Review - Engineering Division
 STORMWATER MANAGEMENT PLAN

Date: Permit #
 Signed: _____

Approved Construction Plan

Planning: _____ Name: _____ Date: _____
 Traffic: _____
 File: _____

MODERN PWRS WATER PERMIT #:
 WATER CAPACITY: _____ GPD
 DWS SEWER PERMIT #:
 SEWER CAPACITY: _____ GPD
 SEWER SHED # AND PLANT:
 SEWER TO FLOW THROUGH ME: YES or NO (CIRCLE ONE)

SCALE: 1" = 30'

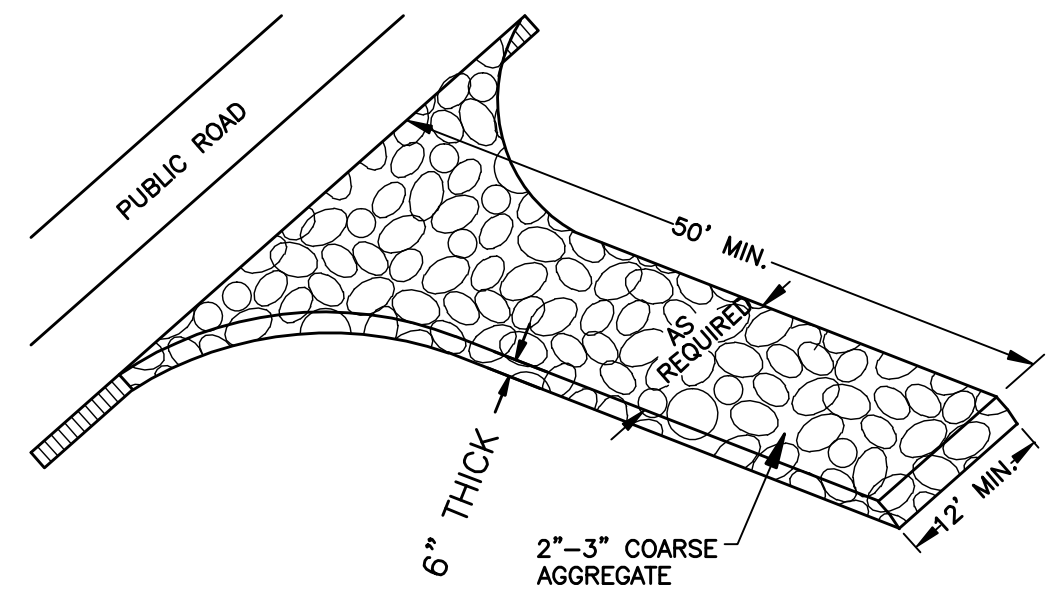
0 30 60 90

© 2015 NORRIS & TUNSTALL

DEVELOPER
 DPJ RESIDENTIAL, LLC
 PORTER JONES, MANAGER
 1320 FILLMORE AVE.
 SUITE 100
 CHARLOTTE, NC 28203
 980-228-5381 (OFFICE)
 404-735-2134 (CELL)

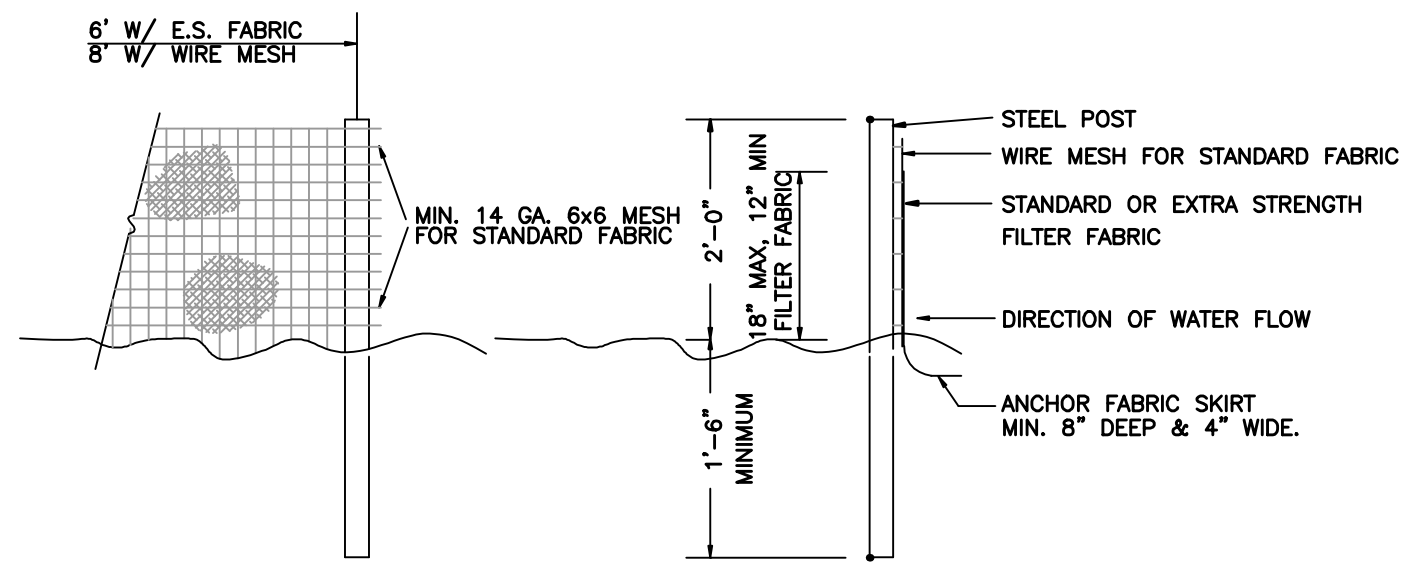
© 2015 CLINE DESIGN ASSOCIATES, PA. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF CLINE DESIGN ASSOCIATES, PA.

F:\Project\2015\15040 MF G. Wes. '01-Resident- Park\15040 Plans\04.mxd, 5/12/2015 7:52:36 AM



NOT TO SCALE

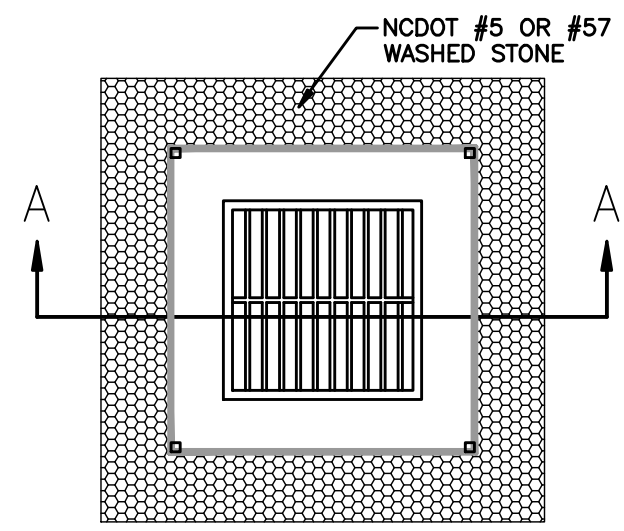
1 TEMPORARY GRAVELLED CONSTRUCTION ENTRANCE



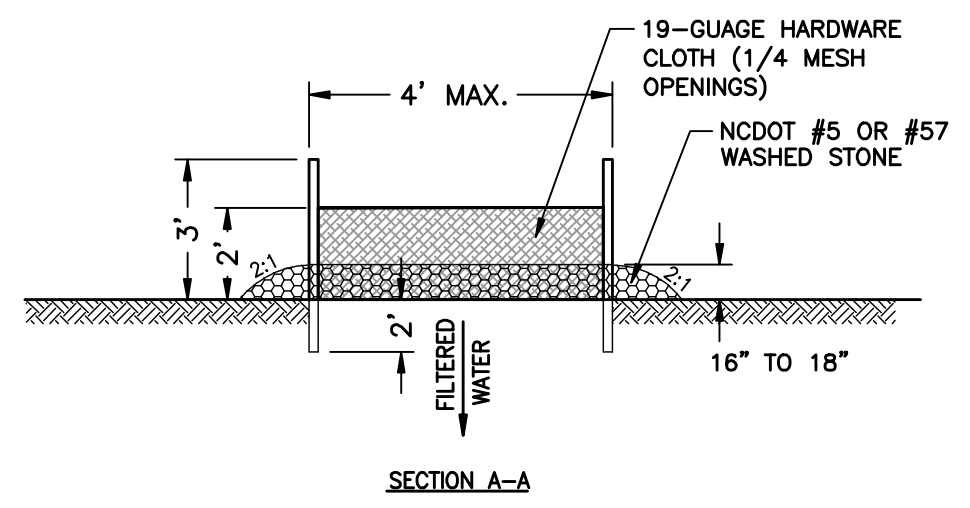
- NOTES:
1. SYN. FENCE FABRIC SHALL BE MIN. OF 30" IN WIDTH WITH 30 LB/IN TENSILE STRENGTH FOR STANDARD FABRIC AND 50 LB/IN FOR EXTRA STRENGTH.
 2. FABRIC SHALL BE CONTINUOUS LENGTH. IF JOINTS ARE NECESSARY, LAP FABRIC POST TO POST.
 3. STEEL POST SHALL BE MIN 4" IN HEIGHT AND BE OF THE SELF-FASTENER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

NOT TO SCALE

2 TEMPORARY SILT FENCE



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



MAINTENANCE:
INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.

NOT TO SCALE

3 HARDWARE CLOTH AND GRAVEL INLET PROTECTION

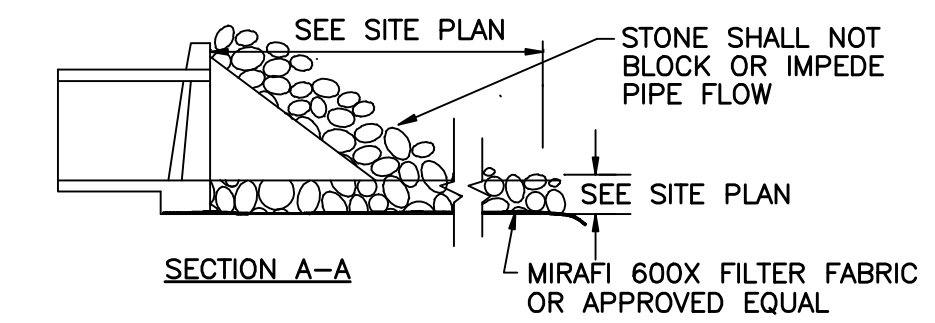
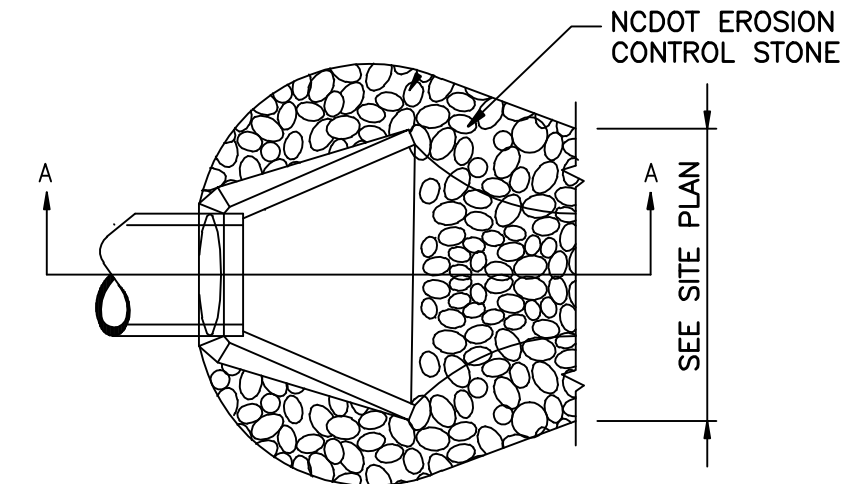
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6

7

EROSION CONTROL NOTES AND MAINTENANCE PLAN:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF—PRODUCING RAINFALL, BUT IN NO CASE, LESS THAN ONCE EVERY WEEK AND WITHIN 24 HOURS OF EVERY HALF-INCH RAINFALL.
2. ALL POINTS OF EGRESS WILL HAVE CONSTRUCTION ENTRANCES THAT WILL BE PERIODICALLY TOP-DRESSED WITH AN ADDITIONAL 2 INCHES OF #4 STONE TO MAINTAIN PROPER DEPTH. THEY WILL BE MAINTAINED IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. IMMEDIATELY REMOVE OBJECTIONABLE MATERIAL SPILLED WASHED OR TRACKED ONTO THE CONSTRUCTION ENTRANCE OR ROADWAYS.
3. SEDIMENT WILL BE REMOVED FROM HARDWARE CLOTH AND GRAVEL INLET PROTECTION, BLOCK AND GRAVEL INLET PROTECTION, ROCK DOUGHNUT INLET PROTECTION AND ROCK PIPE INLET PROTECTION WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS AS DESIGNED. DEBRIS WILL BE REMOVED FROM THE ROCK AND HARDWARE CLOTH TO ALLOW PROPER DRAINAGE. SILT SACKS WILL BE EMPTIED ONCE A WEEK AND AFTER EVERY RAIN EVENT. SEDIMENT WILL BE REMOVED FROM AROUND BEAVER DAMS, DANDY SACKS AND SOCKS ONCE A WEEK AND AFTER EVERY RAIN EVENT.
4. DIVERSION DITCHES WILL BE CLEANED OUT IMMEDIATELY TO REMOVE SEDIMENT OR OBSTRUCTIONS FROM THE FLOW AREA. THE DIVERSION RIDGES WILL ALSO BE REPAIRED. SWALES MUST BE TEMPORARILY STABILIZED WITHIN 21 CALENDAR DAYS OF CEASE OF ANY PHASE OF ACTIVITY ASSOCIATED WITH A SWALE.
5. SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES HALF FILLED. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. STAKES MUST BE STEEL. STAKE SPACING WILL BE 6 FEET MAX. WITH THE USE OF EXTRA STRENGTH FABRIC, WITHOUT WIRE BACKING. STAKE SPACING WILL BE 8 FEET MAX. WHEN STANDARD STRENGTH FABRIC AND WIRE BACKING ARE USED. IF ROCK FILTERS ARE DESIGNED AT LOW POINTS IN THE SEDIMENT FENCE, THE ROCK WILL BE REPAIRED OR REPLACED IF IT BECOMES HALF-FULL OF SEDIMENT, NO LONGER DRAINS AS DESIGNED OR IS DAMAGED.
6. SEDIMENT WILL BE REMOVED FROM SEDIMENT TRAPS WHEN THE DESIGN STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS OR WHEN THE ROCK IS DISLODGED. BAFFLES WILL BE REPAIRED OR REPLACED IF THEY COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE. THEY WILL BE REPLACED PROMPTLY. SEDIMENT WILL BE REMOVED WHEN DEPOSITS REACH HALF THE HEIGHT OF THE 1ST BAFFLE. FLOATING SKIMMERS WILL BE INSPECTED WEEKLY AND WILL BE KEPT CLEAN.
7. SEDIMENT WILL BE REMOVED FROM THE SEDIMENT BASIN WHEN THE DESIGN STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS OR IF THE ROCK IS DISLODGED. BAFFLES WILL BE REPAIRED OR REPLACED IF THEY COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE. THEY WILL BE REPLACED PROMPTLY. SEDIMENT WILL BE REMOVED FROM BAFFLES WHEN DEPOSITS REACH HALF THE HEIGHT OF THE 1ST BAFFLE. FLOATING SKIMMERS WILL BE INSPECTED WEEKLY AND WILL BE KEPT CLEAN.
8. LAND QUALITY REQUIRES:
ALL SEEDED AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED, ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN, TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. ALL SLOPES WILL BE STABILIZED WITHIN 21 CALENDAR DAYS. ALL OTHER AREAS WILL BE STABILIZED WITHIN 15 WORKING DAYS.
WATER QUALITY REQUIRES:
ALL SEEDED AREAS WILL BE FERTILIZED, RESEED AS NECESSARY AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, ALL SLOPES STEEPER THAN 3' HORIZONTAL TO 1' VERTICAL (3:1) AND ALL HIGH QUALITY WATER (HOW) ZONES SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE, BUT IN ANY EVENT WITHIN SEVEN (7) CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN FOURTEEN (14) CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
9. FLOCCULANTS WILL BE USED TO ADDRESS TURBIDITY ISSUES. THE PUMPS, TANKS, HOSES AND INJECT SYSTEMS WILL BE CHECKED FOR PROBLEMS OR TURBID DISCHARGES DAILY.
10. BASIN OUTLET STRUCTURES AND SKIMMERS SHALL WITHDRAW WATER FROM THE SURFACE.



NOTE: FILTER FABRIC AND STONE SHALL BE TOED UNDER FLARED END SECTION

NOT TO SCALE

4 ENERGY DISSIPATOR

TEMPORARY/PERMANENT GRASS SPECIFICATION:

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS.
 2. RIP THE ENTIRE AREA TO A 6 INCH DEPTH.
 3. REMOVE ALL ROCKS, ROOTS AND OTHER OBSTRUCTIONS LEAVING SURFACES SMOOTH AND UNIFORM.
 4. APPLY AGRICULTURAL LIME AND FERTILIZER UNIFORMLY AND MIX WITH SOIL.
LIME: 45 LBS. PER 1000 S.F.
PHOSPHOROUS: 20 LBS PER 1000 S.F.
FERTILIZER: 17 LBS. PER 1000 S.F.
 5. CONTINUE TILLAGE UNTIL A WELL PULVERIZED, FIRM, UNIFORM SEED BED IS PREPARED 4-6 INCHES DEEP.
 6. SEED ON A FRESHLY PREPARED SEED BED AND COVER SEED LIGHTLY.
2 - 3 LBS PER 1000 S.F. (SEE MIXTURE BELOW)
 7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
GRAIN STRAW & HAY AT 75 TO 100 LBS PER 1000 S.F.
WOOD CHIPS AT 500 LBS. PER 1000 S.F.
JUTE & MESH AS PER MANUFACTURER
 8. ASPHALT FOR ANCHORING MULCH SHALL BE TYPE SS-1 EMULSION AND APPLIED AT A RATE OF 1000 GAL. PER ACRE FOR SLOPE STABILIZATION, AND 150 GAL. PER TON OF STRAW FOR ANCHORING STRAW.
 9. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEED WITHIN THE PLANTING SEASON, IF POSSIBLE. IF GRASS STAND SHOULD BE OVER 60% DAMAGED, REESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
 10. CONSULT CONSERVATION INSPECTOR ON MAINTENANCE, TREATMENT, AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.
 11. SEED FOR TEMPORARY AND PERMANENT APPLICATIONS SHALL BE:
20% CARPET GRASS
28% BERMUDA GRASS
20% TURF FESCUE
10% CREEPING RED FESCUE
20% ANNUAL RYE GRASS
*BERMUDA SEED SHALL BE HULLED FOR WARM WEATHER PLANTING. PURITY OF SEED SHALL BE A MIN. OF 98% AND GERMINATION SHALL BE A MIN. OF 85%.
- ALL DISTURBED AREA SHALL BE SEEDED WITHIN 7-14 DAYS OF THE COMPLETION OF GRADING. SEE EROSION CONTROL AND MAINTENANCE NOTES. CONSULT CONSERVATION ENGINEER OR SOIL CONSERVATION SERVICE FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENUDED AREAS. THE ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS, OTHER SEEDING SCHEDULES MAY BE POSSIBLE.

SITE WORK NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH FIELD CONSTRUCTION CONDITIONS.
2. CONTRACTOR SHALL COORDINATE WORK WITHIN NCDOT AND LOCAL RIGHT OF WAYS WITH PROPER AUTHORITIES AND SHALL MEET ANY REQUIREMENTS AS TO TRAFFIC CONTROL AND CONNECTION TO EXISTING STREETS.
3. CLEARING AND GRUBBING: REMOVE ALL TREES AS REQUIRED UNLESS OTHERWISE NOTED TO REMAIN, STUMPS, ROOTS, SHRUBBERY, ASPHALT, CONCRETE, STRUCTURES, BURIED UTILITIES, STORAGE TANKS, ETC. WITHIN LIMITS OF CONSTRUCTION.
4. STRIPPING: BEFORE EXCAVATING OR FILLING, REMOVE ALL TOPSOIL, WOOD, LEAVES, AND ANY OTHER UNSUITABLE MATERIAL.
5. MUCKING: REMOVE ANY SOFT, ORGANIC SILT MATERIALS AND EXISTING BURIED CONSTRUCTION DEBRIS AS REQUIRED AND FILL TO SUBGRADE ELEVATIONS WITH A CLEAN SELECT-FILL COMPACTED AS SPECIFIED.
6. DISPOSAL: CLEARED, GRUBBED, STRIPPED OR EXCAVATED SOIL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES.
7. BORROW MATERIAL: THE CONTRACTOR SHALL FURNISH BORROW MATERIAL REQUIRED FROM OFF SITE AND OBTAIN ALL REQUIRED PERMITS ASSOCIATED WITH BORROW OPERATIONS.
8. FILL AND COMPACTION: AFTER STRIPPING THOSE AREAS DESIGNATED TO RECEIVE FILL SHOULD BE PROOFROLLED, THE TOP 8" OF SUBGRADE SHALL BE COMPACTED TO AT LEAST 98% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. ANY AREA WHICH PUMPS OR RUTS EXCESSIVELY SHOULD BE UNDERCUT AND REPLACED WITH A CLEAN, SILTY OR CLAYEY SAND HAVING A UNIFIED SOIL CLASSIFICATION OF SP, SM, OR SC. FILL MATERIAL 8" OUTSIDE OF BUILDING AREAS SHALL THEN BE PLACED IN LAYERS NOT TO EXCEED 8" AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) WITH THE UPPER 12 INCHES OF SUBGRADE BEING COMPACTED TO 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. FILL MATERIALS WITHIN BUILDING AREAS TO A LINE OUTSIDE THE BUILDING AREAS SHALL BE PLACED IN LAYERS NOT TO EXCEED 8" AND COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) WITH THE UPPER 12 INCHES OF SUBGRADE BEING COMPACTED IN 6 INCH LAYERS TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. IN AREAS WHERE NO STRUCTURAL FILL IS TO BE PLACED THE UPPER 12 INCHES OF IN-PLACE SUBGRADE SHOULD BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. IF THE MATERIAL IS TOO DRY TO COMPACT TO THE REQUIRED DENSITY EACH LAYER SHALL BE WETTED IN ACCORDANCE WITH COMPACTION REQUIREMENTS. IF THE MATERIAL IS TOO WET TO SECURE PROPER COMPACTION, IT SHALL BE HARROWED REPEATEDLY OR OTHERWISE AERATED WITH SUITABLE EQUIPMENT UNTIL OPTIMUM MOISTURE CONTENT IS OBTAINED. FILL SHALL BE PLACED IN SUCH A MANNER THAT THE SURFACE WILL DRAIN READILY AT ALL TIMES. SEE STRUCTURAL NOTES AND SOILS REPORT FOR ADDITIONAL REQUIREMENTS.
9. LAYOUT: THE CONTRACTOR SHALL PROVIDE ALL LAYOUT REQUIRED TO CONSTRUCT HIS WORK.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION.
11. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION FROM SURVEY BY BATEMAN CIVIL SURVEY COMPANY AND PROVIDED BY OWNER.
12. THE CONTRACTOR SHALL VERIFY DIMENSIONS AT JOBSITE.
13. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF RELOCATION OR DISCONNECTION OF ALL EXISTING UTILITIES WITH APPLICABLE AGENCIES AND AUTHORITIES.
14. ALL PAVEMENT AND BASE MATERIALS AND WORKMANSHIP SHALL CONFORM TO NCDOT STANDARDS.
15. WATER AND SEWER SERVICES SHALL BE INSTALLED TO MEET LOCAL AND STATE PLUMBING CODES. METER AND TAPS SHALL MEET ALL LOCAL REQUIREMENTS.
16. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE.
17. SEE SOILS REPORT FOR ADDITIONAL REQUIREMENTS.
18. CONTRACTOR SHALL NOTE THAT EARTHWORK QUANTITIES ARE HIS RESPONSIBILITY. PLANS DO NOT REPRESENT A BALANCED EARTHWORK CONDITION.
19. REINF. CONC. PIPE SHALL BE CLASS III W/RUBBER GASKETED JOINT OR "RAM NECK". INSTALL PER MANUFACTURER'S REQUIREMENTS.

CLINE DESIGN

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FAX (910) 343-9604
LICENCE #C-3641

DPJ Residential
Westfall Park Apartments
1817 Sir Tyler Drive
Wilmington, North Carolina

Preliminary TRC Review

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

WILMINGTON
Public Services • Engineering Division
STORMWATER MANAGEMENT PLAN

Date: _____ Permit #: _____
Signed: _____

Approved Construction Plan

Planning	Name	Date

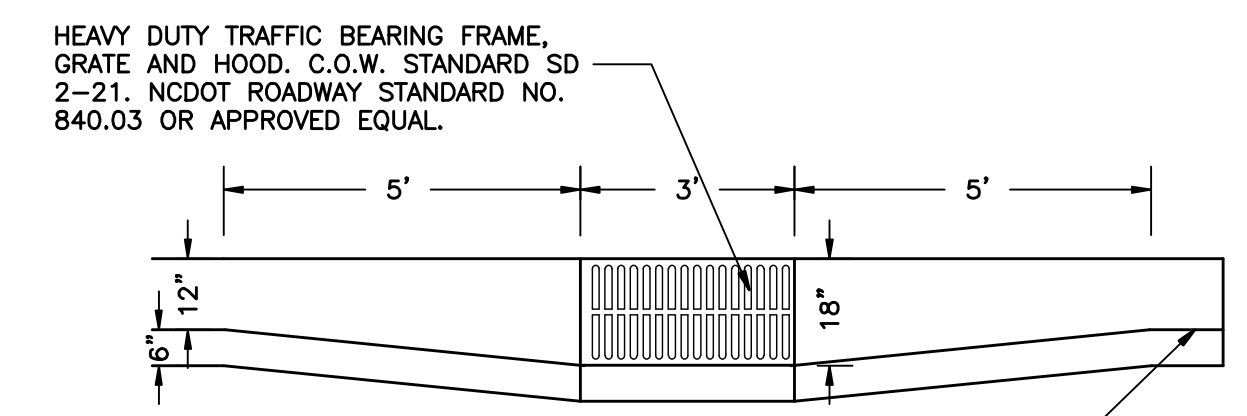
NCDENR PWRS WATER PERMIT #: _____
DWR SEWER PERMIT #: _____
SEWER CAPACITY: _____
SEWER BEHED # AND PLANT: _____
SEWER TO FLOW THROUGH NE: YES or NO (CIRCLE ONE)

CG5.0

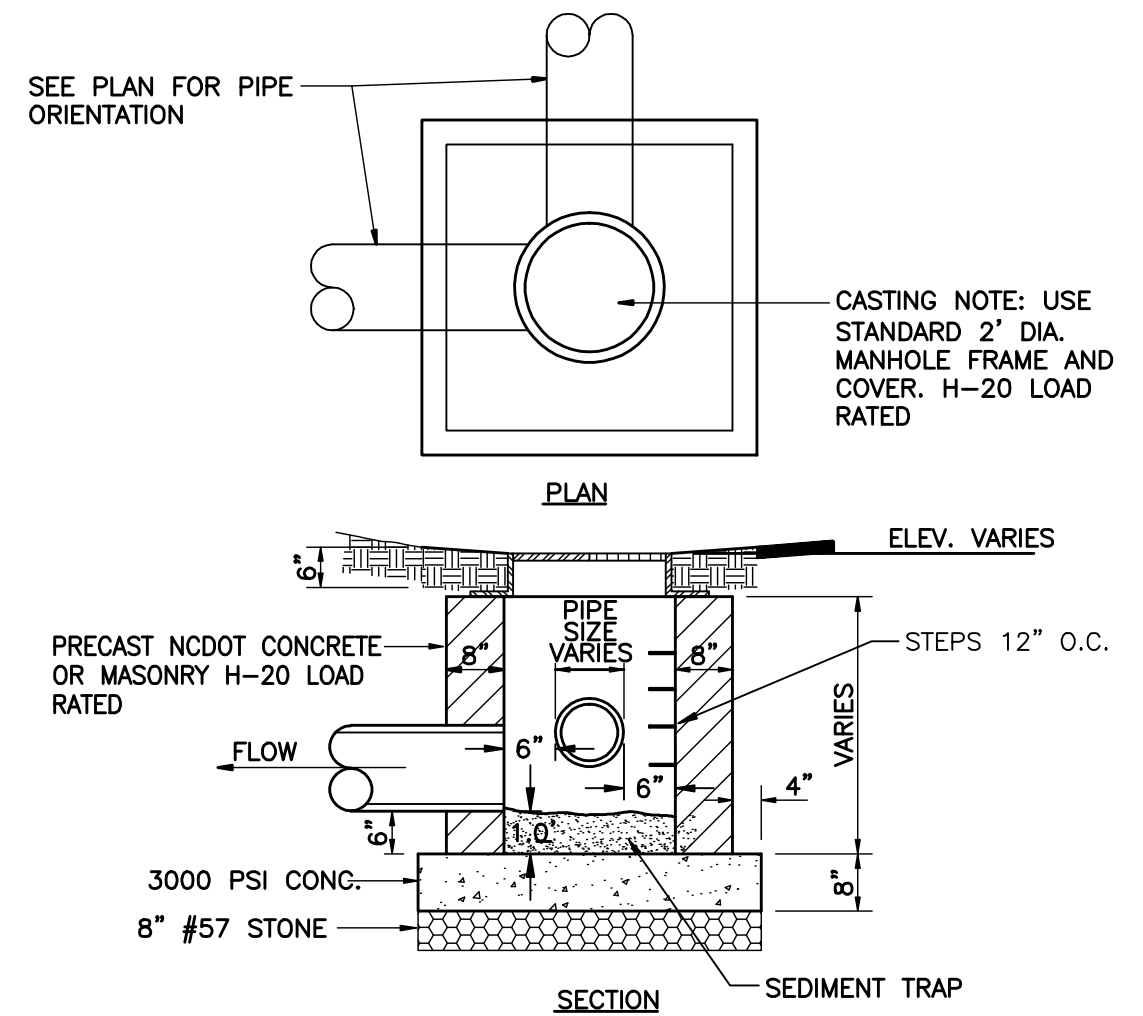
GRADING, STORM DRAINAGE, AND EROSION CONTROL NOTES AND DETAILS

NT #18040

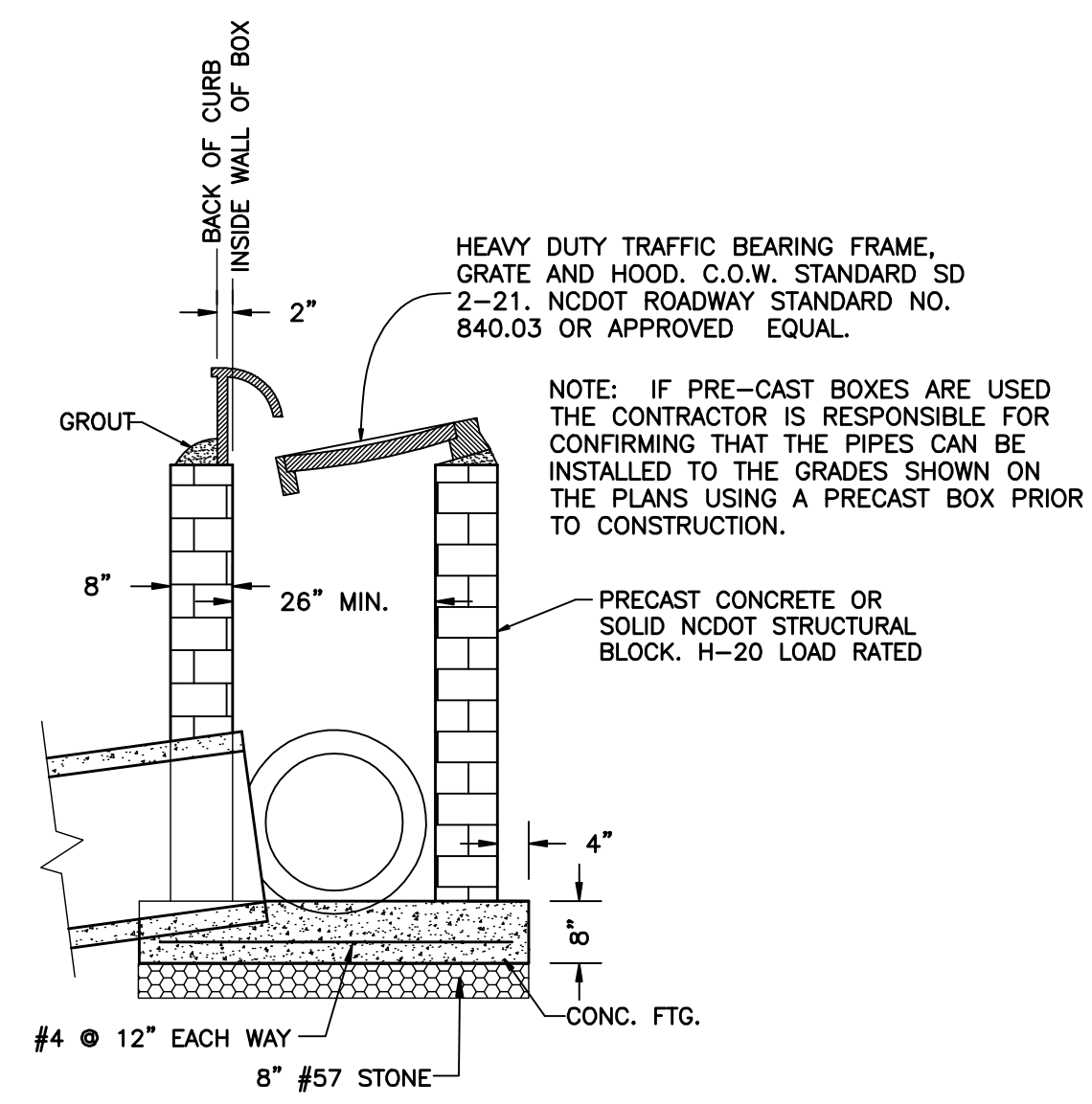
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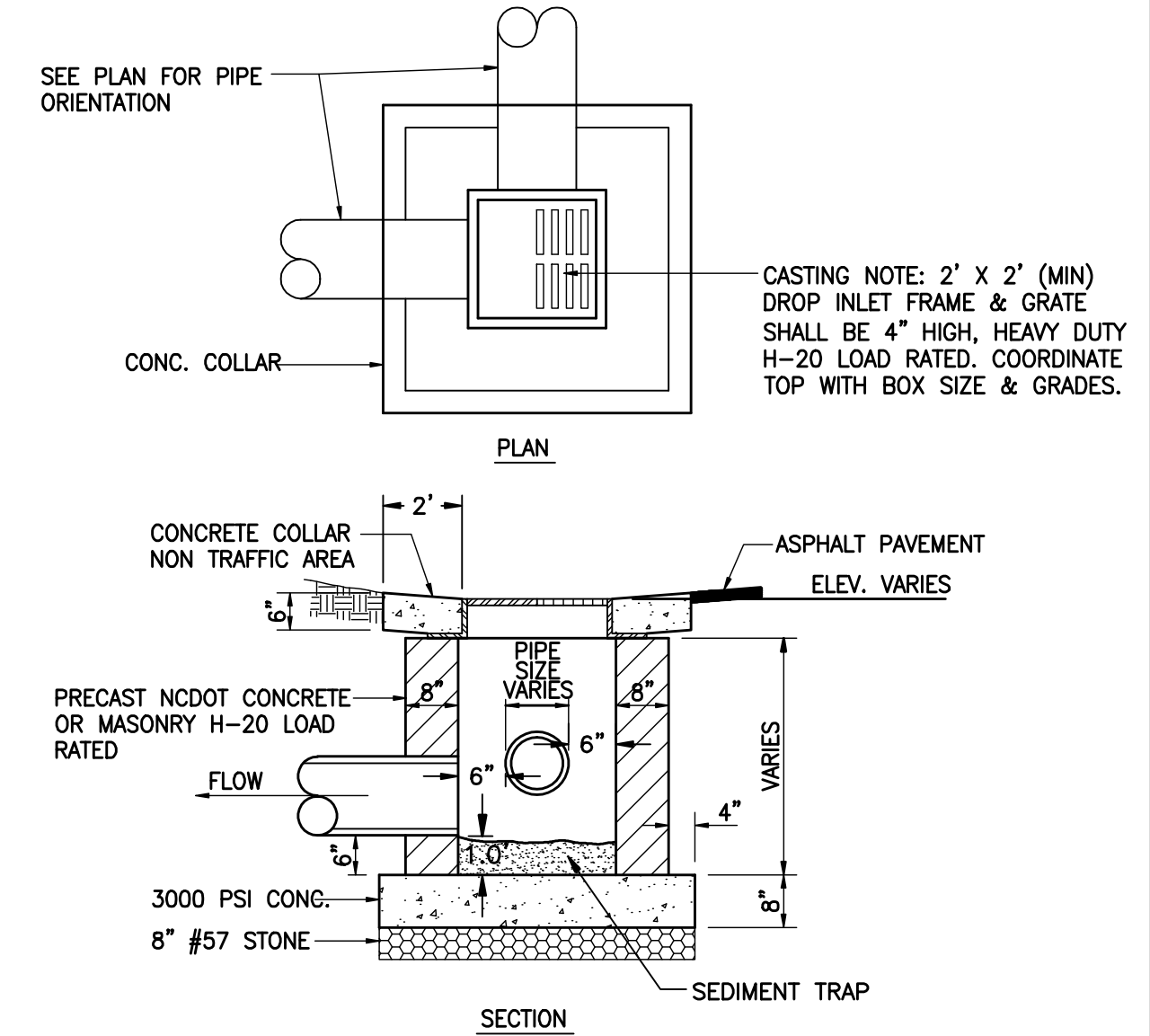
4 18" CURB AND GUTTER INLET OFFSET DETAIL



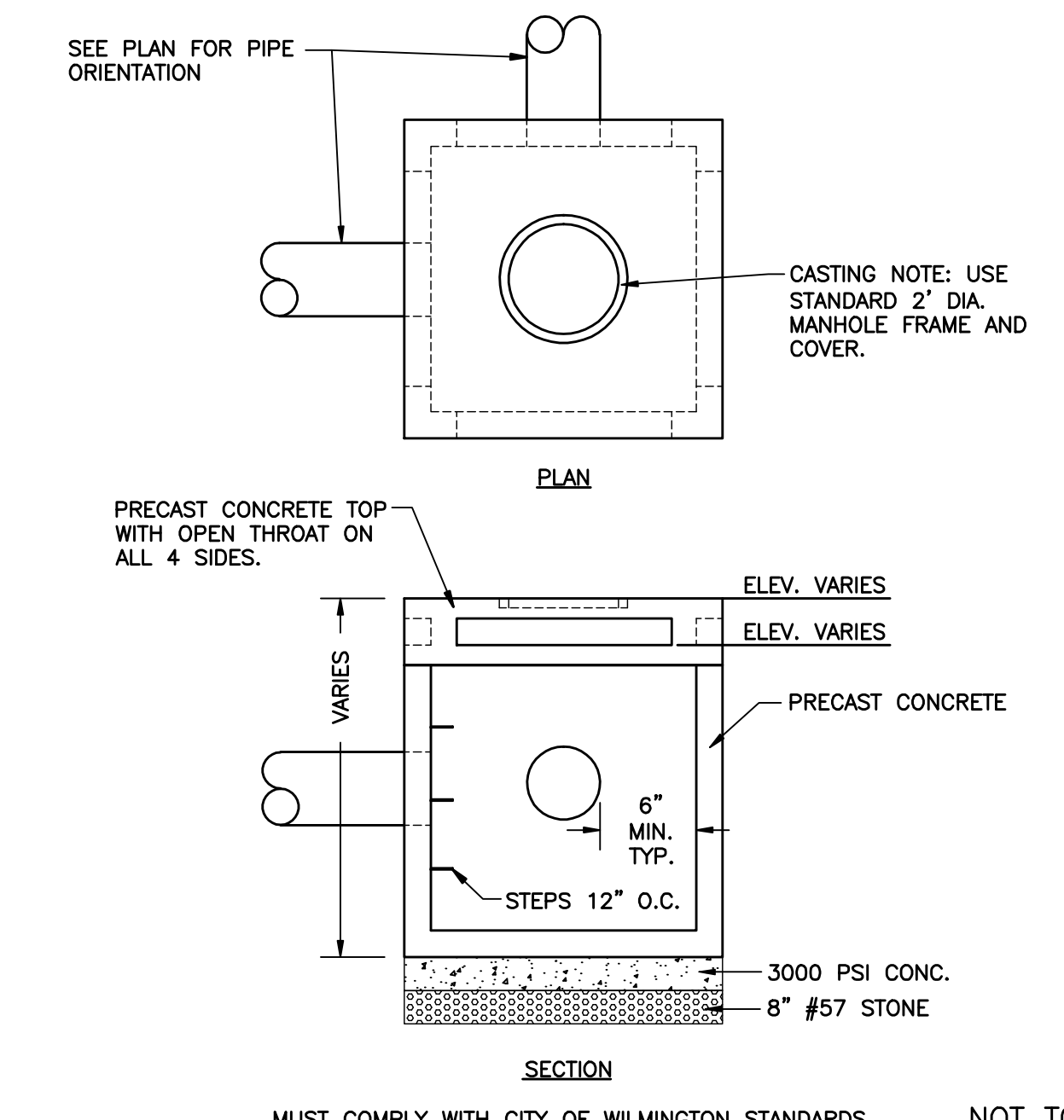
3 JUNCTION BOX DETAIL



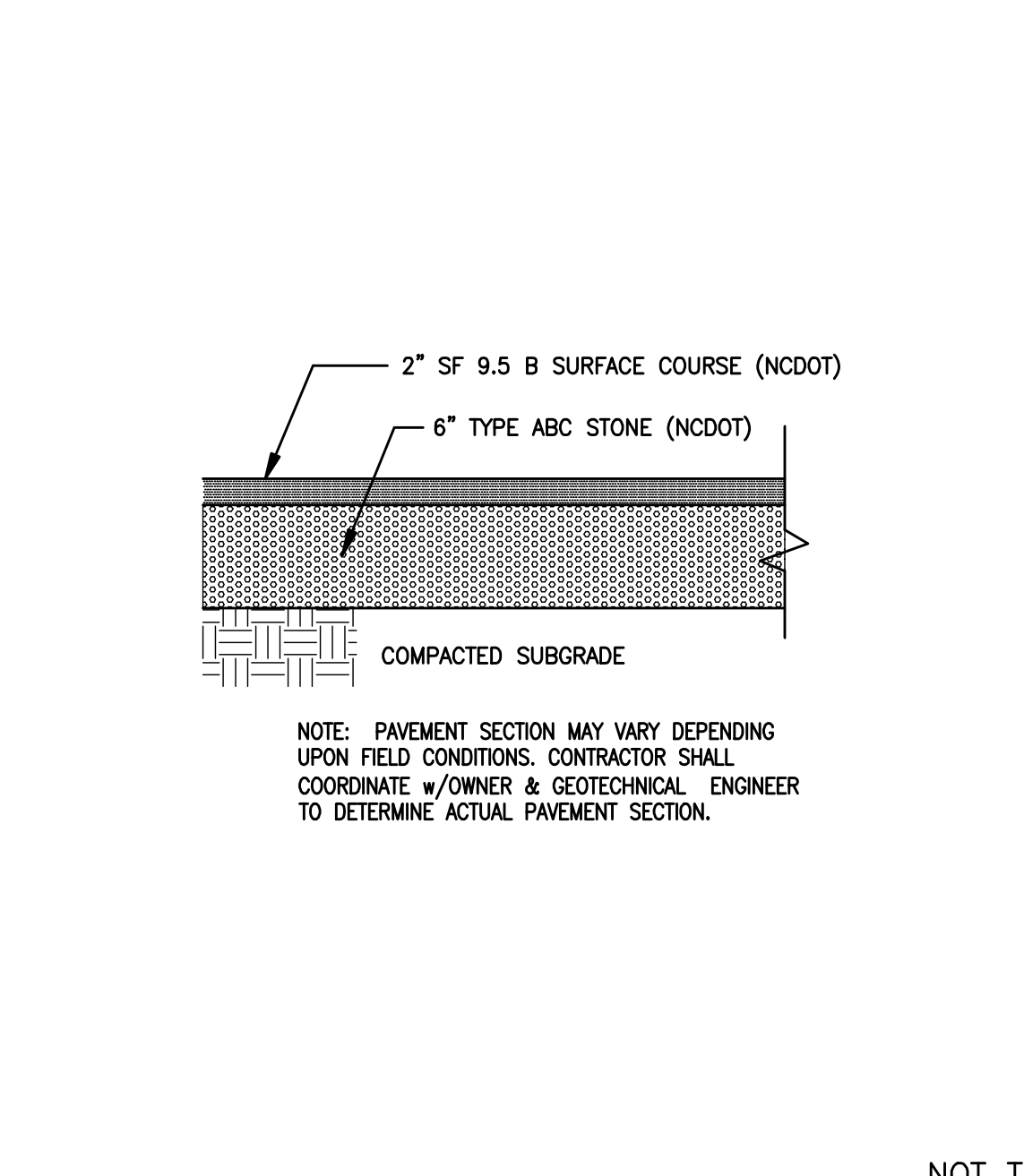
2 CATCH BASIN DETAIL



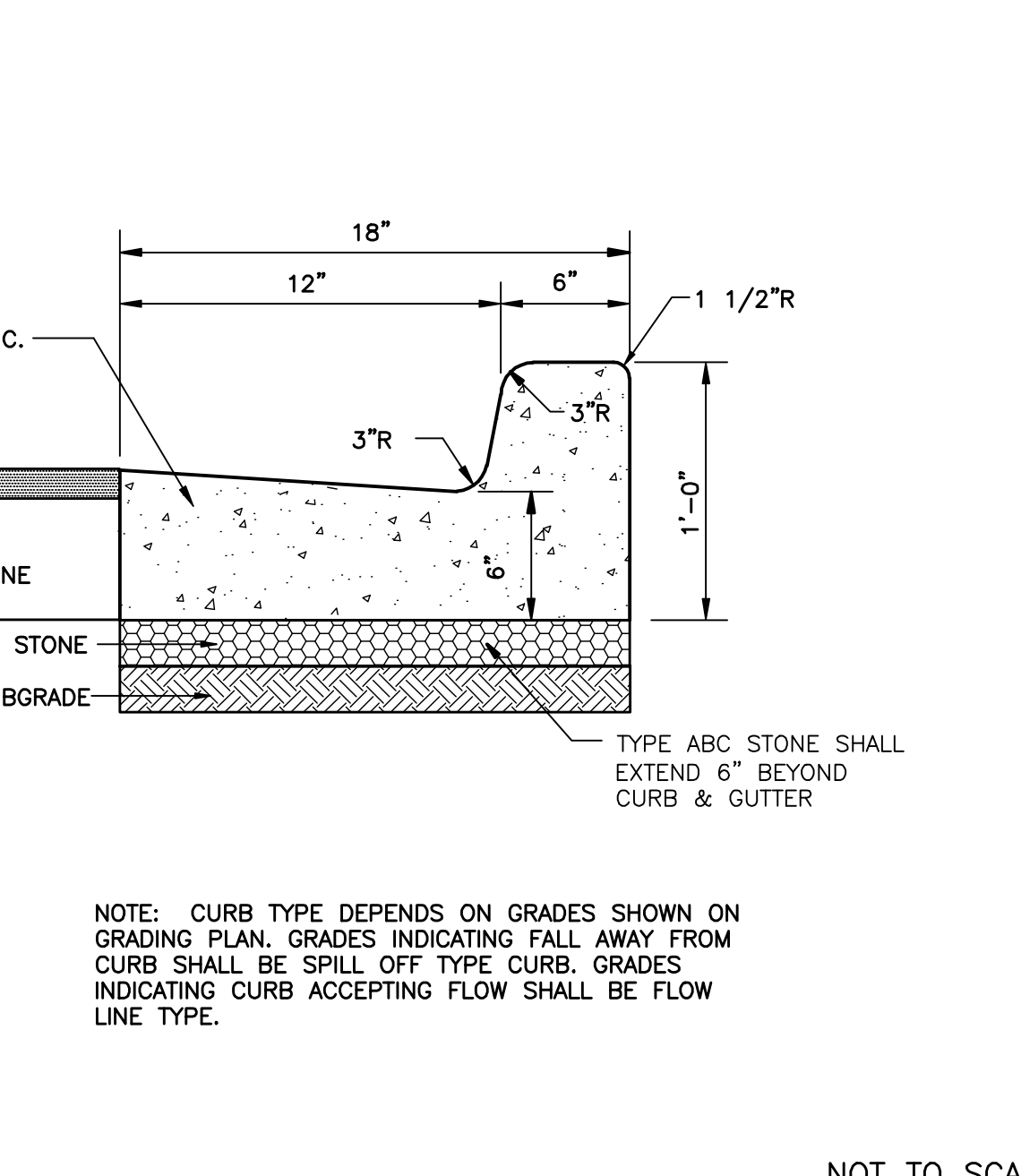
1 DROP INLET DETAIL



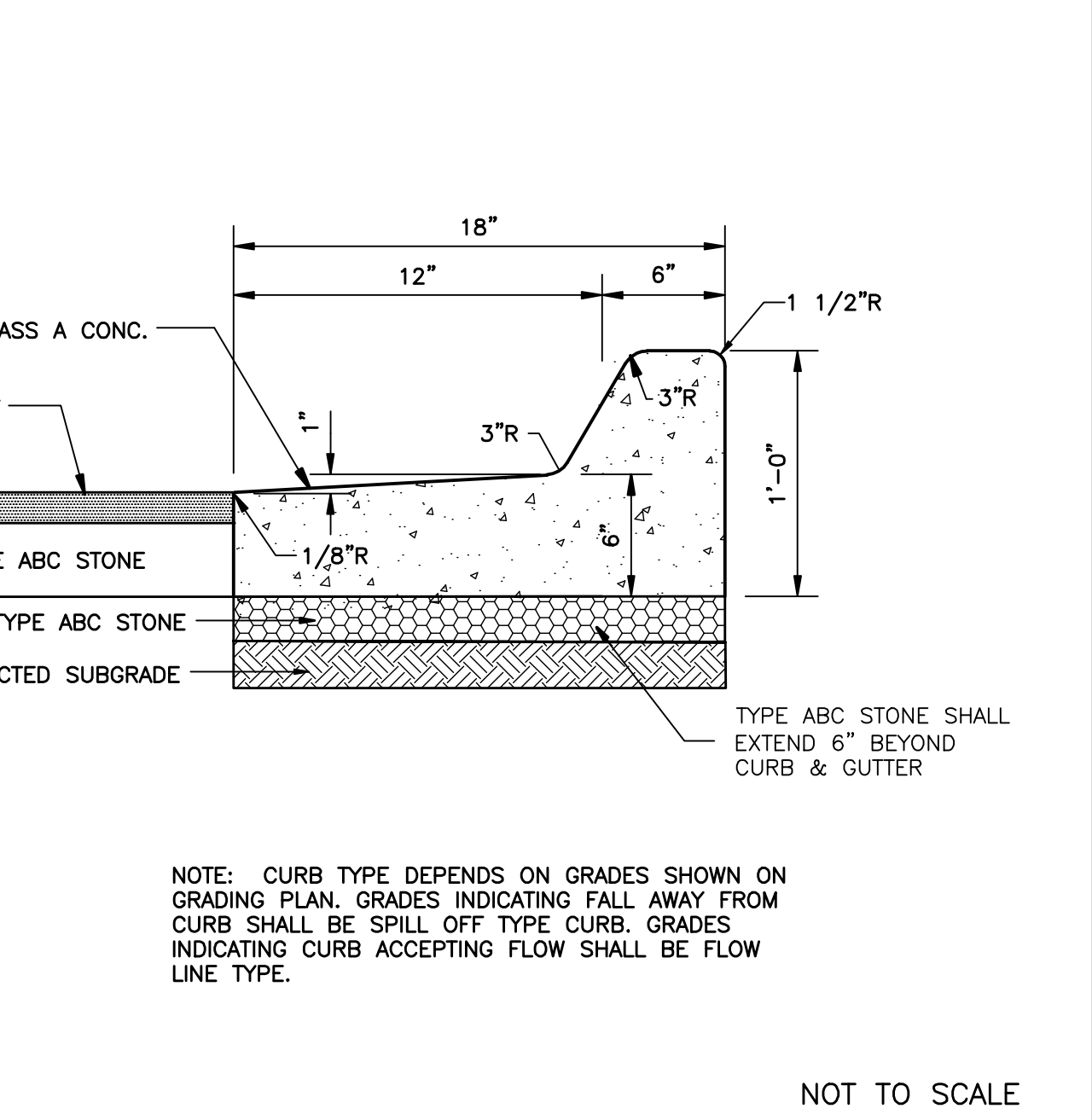
8 DROP INLET DETAIL WITH OPEN THROAT TOP



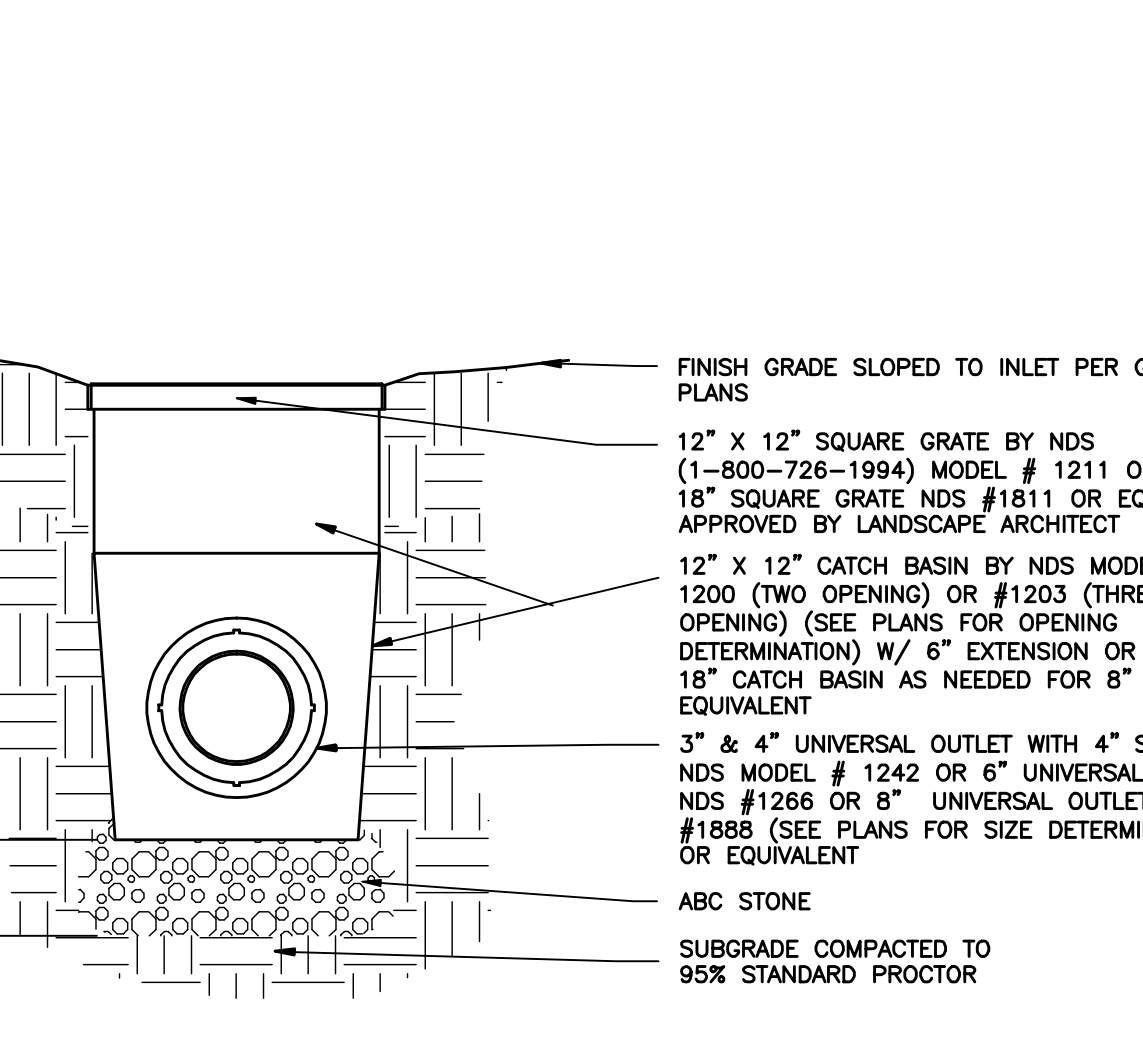
7 ASPHALT PAVEMENT SECTION



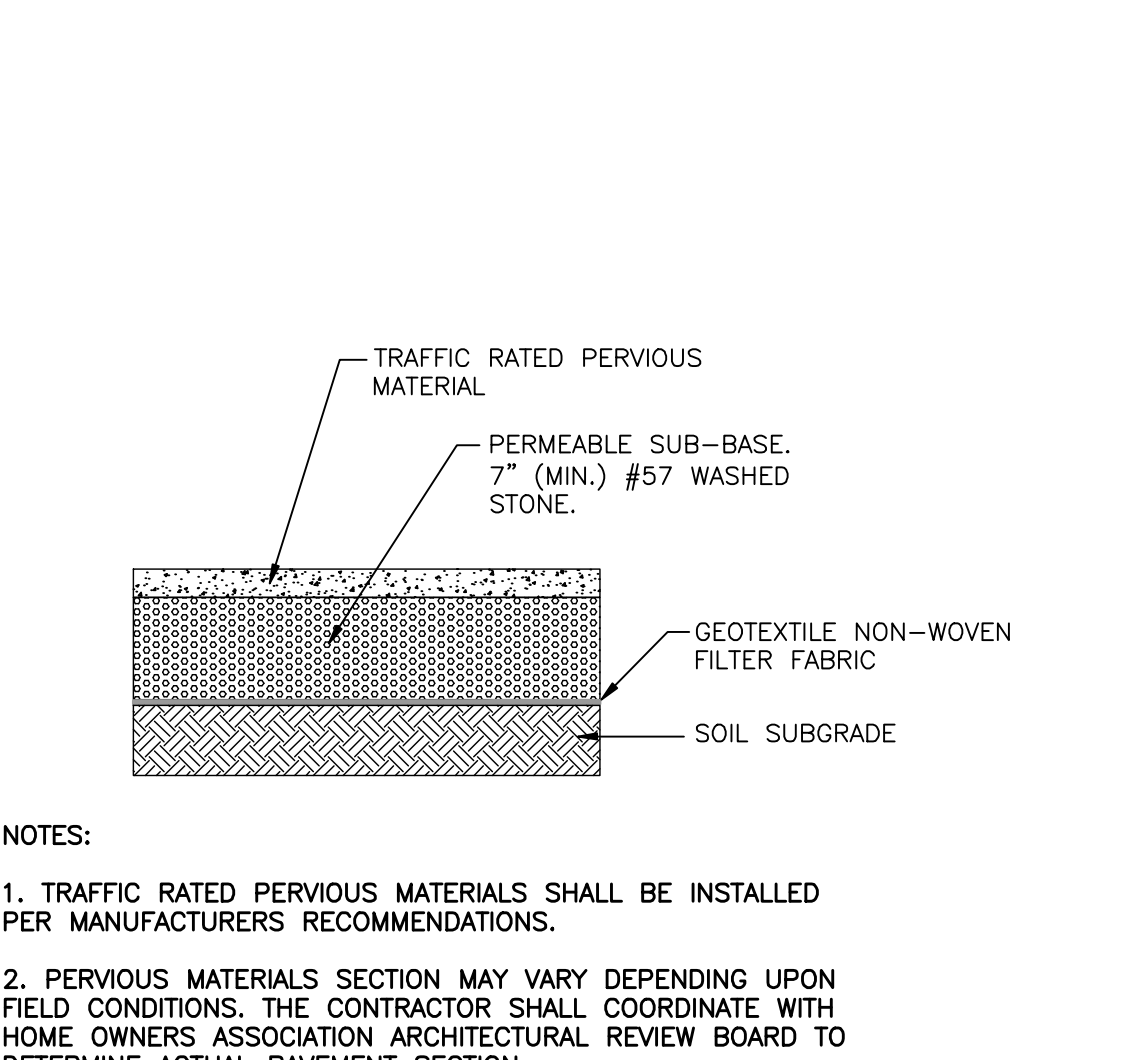
6 18" CURB AND GUTTER SECTION (FLOW-LINE)



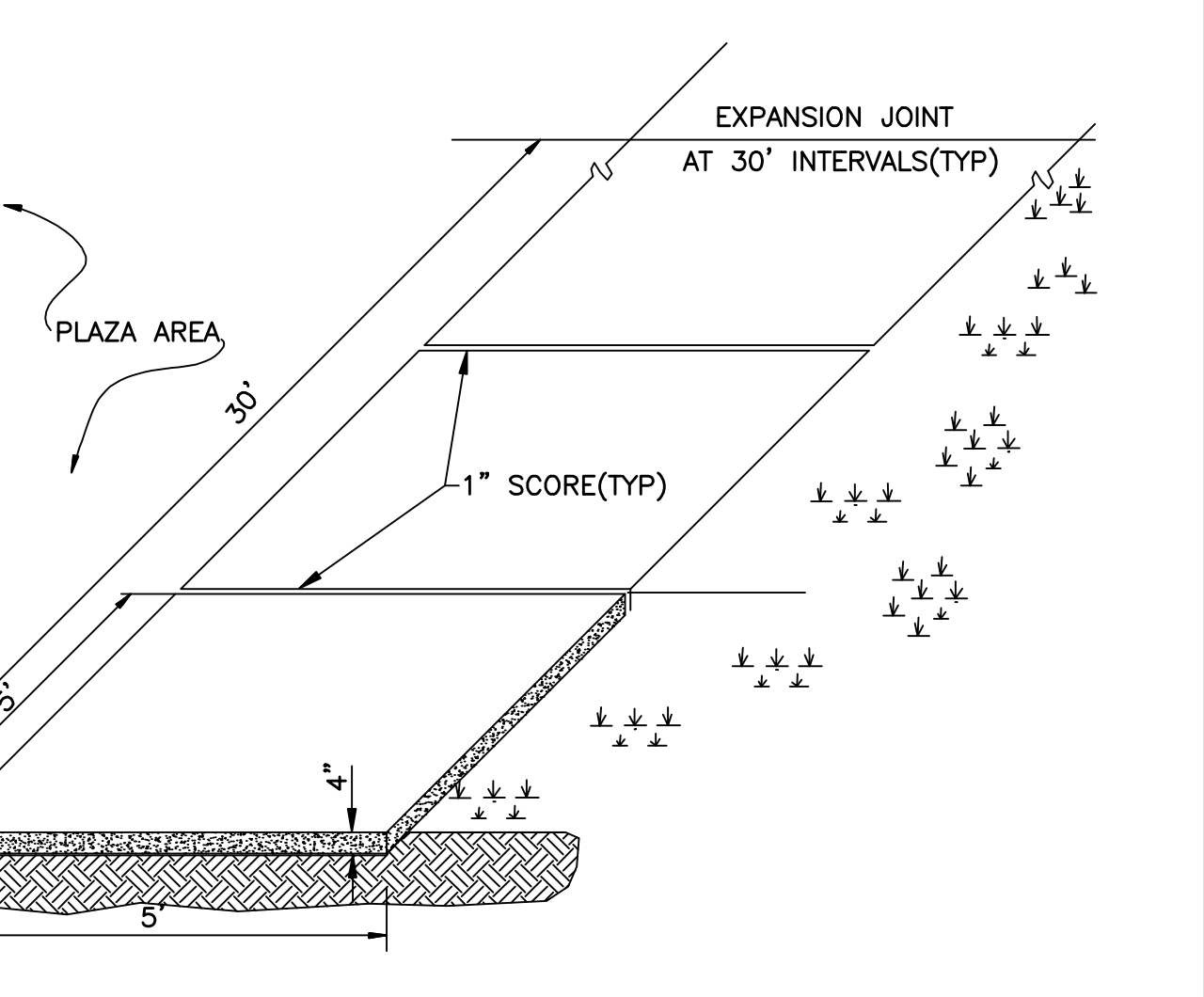
5 18" CURB AND GUTTER SECTION (SPILL-OFF)



11



10 PERVIOUS PAVEMENT SECTION



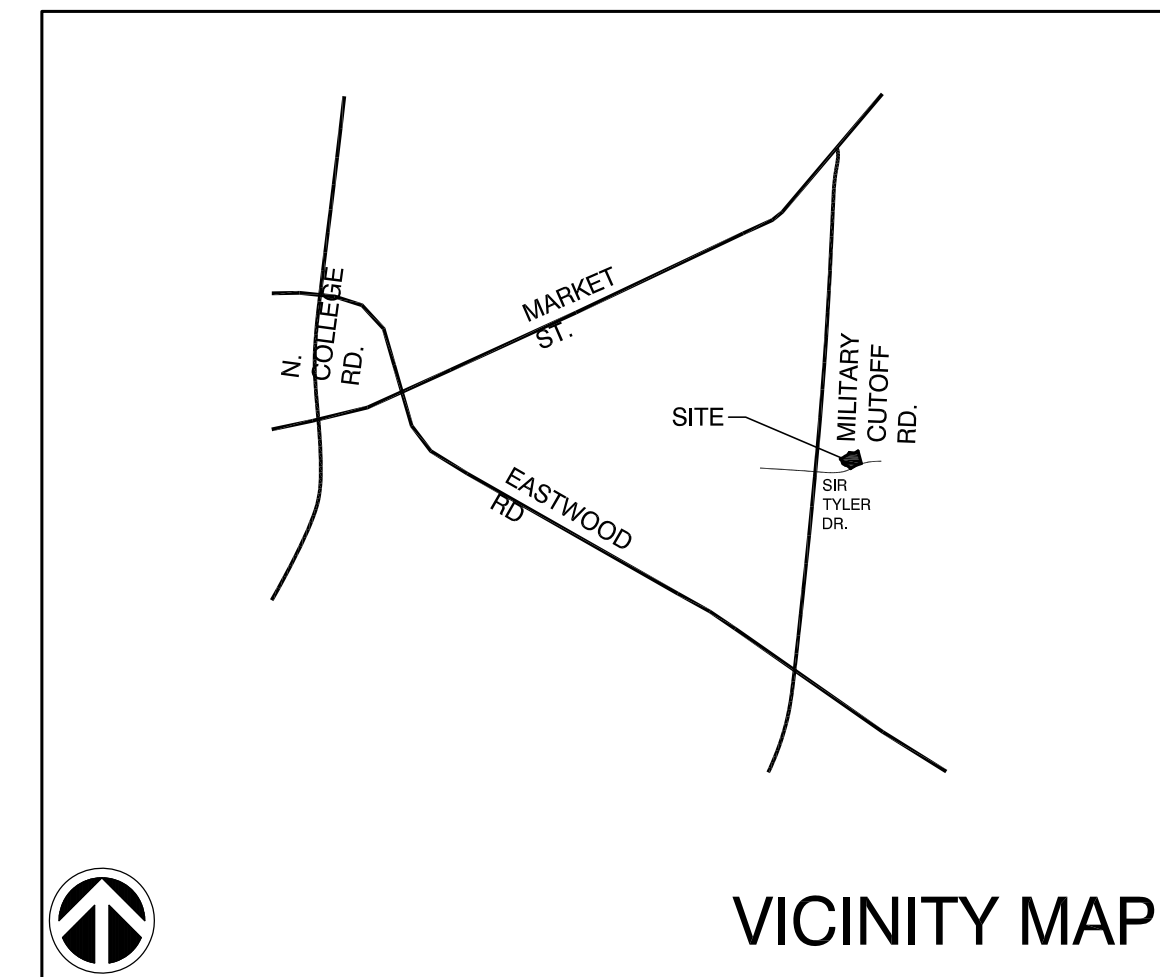
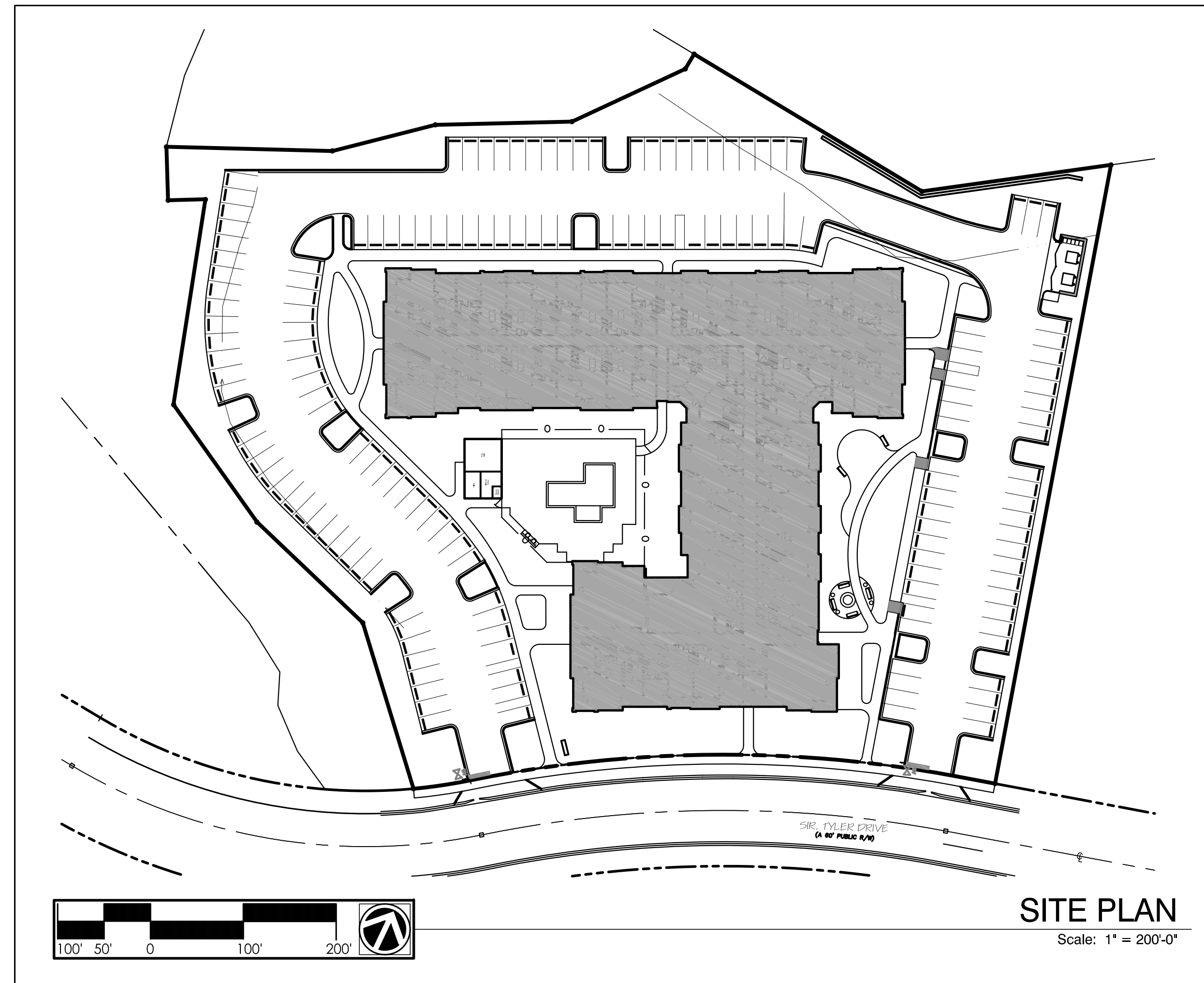
9 STANDARD SIDEWALK DETAIL

WESTFALL PARK APARTMENTS

125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
919/836-1280 FAX
ClineDesignAssoc.com



WILMINGTON, NORTH CAROLINA



REVISIONS

Cover	
Survey	ALTA 1
Survey w/Trees	ALTA 2
Existing Conditions & Site Inventory Plan	SD0.10
Tree Inventory, Preservation and Removal Plan	SD0.11
Preliminary Site Plan	SD1.00
Site Details	SD2.00
Grading, Drainage and Erosion Control Plan	CG3.0
Drainage Area Plan	CG3.1
Utility Plan	CU4.0
Utility Profile	CU4.1
Grading, Drainage and Erosion Control Notes and Details	CG5.0
Grading, Drainage and Erosion Control Notes and Details	CG5.1
Sewer Details	SSD-1
Sewer Details	SSD-2
Sewer Details	SSD-3
Water Details	WSD-1
Water Details	WSD-2
Preliminary Landscape Plan	LP1.00
Landscape Details & Plant Schedule	LP2.00
Building - First Level Plan	A1.0
Building - Second Level Plan	A1.1
Building - Third Level Plan	A1.2
Building - Forth Level Plan	A1.3
Exterior Elevations	A2.0
Exterior Elevations	A2.1
Pool House Plan & Elevations	A3.0

SHEET INDEX

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Contact: D. Porter Jones 980.226.5381

ARCHITECT: CLINE DESIGN ASSOCIATES, PA
1815 S. Tryon St. Ste: A
Charlotte, North Carolina
Contact: John Rider 704.333.7272

LANDSCAPE: CLINE DESIGN ASSOCIATES, PA
125 N. Harrington St.
Raleigh, North Carolina
Contact: Chris Tingler 919.833.6413

CIVIL: NORRIS & TUNSTALL
CONSULTING ENGINEERS, P.C.
902 Market Street
Wilmington, North Carolina
Contact: John Tunstall 910.343.9653

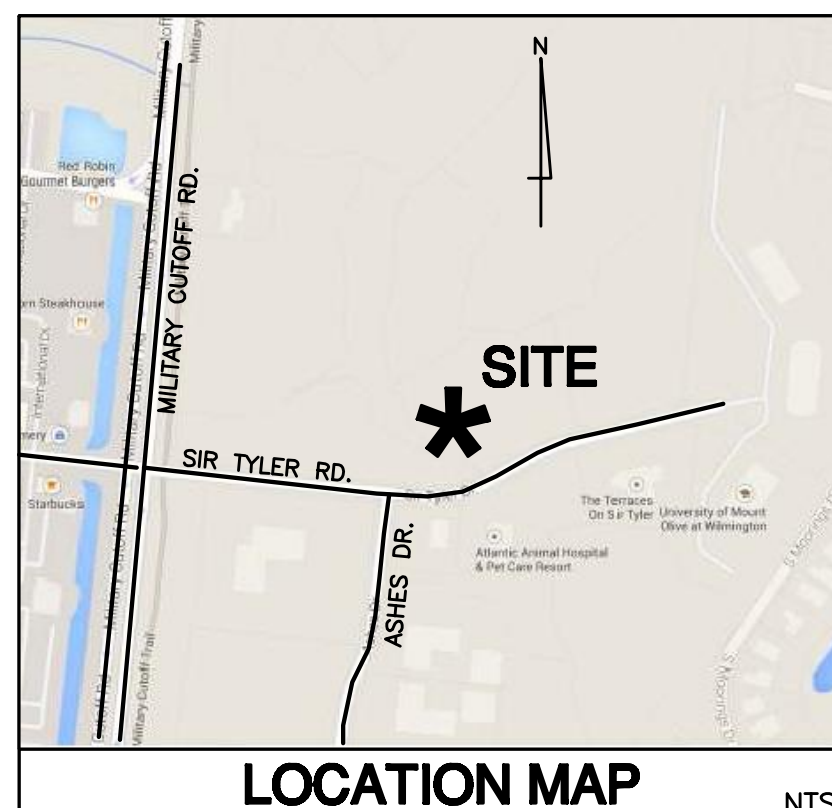
STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____ PERMIT # _____
SIGNED _____

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

Approved Construction Plan

Name	Date
Planning _____	
Public Utilities _____	
Traffic _____	
Fire _____	

City of Wilmington TRC Submittal
NOT FOR CONSTRUCTION
May 13, 2015



CLINE DESIGN

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LICENCE #C-3641

DPJ Residential Westfall Park Apartments
1817 Sir Tyler Drive
Wilmington, North Carolina

Preliminary TRC Review

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

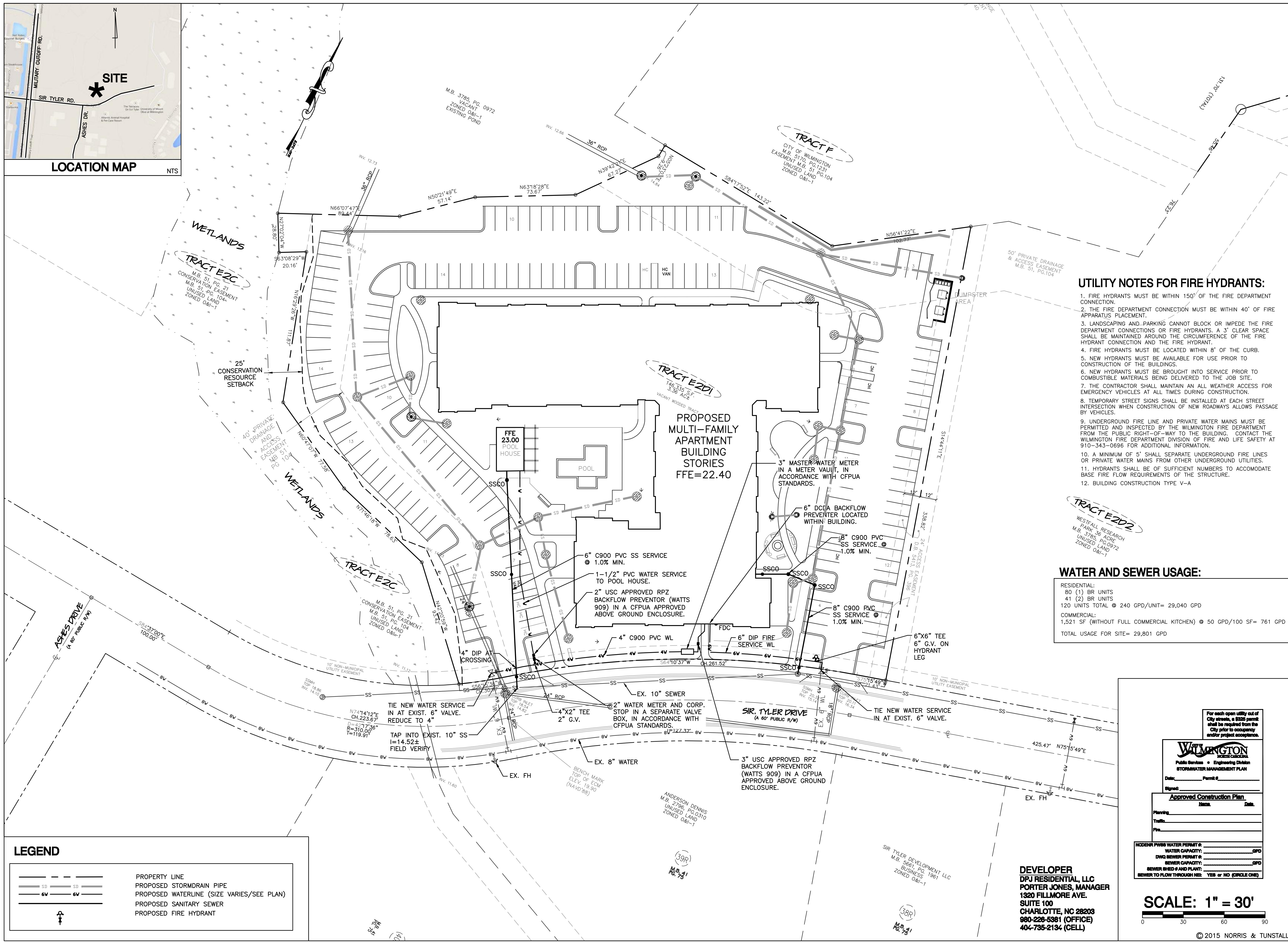
PROJECT: 215007
DATE: 04.8.2015

REVISIONS:	DATE

DRAWN BY:
CHECKED BY:

CU4.0

UTILITY PLAN



- UTILITY NOTES FOR FIRE HYDRANTS:**
1. FIRE HYDRANTS MUST BE WITHIN 150' OF THE FIRE DEPARTMENT CONNECTION.
 2. THE FIRE DEPARTMENT CONNECTION MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
 3. LANDSCAPING AND PARKING CANNOT BLOCK OR IMPEDE THE FIRE DEPARTMENT CONNECTIONS OR FIRE HYDRANTS. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE FIRE HYDRANT CONNECTION AND THE FIRE HYDRANT.
 4. FIRE HYDRANTS MUST BE LOCATED WITHIN 8' OF THE CURB.
 5. NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO CONSTRUCTION OF THE BUILDINGS.
 6. NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS BEING DELIVERED TO THE JOB SITE.
 7. THE CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
 8. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES.
 9. UNDERGROUND FIRE LINE AND PRIVATE WATER MAINS 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 910-343-0696 FOR ADDITIONAL INFORMATION.
 10. A MINIMUM OF 5' SHALL SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM OTHER UNDERGROUND UTILITIES.
 11. HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FIRE FLOW REQUIREMENTS OF THE STRUCTURE.
 12. BUILDING CONSTRUCTION TYPE V-A

WATER AND SEWER USAGE:

RESIDENTIAL:
80 (1) BR UNITS
41 (2) BR UNITS
120 UNITS TOTAL @ 240 GPD/UNIT = 29,040 GPD

COMMERCIAL:
1,521 SF (WITHOUT FULL COMMERCIAL KITCHEN) @ 50 GPD/100 SF = 761 GPD

TOTAL USAGE FOR SITE = 29,801 GPD

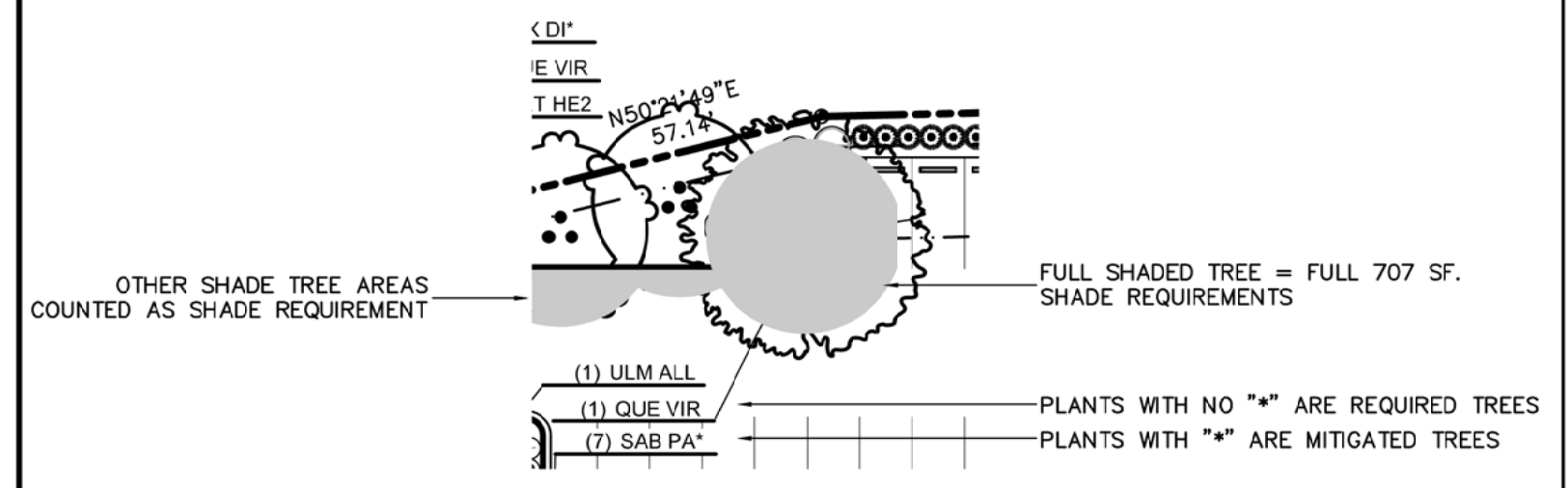
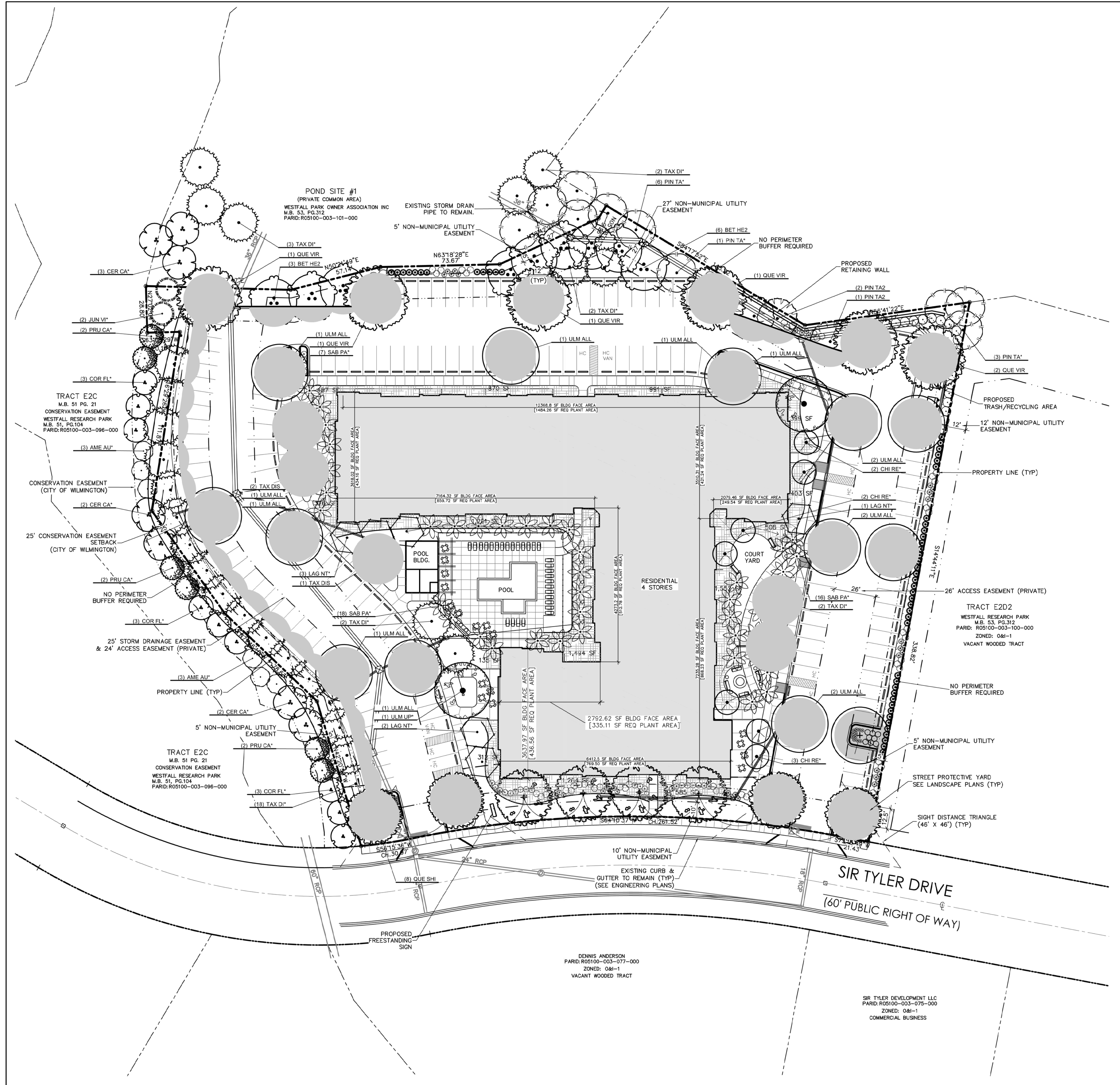
LEGEND

---	PROPERTY LINE
---	PROPOSED STORMDRAIN PIPE
---	PROPOSED WATERLINE (SIZE VARIES/SEE PLAN)
---	PROPOSED SANITARY SEWER
---	PROPOSED FIRE HYDRANT

DEVELOPER
DPJ RESIDENTIAL, LLC
PORTER JONES, MANAGER
1320 FILLMORE AVE.
SUITE 100
CHARLOTTE, NC 28203
980-226-5381 (OFFICE)
404-735-2134 (CELL)

SCALE: 1" = 30'

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SITE DATA

STREET YARD LENGTH	261.92
315.92'-52' (DRIVEWAY)=261.92	

Sec.18-460 MITIGATION

REPLACEMENT TREES REQUIRED SEE SHEET SD0.11 FOR CALCULATIONS	222 TREES
REPLACEMENT PROPOSED	125 TREES

Sec.18-477 STREET YARD LANDSCAPING

STREET YARD AREA REQUIRED	4,715 SF
261.92 LF, O&I MULTIPLIER = 18, 27' MAX, 9" MIN	
STREET YARD AREA PROPOSED	4,718 SF
TREES REQUIRED 4,715 SF X (1 CANOPY TREE / 600 SF) 2-2 1/2" MIN DBH	8 TREES
TREES PROPOSED	8 TREES
SHRUBS REQUIRED 4,715 SF X (5 SHRUBS / 600 SF) 12" MIN HT	47 SHRUBS
SHRUBS PROPOSED	97 SHRUBS

Sec.18-481 PARKING LOT LANDSCAPING

INTERIOR PARKING FACILITY PROPOSED	57,371 SF
SHADING REQUIRED 57,371 SF X .20	11,474 SF
O&I IMPERVIOUS PARKING	28,286 SF
ADDITIONAL SHADING REQUIRED 42,371 SF X .30	12,711 SF
TOTAL PARKING SHADING REQUIRED	24,185 SF
11,474+12,711=24,185	
TOTAL PARKING SHADING PROVIDED	25,252 SF
(SEE LANDSCAPE PLAN FOR TREES THAT ARE SHADED)	
SHRUBS REQUIRED	ISLAND COVER
SHRUBS PROPOSED	ISLAND COVER

Sec.18-490 FOUNDATION PLANTINGS

LANDSCAPE AREA REQUIRED AREA OF BLDG FACE X .12 1,301 LF X 45' HT X .12	7,025 SF
LANDSCAPE AREA PROPOSED	>7,100 SF

Landscape Calculations 02

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____ PERMIT # _____
SIGNED _____

Approved Construction Plan

Name	Date
Planning	
Public Utilities	
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.

Landscape Plan 04

Scale: 1" = 30'

City of Wilmington Approvals 01

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Landscape Maintenance Notes

THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT LIMITED TO:

A. Fertilization: Avoid any nitrogen fertilization of cool-season grasses, such as tall fescue, after the February application until September. Fertilize lawns three times per year September 15, October 31, and February 15 according to soil test. Fertilize warm season grasses once during growing season per soil test.

B. Pruning: Purpose of pruning is to improve health and vigor of woody plants, adjustments to the foliage and branching density for visual screens and managing competition, and improving the appearance of trees and shrubs. Pruning shall be limited to removal of dead wood or branches for trees or for sight distances/safety reasons for the first year. The ANSI A300 Tree Care Operations standards should be adhered to. The pruning of shrubs shall be limited to the pruning necessary to maintain the natural shape of the plant except for sheared hedges.

- Shrubs in buffers allowed to remain full to ground and 6'-8' height.
- Shrubs in streetscape buffer trimmed to continuous soft hedges below trees.
- Shrubs in planting islands kept trimmed to 36" maximum height.

C. Pest Control: Pre-emergent weed control for lawns and shrub beds may be applied in February. Chemical treatment for insect infestation and disease may be applied and shall be specific to the problem.

D. Mulching: Mulching shall be maintained at a depth of 2"-3" in plant beds. Mulch shall be reapplied every year.

E. Mowing primary fescue lawns shall be maintained at a height of 3". Secondary turf areas may be maintained higher and less frequently. Warm season grasses shall be mowed as needed during the growing season to maintain the recommended height of the species of turf grass.

F. Plant protection: Avoid excess intrusion into the root zone area of established plantings. Install tree protection fencing as shown during construction.

G. Watering: If any irrigation system is utilized, the system shall be regulated to provide approximately 1" of rainfall per week during the growing season.

H. Maintenance notes for Bioretention Basin plant materials:

- Visually inspect and repair erosion around bioretention areas on a monthly basis.
- Inspect mulch cover monthly and replace any void area as needed; additional mulch shall be applied in the spring where needed.
- Remove and replace all dead or diseased vegetation twice annually. Treat all diseased shrubs and trees as needed to insure proper growth.
- All plant materials shall be watered by hand for two weeks after installation.
- Replace any deficient stakes or wires whenever needed.
- Remove all trash weekly.

Landscape Planting Notes

- Verification of total landscape material quantities as shown on the landscape plans and in the plant list shall be the responsibility of the landscape contractor. The landscape architect shall be notified of any discrepancies prior to final bidding or installation.
- All landscape materials shall conform to the most recent American Standards for Nursery Stock established by the American Association of Nurserymen (A.A.N.).
- Soil analysis shall be obtained by landscape contractor prior to planting. See Soil Preparation and Amendment Notes
- Shrub bed area preparation is highly preferred to individually dug holes.
- Trees with root flare covered by more than 1.5" of soil will be rejected prior to installation.
- Landscape material placed in prepared holes shall be properly backfilled prior to the end of the working day.
- All saucers shall be soaked with water and mulched immediately following installation.
- All prepared ground cover and annual bed installations shall be properly soaked and mulched prior to the end of the day.
- Landscape Architect shall approve any on-site plant storage area for accessibility, shade conditions, heating-in mulch material and temporary watering methods.
- Lift and set the tree by root ball only. Do not lift using the tree trunk. Do not use tree trunk as a lever.
- All root balls removed from containers shall be scarified by hand prior to placement and back filling with prepared soils. Hand tools are not to be used to scarify root balls.
- All root balls removed from containers shall be cut and removed from around the upper parts of the root ball. Metal basket wires and burlap shall be pulled back and tucked under the edges of the saucer rings on all trees and large shrubs. All synthetic burlap shall be removed from plant balls prior to back filling.
- All plant beds or raised saucer rings shall be edged with smooth, continuous curves.
- All plant material shall be planted at heights as illustrated in plant details.
- Tree guying shall be performed within a week of planting. The landscape contractor shall be responsible for removing all tree guying strapping and stakes after the first full growing season or one year, whichever ever comes first.
- B & B as listed under "root" in the plant list indicates balled and burlapped.
- Contractor shall verify locations of underground utilities prior to planting. Any exposed or uncovered lines shall be shown to general contractor prior to backfilling.
- All plant beds and raised saucer rings shall be graded to provide adequate drainage and shall be mulched as specified.
- All materials, planting and landscape work shall conform to the current municipal authority's standard specifications and details.
- All landscape areas that are not planted and mulched or paved shall be seeded or sodded per owner's direction with rebel IV turf type tall fescue, unless otherwise noted.
- Tree protection fence shall be installed, inspected and approved prior to the issuance of any grading or other permits.
- Second year pruning of tree crown shall be limited to removal of dead & damaged wood.
- The owner shall be responsible for the maintenance of all required landscaping by keeping lawns mowed, all plants maintained as disease free, all planting beds groomed and kept weed free (except in areas of preserved existing natural vegetation i.e. thickets) and kept them free from trash, debris and other materials.
- The owner shall be responsible for the replacement of any required planting, which is removed or dies after the date of planting. Such replacement shall occur during the next planting season.

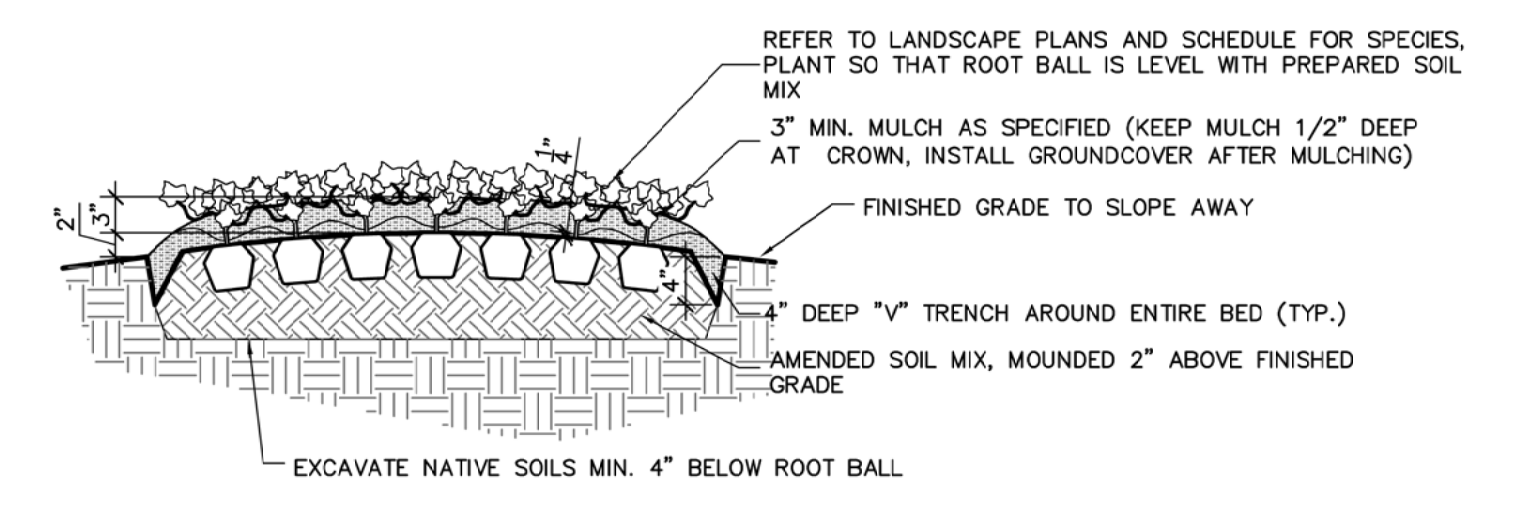
Soil Preparation and Amendment Notes

- Soil samples shall be taken and submitted for soil analysis to the NCDA & CS, 4300 Reedy Creek Rd., Raleigh NC, 27607-6465
- Per recommendation of soils report; landscape contractor to supplement soil with lime, macronutrients and micronutrients.
- Contractor to amend soil with organic material and/or sand to yield the final soil ratio:
33.3% Sand/Silt
33.3% Clay
33.3% Organic Material *
* Organic material to be Compost made solely from plant-based products. Peat moss is allowed in sandy soils
- Native soil, Lims, Nutrients and Amendments to be tilled to a minimum width of 3-5 x root ball for trees. Shrub and groundcover planting areas shall be tilled to a minimum 4" below rootball or a minimum 12" deep.

Typical Groundcover Planting 07

GENERAL NOTES:

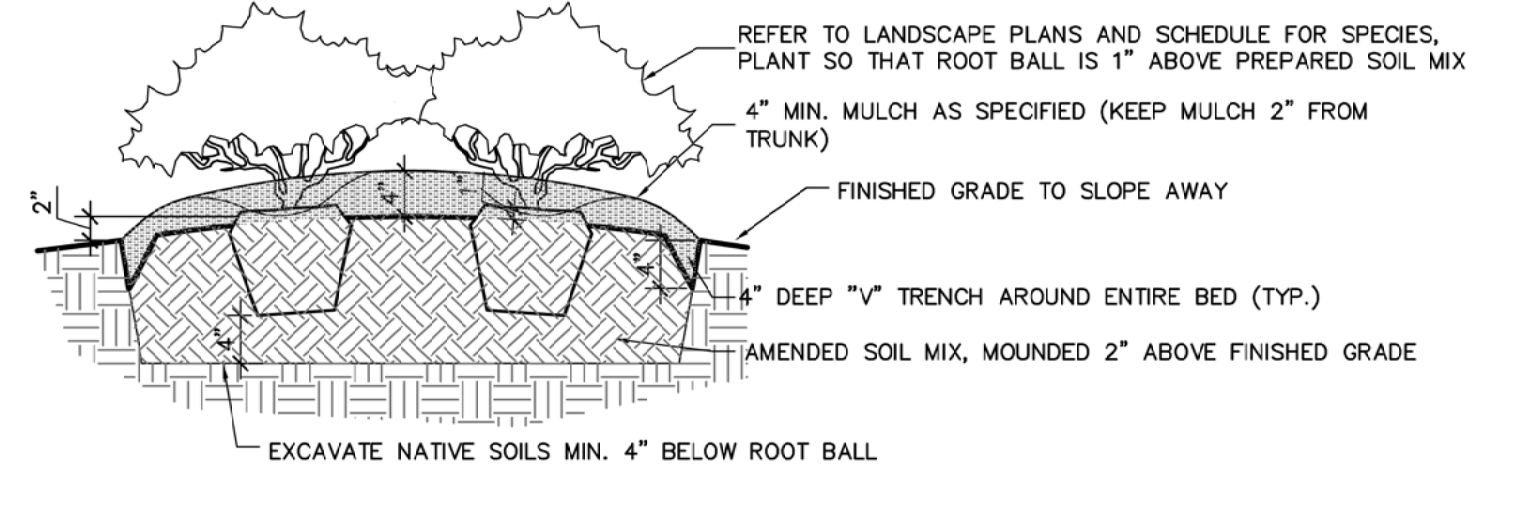
- THOROUGHLY TILL IN PLANTING MIXTURE AMENDMENTS TO A MIN. DEPTH OF 12" IN ENTIRE BED AREA.
- WORK SOIL TO A LOOSE, UNIFORM TEXTURE.
- HAND-TAMP BACKFILL TO REMOVE VOIDS/AIR POCKETS.
- WATER IMMEDIATELY AFTER INSTALLATION UNTIL NO MORE WATER IS ABSORBED.
- SEE SOIL PREPARATION AND AMENDMENT NOTES



Typical Shrub Planting 06

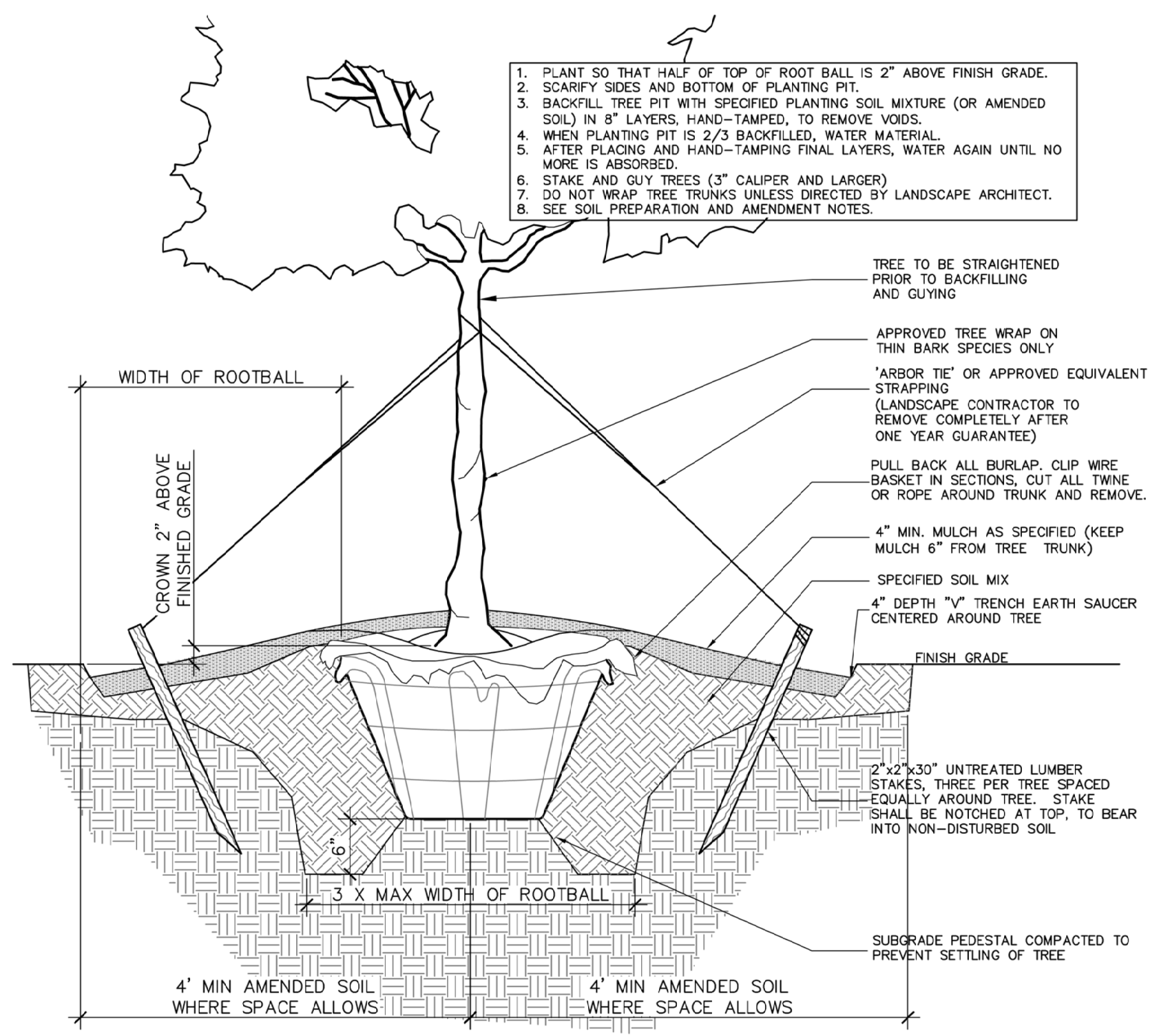
GENERAL NOTES:

- PLANT SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISH GRADE.
- SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
- BACKFILL PLANTING PIT WITH SPECIFIED PLANTING SOIL MIXTURE (OR AMENDED SOIL) IN 6" LAYERS, HAND-TAMPED, TO REMOVE VOIDS.
- WHEN PLANTING PIT IS 2/3 BACKFILLED, WATER MATERIAL.
- AFTER PLACING AND HAND-TAMPING FINAL LAYERS, WATER AGAIN UNTIL NO MORE IS ABSORBED.
- ROOTBALL IS TO BE DISTURBED SO THAT ROOTS WILL GROW OUT INTO SOIL MIX
- SEE SOIL PREPARATION AND AMENDMENT NOTES



Typical Tree Planting 05

1. PLANT SO THAT HALF OF TOP OF ROOT BALL IS 2" ABOVE FINISH GRADE.
2. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
3. BACKFILL TREE PIT WITH SPECIFIED PLANTING SOIL MIXTURE (OR AMENDED SOIL) IN 8" LAYERS, HAND-TAMPED, TO REMOVE VOIDS.
4. WHEN PLANTING PIT IS 2/3 BACKFILLED, WATER MATERIAL.
5. AFTER PLACING AND HAND-TAMPING FINAL LAYERS, WATER AGAIN UNTIL NO MORE IS ABSORBED.
6. STAKE AND GUY TREES (3" CALIPER AND LARGER)
7. DO NOT WRAP TREE TRUNKS UNLESS DIRECTED BY LANDSCAPE ARCHITECT.
8. SEE SOIL PREPARATION AND AMENDMENT NOTES.



Landscape Maintenance Notes 04

PLANT SCHEDULE STREETYARD

TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPR.	REMARKS
COR FL*	1	Cornus florida	Eastern Dogwood	1.5"	8'-10'	5'-6'	Full Head, Matched, 3 Trunk Min.
QUE SHI	8	Quercus phellos 'QPSTB' P.P.A.F	Shiraz™ Willow Oak	2-2.5"	12-14'	5-7'	Full, Matched
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HT.	SPR.	REMARKS	
JUN SP2	3	Juniperus chinensis 'Spartan'	Spartan Juniper	12-18"	8-10"		Full to Ground, Matched
LOR DIA	60	Loropetalum chinense rubrum 'Purple Diamond'	Purple Diamond Loropetalum	12-18"	10-16"		Full, Matched
MYR CER	1	Myrica cerifera	Wax Myrtle	12-18"	8-12"		FULL
NER PIN	20	Nerium oleander 'Pink'	Pink Oleander	12-18"	8-12"		Full
PAN NOR	15	Panicum virgatum 'Northwind'	Northwind Switch Grass	18"-24"	12"-18"		Full
PEN CAS	57	Pennisetum alopecuroides 'Cassian'	Cassian Dwarf Fountain Grass	10"-12"	6"-8"		FULL
ROS MEI	55	Rosa x 'Meigalpio' PP# 17,877	Red Drift Rose	8-10"	12-15"		

PLANT SCHEDULE ALL

TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPR.	REMARKS
AME AU*	6	Ameianchier x 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5"	8'-10'	4-5'	Full, Matched
BET HE2	9	Betula nigra 'Heritage'	Heritage River Birch	2-2.5"	2.5" Cal	8-10' Ht 6-8' Spr	Full Head, Matched, 3 Trunk min.
CER CA*	7	Cercis canadensis	Eastern Redbud	1.5"	6'-8"	3'-5'	Full head
CHI RE*	7	Chionanthus retusus	Chinese Fringe Tree	2"	8'-10'	5'-6'	FULL, MATCHED
COR FL*	9	Cornus florida	Eastern Dogwood	1.5"	8-10'	5'-6'	Full Head, Matched, 3 Trunk Min.
JUN VI*	2	Juniperus virginiana	Eastern Red Cedar	-	4-5'	3-4'	Full to Ground, Matched
LAG NT*	6	Lagerstroemia fauriei 'Natchez'	Natchez Crape Myrtle	2"	8'-10'	6'-7'	Full, Single Trunk
PIN TA*	10	Pinus taeda	Loblolly Pine	2-2.5"	12-14'	6-8'	Full
PIN TA2	3	Pinus taeda	Loblolly Pine	2-2.5"	12'-14'	6'-8'	Full
PRU CA*	6	Prunus caroliniana	Carolina Laurel Cherry	-	4'-5'	3'-4'	Full
QUE SHI	8	Quercus phellos 'QPSTB' P.P.A.F	Shiraz™ Willow Oak	2-2.5"	12-14'	5-7'	Full, Matched
QUE VIR	6	Quercus virginiana	Southern Live Oak	2-2.5"	12-14'	8'-10'	Full Head, Matched
SAB FA*	41	Sabal palmetto	Palmetto	-	8'-10'	6-8'	Full Head, Matched
TAX DI*	29	Taxodium distichum	Bald Cypress	2-2.5"	10-12'	4-6'	Full to Ground
TAX DIS	3	Taxodium distichum	Bald Cypress	2-2.5"	10'-12'	4'-6'	Full to Ground
ULM ALL	13	Ulmus parvifolia 'UPMTF'	Bosque® Lacebark Elm	2-2.5"	12'-14'	6'-8'	Full Head, Matched
ULM UP*	2	Ulmus parvifolia 'UPMTF'	Bosque® Lacebark Elm	2-2.5"	12'-14'	6'-8'	Full
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HT.	SPR.	REMARKS	
ILE CAR	55	Ilex cornuta Carissa	Carissa Holly	12-18"	10-12"		Full, Matched
ILE BOU	30	Ilex vomitoria 'Bourdeaux'	Bourdeaux Dwarf Yaupon	12-18"	10-12"		Full, Matched
JUN NIC	11	Juniperus chinensis 'Nick's Compact'	'Nick's Compact' Juniper	12-15"	12-15"		Full
JUN SP2	54	Juniperus chinensis 'Spartan'	Spartan Juniper	12-18"	8-10"		Full to Ground, Matched
LOR BUR	9	Loropetalum chinense rubrum 'Burgundy'	Burgundy Loropetalum	36"-42"	30"-36"		Full
LOR DIA	60	Loropetalum chinense rubrum 'Purple Diamond'	Purple Diamond Loropetalum	12-18"	10-16"		Full, Matched
MYR CER	1	Myrica cerifera	Wax Myrtle	12-18"	8-12"		FULL
NER PIN	50	Nerium oleander 'Pink'	Pink Oleander	12-18"	8-12"		Full
PAN NOR	40	Panicum virgatum 'Northwind'	Northwind Switch Grass	18"-24"	12"-18"		Full
PEN CAS	158	Pennisetum alopecuroides 'Cassian'	Cassian Dwarf Fountain Grass	10"-12"	6"-8"		Full
ROS MEI	55	Rosa x 'Meigalpio' PP# 17,877	Red Drift Rose	8-10"	12-15"		Full
VIB CHI	24	Viburnum awabuki 'Chindo'	Chindo Viburnum	18-24"	12-18"		Full, Matched

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT.	SPR.	SPACING	REMARKS
JUN AN3	38	Juniperus horizontalis 'Andorra'	Andorra Juniper	3 gal	8-10"	12-18"	48" o.c.	Full

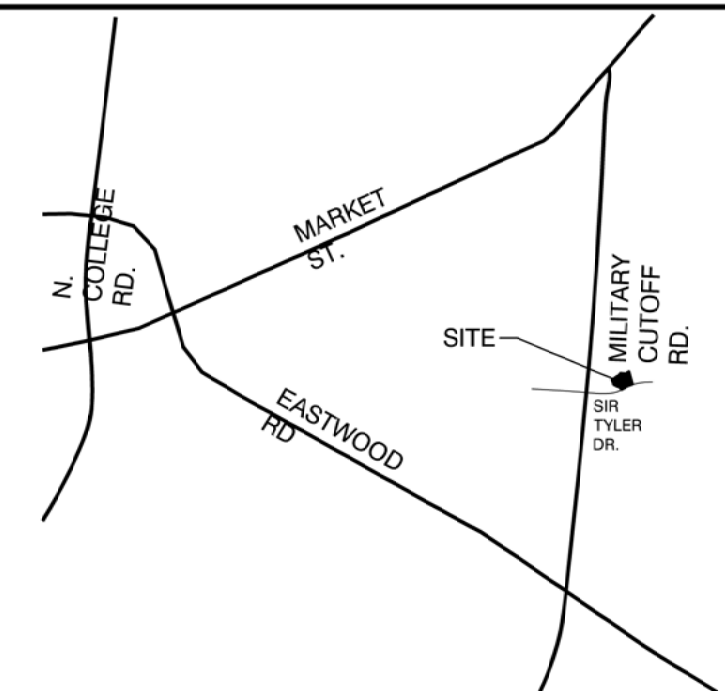
Plant Schedule 02

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____ PERMIT # _____
SIGNED _____

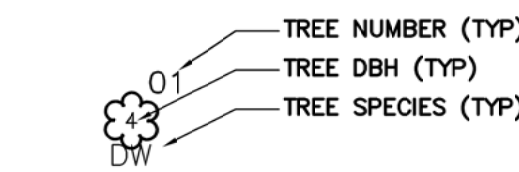
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

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

City of Wilmington Approvals 01



Vicinity Map 03
Not to Scale



Tree Legend 05

No	CAL IN	DESC	CATEGORY	Mitigation %	Mitigation/Trees
02	14	Gum	REG-TREE-DEMO	0.75	3.4655
03	18	Oak	REG-TREE-DEMO	1	5.594
04	8	Gum	REG-TREE-DEMO	0.75	1.988
05	14	Oak	REG-TREE-DEMO	1	4.662
06	9	Oak	REG-TREE-DEMO	1	2.654
07	14	Pine	REG-TREE-DEMO	0.5	2.331
08	13	Pine	REG-TREE-DEMO	0.5	2.1645
09	18	Gum	REG-TREE-DEMO	0.75	3.996
10	10	Oak	REG-TREE-DEMO	1	3.33
11	14	Oak	REG-TREE-DEMO	1	4.662
12	9	Gum	REG-TREE-DEMO	0.75	2.24775
13	8	Oak	REG-TREE-DEMO	1	2.654
14	12	Gum	REG-TREE-DEMO	0.75	2.987
15	11	Oak	REG-TREE-DEMO	1	3.663
16	8	Oak	REG-TREE-DEMO	1	2.654
17	9	Oak	REG-TREE-DEMO	1	2.654
18	11	Oak	REG-TREE-DEMO	1	3.663
19	10	DW	SIGN-TREE-DEMO	1	6.66
20	13	Oak	REG-TREE-DEMO	1	4.329
21	12	Oak	REG-TREE-DEMO	1	3.996
22	20	Oak	REG-TREE-DEMO	1	6.66
23	13	Pine	REG-TREE-DEMO	0.5	2.1645
24	12	Pine	REG-TREE-DEMO	0.5	1.988
25	13	Oak	REG-TREE-DEMO	1	4.329
26	13	Oak	REG-TREE-DEMO	1	4.329
27	12	Pine	REG-TREE-DEMO	0.5	1.988
28	9	Oak	REG-TREE-DEMO	1	2.654
29	11	Oak	REG-TREE-DEMO	1	3.663
30	12	Oak	REG-TREE-DEMO	1	3.996
31	11	Oak	REG-TREE-DEMO	1	3.663
32	12	Pine	REG-TREE-DEMO	0.5	1.988
33	11	Gum	REG-TREE-DEMO	0.75	2.74725
34	12	Oak	REG-TREE-DEMO	1	3.996
35	12	Pine	REG-TREE-DEMO	0.5	1.988
36	12	Pine	REG-TREE-DEMO	0.5	1.988
37	13	Oak	REG-TREE-DEMO	1	4.329
38	12	Pine	REG-TREE-DEMO	0.5	1.988
39	12	Oak	REG-TREE-DEMO	1	3.996
40	10	Oak	REG-TREE-DEMO	1	3.33
41	10	Oak	REG-TREE-DEMO	1	3.33
42	12	Oak	REG-TREE-DEMO	1	3.996
43	10	Oak	REG-TREE-DEMO	1	3.33
44	12	Pine	REG-TREE-DEMO	0.5	1.988
45	10	Oak	REG-TREE-DEMO	1	3.33
46	8	Oak	REG-TREE-DEMO	1	2.654
47	13	Map	REG-TREE-DEMO	1	4.329
48	18	Oak	REG-TREE-DEMO	1	5.594
49	12	Pine	REG-TREE-DEMO	0.5	1.988
50	8	Gum	REG-TREE-DEMO	0.75	1.988
51	12	Pine	REG-TREE-DEMO	0.5	1.988
52	10	Gum	REG-TREE-DEMO	0.75	2.4675
53	10	Gum	REG-TREE-DEMO	0.75	2.4675
54	8	Oak	REG-TREE-DEMO	1	2.654
55	14	Gum	REG-TREE-DEMO	0.75	3.4655
56	10	Oak	REG-TREE-DEMO	1	3.33
57	10	Map	REG-TREE-DEMO	1	3.33
58	13	Pine	REG-TREE-DEMO	0.5	2.1645
59	12	Pine	REG-TREE-DEMO	0.5	1.988
60	8	Pine	REG-TREE-DEMO	0.5	1.332
61	10	Oak	REG-TREE-DEMO	1	3.33
62	12	Pine	REG-TREE-DEMO	0.5	1.988
63	8	Oak	REG-TREE-DEMO	1	2.654
64	12	Pine	REG-TREE-DEMO	0.5	1.988
65	12	Pine	REG-TREE-DEMO	0.5	1.988
66	10	Oak	REG-TREE-DEMO	1	3.33
67	8	Gum	REG-TREE-DEMO	0.75	1.988
68	8	Gum	REG-TREE-DEMO	0.75	1.988
69	10	Gum	REG-TREE-DEMO	0.75	2.4675
70	11	Oak	REG-TREE-DEMO	1	3.663
71	8	DW	SIGN-TREE-DEMO	1	5.328

791 Demol'd Regulated Tree Cal. Inches 221,778 Total Mitigation Trees

Site Inventory and Mitigation Data 02

1. PREPARER OF THE PLAN:	CLINE DESIGN ASSOCIATES, PA
2. PREPARER OF SURVEY:	BATEMAN CIVIL SURVEY COMPANY
3. APPLICANT NAME:	D. PORTER JONES
4. SITE ADDRESS:	1817 SIR TYLER DRIVE, WILMINGTON, NC 28405
5. PROPERTY OWNER:	STEWART REALTY INVESTMENTS, LLC.
6. DEVELOPER:	DPJ RESIDENTIAL, LLC.
7. PROPERTY BOUNDARY:	SEE PLAN
8. ZONING:	O&I-1 (ODMU)
9. ADJACENT PROPERTY INFO:	SEE PLAN
10. VICINITY MAP:	03/SD0.10
11. TOPOGRAPHY:	SEE PLAN
12. 100 YEAR FLOOD PLAIN:	N/A
13. LOCATION OF EXISTING DITCHES, CREEKS, AND STREAMS:	SEE PLAN
14. TYPES OF SOIL:	ONSLow LOAMY FINE SAND (On), UDORTHENTS LANDFILL (Ud), JOHNSTON SOILS (Jo)
15. CAMA SETBACKS:	N/A
16. CAMA LAND CLASSIFICATION:	WATERSHED RESOURCE PROTECTION
17. CONSERVATION RESOURCES AND ASSOCIATED SETBACKS:	SWAMP FOREST WETLAND 25' SETBACK (RESOURCE NOT ON PROPERTY)
18. SITE RECOGNIZATION AS A LOCAL, STATE, OR FEDERALLY HISTORICAL ARCHEOLOGICAL SITE:	N/A
19. CEMETERIES, BURIAL SITE, OR BURIAL GROUNDS:	N/A
20. SQUARE FEET OF FORESTED:	SEE PLAN
21. WETLANDS:	N/A
22. PROTECTED SPECIES OR HABITAT:	N/A
23. BIKE ROUTES AND SIDEWALKS:	SEE PLAN

Site Inventory Data 04

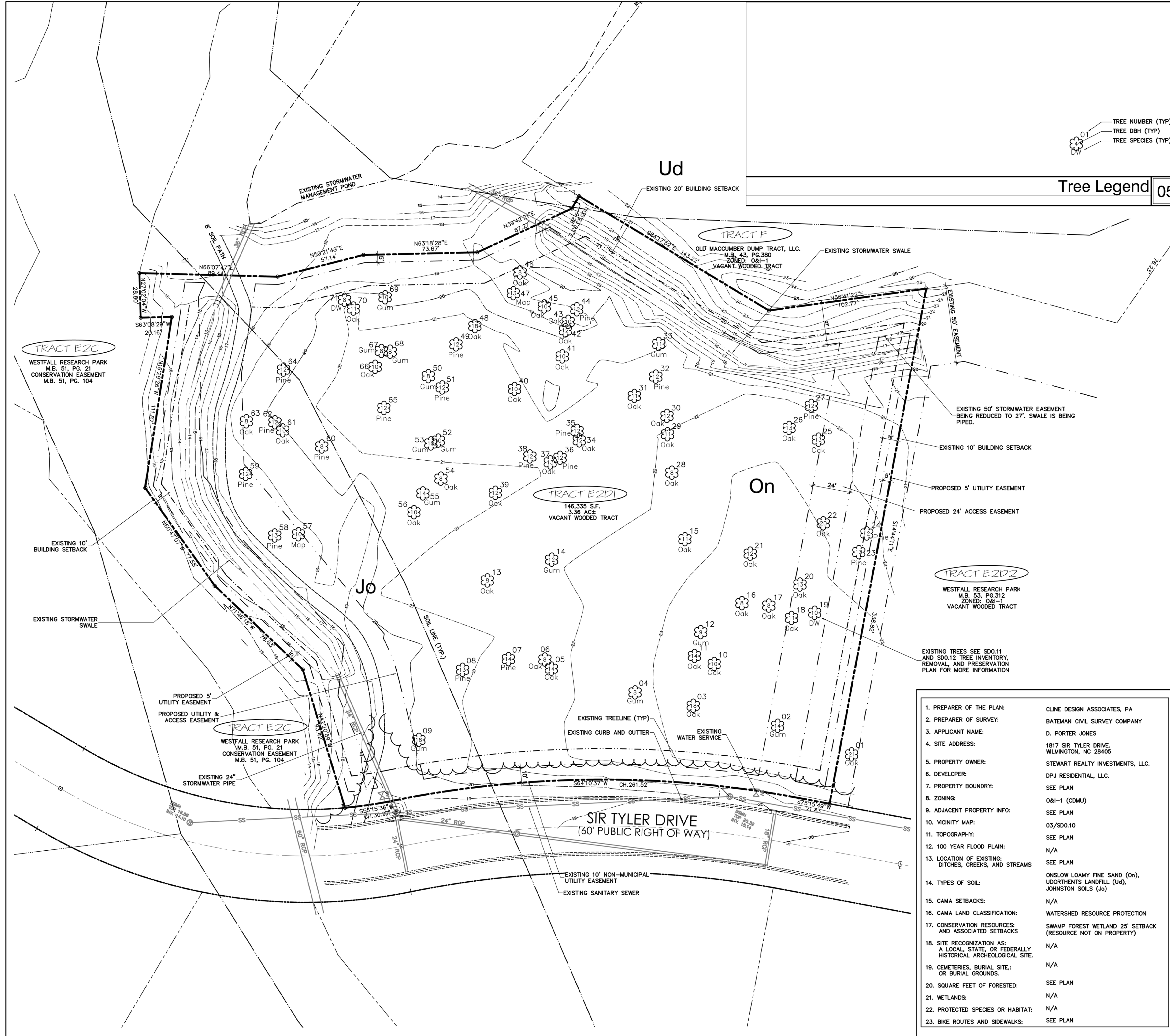
STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____ PERMIT # _____
SIGNED _____

Approved Construction Plan

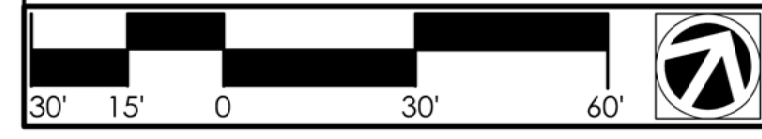
Name	Date
Planning	_____
Public Utilities	_____
Traffic	_____
Fire	_____

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City of Wilmington Approvals 01



Existing Conditions & Site Inventory Plan 06
Scale: 1" = 30'

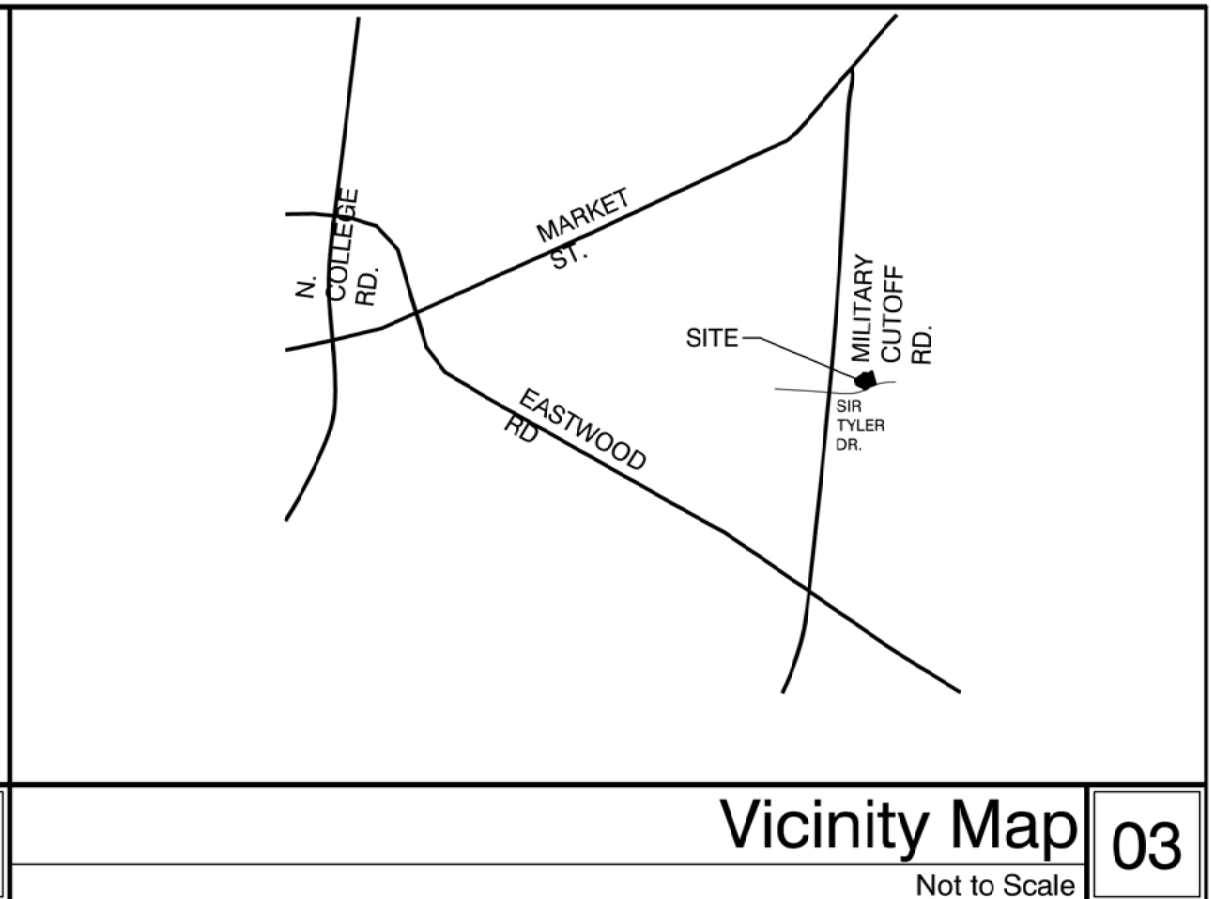


1. EXISTING TREE INFORMATION PROVIDED BY BATEMAN CIVIL SURVEY COMPANY, DATED MAY 01, 2015.
2. THE EXISTING TREE SURVEY SHOWS PROTECTED TREES AS DEFINED IN THE CITY OF WILMINGTON LAND DEVELOPMENT CODE ONLY.

Significant

Save	Demo	TREE NUMBER (TYP)	TREE DBH (TYP)	TREE SPECIES (TYP)
Hardwood >24"	Oak	01	01	Oak
Longleaf Pine, Pocosin Pine, Black Pine, Non-pine Conifer >24"	Pine	01	01	Pine
Pines >32"	Pine	01	01	Pine
Magnolia, Dogwood, Ornamental Flowering, American Holly >8"	DW	01	01	DW

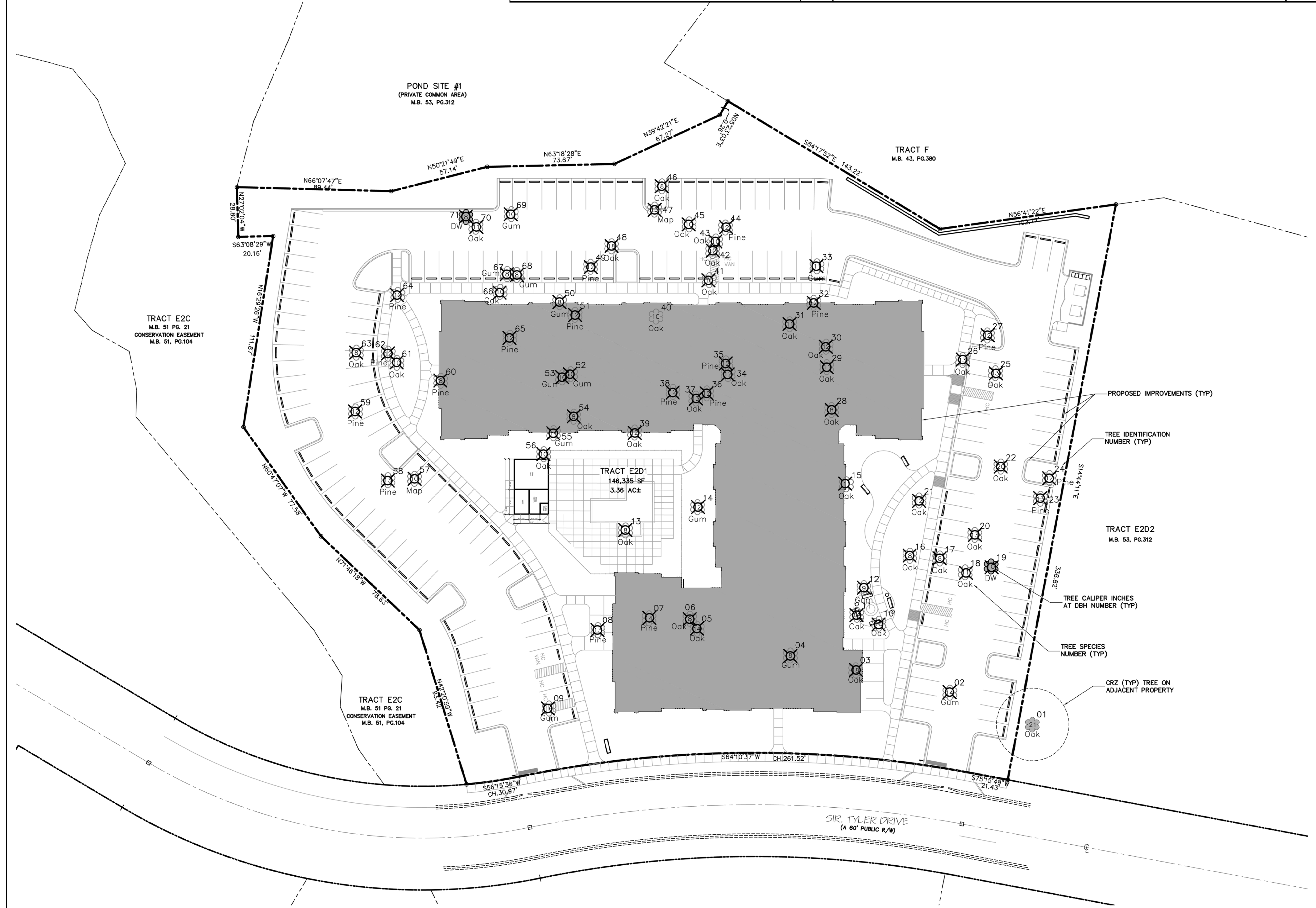
Regulated	Save	Demo
Hardwood >8"	Oak	Oak
Conifer >12"	Pine	Pine
Magnolia, Dogwood, Ornamental Flowering, American Holly >4"	DW	DW



General Notes 06

Tree Legend 05

Vicinity Map 03
Not to Scale



No	CAL	DESC	CATEGORY	Mitigation %	Mitigation/Trees
02	14	Gum	REG-TREE-DEMO	0.75	3,465
03	18	Oak	REG-TREE-DEMO	1	5,594
04	8	Gum	REG-TREE-DEMO	0.75	1,998
05	14	Oak	REG-TREE-DEMO	1	4,662
06	9	Oak	REG-TREE-DEMO	1	2,654
07	14	Pine	REG-TREE-DEMO	0.5	2,331
08	13	Pine	REG-TREE-DEMO	0.5	2,164
09	18	Gum	REG-TREE-DEMO	0.75	3,996
10	10	Oak	REG-TREE-DEMO	1	3,33
11	14	Oak	REG-TREE-DEMO	1	4,662
12	9	Gum	REG-TREE-DEMO	0.75	2,247
13	8	Oak	REG-TREE-DEMO	1	2,654
14	12	Gum	REG-TREE-DEMO	0.75	2,997
15	11	Oak	REG-TREE-DEMO	1	3,663
16	8	Oak	REG-TREE-DEMO	1	2,654
17	9	Oak	REG-TREE-DEMO	1	2,654
18	11	Oak	REG-TREE-DEMO	1	3,663
19	10	DW	SIGN-TREE-DEMO	1	6,66
20	13	Oak	REG-TREE-DEMO	1	4,329
21	12	Oak	REG-TREE-DEMO	1	3,996
22	20	Oak	REG-TREE-DEMO	1	6,66
23	13	Pine	REG-TREE-DEMO	0.5	2,164
24	12	Pine	REG-TREE-DEMO	0.5	1,998
25	13	Oak	REG-TREE-DEMO	1	4,329
26	13	Oak	REG-TREE-DEMO	1	4,329
27	12	Pine	REG-TREE-DEMO	0.5	1,998
28	9	Oak	REG-TREE-DEMO	1	2,654
29	11	Oak	REG-TREE-DEMO	1	3,663
30	12	Oak	REG-TREE-DEMO	1	3,996
31	11	Oak	REG-TREE-DEMO	1	3,663
32	12	Pine	REG-TREE-DEMO	0.5	1,998
33	11	Gum	REG-TREE-DEMO	0.75	2,742
34	12	Oak	REG-TREE-DEMO	1	3,996
35	12	Pine	REG-TREE-DEMO	0.5	1,998
36	12	Oak	REG-TREE-DEMO	0.5	1,998
37	13	Oak	REG-TREE-DEMO	1	4,329
38	12	Pine	REG-TREE-DEMO	0.5	1,998
39	12	Oak	REG-TREE-DEMO	1	3,996
40	10	Oak	REG-TREE-DEMO	1	3,33
41	10	Oak	REG-TREE-DEMO	1	3,33
42	12	Oak	REG-TREE-DEMO	1	3,996
43	10	Oak	REG-TREE-DEMO	1	3,33
44	12	Pine	REG-TREE-DEMO	0.5	1,998
45	10	Oak	REG-TREE-DEMO	1	3,33
46	8	Oak	REG-TREE-DEMO	1	2,654
47	13	Map	REG-TREE-DEMO	1	4,329
48	18	Oak	REG-TREE-DEMO	1	5,594
49	12	Pine	REG-TREE-DEMO	0.5	1,998
50	8	Gum	REG-TREE-DEMO	0.75	1,998
51	12	Pine	REG-TREE-DEMO	0.5	1,998
52	10	Gum	REG-TREE-DEMO	0.75	2,475
53	10	Gum	REG-TREE-DEMO	0.75	2,475
54	8	Oak	REG-TREE-DEMO	1	2,654
55	14	Gum	REG-TREE-DEMO	0.75	3,465
56	10	Oak	REG-TREE-DEMO	1	3,33
57	10	Map	REG-TREE-DEMO	1	3,33
58	13	Pine	REG-TREE-DEMO	0.5	2,164
59	12	Pine	REG-TREE-DEMO	0.5	1,998
60	8	Pine	REG-TREE-DEMO	0.5	1,332
61	10	Oak	REG-TREE-DEMO	1	3,33
62	12	Pine	REG-TREE-DEMO	0.5	1,998
63	8	Oak	REG-TREE-DEMO	1	2,654
64	12	Pine	REG-TREE-DEMO	0.5	1,998
65	12	Pine	REG-TREE-DEMO	0.5	1,998
66	10	Oak	REG-TREE-DEMO	1	3,33
67	8	Gum	REG-TREE-DEMO	0.75	1,998
68	8	Gum	REG-TREE-DEMO	0.75	1,998
69	10	Gum	REG-TREE-DEMO	0.75	2,475
70	11	Oak	REG-TREE-DEMO	1	3,663
71	8	DW	SIGN-TREE-DEMO	1	5,328

791 Demol'd Regulated Tree Cal. Inches 221,778 Total Mitigation Trees

Site Inventory and Mitigation Data 02

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE: _____ PERMIT # _____
SIGNED: _____

Approved Construction Plan

Name	Date
Planning	_____
Public Utilities	_____
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.

Tree Inventory Plan 04
Scale: 1" = 30'

City of Wilmington Approvals 01

DPJ Residential
Westfall Park Apartments
1817 Sir Tyler Drive
Wilmington, North Carolina

Preliminary TRC Review

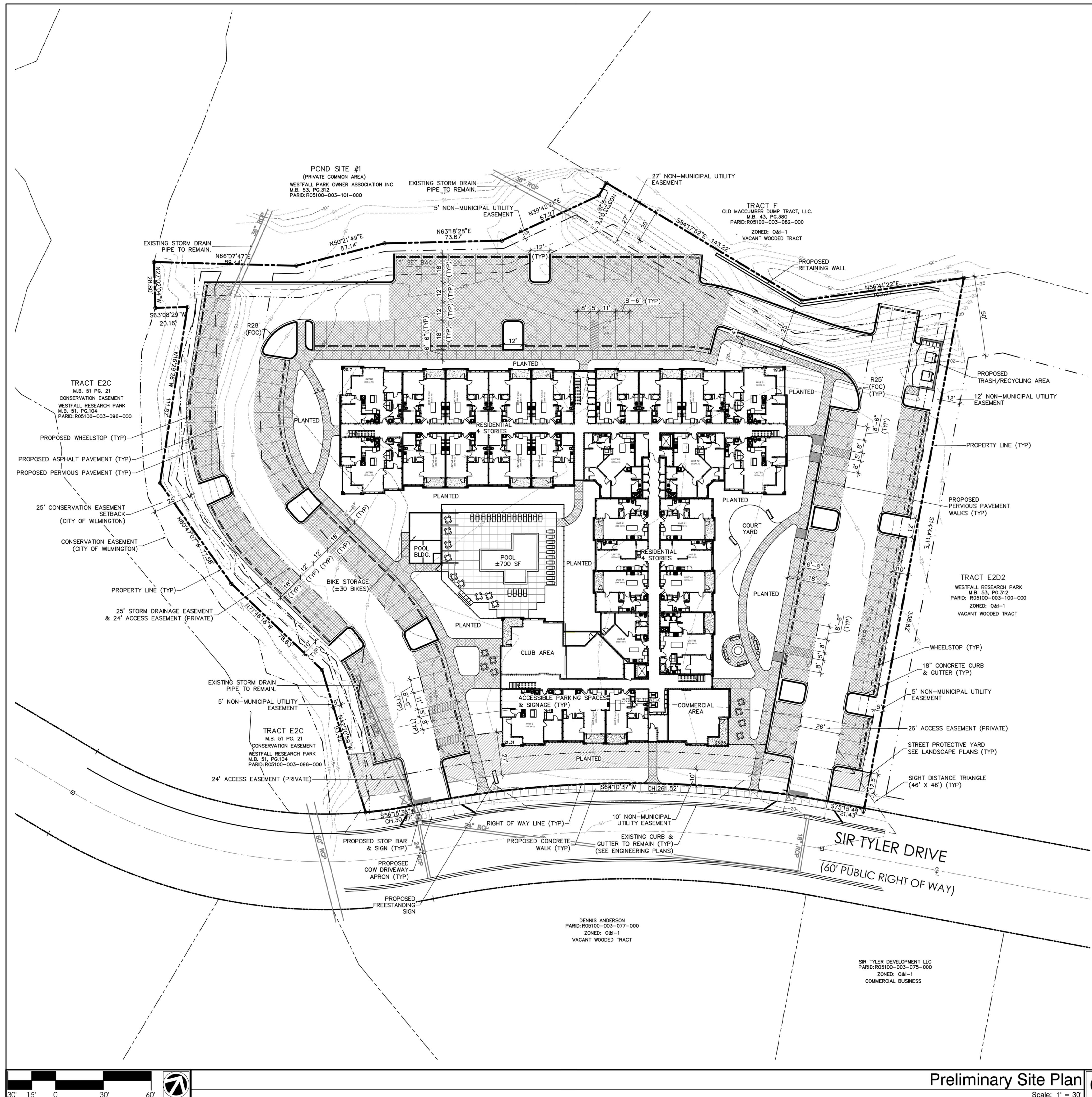
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

PROJECT: 215007
DATE: 05.13.2015
REVISIONS: _____ DATE _____

DRAWN BY: CT/SP
CHECKED BY: CT/ML
Tree Inventory, Preservation and Removal Plan

SD0.11



1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CPPIA, CITY OF WILMINGTON, AND THE STATE OF NORTH CAROLINA STANDARDS.
2. 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.
3. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
4. 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 910-341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
5. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
6. CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN. CONTACT TRAFFIC ENGINEERING AT 910-341-7888 FORTY EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
7. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBS WILL BE REPLACED.
8. CONTACT KAREN DIXON AT 343-7888 AT THE CITY OF WILMINGTON TO DISCUSS STREET LIGHTING OPTIONS.
9. PROJECT SHALL COMPLY WITH CITY OF WILMINGTON CROSS CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 343-3910 FOR INFORMATION.
10. IF THE CONTRACTOR DESIRES CITY 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.
11. ANY IRRIGATION SYSTEM SUPPLIED BY CITY WATER SHALL COMPLY WITH THE CITY'S CROSS CONNECTION CONTROL REGULATIONS. CALL 343-3910 FOR INFORMATION.
12. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CITY WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCCCH OR ASSE.
13. REFER TO LANDSCAPING PLAN FOR LOCATION OF STREET TREES AND ADDITIONAL NOTES.
14. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING. 1-800-632-4949
15. THE BELLSOUTH CONTRACT IS STEVE DAY/VAULT HE IS THE BUILDING INDUSTRY CONSULTANT (PIC) 392-8712. PLEASE CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
16. THE PROCESS FOR TELEPHONE CABLE PLACEMENT:
 - FINAL GRADE WILL NEED TO BE ESTABLISHED.
 - POWER WILL PLACE THEIR CABLE FIRST-THEY GO IN AT ABOUT 3 FT DEEP.
 - BELLSOUTH/CABLE TV WILL THEN PLACE THEIR CABLE AT APPROX. 2 FT DEEP.
17. ALL FEDERAL, STATE AND LOCAL PERMITS ARE REQUIRED PRIOR TO FULL CONSTRUCTION RELEASE. THIS INCLUDES, BUT NOT LIMITED TO: STATE STORM WATER, STATE UTILITY EXTENSION PERMITS, WETLAND DISTURBANCE PERMITS, CITY STORM WATER, TREE PROTECTION PERMITS, ETC.
18. ALL PHASE 1 AND 2 INFORMATION APPROVED BY CITY OF WILMINGTON, SUBMITTED 03.06.2003 AND APPROVED 07.15.2003.
19. ALL PHASE 3 INFORMATION APPROVED BY CITY OF WILMINGTON, SUBMITTED 12.08.2006 AND TRC REVIEW 01.04.2007. PHASE 3 NOT APPROVED. INFORMATION PROVIDED BY TRIP ENGINEERING DATED 11.08.2007.
20. ADMINISTRATIVE VARIANCE REQUEST FOR 51 PARKING SPACES IN EXCESS OF 500' FROM PUBLIC RIGHT OF WAY. REQUEST DOCUMENTATION ON FILE WITH CITY OF WILMINGTON IN CONJUNCTION WITH THIS SUBMITTAL.
21. DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
22. ALL TRAFFIC CONTROL, SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
23. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
24. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 910.341.5888 FOR MORE DETAILS.
25. INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.
26. CONTACT TRAFFIC ENGINEERING AT 910.341.7888 FORTY EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
27. CONTACT TRAFFIC ENGINEERING AT 910.341.7888 FORTY EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY TO ENSURE THAT ALL TRAFFIC FACILITIES AND EQUIPMENT ARE PROPERLY LOCATED.
28. IMMEDIATELY NOTIFY CITY OF WILMINGTON TRAFFIC ENGINEERING AT 910.341.7888 IF ANY TRAFFIC SIGNAL FACILITIES OR CITY OWNED STREETLIGHT FACILITIES ARE DAMAGED.
29. DAMAGED FACILITIES SHALL BE REPLACED, BY AN APPROVED CONTRACTOR, ACCORDING TO STANDARD NCDOT REPLACEMENT SCHEDULES AND CURRENT NCDOT DESIGN STANDARDS.
30. ALL REPAIR/REPLACEMENT OF TRAFFIC SIGNAL INFRASTRUCTURE SHALL BE COORDINATED WITH THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION.
31. A PORTION OF THE SITE IS LOCATED IN THE CONSERVATION RESOURCE AREA AND MUST MEET ARTICLE 10, EXCEPTIONALLY DESIGNED CRITERIA.

Site Notes 02

OWNER/DEVELOPER	DJ RESIDENTIAL	AVERAGE GRADE AT BUILDING CORNERS	21.91
CONTACT	PORTER JONES	(21.27+22.04+21.30+23.01)=87.62 /4)	
ADDRESS	1320 FILLMORE AVE. SUITE 100		
	CHARLOTTE, NC 28203		
PIN NUMBER	315819.51.3414.000		
PARID	R05100-003-099-000		
CURRENT ZONING	O&I 1 (CDMU)		
BUILDING SETBACKS			
FRONT	20'		
SIDE	10'		
REAR	20'		
TRACT LOT AREA	3.36 AC. (146,335 SF.)		
EXISTING BUILDING SF.	0		
PROPOSED TOTAL BUILDING SF.	147,945 SF.		
PROPOSED RESIDENTIAL SF.	144,088 SF.		
(INCLUDES CORRIDORS)			
PROPOSED COMMERCIAL	1,521 SF.		
PROPOSED CLUB AREA	2,336 SF.		
ACRES TO BE DEVELOPED	3.36 ACRES (146,335 SF.)		
EXISTING BUILDING LOT COVERAGE	00 SF. (00%)		
PROPOSED BUILDING LOT COVERAGE	38,307 SF. (26%)		
NUMBER OF UNITS	121 RESIDENTIAL		
	ONE BEDROOM 80		
	TWO BEDROOM 41		
NUMBER OF BUILDINGS	1 RESIDENTIAL		
POOL BUILDING	1		
MAXIMUM BUILDING HEIGHT	45'		
PROPOSED BUILDING HEIGHT	44'-6" (FLAT ROOF)		
NUMBER OF STORIES	4		
BUILDING 1ST FLOOR	32,114 SF.		
2ND FLOOR	36,943 SF.		
3RD FLOOR	36,943 SF.		
4TH FLOOR	36,943 SF.		
IMPERVIOUS SURFACE	000 SF. (00%)		
PRE-CONSTRUCTION	65,693 SF. (44.9%)		
POST-CONSTRUCTION			

PARKING	MINIMUM (CDMU)	MINIMUM	MAXIMUM
PARKING ALLOWED	(1.0 SPACES/UNITX 80) = 80	(1.5 SPACES/UNITX 80) = 120	(2.5 SPACES/UNITX 80) = 200
RESIDENTIAL-ONE BEDROOM	(1.0 SPACES/UNITX 41) = 41	(1.521 SF @ 1/400 SF) = 4	(2.5 SPACES/UNITX 41) = 103
RESIDENTIAL-TWO BEDROOM	(1.521 SF @ 1/400 SF) = 4	(0.000 SF @ 1/200 SF) = 0	(1.521 SF @ 1/200 SF) = 8
OFFICE		(1.271 SF @ 1/400 SF) = 3	(4.200 SF @ 1/200 SF) = 21
CLUB AREA			
POOL			
TOTAL	125	220	336

PROPOSED BUILDING TYPE 'A' ACCESSIBLE UNITS 6
 PROPOSED BUILDING TYPE 'B' ACCESSIBLE UNITS 114
 PROPOSED PARKING TOTAL 160 SPACES
 REQUIRED ACCESSIBLE PARKING SPACES 10
 (TYPE 'A' + TYPE 'B' = 3 + COMMERCIAL = 1)
 PROPOSED ACCESSIBLE PARKING SPACES 10

REQUIRED BICYCLE PARKING 13 SPACES
 (25+3 + 10+3 + 35+3)
 PROVIDED BICYCLE PARKING 30 SPACES

TREE SURVEY
 SEE SHEET SD0.11 FOR DETAILED INFORMATION.

Site Inventory Data 02

PROJECT: 215007	DATE: 05.13.2015
REVISIONS:	DATE
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.	
STORMWATER MANAGEMENT PLAN	APPROVED
CITY OF WILMINGTON	ENGINEERING DEPARTMENT
DATE	PERMIT #
SIGNED	
Approved Construction Plan	
Name	Date
Planning	
Public Utilities	
Traffic	
Fire	

125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
919/836-1280 FAX
ClineDesignAssoc.com
Attn: Chris Tingler

DPJ Residential

Westfall Park Apartments

1817 Sir Tyler Drive
Wilmington, North Carolina

Preliminary TRC Review

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

PROJECT: 215007
DATE: 05.13.2015
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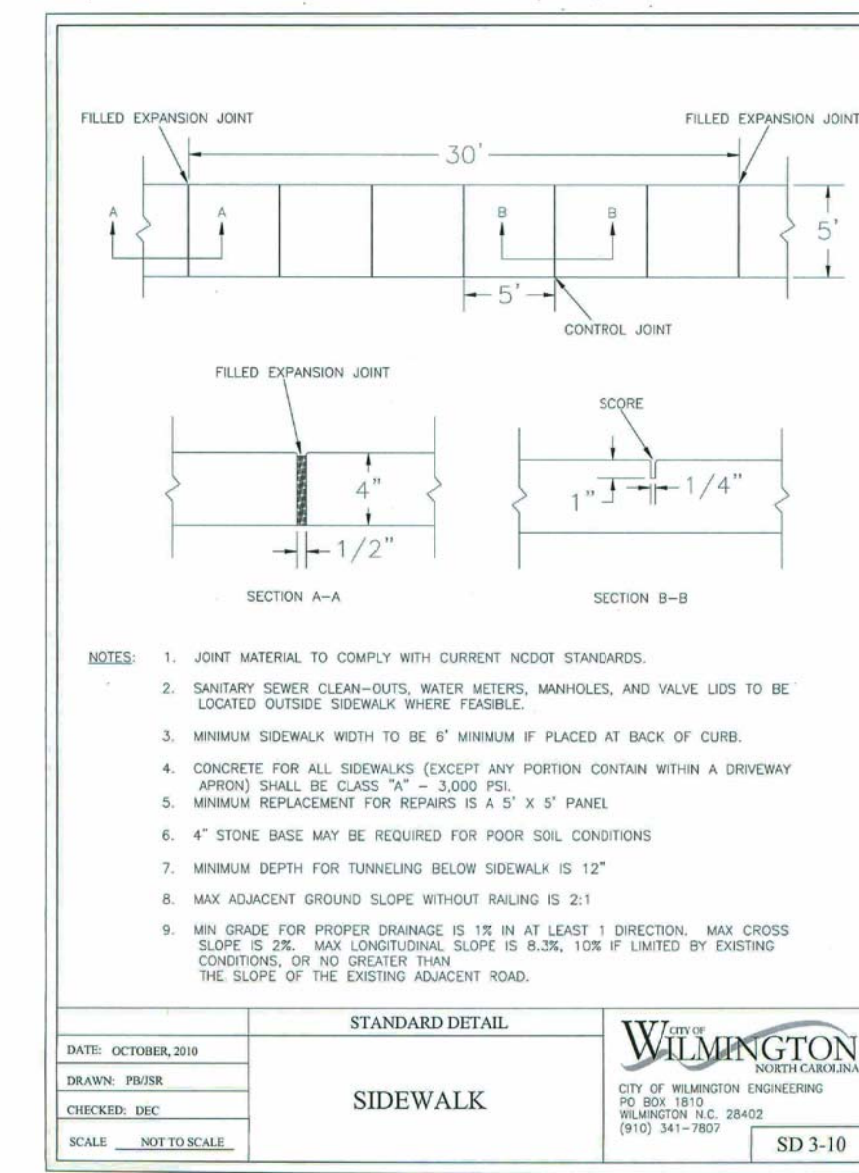
DRAWN BY: CT/SP
CHECKED BY: CT/ML
Preliminary Site Plan

City of Wilmington Approvals 01

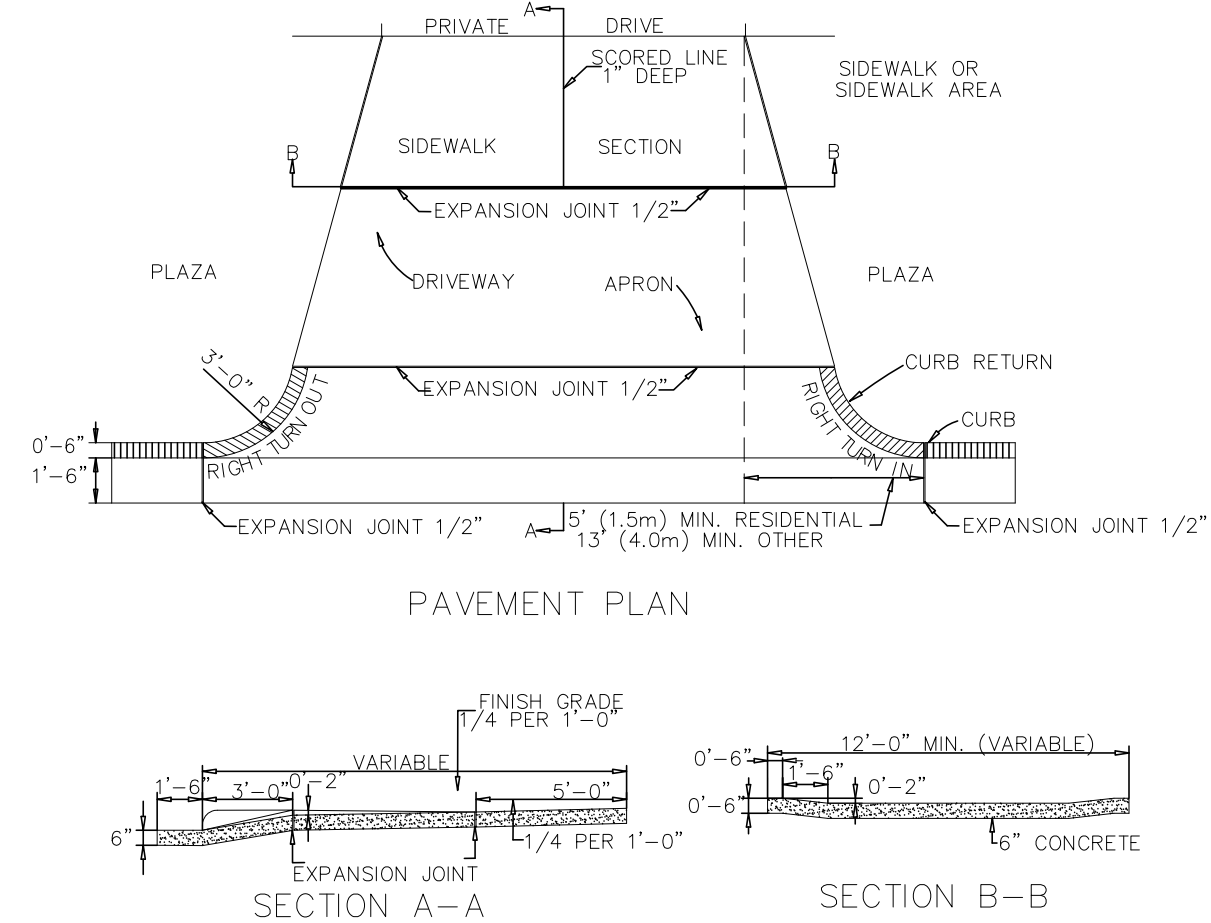
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04

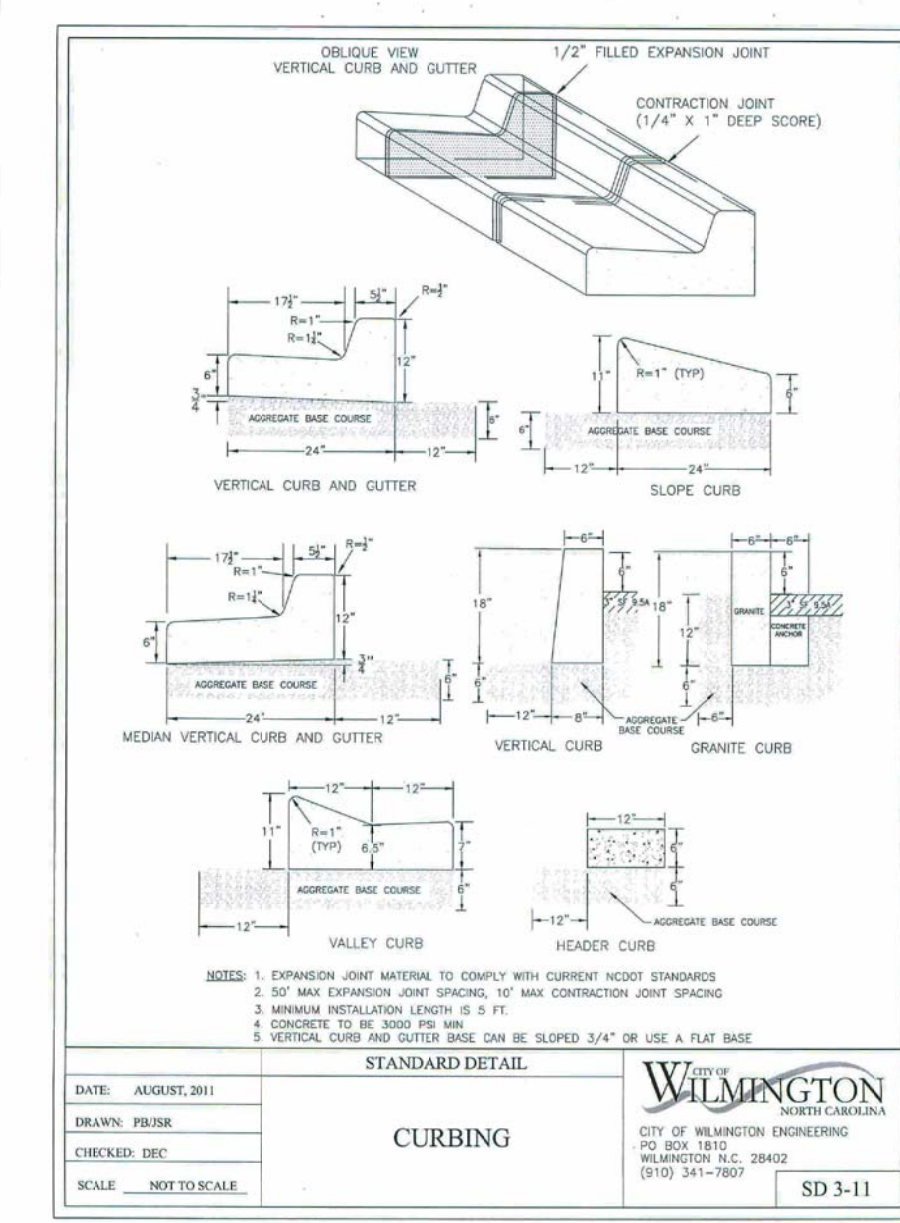
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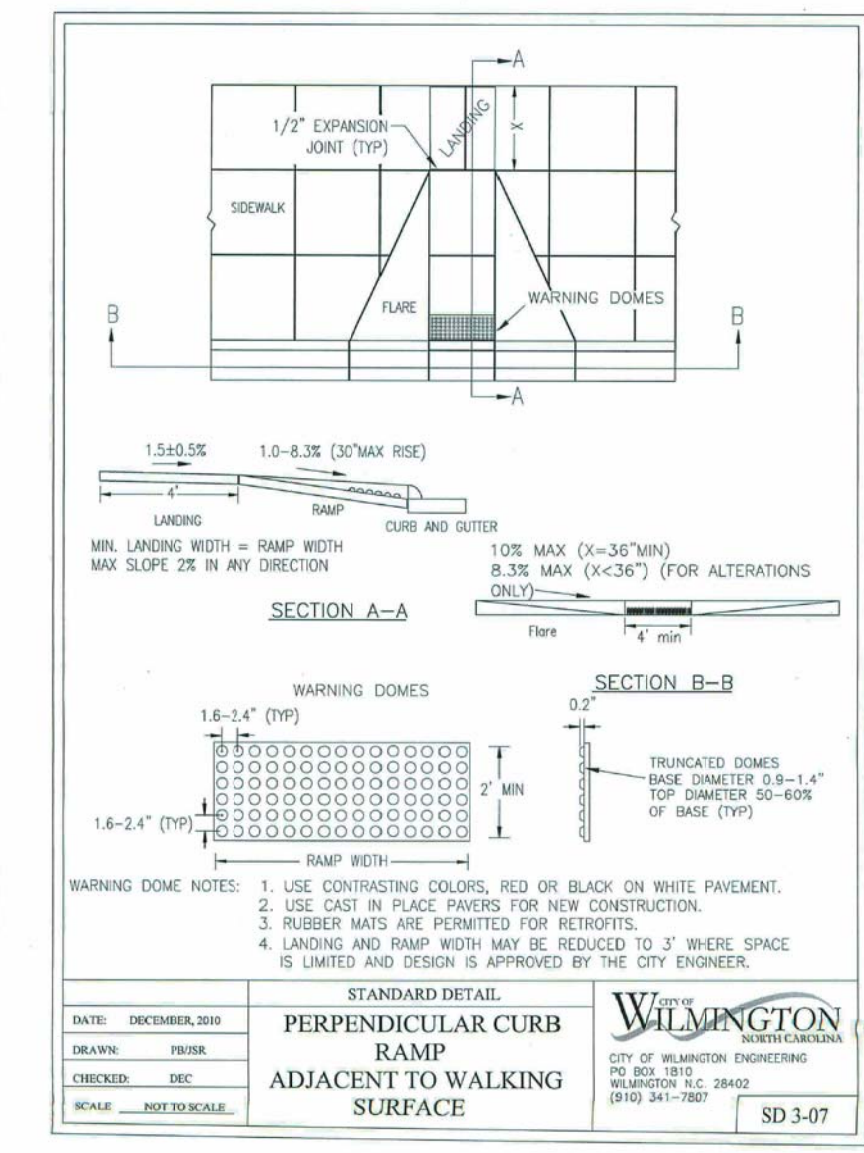
CITY OF WILMINGTON STD. CONC. WALK 03



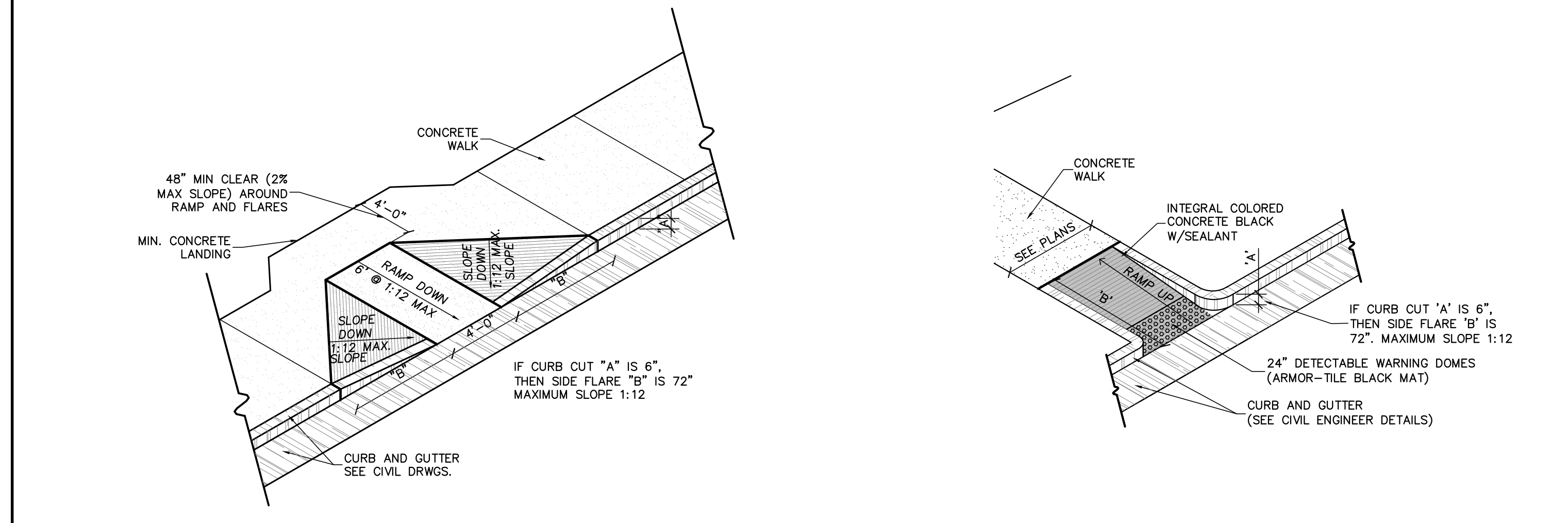
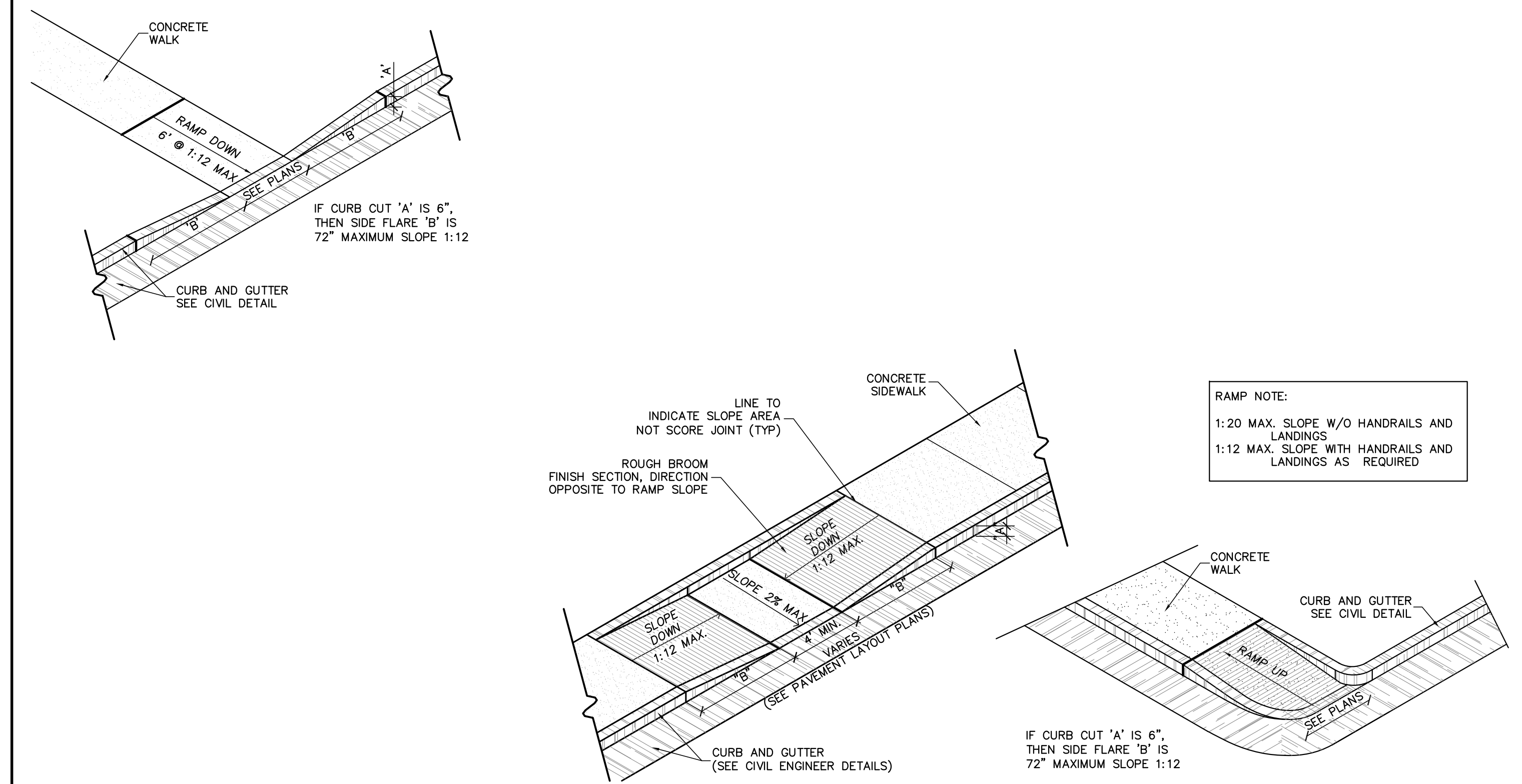
C.O.W. STD. DRIVEWAY APRON 06
Scale: 1" = 10'



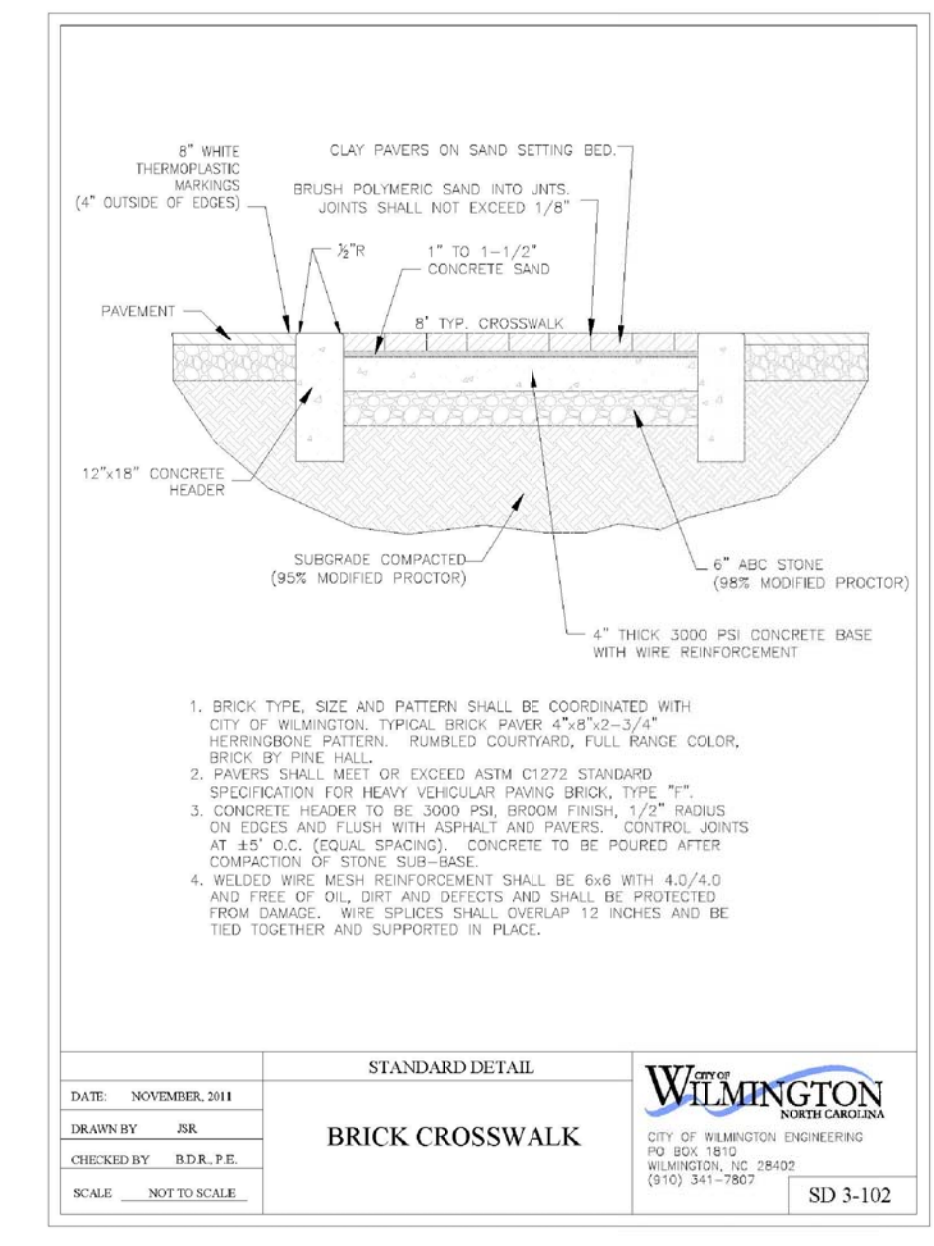
CITY OF WILMINGTON CURB TYPE 'A' 02



CITY OF WILMINGTON ACCESSIBLE RAMP 05



ACCESSIBLE RAMPS (INTERNAL TO PROPERTY) 08
Scale: 1 1/2" = 1'-0"



C.O.W. STD. CROSSWALK 04

Approved Construction Plan

Name _____ Date _____

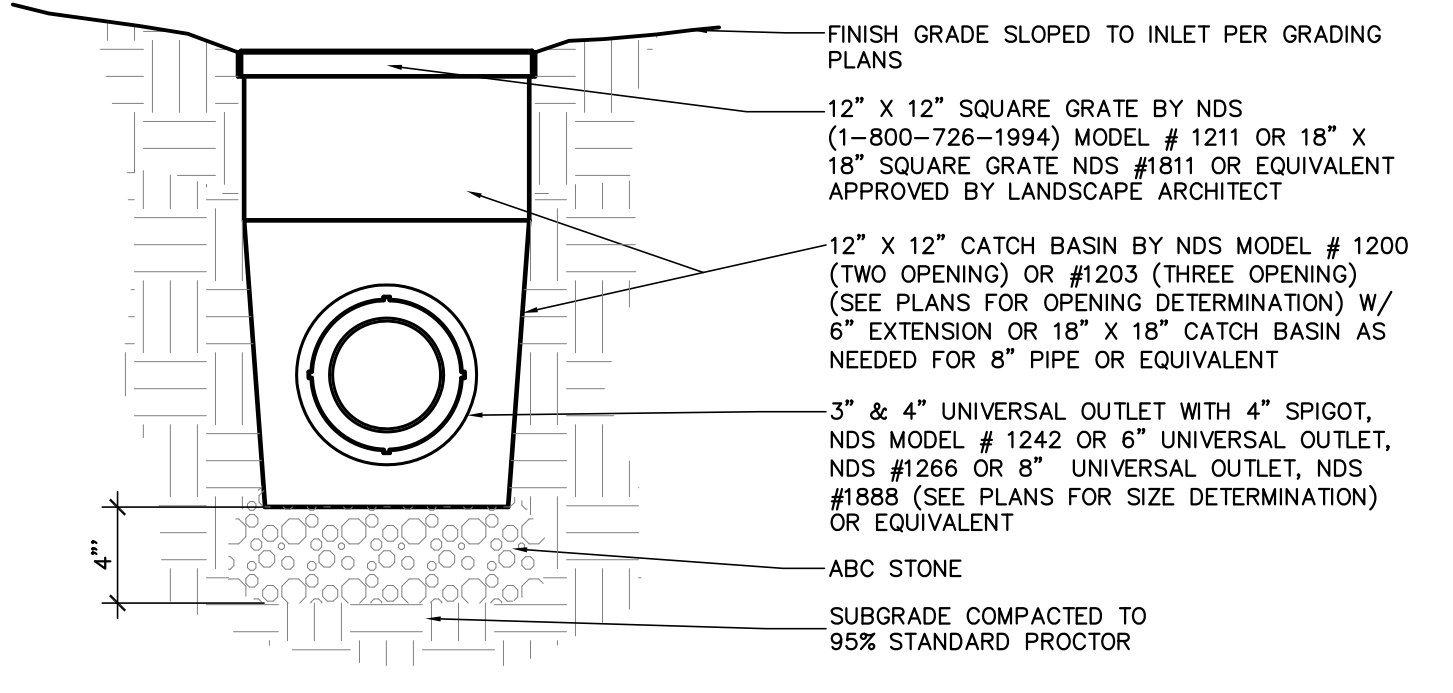
Planning _____
Public Utilities _____
Traffic _____
Fire _____

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

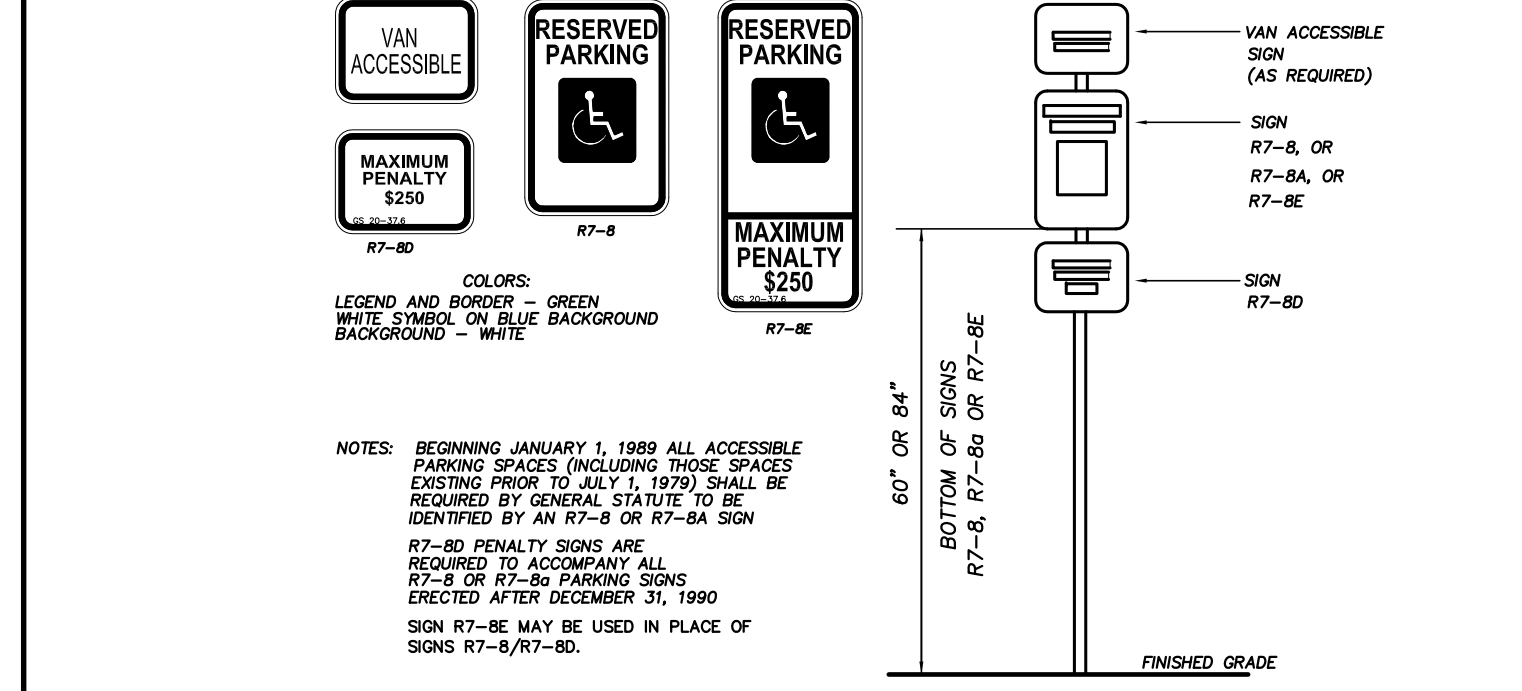
STORMWATER MANAGEMENT PLAN APPROVED

CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____ PERMIT # _____
SIGNED _____

SIGNATURE BLOCKS 01
Scale: 1" = 10'



YARD INLET 07
Scale: 1 1/2" = 1'-0"



ACCESSIBLE PARKING SIGNAGE 09