

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.
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- 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.
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- A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET.
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- 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.
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- NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
- CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 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 VI SPRINKLERED.
- 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).
- FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
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- ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
- ALL ISOLATION VALVES WITHIN THE "HOT BOX" SHALL BE ELECTRONICALLY SUPERVISED. COORDINATE WITH THE FIRE SPRINKLER AND ALARM INSTALLER IN REGARDS TO RUNNING WIRE FOR TAMPER SWITCH.
- CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- UNDERGROUND FIRE LINE(S) MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-341-0696.
- CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL COMMERCIAL BUILDINGS THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.

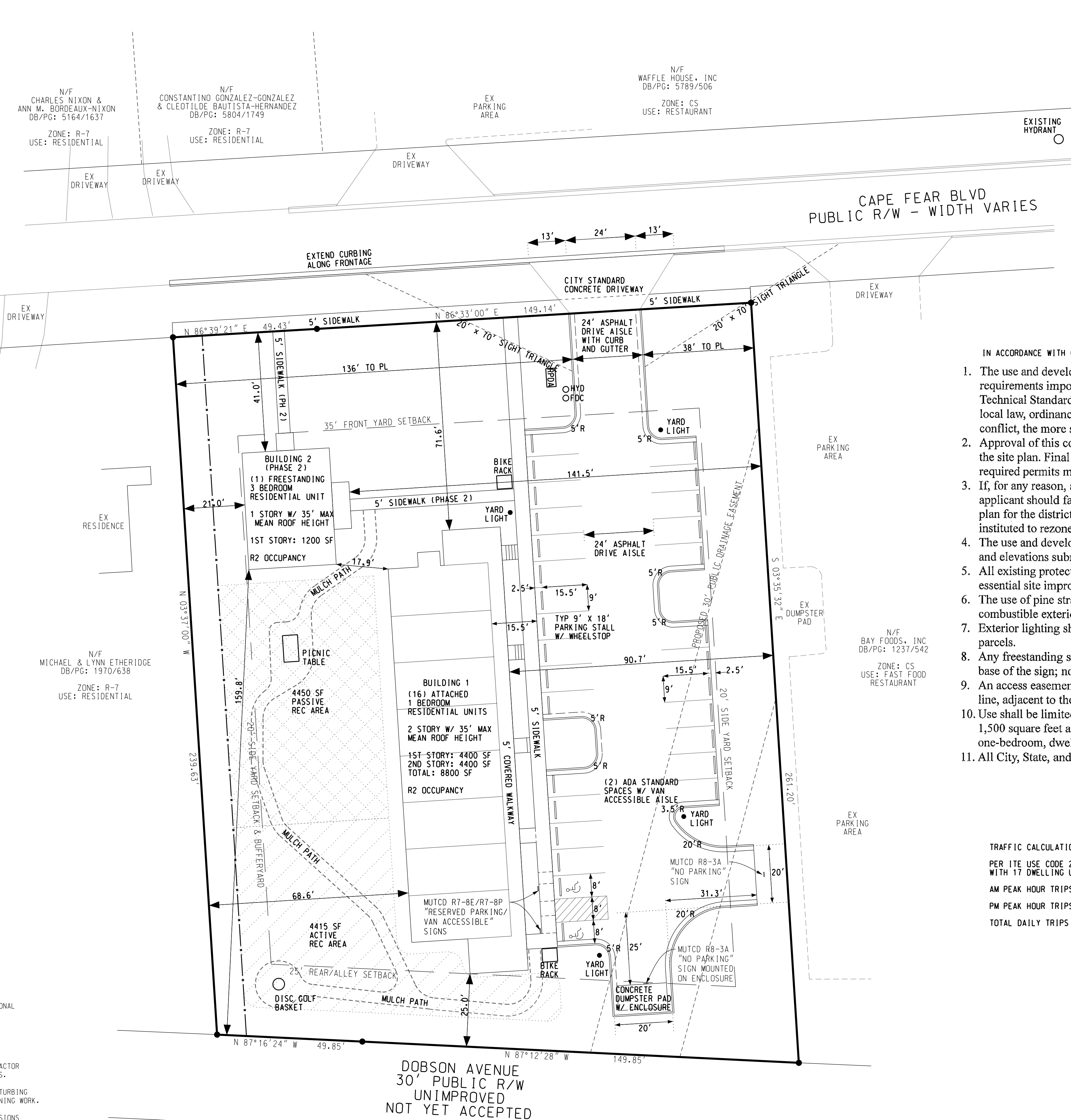
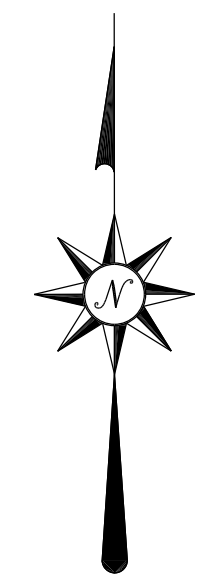
NOTES

- THE LAYOUT OF SITE IMPROVEMENTS IS BASED PLANS PREPARED BY DESIGN SOLUTIONS ENTITLED "CONDITIONAL DISTRICT CONCEPT PLAN - CASE # CD-6-917" DATED 7/24/2017 AND REVISED 9/19/2017.
- 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 3720312600J.
- AN NHC EROSION CONTROL PERMIT IS NOT REQUIRED FOR PROJECTS DISTURBING LESS THAN 1 ACRE. CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCING AND GRAVEL CONSTRUCTION ENTRANCE AS NOTED ON THE PLANS.
- NCDOT AND CITY OF WILMINGTON STORMWATER PERMITS ARE NOT REQUIRED FOR RESIDENTIAL PROJECTS DISTURBING LESS THAN 1 ACRE. CITY OF WILMINGTON DRAINAGE PLAN APPROVAL SHALL BE REQUIRED PRIOR TO BEGINNING WORK.
- NO EXTENSIONS OF PUBLIC WATER MAINS ARE PROPOSED. AN NCDOT PERMIT SHALL BE REQUIRED FOR EXTENSIONS PUBLIC SEWER MAINS. CFPUA PLAN APPROVAL SHALL BE REQUIRED PRIOR TO BEGINNING WORK.
- CITY OF WILMINGTON FIRE SERVICES AND CFPUA APPROVAL IS REQUIRED FOR 4" 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.

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



N/F CHARLES NIXON & ANN M. BORDEAUX-NIXON DB/PG: 5164/1637
ZONE: R-7
USE: RESIDENTIAL

N/F CONSTANTINO GONZALEZ-GONZALEZ & CLEOTILDE BAUTISTA-HERNANDEZ DB/PG: 5804/1749
ZONE: R-7
USE: RESIDENTIAL

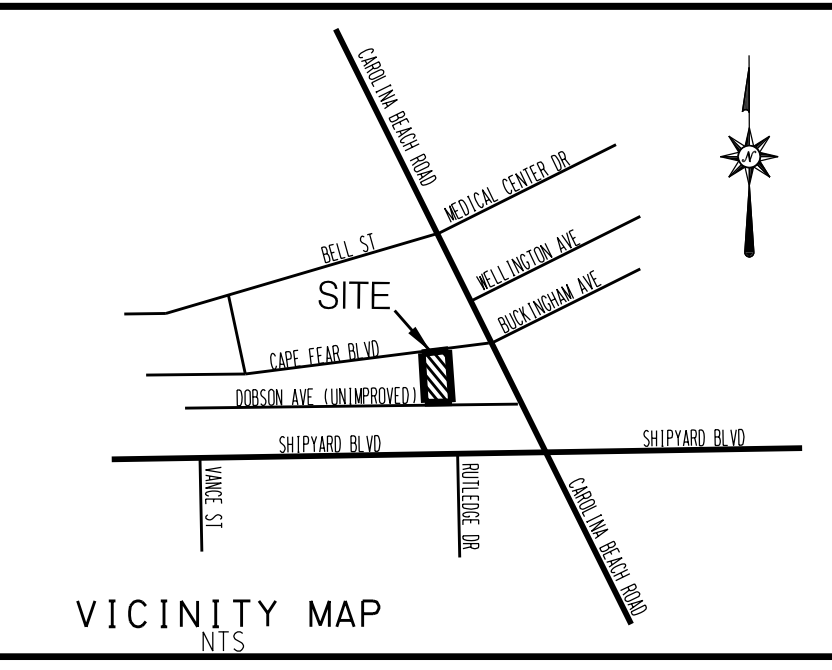
N/F WAFFLE HOUSE, INC DB/PG: 5789/506
ZONE: CS
USE: RESTAURANT

N/F MICHAEL & LYNN ETHERIDGE DB/PG: 1970/638
ZONE: R-7
USE: RESIDENTIAL

N/F BAY FOODS, INC DB/PG: 1237/542
ZONE: CS
USE: FAST FOOD RESTAURANT

N/F SHIPYARD OFFICE WAREHOUSE POA CB/PG: 11/152
ZONE: CS
USE: COMMERCIAL

N/F GEORGE HARRIS ENTERPRISES, INC DB/PG: 5937/2946
ZONE: CS
USE: COMMERCIAL



SITE DATA

PARCEL ID	6018-006-012-000
DECK BOOK/PAGE	5595/1265
PLAT BOOK/PAGE	53/332
ZONING	MF-M (CD)
PROPERTY AREA	1.14 AC
49,701 SF	
DISTURBANCE LIMITS	0.96 AC
PROPOSED USE	RESIDENTIAL
PROPOSED BUILDINGS	2
MAX BUILDING HEIGHT	35'
SETBACKS	
FRONT	35'
SIDE	20'
REAR (ALLEY)	25'
BUILDING 1 AREA	8,800 SF
BUILDING 2 AREA	1,200 SF
TOTAL BUILDING AREA	10,000 SF
PROPOSED 1 BR UNITS	16
PROPOSED 3 BR UNITS	1
TOTAL PROPOSED UNITS	17
UNITS PER ACRE	15
CAMA LAND CLASSIFICATION	URBAN

BUA

ONSITE BUILDINGS	6,887 SF
ONSITE WALKWAYS	1,581 SF
ONSITE PARKING	11,212 SF
ONSITE TOTAL	19,680 SF
% OF PROPERTY (BUILDINGS)	13.9 %
% OF PROPERTY (ONSITE BUA)	39.6 %
EX BUA (TO BE REMOVED)	6,897 SF
OFFSITE BUA	1,541 SF

PARKING

1.50 MINIMUM SPACES / 1 BR UNIT X 16 UNITS = 24
2.25 MINIMUM SPACES / 2 BR UNIT X 1 UNIT = 2
TOTAL MINIMUM REQUIRED SPACES = 26
2.5 MAXIMUM ALLOWED SPACES / UNIT X 17 UNITS = 43
PROVIDE 29 SPACES (INCLUDING 2 ACCESSIBLE)
2 ACCESSIBLE SPACES REQUIRED
2 PROVIDED
MINIMUM BIKE SPACES = 5
PROVIDE 10 SPACES

OPEN SPACE

REQUIRED OPEN SPACE = 35% X 49,701 SF (1.14 AC) SITE = 17,395 SF OPEN SPACE REQUIRED
PROVIDE TOTAL TRACT AREA LESS ONSITE BUA (19,680 SF), INTERIOR LANDSCAPE ISLANDS (1,834 SF), FOUNDATION PLANTINGS (620 SF), AND FENCED BUFFERS (2,401 SF) = 25,166 SF OPEN SPACE
REQUIRED RECREATION AREA = 50% X REQUIRED RECREATION AREA = 8,698 SF RECREATION AREA
REQUIRED ACTIVE RECREATION AREA = 50% X REQUIRED RECREATION AREA = 4,349 SF ACTIVE RECREATION AREA
REQUIRED PASSIVE RECREATION AREA = 50% X REQUIRED RECREATION AREA = 4,349 SF PASSIVE RECREATION AREA

LEGEND

PROJECT BOUNDARY	---
EX WATER MAIN	---
EX SEWER MAIN	---
STORMDRAIN	---
EX CONTOURS	---
PROP CONTOURS	---
FLOW DIRECTION	---
SILT FENCE	---
TREE FENCE	---
DISTURBED AREA	---
DRAINAGE BOUNDARY	---

IN ACCORDANCE WITH CD-6-917, THE FOLLOWING CONDITIONS SHALL APPLY:

- The use and development of the subject property shall comply with all regulations and requirements imposed by the Land Development Code, the City of Wilmington Technical Standards and Specifications Manual, and any other applicable federal, state or local law, ordinance or regulation, as well as any condition stated below. In the event of a conflict, the more stringent requirement or higher standard shall apply.
- Approval of 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 elevations submitted to and approved by City Council on October 3, 2017.
- All existing protected trees not located within the building footprint or impacted by essential site improvements shall be preserved or mitigated.
- The use of pine straw as ground cover shall be prohibited within ten (10) feet of any combustible exterior construction.
- Exterior lighting shall be installed so as not to shine directly onto adjacent residential parcels.
- Any freestanding sign on the site shall be monument style with landscaping around the base of the sign; no pole or feather flag signs shall be permitted.
- An access easement and stub connection shall be provided along the eastern property line, adjacent to the property located at 2518 Carolina Beach Road.
- Use shall be limited to a one-story single-family detached dwelling unit, not to exceed 1,500 square feet and a two-story, 8,800 square foot apartment building with 16, one-bedroom, dwelling units.
- All City, State, and Federal regulations shall be met.

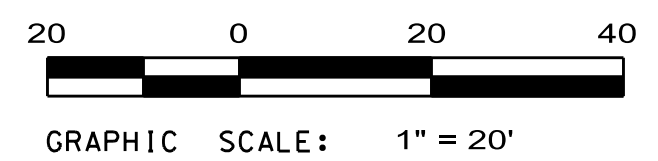
TRAFFIC CALCULATIONS

PER ITE USE CODE 220 FOR APARTMENTS WITH 17 DWELLING UNITS:
AM PEAK HOUR TRIPS = 9
PM PEAK HOUR TRIPS = 11
TOTAL DAILY TRIPS = 113

APPROVED
By waltonj at 2:12 pm, May 14, 2021



CAPE FEAR BLVD APARTMENTS
APPROVED 5/17/21
JEFF WALTON, PROJ MANAGER
SWP 2021018
JW, TB, MB, BMcD, CW



COVER/SITE PLAN

CAPE FEAR BOULEVARD APARTMENTS
448 CAPE FEAR BOULEVARD WILMINGTON, NC 28401

CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

DEVELOPER: FRANKLIN CONSTRUCTION, INC OWNER: TWO BROS HOMES, LLC

ADDRESS: PO BOX 3579 WILMINGTON, NC 28406 ADDRESS: 324 SMILAX LANE WILMINGTON, NC 28412

PHONE: 910-279-6359 PHONE: 516-972-6059

STROUD ENGINEERING, P.A.
102-D CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403 (910) 815-0775 LICENSE NO. C-0647

DRAWN: DLM
SCALE: 1" = 20'
SHEET: 1

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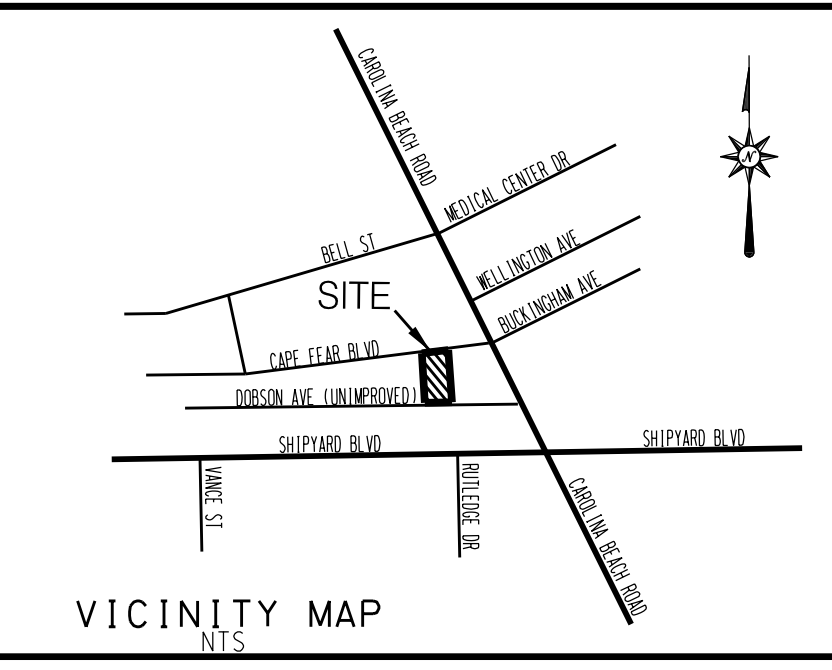
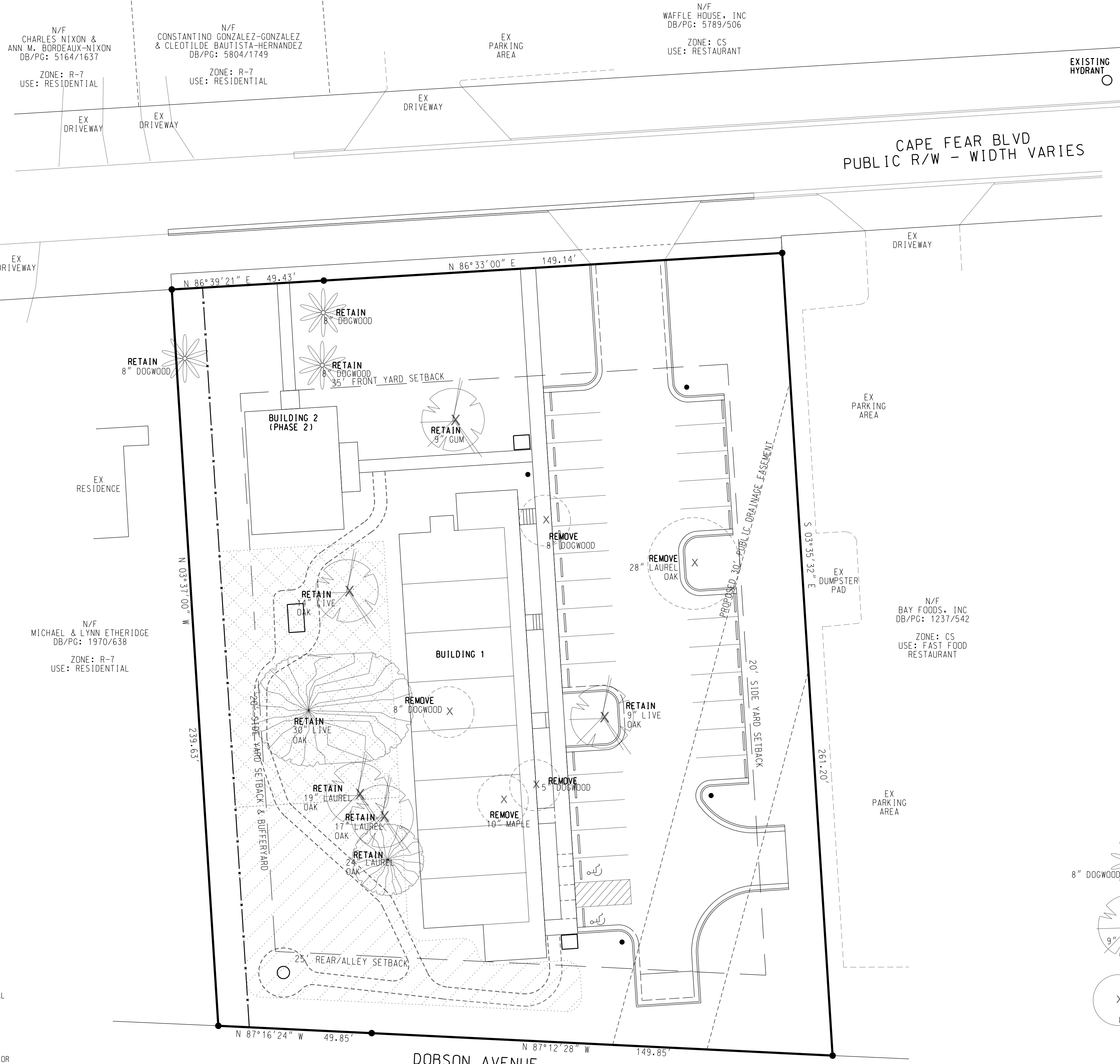
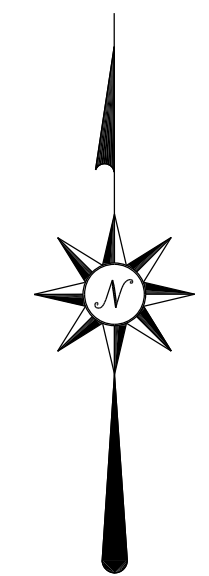
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EX BUA (TO BE REMOVED) 6,897 SF

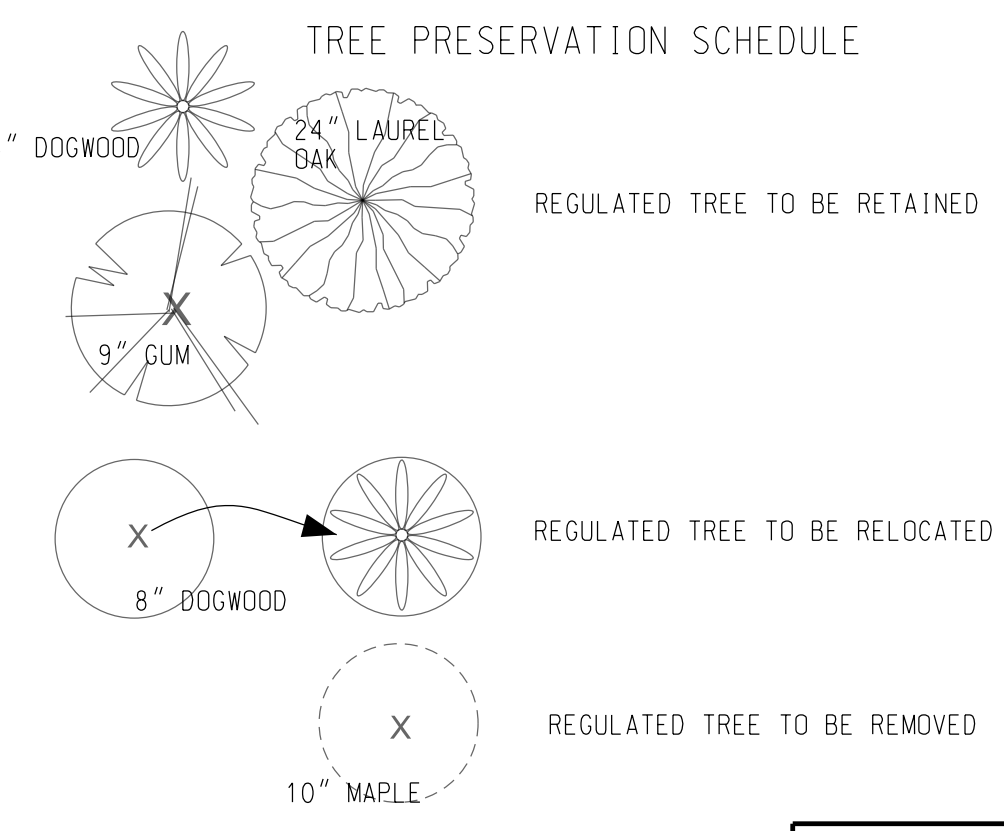
OFFSITE BUA 1,541 SF

PARKING

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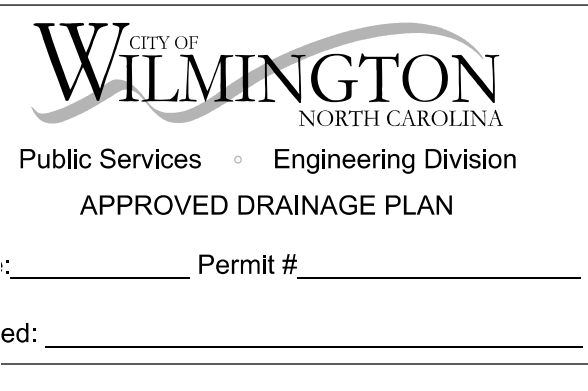
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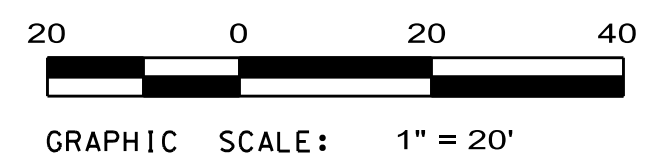
LEGEND

PROJECT BOUNDARY	---
EX WATER MAIN	— —
EX SEWER MAIN	— —
STORMDRAIN	— —
EX CONTOURS	---
PROP CONTOURS	---
FLOW DIRECTION	→
SILT FENCE	-x-
TREE FENCE	-x-
DISTURBED AREA	▨
DRAINAGE BOUNDARY	---

APPROVED
By waltonj at 2:12 pm, May 14, 2021



CAPE FEAR BLVD APARTMENTS
APPROVED 5/17/21
JEFF WALTON, PROJ MANAGER
SWP 2021018
JW, TB, MB, BMcD, CW



SITE PLAN/TREE OVERLAY

CAPE FEAR BOULEVARD APARTMENTS
448 CAPE FEAR BOULEVARD WILMINGTON, NC 28401

CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

DEVELOPER: FRANKLIN CONSTRUCTION, INC	OWNER: TWO BROS HOMES, LLC
ADDRESS: PO BOX 3579 WILMINGTON, NC 28406	ADDRESS: 324 SMILAX LANE WILMINGTON, NC 28412
PHONE: 910-279-6359	PHONE: 516-972-6059

STROUD ENGINEERING, P.A.
102-D CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403 (910) 815-0775 LICENSE NO. C-0647

DRAWN: DLM
SCALE: 1" = 20'
SHEET: 1A

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.
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- 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.
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- WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
- PROJECT SHALL COMPLY WITH CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. 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.
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- 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 TRIANGULAR SIGHT DISTANCE.
- 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 VI SPRINKLERED.
- 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).
- FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT AND FDC.
- ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
- ALL ISOLATION VALVES WITHIN THE "HOT BOX" SHALL BE ELECTRONICALLY SUPERVISED. COORDINATE WITH THE FIRE SPRINKLER AND ALARM INSTALLER IN REGARDS TO RUNNING WIRE FOR TAMPER SWITCH.
- CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- UNDERGROUND FIRE LINE(S) MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-341-0696.
- CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL COMMERCIAL BUILDINGS THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.

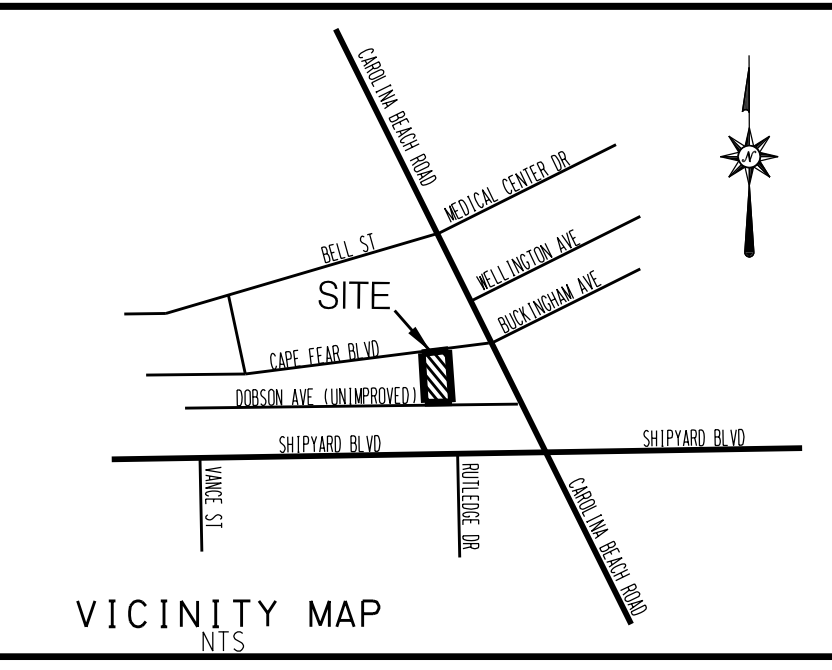
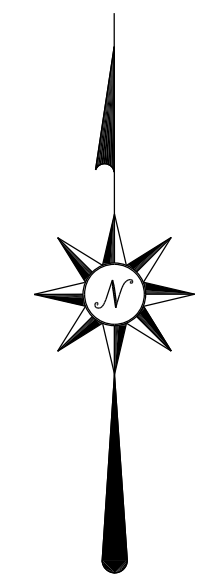
NOTES

- THE LAYOUT OF SITE IMPROVEMENTS IS BASED PLANS PREPARED BY DESIGN SOLUTIONS ENTITLED "CONDITIONAL DISTRICT CONCEPT PLAN - CASE # CD-6-917" DATED 7/24/2017 AND REVISED 9/19/2017.
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- NO EXTENSIONS OF PUBLIC WATER MAINS ARE PROPOSED. AN NCECD PERMIT SHALL BE REQUIRED FOR EXTENSIONS OF PUBLIC SEWER MAINS. CFPUA PLAN APPROVAL SHALL BE REQUIRED PRIOR TO BEGINNING WORK.
- CITY OF WILMINGTON FIRE SERVICES AND CFPUA APPROVAL IS REQUIRED FOR 4" 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.

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CFPUA DETAILS	10-11

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



SITE DATA

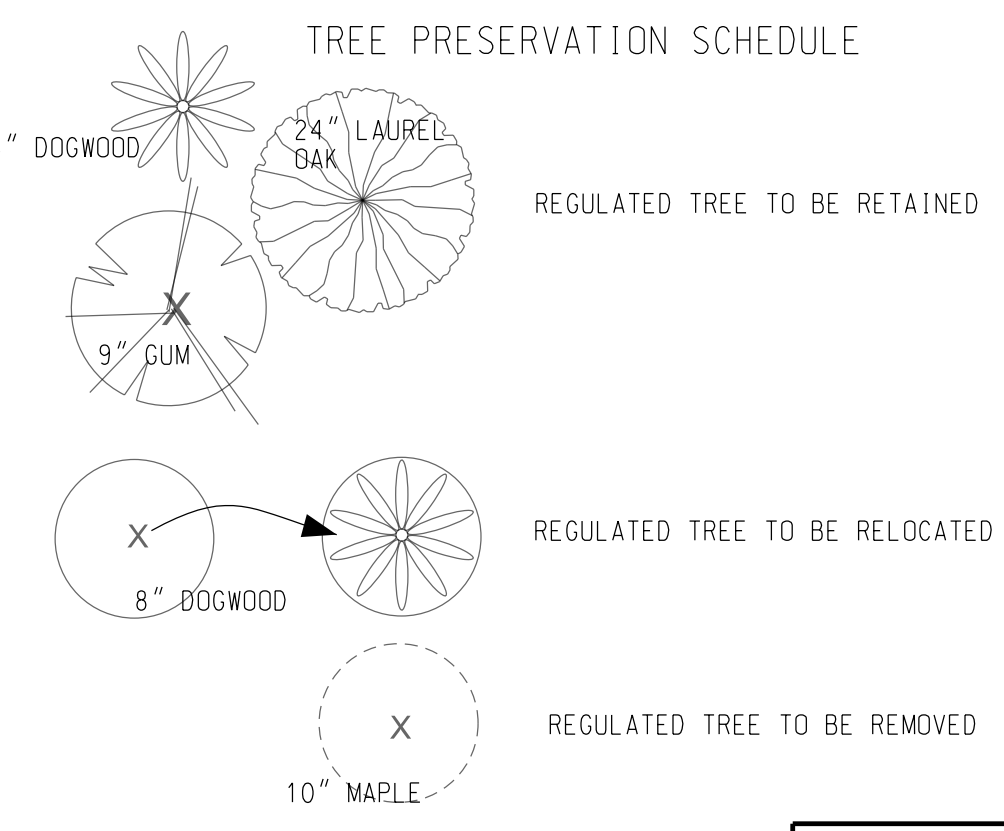
PARCEL ID	6018-006-012-000
DEEK BOOK/PAGE	5595/1265
PLAN BOOK/PAGE	53/332
ZONING	MF-M (CD)
PROPERTY AREA	1.14 AC
	49,701 SF
DISTURBANCE LIMITS	0.96 AC
PROPOSED USE	RESIDENTIAL
PROPOSED BUILDINGS	2
MAX BUILDING HEIGHT	35'
SETBACKS	
FRONT	35'
SIDE	20'
REAR (ALLEY)	25'
BUILDING 1 AREA	8,800 SF
BUILDING 2 AREA	1,200 SF
TOTAL BUILDING AREA	10,000 SF
PROPOSED 1 BR UNITS	16
PROPOSED 3 BR UNITS	1
TOTAL PROPOSED UNITS	17
UNITS PER ACRE	15
CAMA LAND CLASSIFICATION	URBAN
BUA	
ONSITE BUILDINGS	6,887 SF
ONSITE WALKWAYS	1,581 SF
ONSITE PARKING	11,212 SF
ONSITE TOTAL	19,680 SF
	0.45 AC
% OF PROPERTY (BUILDINGS)	13.9 %
% OF PROPERTY (ONSITE BUA)	39.6 %
EX BUA (TO BE REMOVED)	6,897 SF
OFFSITE BUA	1,541 SF

PARKING

1.50 MINIMUM SPACES / 1 BR UNIT X 16 UNITS = 24
2.25 MINIMUM SPACES / 3 BR UNIT X 1 UNIT = 2
TOTAL MINIMUM REQUIRED SPACES = 26
2.5 MAXIMUM ALLOWED SPACES / UNIT X 17 UNITS = 43
PROVIDE 29 SPACES (INCLUDING 2 ACCESSIBLE)
2 ACCESSIBLE SPACES REQUIRED
2 PROVIDED
MINIMUM BIKE SPACES = 5
PROVIDE 10 SPACES

OPEN SPACE

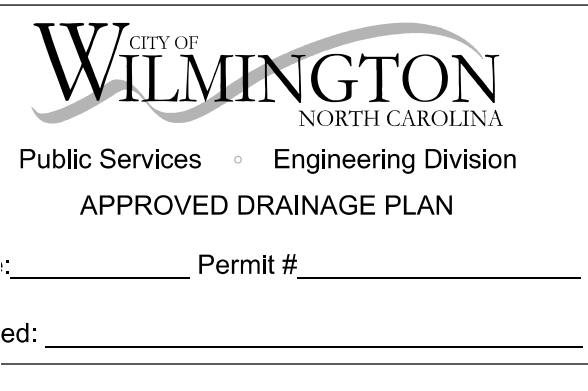
REQUIRED OPEN SPACE = 35% X 49,701 SF (1.14 AC) SITE = 17,395 SF OPEN SPACE REQUIRED
PROVIDE TOTAL TRACT AREA LESS ONSITE BUA (19,680 SF), INTERIOR LANDSCAPE ISLANDS (1,834 SF), FOUNDATION PLANTINGS (620 SF), AND FENCED BUFFERS (2,401 SF) = 25,166 SF OPEN SPACE
REQUIRED RECREATION AREA = 50% X REQUIRED OPEN SPACE = 8,698 SF RECREATION AREA
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LEGEND

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PROP CONTOURS	---o---o---
FLOW DIRECTION	→
SILT FENCE	-x-x-
TREE FENCE	-x-x-
DISTURBED AREA	---o---o---
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APPROVED
By waltonj at 2:12 pm, May 14, 2021



CAPE FEAR BLVD APARTMENTS
APPROVED 5/17/21
JEFF WALTON, PROJ MANAGER
SWP 2021018
JW, TB, MB, BMcD, CW



TREE PROTECTION, EROSION CONTROL, & DEMOLITION PLAN

CAPE FEAR BOULEVARD APARTMENTS
448 CAPE FEAR BOULEVARD WILMINGTON, NC 28401

CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

DEVELOPER: FRANKLIN CONSTRUCTION, INC OWNER: TWO BROS HOMES, LLC

ADDRESS: PO BOX 3579 WILMINGTON, NC 28406 ADDRESS: 324 SMILAX LANE WILMINGTON, NC 28412

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STROUD ENGINEERING, P.A.
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SHEET: 2

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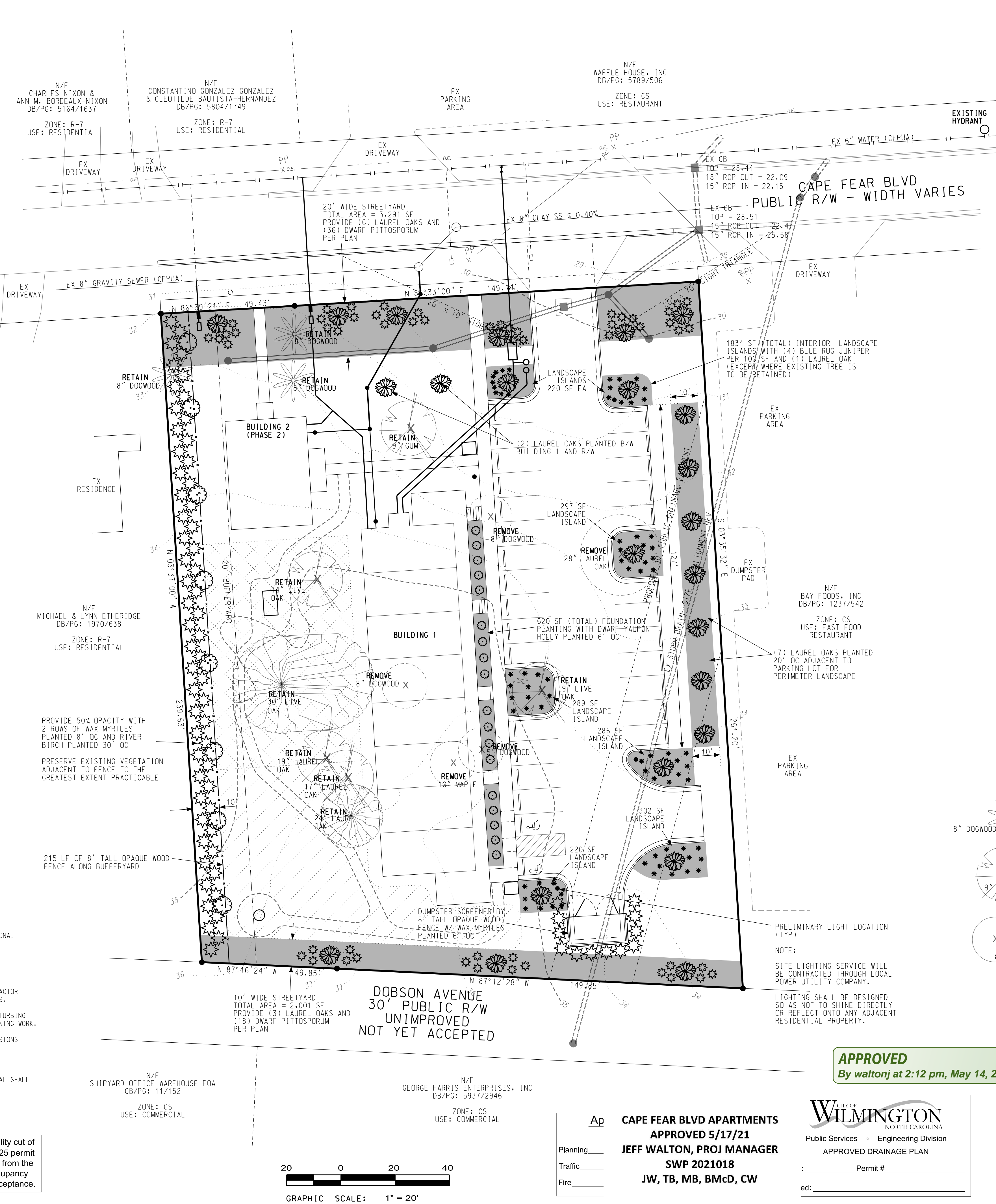
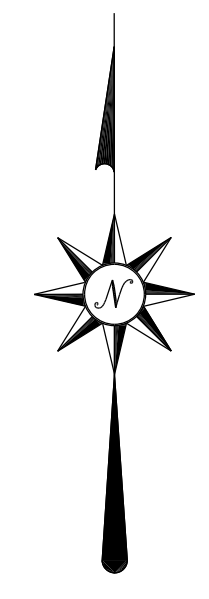
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LANDSCAPE SCHEDULE				
SYMBOL	SPECIES	CATEGORY	MINIMUM SIZE	NO.
	LAUREL OAK	LARGE SHADE TREE	2 INCH CALIPER	24
	RIVER BIRCH	LARGE SHADE TREE	2 INCH CALIPER	8
	DOGWOOD	SMALL SHADE TREE	8 FOOT HEIGHT	0
	WAX MYRTLE	SHRUB	12 INCH HEIGHT	72
	DWARF YAUPON HOLLY	SHRUB	12 INCH HEIGHT	18
	DWARF PITTOSPORUM	SHRUB	12 INCH HEIGHT	54
	BLUE RUG JUNIPER	GROUNDCOVER	2.5 QT POT	83

LANDSCAPE CALCULATIONS

CAPE FEAR BOULEVARD STREETYARD (PRIMARY)-
199 LF FRONTAGE - 24' DRIVEWAY = 175 LF X 18' = 3,150 SF REQUIRED (3,291 SF PROVIDED)

1 TREE PER 600 SF = 6 TREES REQUIRED (6 TREES PROVIDED)

6 SHRUBS PER 600 SF = 32 SHRUBS REQUIRED (32 SHRUBS PROVIDED)

DOBSON AVENUE STREETYARD (SECONDARY)-
200 LF FRONTAGE X 9' = 1,800 SF REQUIRED (2,001 SF PROVIDED)

1 TREE PER 600 SF = 3 TREES REQUIRED (3 TREES PROVIDED)

6 SHRUBS PER 600 SF = 18 SHRUBS REQUIRED (18 SHRUBS PROVIDED)

FOUNDATION PLANTING-
147 LF X 22' FACADE X 0.12 = 388 SF REQUIRED (620 SF PROVIDED)

PARKING LOT INTERIOR-
12,486 SF X 0.20 SHADING = 2,497 SF SHADING REQUIRED
5 PROPOSED CANOPY TREES X 707 SF = 3,535 SF SHADING PROVIDED

PARKING LOT PERIMETER-
1 TREE PER 25 FEET X 119 LF = 5 TREES REQUIRED (5 TREES PROVIDED)
(THE REPORTED 119 LF PERIMETER IS BASED ON THE 46 LF AND 73 LF SECTIONS OF PARKING LOT THAT ARE NOT BUFFERED BY EXISTING TREES)

BUFFER YARD-
COMBINATION OF PLANTED/RETAINED VEGETATION WITH 8' OPAQUE FENCE WITHIN 20' BUFFER YARD WIDTH

240 LF BUFFER YARD LENGTH X 1 SHRUB PER 8 LF X 2 ROWS = 60 SHRUBS REQUIRED (60 SHRUBS PROVIDED)

240 LF BUFFER YARD LENGTH X 1 TREE PER 30 LF = 8 TREES REQUIRED (8 TREES PROVIDED)

BUILDING 1 WALL LENGTH = 39 LF X 2 TREE PER 20 LF = 2 TREES REQUIRED (2 TREES PROVIDED)

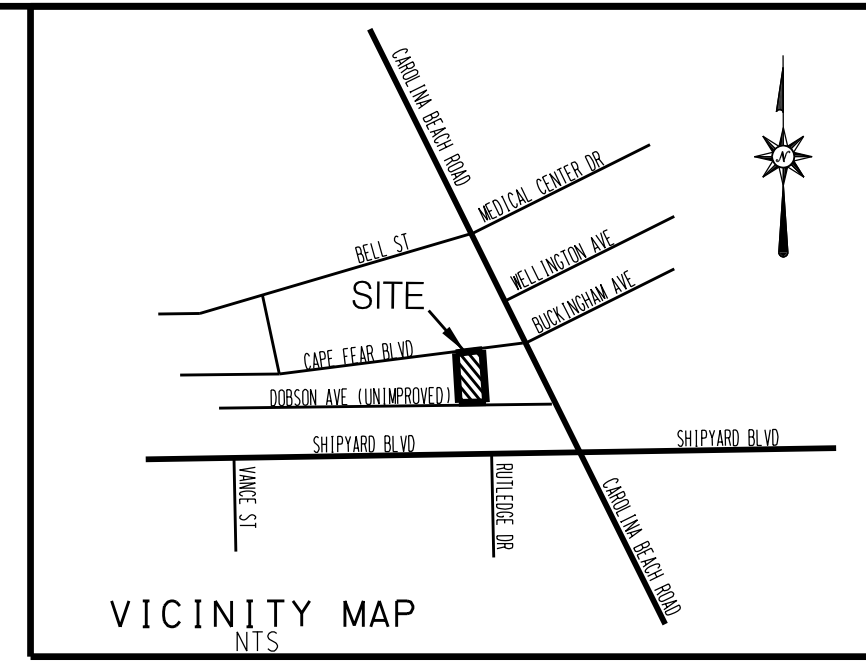
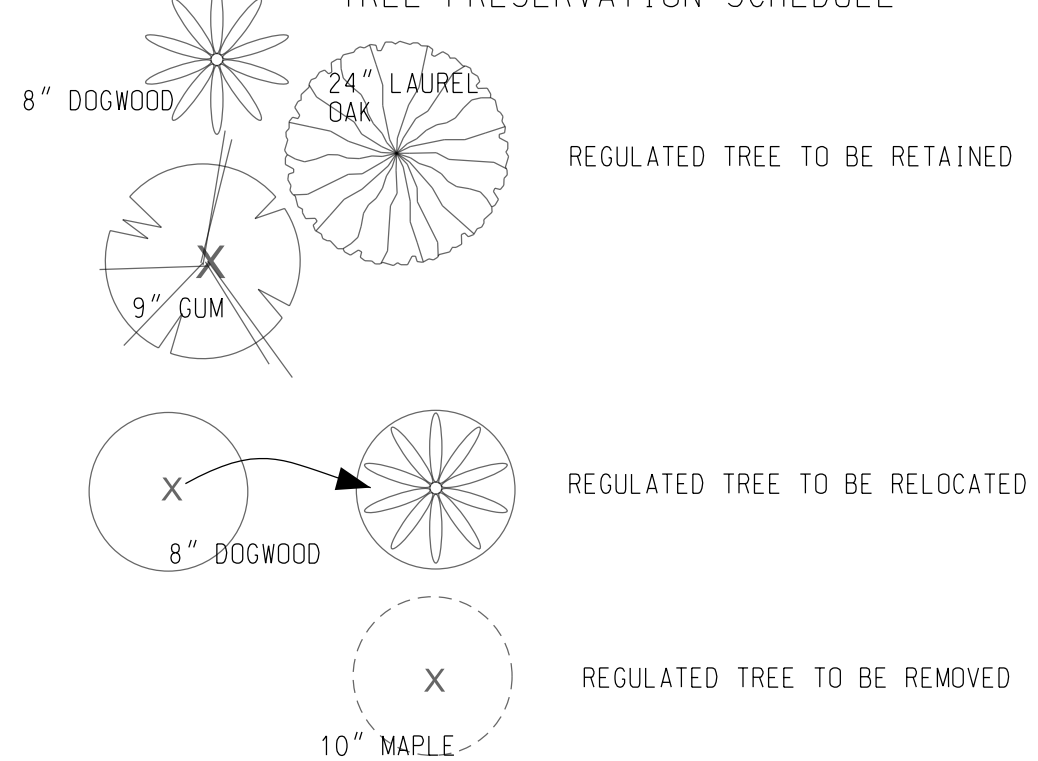
SITE PLANTINGS-
15 TREES PER DISTURBED ACRE X 0.93 AC = 14 REQUIRED TREE CREDITS FOR DISTURBANCE

TREE MITIGATION-
MITIGATION REQUIRED FOR 28 DIAMETER INCHES OF LAUREL OAK AND 16 DIAMETER INCHES OF DOGWOOD. (44 DIAMETER INCHES TOTAL)

44 X 2 X 1.00 X 0.33 = 29 REQUIRED TREE CREDITS FOR MITIGATION

43 (TOTAL) REQUIRED TREE CREDITS (43+ TREES PROVIDED/RETAINED)

TREE PRESERVATION SCHEDULE



SITE DATA

PARCEL ID	6018-006-012-000
DECK BOOK/PAGE	5595/1265
PLAT BOOK/PAGE	53/332
ZONING	MF-M (CO)
PROPERTY AREA	1.14 AC
	49,701 SF
DISTURBANCE LIMITS	0.96 AC
PROPOSED USE	RESIDENTIAL
PROPOSED BUILDINGS	2
MAX. BUILDING HEIGHT	35'
FRONT	35'
SIDE	20'
REAR (ALLEY)	25'
BUILDING 1 AREA	8,800 SF
BUILDING 2 AREA	1,200 SF
TOTAL BUILDING AREA	10,000 SF
PROPOSED 1 BR UNITS	16
PROPOSED 3 BR UNITS	1
TOTAL PROPOSED UNITS	17
UNITS PER ACRE	15
CAMA LAND CLASSIFICATION	URBAN

BUA

ONSITE BUILDINGS	6,887 SF
ONSITE WALKWAYS	1,581 SF
ONSITE PARKING	11,212 SF
ONSITE TOTAL	19,680 SF
	0.45 AC
% OF PROPERTY (BUILDINGS)	13.9 %
% OF PROPERTY (ONSITE BUA)	39.6 %

EX BUA (TO BE REMOVED) 6,897 SF

OFFSITE BUA 1,541 SF

PARKING

1.50 MINIMUM SPACES / 1 BR UNIT X 16 UNITS = 24
2.25 MINIMUM SPACES / 3 BR UNIT X 1 UNIT = 2
TOTAL MINIMUM REQUIRED SPACES = 26
2.5 MAXIMUM ALLOWED SPACES / UNIT X 17 UNITS = 43
∴ PROVIDE 29 SPACES (INCLUDING 2 ACCESSIBLE)
2 ACCESSIBLE SPACES REQUIRED ∴ 2 PROVIDED
MINIMUM BIKE SPACES = 5
∴ PROVIDE 10 SPACES

OPEN SPACE

REQUIRED OPEN SPACE = 35% X 49,701 SF (1.14 AC) SITE = 17,395 SF OPEN SPACE REQUIRED

PROVIDE TOTAL TRACT AREA LESS ONSITE BUA (19,680 SF), INTERIOR LANDSCAPE ISLANDS (11,834 SF), FOUNDATION PLANTINGS (620 SF), AND FENCED BUFFERS (2,401 SF) = 25,166 SF OPEN SPACE

REQUIRED RECREATION AREA = 50% X REQUIRED OPEN SPACE = 8,698 SF RECREATION AREA

REQUIRED ACTIVE RECREATION AREA = 50% X REQUIRED RECREATION AREA = 4,349 SF ACTIVE RECREATION AREA

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LEGEND

PROJECT BOUNDARY	---
EX WATER MAIN	— —
EX SEWER MAIN	— —
STORMDRAIN	— —
EX CONTOURS	--- ---
PROP. CONTOURS	--- ---
FLOW DIRECTION	→
SILT FENCE	-x-x-
TREE FENCE	-x-x-
DISTURBED AREA	▨
DRAINAGE BOUNDARY	- - - -

APPROVED
By waltonj at 2:12 pm, May 14, 2021

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

CAPE FEAR BLVD APARTMENTS
APPROVED 5/17/21
JEFF WALTON, PROJ MANAGER
SWP 2021018
JW, TB, MB, BMcD, CW

LANDSCAPING

CAPE FEAR BOULEVARD APARTMENTS
448 CAPE FEAR BOULEVARD WILMINGTON, NC 28401

CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

DEVELOPER: FRANKLIN CONSTRUCTION, INC	OWNER: TWO BROS HOMES, LLC
ADDRESS: PO BOX 3579 WILMINGTON, NC 28406	ADDRESS: 324 SMILAX LANE WILMINGTON, NC 28412
PHONE: 910-279-6359	PHONE: 516-972-6059

STROUD ENGINEERING, P.A.
102-D CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403 (910) 815-0775 LICENSE NO. C-0647

DRAWN: DLM
SCALE: 1" = 20'
SHEET: 3

CITY OF WILMINGTON STANDARD NOTES

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- 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.
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- 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.
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- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
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- STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
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- PROJECT SHALL COMPLY WITH CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 910-343-3910 FOR INFORMATION.
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- THE TYPE OF BUILDING CONSTRUCTION ACCORDING TO THE INTERNATIONAL BUILDING CODE SHALL BE TYPE VI SPRINKLERED.
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- HYDRANT MUST BE WITHIN 150' OF THE FDC (MEASURED AS THE TRUCK DRIVES FOR PRACTICAL USE).
- FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT AND FDC.
- ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
- ALL ISOLATION VALVES WITHIN THE "HOT BOX" SHALL BE ELECTRONICALLY SUPERVISED. COORDINATE WITH THE FIRE SPRINKLER AND ALARM INSTALLER IN REGARDS TO RUNNING WIRE FOR TAMPER SWITCH.
- CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- UNDERGROUND FIRE LINE(S) MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-341-0696.
- CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL COMMERCIAL BUILDINGS THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.

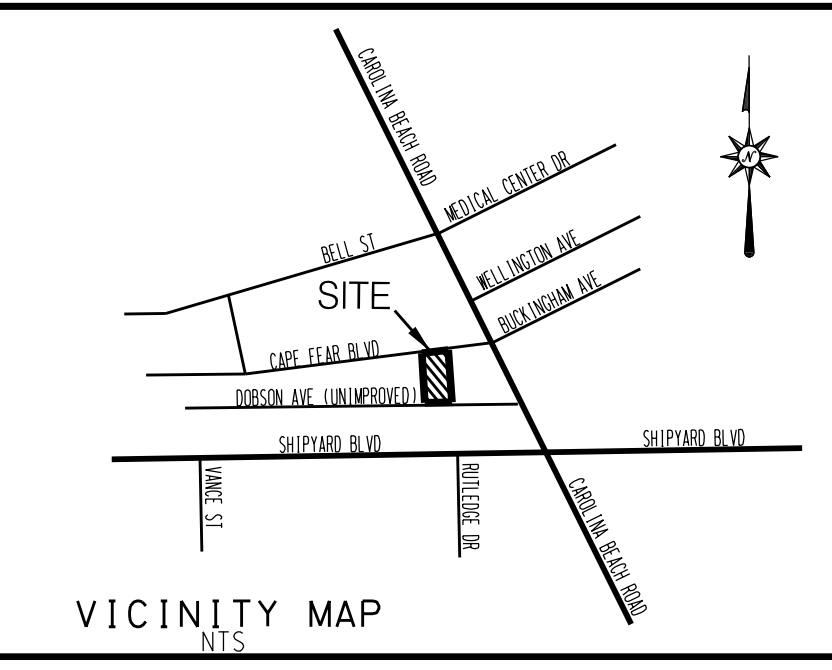
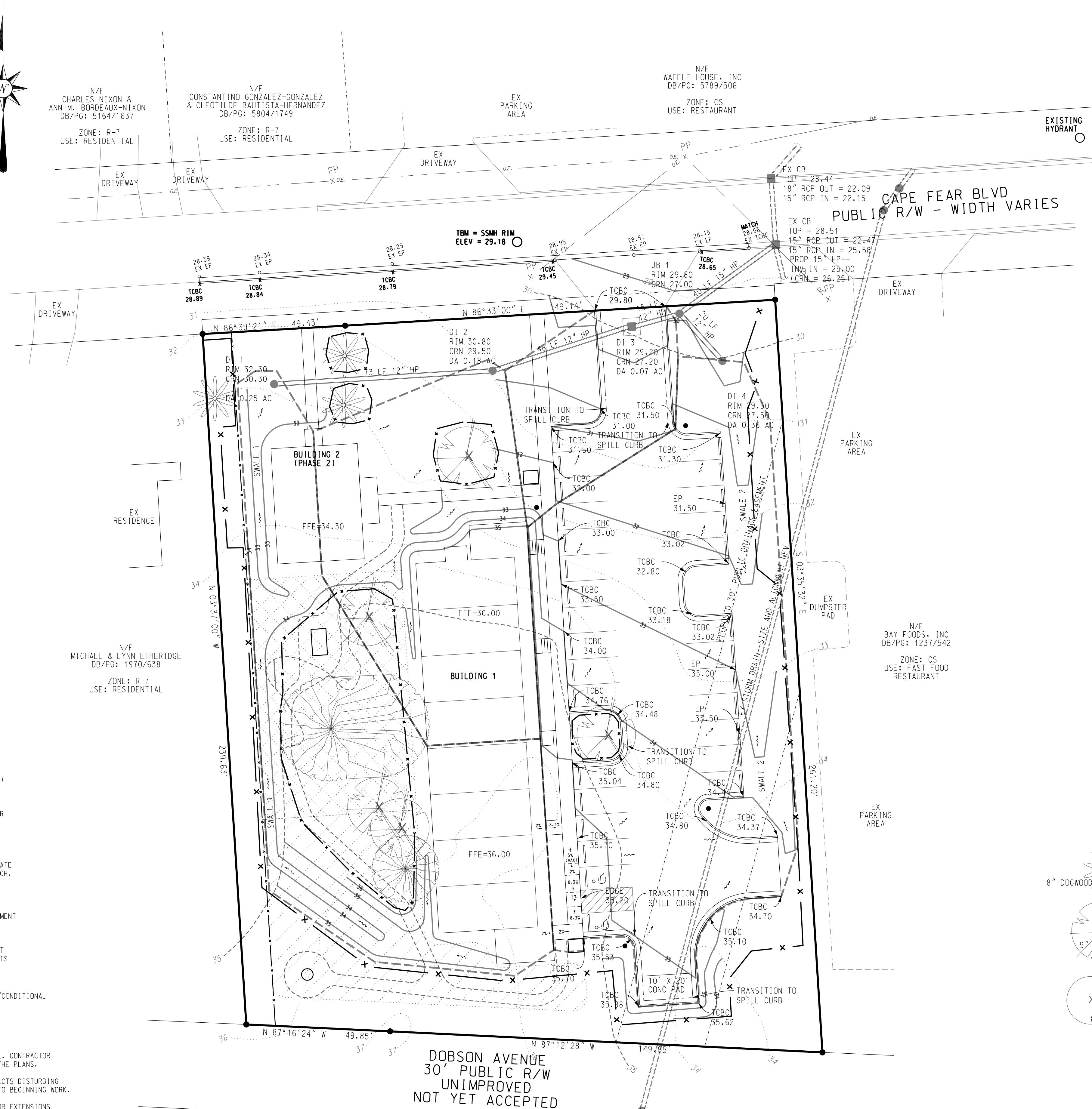
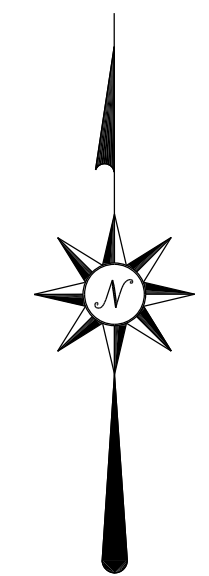
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- NO EXTENSIONS OF PUBLIC OR PRIVATE RIGHTS OF WAY ARE PROPOSED. CITY OF WILMINGTON PLAN APPROVAL SHALL BE REQUIRED PRIOR TO BEGINNING WORK.

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SITE DATA

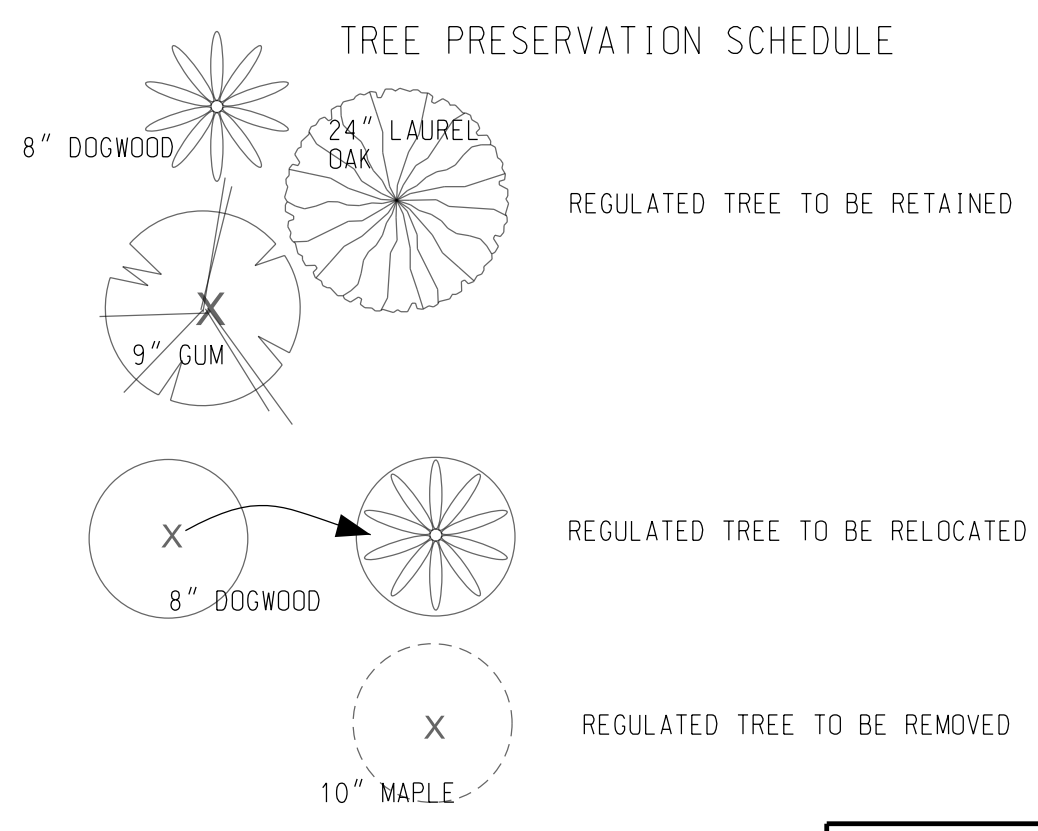
PARCEL ID	6018-006-012-000
DEEK BOOK/PAGE	5595/1265
PLAT BOOK/PAGE	53/332
ZONING	MF-M (CO)
PROPERTY AREA	1.14 AC
PROPOSED USE	RESIDENTIAL
DISTURBANCE LIMITS	0.96 AC
PROPOSED BUILDINGS	2
MAX BUILDING HEIGHT	35'
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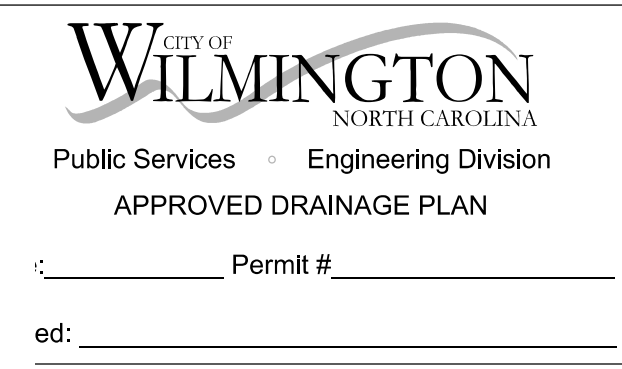
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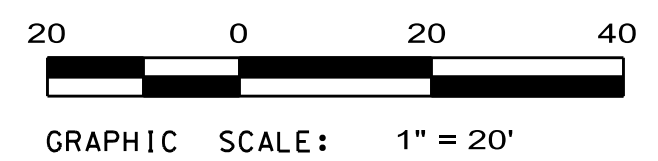
LEGEND

PROJECT BOUNDARY	---
EX WATER MAIN	— —
EX SEWER MAIN	— — —
STORMDRAIN	— — — —
EX CONTOURS	---o---
PROP CONTOURS	---o---
FLOW DIRECTION	→
SILT FENCE	—x—
TREE FENCE	—x—x—
DISTURBED AREA	---o---
DRAINAGE BOUNDARY	---o---

APPROVED
By waltonj at 2:12 pm, May 14, 2021



CAPE FEAR BLVD APARTMENTS
APPROVED 5/17/21
JEFF WALTON, PROJ MANAGER
SWP 2021018
JW, TB, MB, BMcD, CW



GRADING AND DRAINAGE

CAPE FEAR BOULEVARD APARTMENTS
448 CAPE FEAR BOULEVARD WILMINGTON, NC 28401

CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

DEVELOPER: FRANKLIN CONSTRUCTION, INC ADDRESS: 324 SMILAX LANE WILMINGTON, NC 28406 PHONE: 910-279-6359

OWNER: TWO BROS HOMES, LLC ADDRESS: 324 SMILAX LANE WILMINGTON, NC 28412 PHONE: 516-972-6059

STROUD ENGINEERING, P.A.
102-D CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403 (910) 815-0775 LICENSE NO. C-0647

DRAWN: DLM
SCALE: 1" = 20'
SHEET: 4

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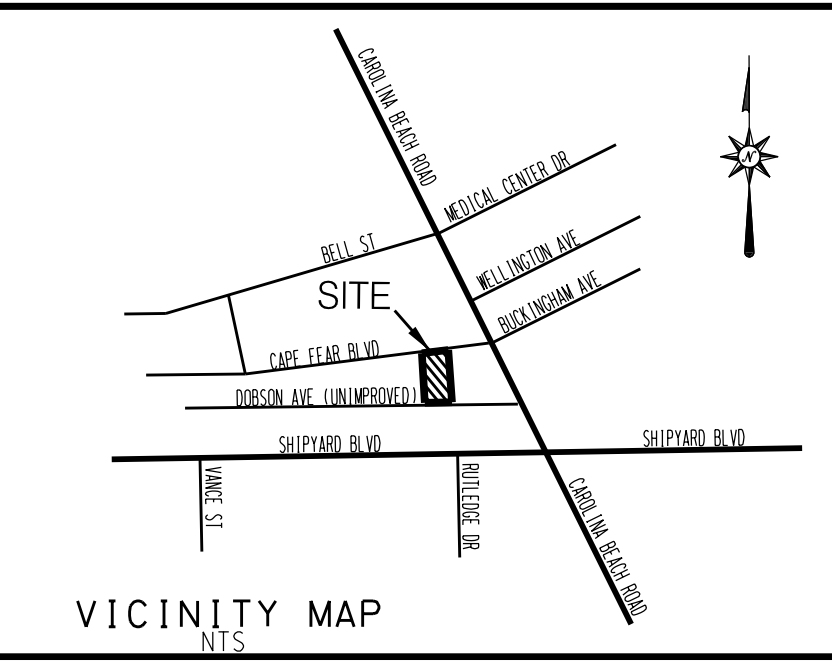
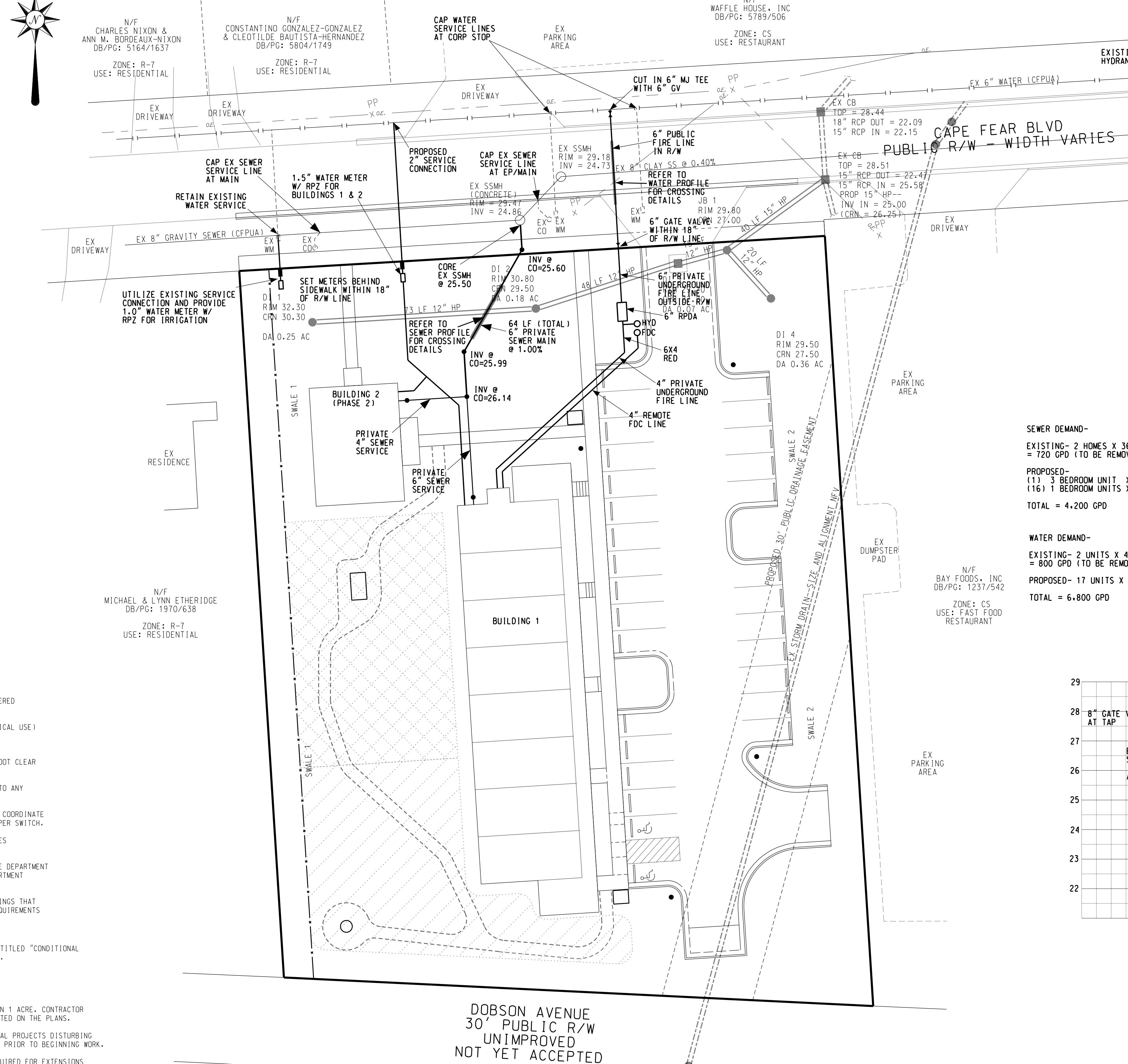
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THE PROPOSED WATER SERVICE METERS, FIRE LINE GATE VALVE, AND SEWER CLEAN OUT ARE SHOWN 18" INSIDE THE R/W PER CFPUA DIRECTION.

CONFIRM ALIGNMENT WITH CFPUA INSPECTIONS AND PROJECT MANAGER PRIOR TO INSTALLING THESE ITEMS.



SITE DATA

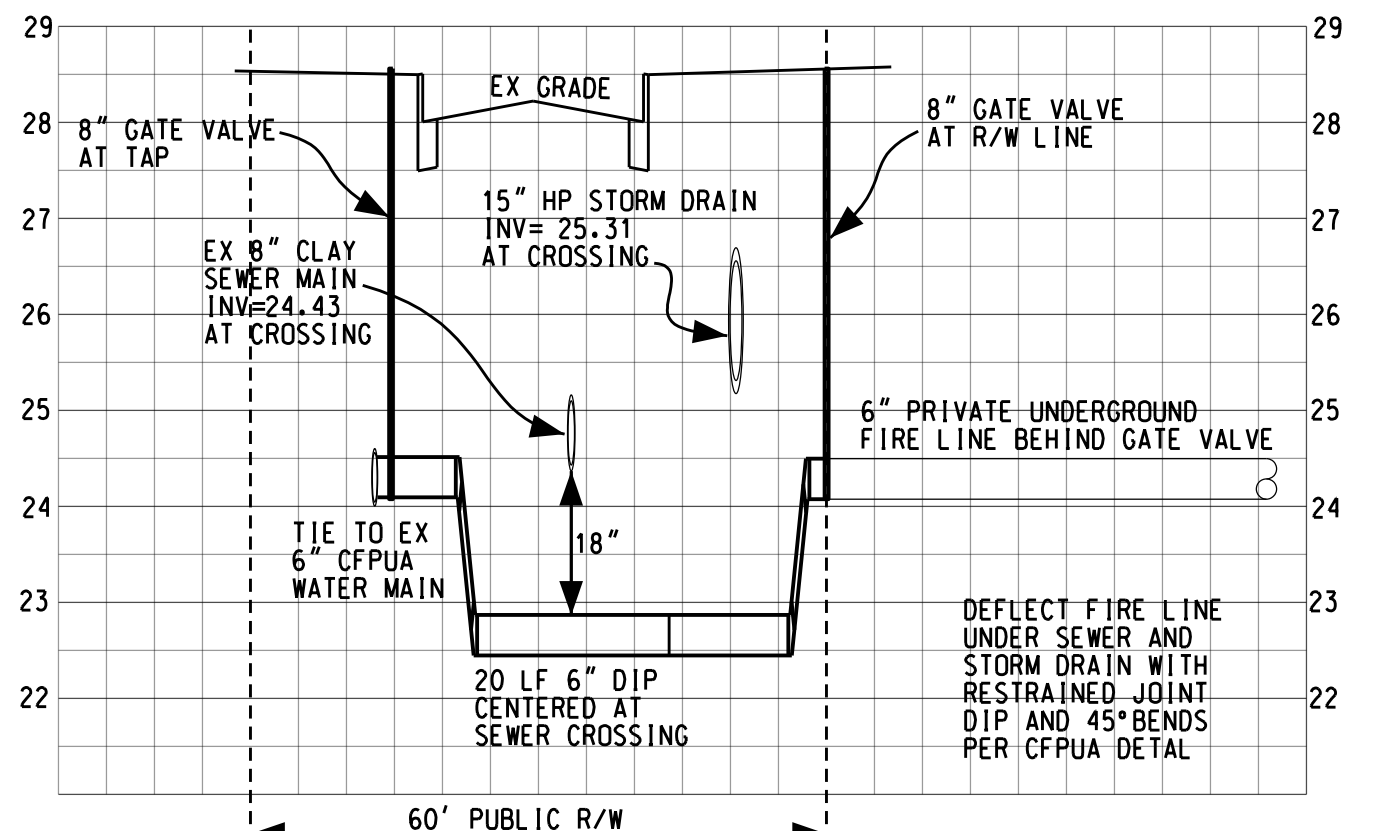
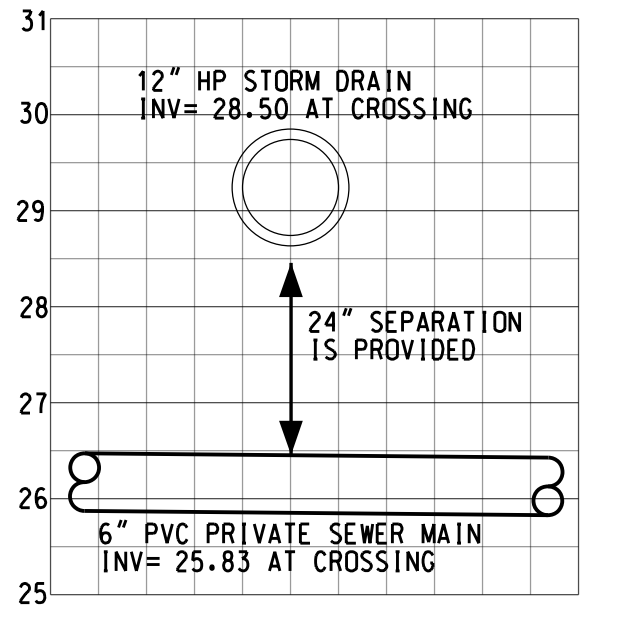
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DECK BOOK/PAGE	5595/1265
PLAT BOOK/PAGE	53/332
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CAPE FEAR PUBLIC UTILITY AUTHORITY STANDARD SEWER NOTES:

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

SEWER DEMAND-
 EXISTING- 2 HOMES X 360 GPD PER HOME = 720 GPD (TO BE REMOVED)
PROPOSED-
 (1) 3 BEDROOM UNIT X 360 GPD PER UNIT = 360 GPD
 (16) 1 BEDROOM UNITS X 240 GPD PER UNIT = 3,840 GPD
TOTAL = 4,200 GPD

WATER DEMAND-
 EXISTING- 2 UNITS X 400 GPD PER UNIT = 800 GPD (TO BE REMOVED)
PROPOSED- 17 UNITS X 400 GPD PER UNIT
TOTAL = 6,800 GPD



BUA

ONSITE BUILDINGS	6,887 SF
ONSITE WALKWAYS	1,581 SF
ONSITE PARKING	11,212 SF
ONSITE TOTAL	19,680 SF
OFFSITE BUA	0.45 AC
% OF PROPERTY (BUILDINGS)	33.9 %
% OF PROPERTY (ONSITE BUA)	39.6 %
EX BUA (TO BE REMOVED)	6,897 SF
OFFSITE BUA	1,541 SF

PARKING

1.50 MINIMUM SPACES / 1 BR UNIT X 16 UNITS = 24
2.25 MINIMUM SPACES / 3 BR UNIT X 1 UNIT = 2
TOTAL MINIMUM REQUIRED SPACES = 26
2.5 MAXIMUM ALLOWED SPACES / UNIT X 17 UNITS = 43
PROVIDE 29 SPACES (INCLUDING 2 ACCESSIBLE)
2 ACCESSIBLE SPACES REQUIRED
2 PROVIDED
MINIMUM BIKE SPACES = 5
PROVIDE 10 SPACES

OPEN SPACE

REQUIRED OPEN SPACE = 35% X 49,701 SF (1.14 AC) SITE = 17,395 SF OPEN SPACE REQUIRED
PROVIDE TOTAL TRACT AREA LESS ONSITE BUA (19,680 SF), INTERIOR LANDSCAPE ISLANDS (1,834 SF), FOUNDATION PLANTINGS (620 SF), AND FENCED BUFFERS (2,401 SF) = 25,166 SF OPEN SPACE
REQUIRED RECREATION AREA = 50% X REQUIRED OPEN SPACE = 8,698 SF RECREATION AREA
REQUIRED ACTIVE RECREATION AREA = 50% X REQUIRED RECREATION AREA = 4,349 SF ACTIVE RECREATION AREA
REQUIRED PASSIVE RECREATION AREA = 50% X REQUIRED RECREATION AREA = 4,349 SF PASSIVE RECREATION AREA

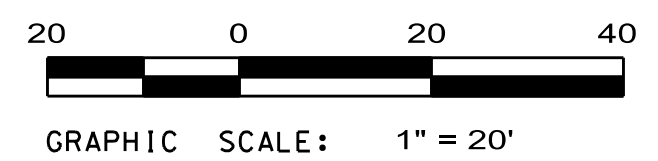
LEGEND

PROJECT BOUNDARY	---
EX WATER MAIN	---
EX SEWER MAIN	---
STORMDRAIN	---
EX CONTOURS	---
PROP CONTOURS	---
FLOW DIRECTION	---
SILT FENCE	---
TREE FENCE	---
DISTURBED AREA	---
DRAINAGE BOUNDARY	---

APPROVED
 By waltonj at 2:12 pm, May 14, 2021

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

CAPE FEAR BLVD APARTMENTS
 APPROVED 5/17/21
JEFF WALTON, PROJ MANAGER
 SWP 2021018
 JW, TB, MB, BMcD, CW



UTILITIES

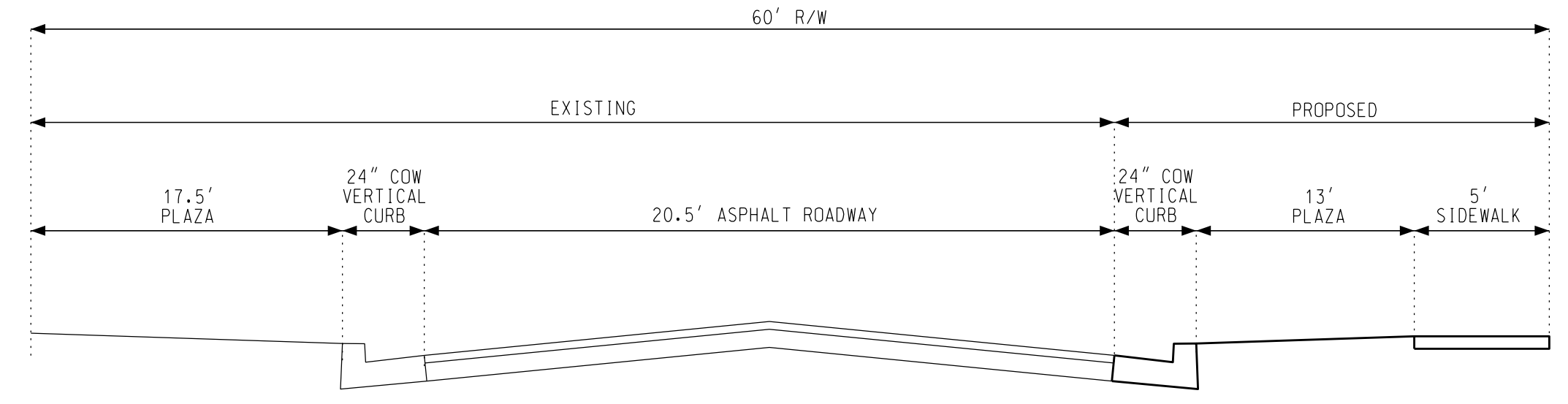
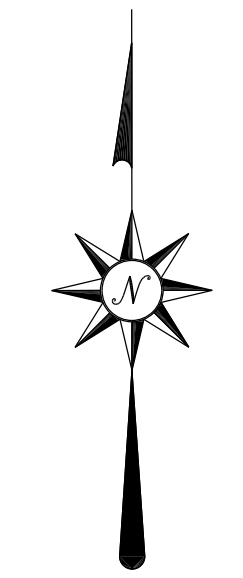
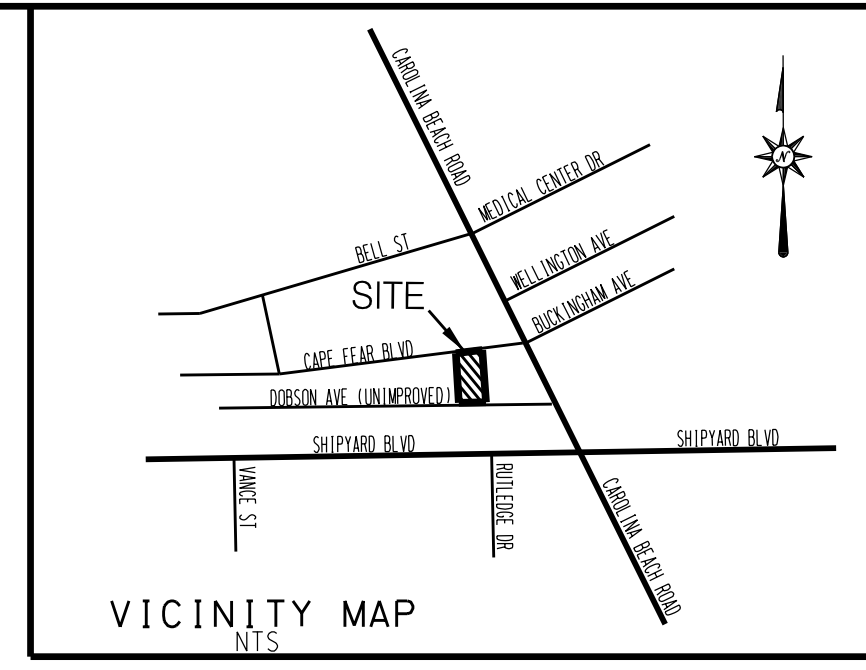
CAPE FEAR BOULEVARD APARTMENTS
 448 CAPE FEAR BOULEVARD WILMINGTON, NC 28401

CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

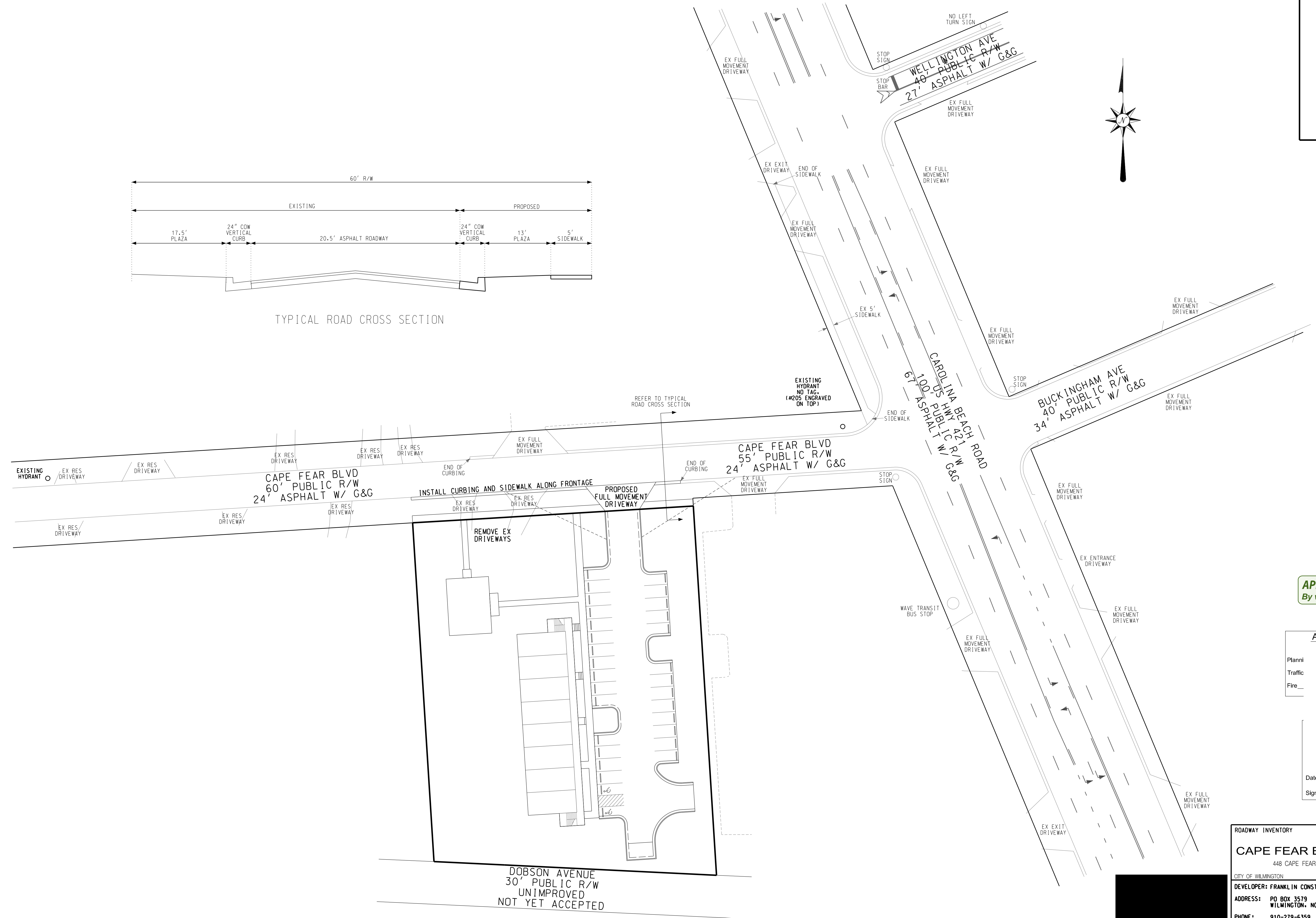
DEVELOPER: FRANKLIN CONSTRUCTION, INC	OWNER: TWO BROS HOMES, LLC
ADDRESS: PO BOX 3579 WILMINGTON, NC 28406	ADDRESS: 324 SMILAX LANE WILMINGTON, NC 28412
PHONE: 910-279-6359	PHONE: 516-972-6059

STROUD ENGINEERING, P.A.
 102-D CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403 (910) 815-0775 LICENSE NO. C-0647

DRAWN: DLM
 SCALE: 1" = 20'
 SHEET: 5



TYPICAL ROAD CROSS SECTION



APPROVED
By waltonj at 2:12 pm, May 14, 2021

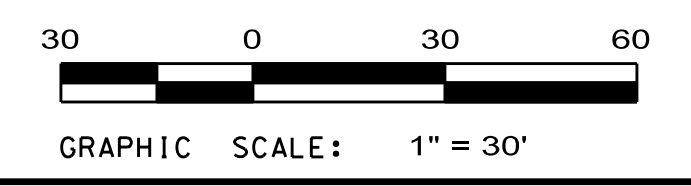
Approved Construction Plan

Name	Date
Planni	
Traffic	CAPE FEAR BLVD APARTMENTS
Fire	APPROVED 5/17/21
	JEFF WALTON, PROJ MANAGER
	SWP 2021018
	JW, TB, MB, BMCD, CW

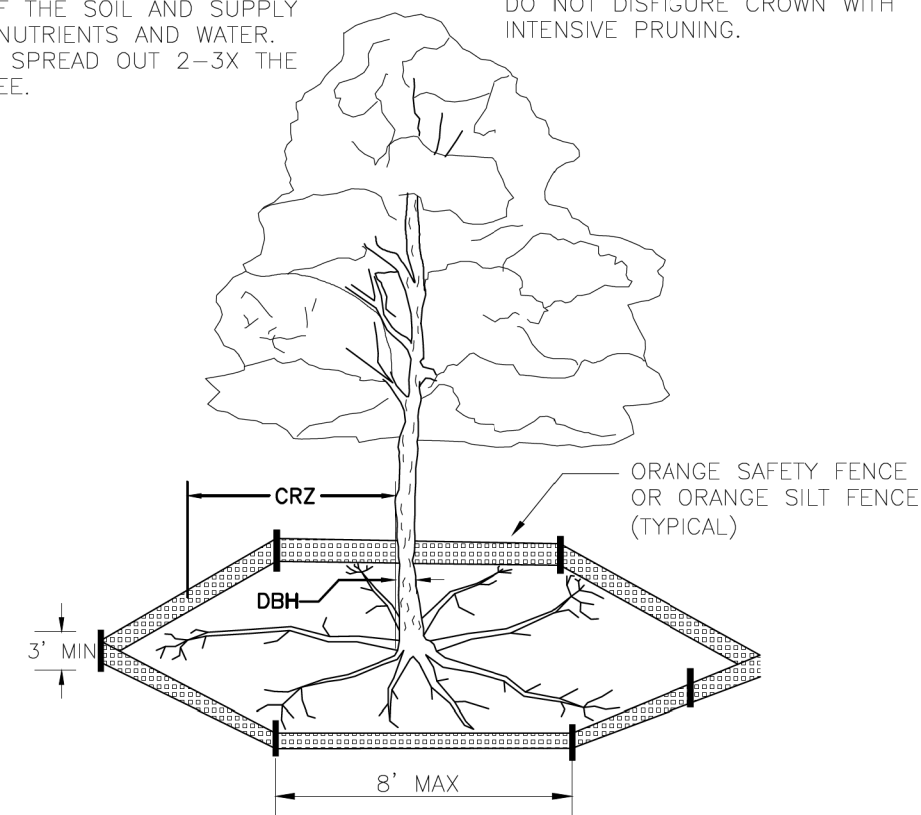
WILMINGTON
NORTH CAROLINA
Public Services - Engineering Division
APPROVED DRAINAGE PLAN

Date: _____ Permit # _____
Signed: _____

ROADWAY INVENTORY	
CAPE FEAR BOULEVARD APARTMENTS	
448 CAPE FEAR BOULEVARD WILMINGTON, NC 28401	
CITY OF WILMINGTON	NEW HANOVER COUNTY NORTH CAROLINA
DEVELOPER: FRANKLIN CONSTRUCTION, INC	OWNER: TWO BROS HOMES, LLC
ADDRESS: PO BOX 3579 WILMINGTON, NC 28406	ADDRESS: 324 SMILAX LANE WILMINGTON, NC 28412
PHONE: 910-279-6359	PHONE: 516-972-6059
STROUD ENGINEERING, P.A. 102-D CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403 (910) 815-0775 LICENSE NO. C-0647	DRAWN: DLM
	SCALE: 1" = 30'
	SHEET: 6



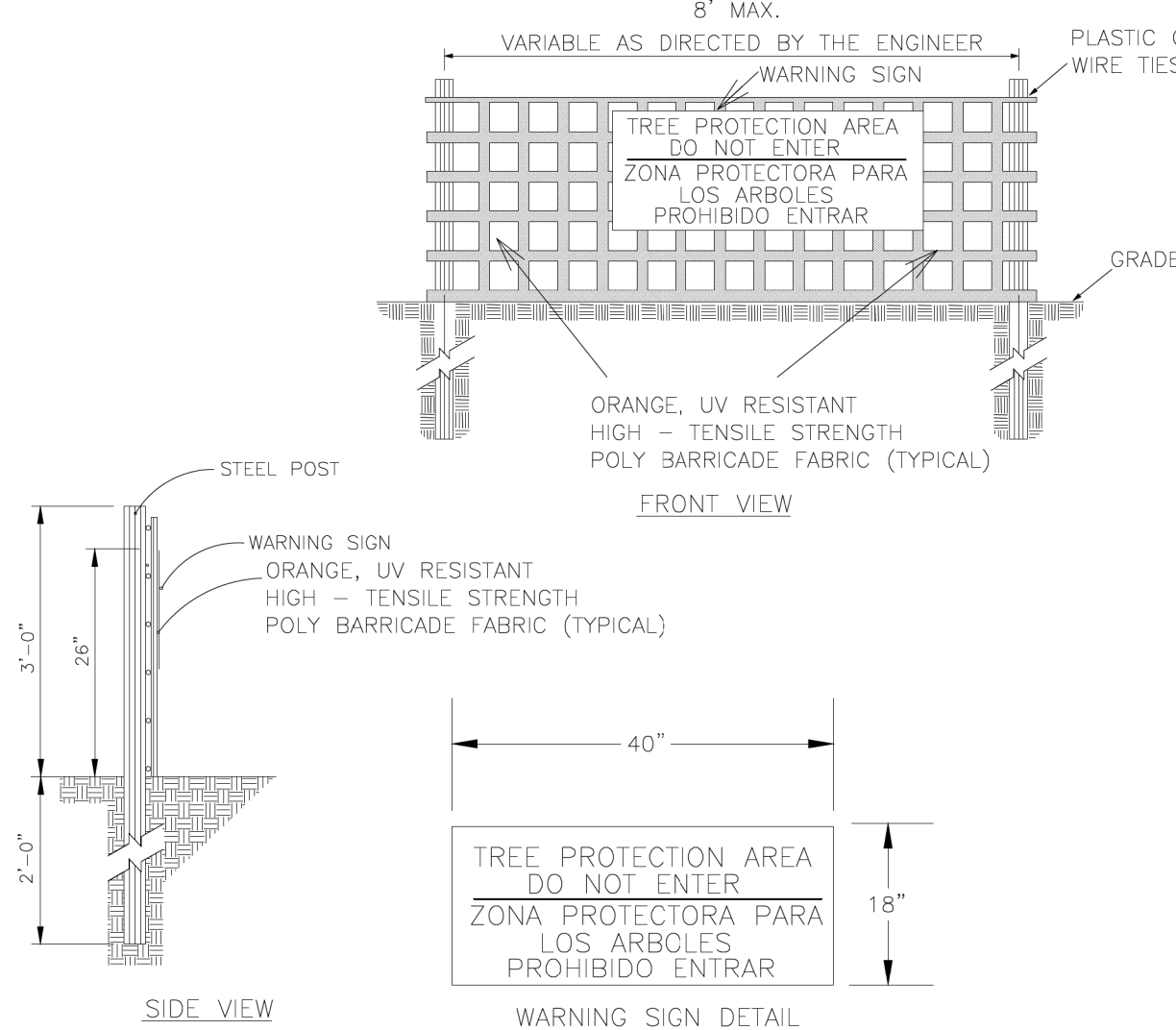
NOTE:
THE CRITICAL ROOT ZONE (CRZ) OF A TREE IS WHERE THE MAJORITY OF A TREE'S ROOTS LAY. 85% OF MOST TREE ROOTS ARE FOUND IN THE TOP 24" OF THE SOIL AND SUPPLY THE MAJORITY OF NUTRIENTS AND WATER. GENERALLY, ROOTS SPREAD OUT 2-3X THE HEIGHT OF THE TREE.



NOTE:
CROWN OF THE TREE IS NEEDED FOR LEAF LAY. 85% OF MOST TREE ROOTS ARE FOUND IN THE TOP 24" OF THE SOIL AND SUPPLY THE MAJORITY OF NUTRIENTS AND WATER. GENERALLY, ROOTS SPREAD OUT 2-3X THE HEIGHT OF THE TREE.

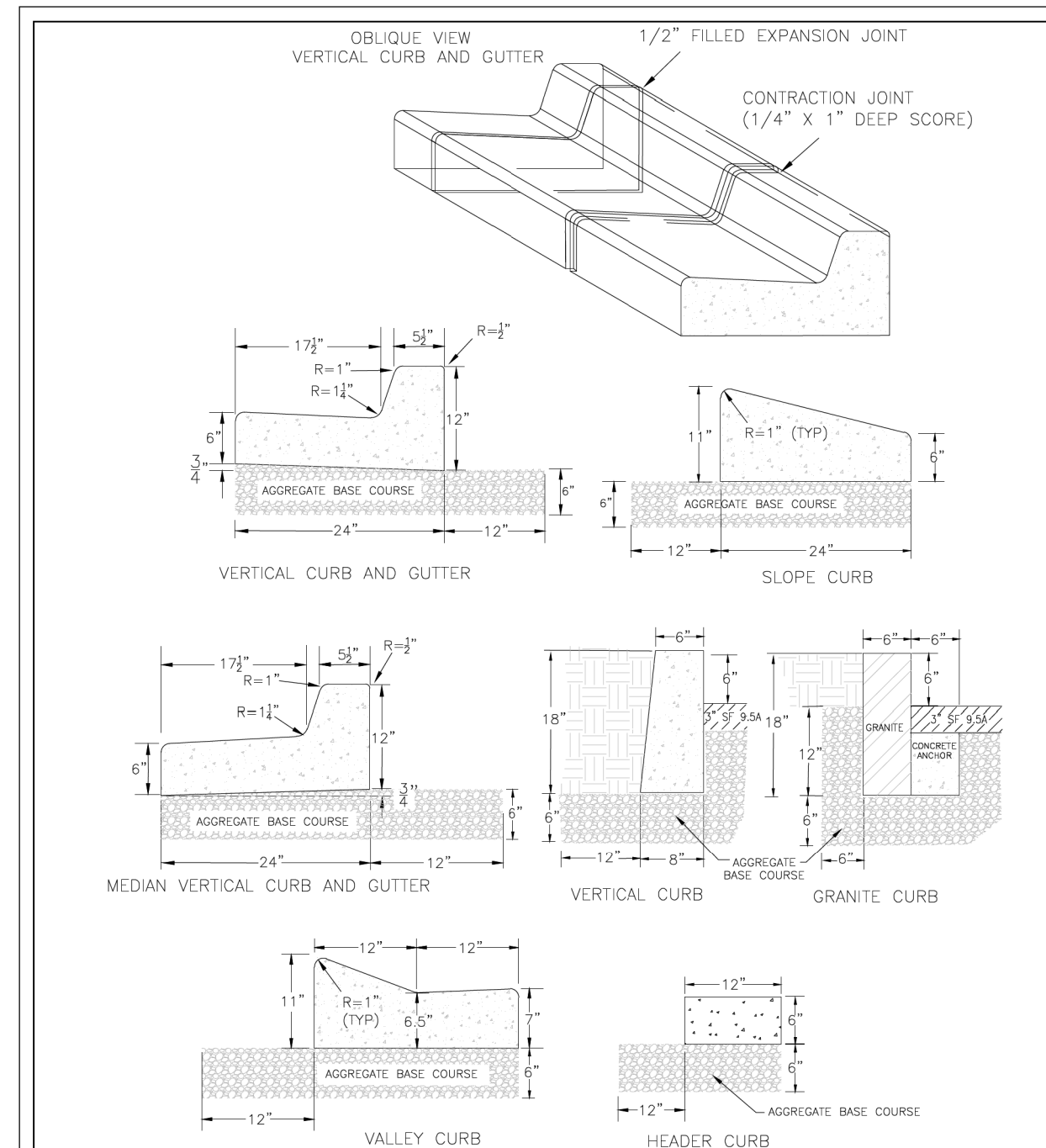
- NOTES:
1. PROTECT CRITICAL ROOT ZONE (CRZ) OF TREES PRIOR TO CONSTRUCTION. CLEARLY MARK THE TREES AND ERECT A PROTECTIVE BARRIER AT THE CRZ. BARRIER SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
 2. CRZ RADIUS IS 1 FT PER INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH).
 3. IF CONSTRUCTION OCCURS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

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



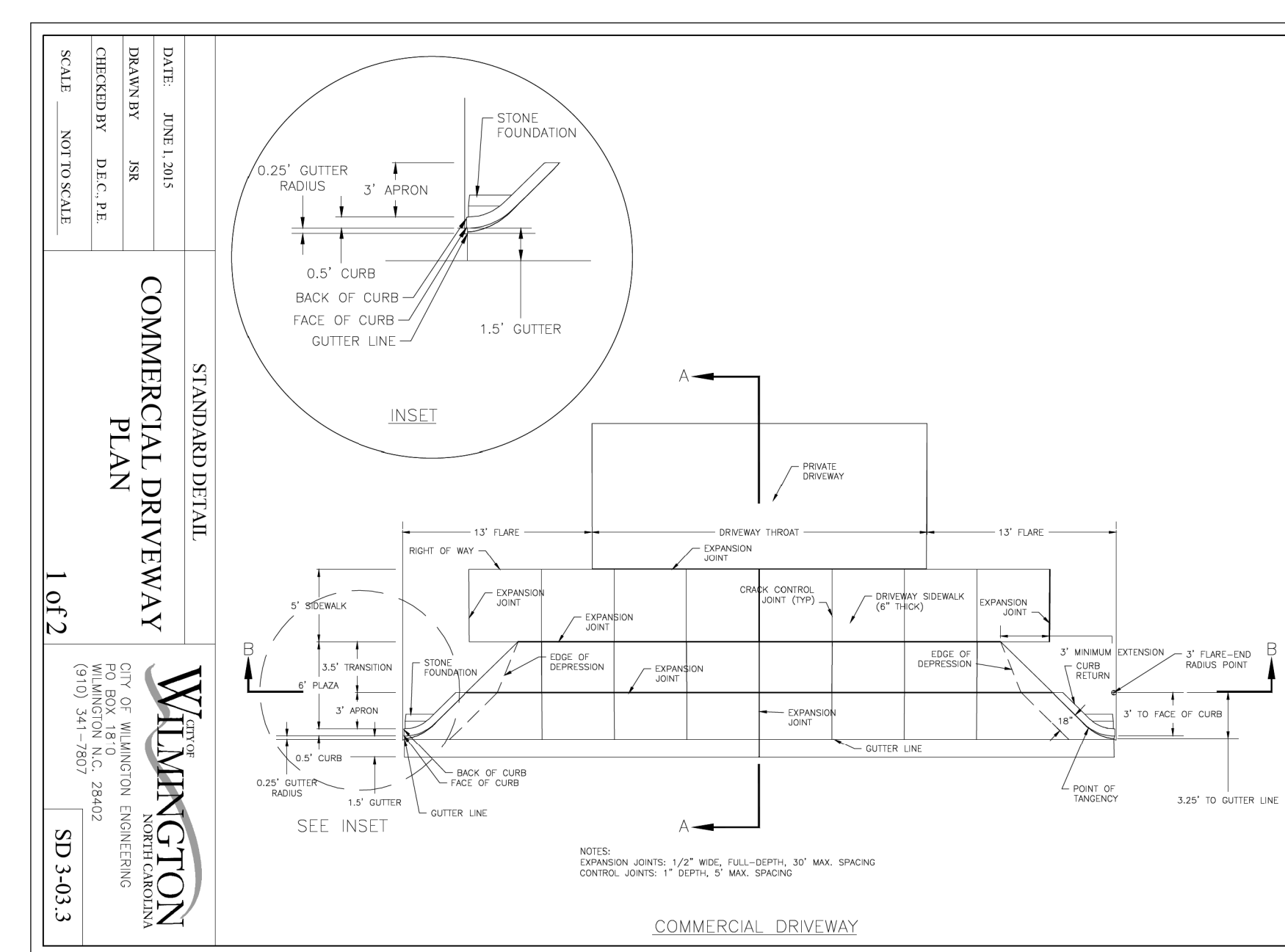
- NOTES:
1. THE TREE PROTECTION FENCING SHALL NOT BE VIOLATED FOR THE ENTIRE DURATION OF THE PROJECT WITHOUT APPROVAL FROM URBAN FORESTRY STAFF.
 2. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH, MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
 3. SIGNS SHALL BE PLACED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

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



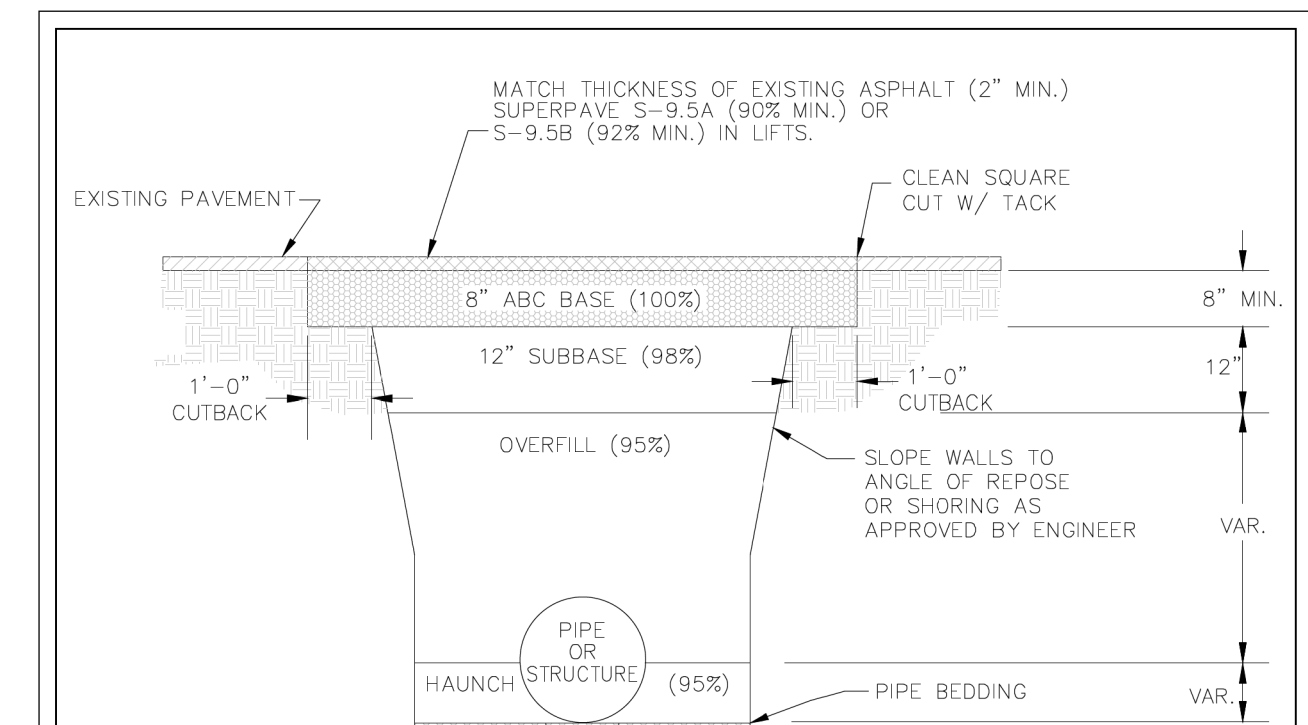
- NOTES:
1. EXPANSION JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
 2. 50' MAX EXPANSION JOINT SPACING, 10' MAX CONTRACTION JOINT SPACING.
 3. MINIMUM INSTALLATION LENGTH IS 5 FT.
 4. CONCRETE TO BE 3000 PSI MIN.
 5. VERTICAL CURB AND GUTTER BASE CAN BE SLOPED 3/4" OR USE A FLAT BASE.

STANDARD DETAIL		 CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, N.C. 28402 (910) 341-7807	SD 3-11
DATE:	AUGUST, 2011		CURBING
DRAWN BY:	PB/JSR		
CHECKED BY:	DEC		
SCALE:	NOT TO SCALE		



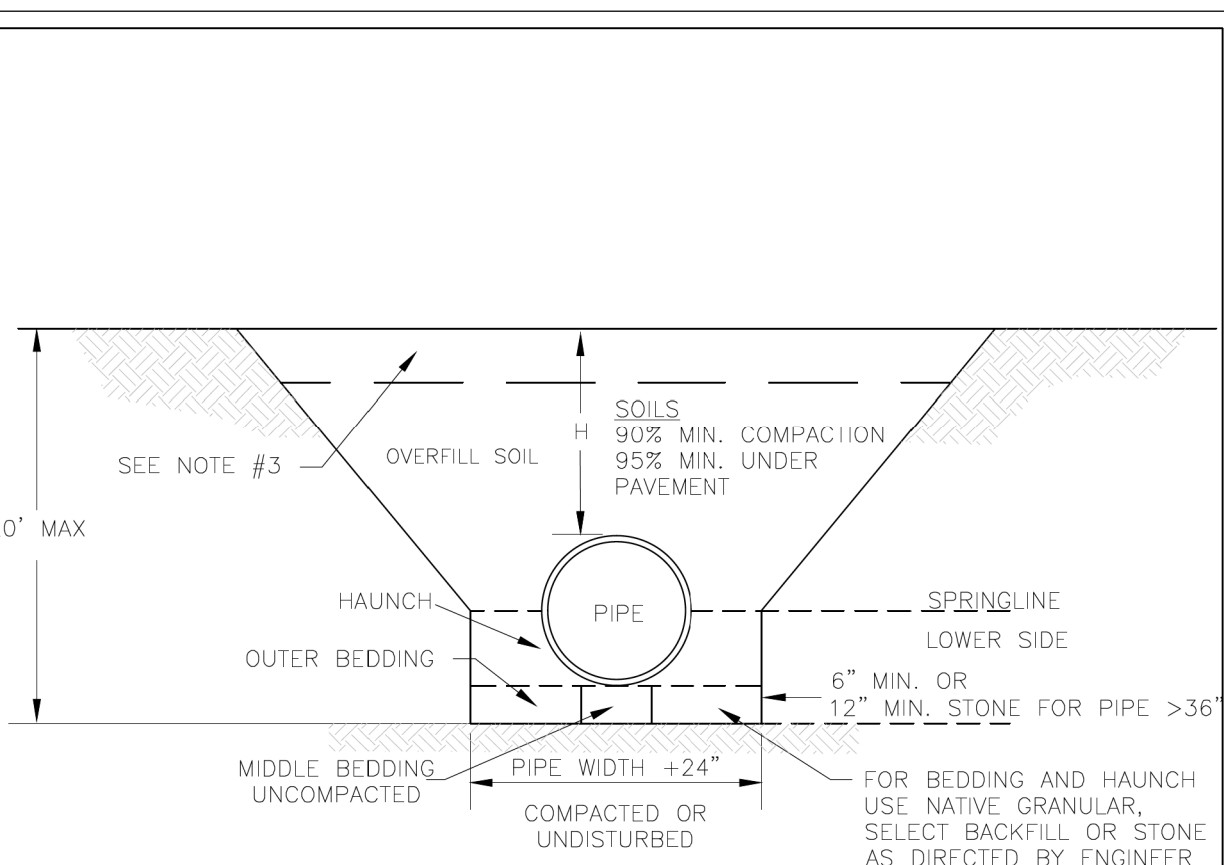
- NOTES:
1. EXPANSION JOINTS 1/2" FILL, FULL DEPTH, 30' MAX SPACING.
 2. CONTRACTION JOINTS 1" DEPTH, 3' MAX SPACING.

STANDARD DETAIL		 CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, N.C. 28402 (910) 341-7807	SD 3-03.3
DATE:	APRIL, 2015		COMMERCIAL DRIVEWAY PLAN SHEET 1 of 2
DRAWN BY:	JSR		
CHECKED BY:	DEC, P.E.		
SCALE:	NOT TO SCALE		



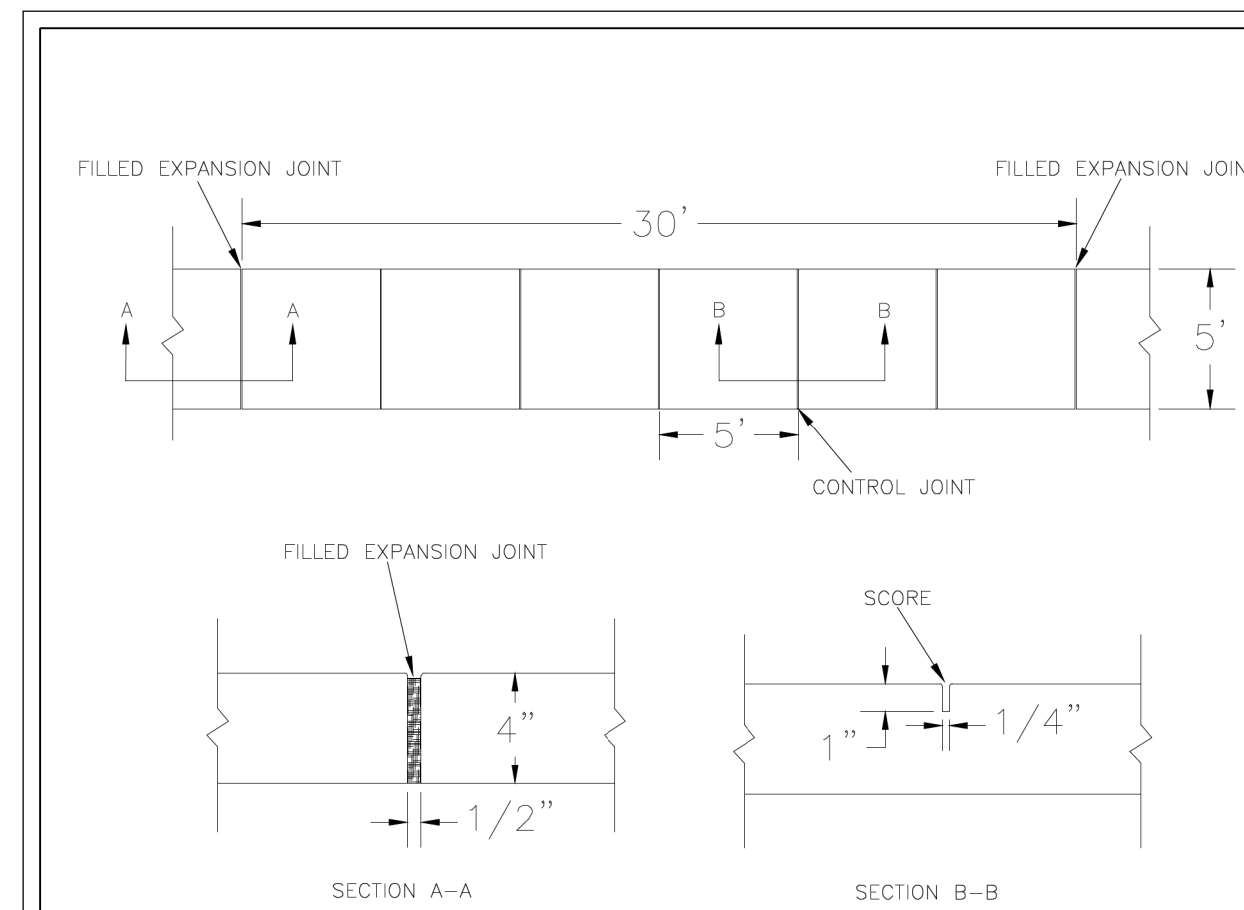
- NOTES:
1. CONTRACTOR SHALL ENSURE BOTTOM OF TRENCH IS SUITABLE FOR INSTALLATION AND DOES NOT REQUIRE FOUNDATION CONDITIONING STONE.
 2. FILL SHALL BE SUITABLE MATERIAL THAT IS FREE FROM HEAVY CLAY, GUMBS, DEBRIS, ORGANICS AND LITTLE TO NO EXCESSIVE MOISTURE.
 3. SELECT BACKFILL MAY BE SUBSTITUTED OR REQUIRED BY CITY TO ACHIEVE COMPACTION, (I.E. #57, ABC, CRUSHED LIMESTONE, CLEAN SAND, FLOWABLE FILL, ETC).
 4. 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.
 5. ALL APPROVED CASTINGS SHALL BE SET FLUSH TO GRADE AND SUPPORTED IF APPLICABLE.
 6. 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.
 7. CUTBACKS OF ASPHALT SHALL BE PREPARED ON EDGE OF EXCAVATION OVER TOP OF UNDISTURBED SOIL.

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



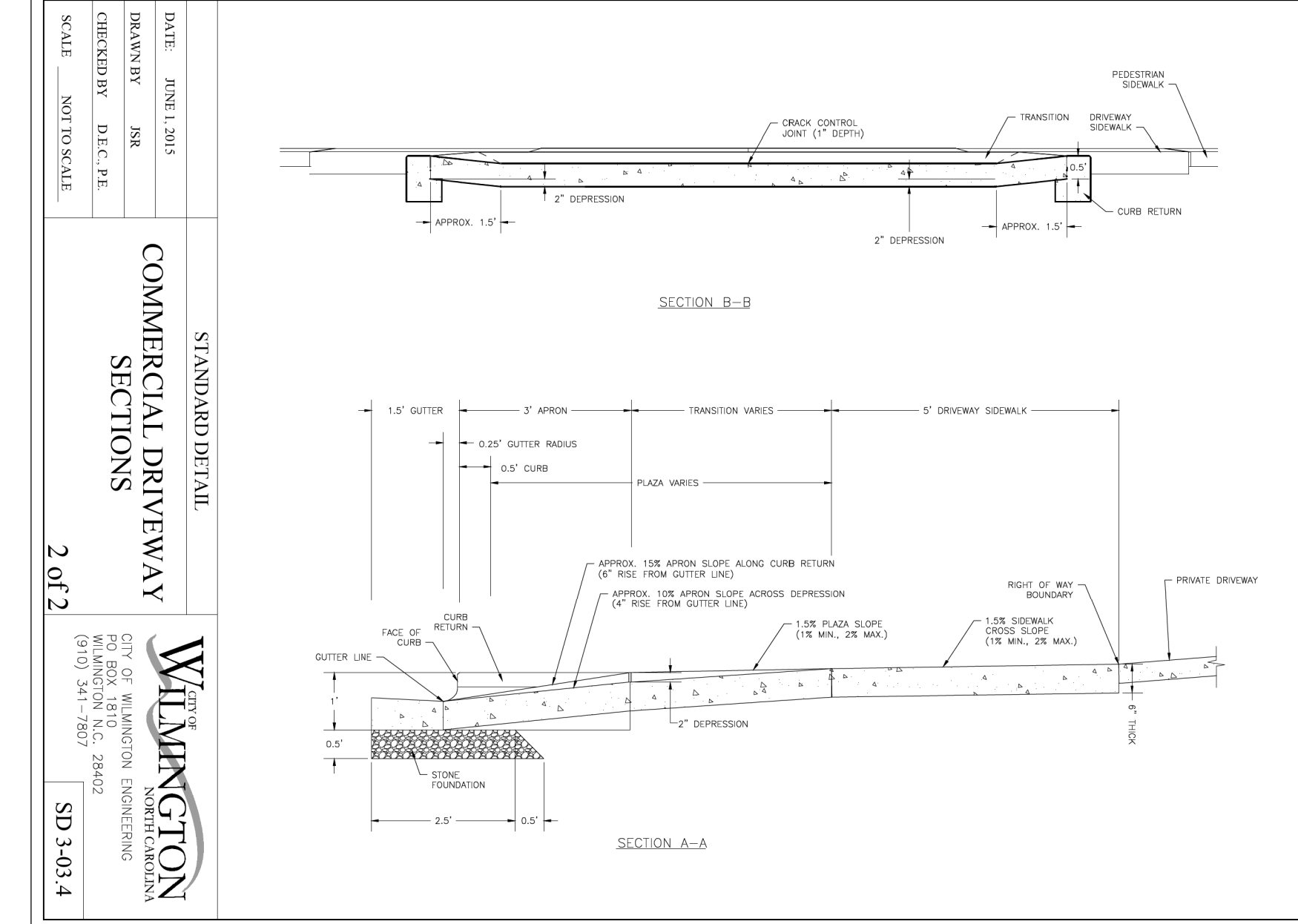
- NOTES:
1. CONTRACTOR SHALL ENSURE BOTTOM OF TRENCH IS SUITABLE FOR PIPE INSTALLATION AND DOES NOT REQUIRE FOUNDATION CONDITIONING STONE.
 2. CONTRACTOR TO INSTALL BEDDING AND PIPE BEFORE INSTALLING HAUNCH AND THEN OVERFILL. SOILS SHALL BE INSTALLED IN 6"-8" LIFTS AND COMPACTED TO MIN. % DENSITY AS DETERMINED BY THE STANDARD PROCTOR ASTM D-698-A METHOD.
 3. WHERE IN PAVEMENT, CONTRACTOR SHALL ADHERE TO CITY STREET CUT POLICY AND SD 1-04 OR SD 1-05 FOR ROAD AND PAVEMENT REBUILD.
 4. SOIL SHALL BE 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.
 5. THIS DETAIL IS REPRESENTATIVE OF PIPE TRENCH DESIGN IS SUBJECT TO SPECIFIC SOIL CATEGORY (I, II, III), AND INSTALLATION TYPE (1, 2, 3, 4), AS DIRECTED BY THE ENGINEER AND SITE CONDITIONS.

STANDARD DETAIL		 CITY OF WILMINGTON ENGINEERING OFFICE 212 OPERATIONS CENTER DRIVE WILMINGTON, N.C. 28412 (910) 341-7807	SD 1-07
DATE:	MAY, 2013		PIPE TRENCH TYPICAL
DRAWN BY:	JSR		
CHECKED BY:	BDR, P.E.		
SCALE:	NOT TO SCALE		



- NOTES:
1. JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
 2. SANITARY SEWER CLEAN-OUTS, WATER METERS, MANHOLES, AND VALVE LIDS TO BE LOCATED OUTSIDE SIDEWALK WHERE FEASIBLE.
 3. MINIMUM SIDEWALK WIDTH TO BE 6' MINIMUM IF PLACED AT BACK OF CURB.
 4. CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAIN WITHIN A DRIVEWAY APRON) SHALL BE CLASS "A" - 3,000 PSI.
 5. MINIMUM REPLACEMENT FOR REPAIRS IS A 5' X 5' PANEL.
 6. 4" STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS.
 7. MINIMUM DEPTH FOR TUNNELING BELOW SIDEWALK IS 12"
 8. MAX ADJACENT GROUND SLOPE WITHOUT RAILING IS 2:1
 9. MIN GRADE FOR PROPER DRAINAGE IS 1% IN AT LEAST 1 DIRECTION. MAX CROSS SLOPE IS 2%. MAX LONGITUDINAL SLOPE IS 0.3%, 10% IF LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN THE SLOPE OF THE EXISTING ADJACENT ROAD.

STANDARD DETAIL		 CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, N.C. 28402 (910) 341-7807	SD 3-10
DATE:	OCTOBER, 2010		SIDEWALK
DRAWN BY:	PB/JSR		
CHECKED BY:	DEC		
SCALE:	NOT TO SCALE		



- NOTES:
1. JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
 2. SANITARY SEWER CLEAN-OUTS, WATER METERS, MANHOLES, AND VALVE LIDS TO BE LOCATED OUTSIDE SIDEWALK WHERE FEASIBLE.
 3. MINIMUM SIDEWALK WIDTH TO BE 6' MINIMUM IF PLACED AT BACK OF CURB.
 4. CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAIN WITHIN A DRIVEWAY APRON) SHALL BE CLASS "A" - 3,000 PSI.
 5. MINIMUM REPLACEMENT FOR REPAIRS IS A 5' X 5' PANEL.
 6. 4" STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS.
 7. MINIMUM DEPTH FOR TUNNELING BELOW SIDEWALK IS 12"
 8. MAX ADJACENT GROUND SLOPE WITHOUT RAILING IS 2:1
 9. MIN GRADE FOR PROPER DRAINAGE IS 1% IN AT LEAST 1 DIRECTION. MAX CROSS SLOPE IS 2%. MAX LONGITUDINAL SLOPE IS 0.3%, 10% IF LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN THE SLOPE OF THE EXISTING ADJACENT ROAD.

STANDARD DETAIL		 CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, N.C. 28402 (910) 341-7807	SD 3-03.4
DATE:	APRIL, 2015		COMMERCIAL DRIVEWAY SECTIONS SHEET 2 of 2
DRAWN BY:	JSR		
CHECKED BY:	DEC, P.E.		
SCALE:	NOT TO SCALE		

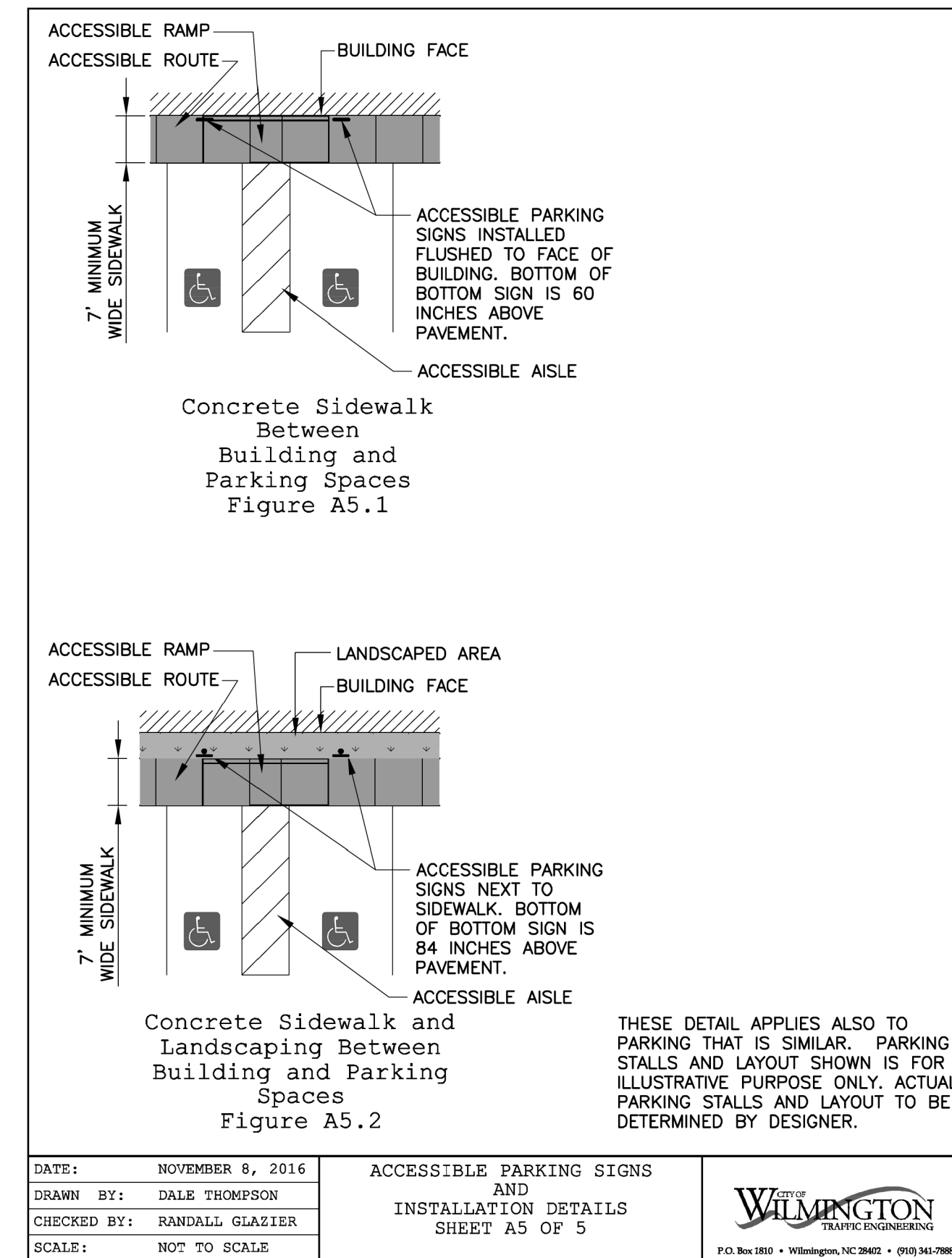
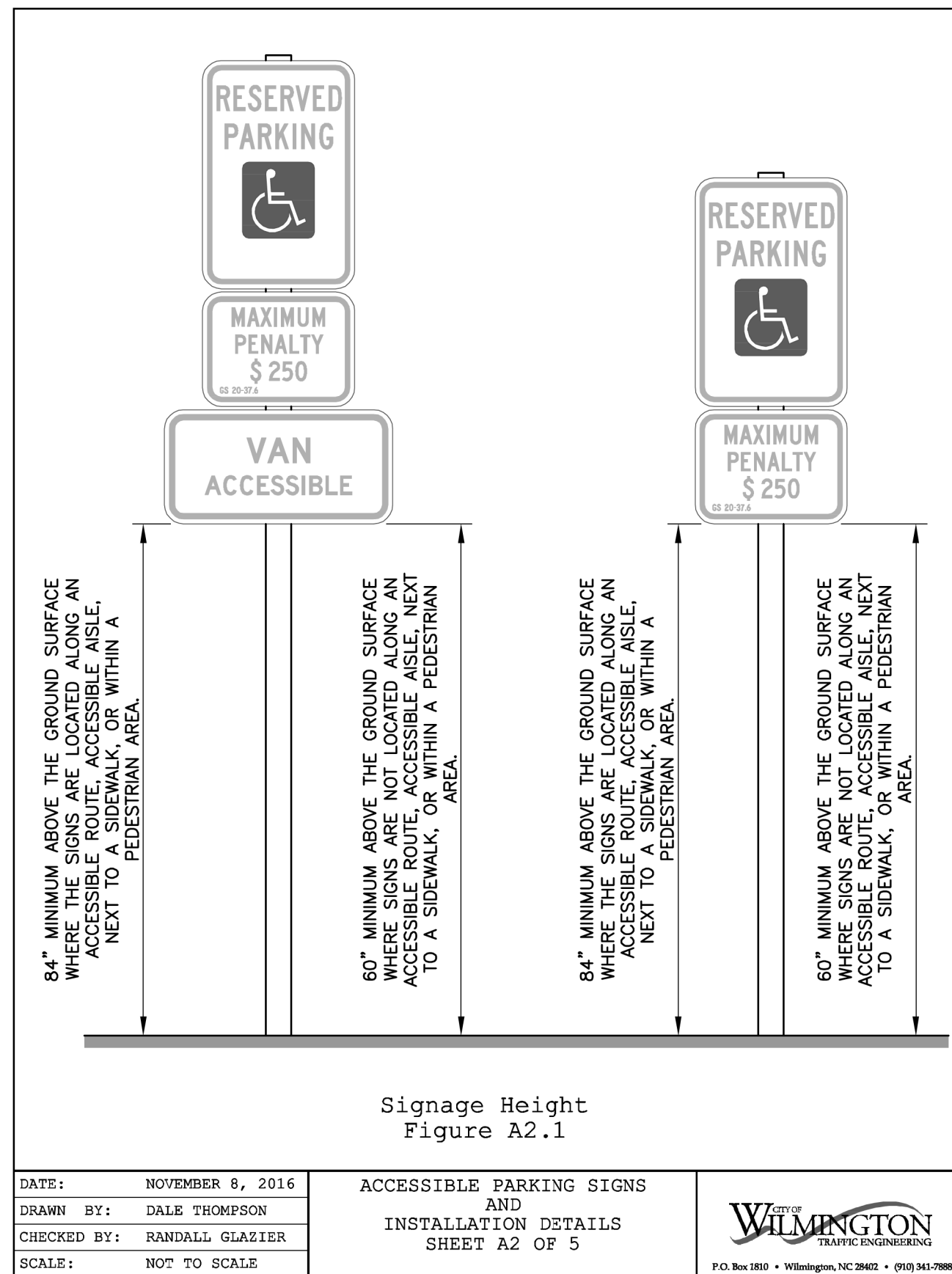
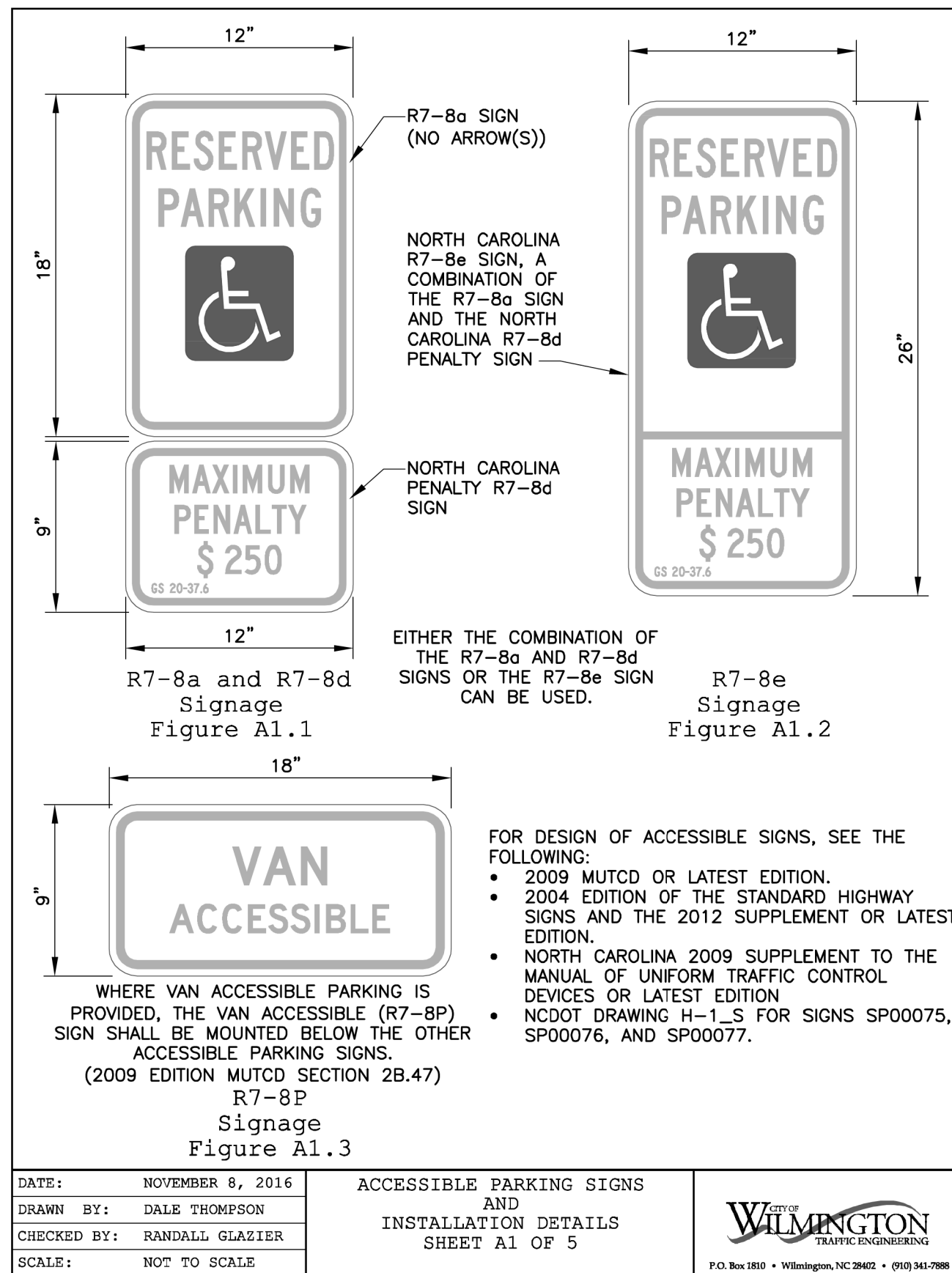
REFER TO CFPUA DETAILS AND SPECIFICATIONS FOR WATER AND SEWER SERVICE CONNECTIONS

Ap CAPE FEAR BLVD APARTMENTS
APPROVED 5/17/21
JEFF WALTON, PROJ MANAGER
SWP 2021018
JW, TB, MB, BMcD, CW

City of Wilmington
Public Services - Engineering Division
APPROVED DRAINAGE PLAN
Permit #
ed:

APPROVED
By waltonj at 2:12 pm, May 14, 2021

CITY STANDARD DETAILS	
CAPE FEAR BOULEVARD APARTMENTS	
448 CAPE FEAR BOULEVARD WILMINGTON, NC 28401	
CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA	
DEVELOPER: FRANKLIN CONSTRUCTION, INC	OWNER: TWO BROS HOMES, LLC
ADDRESS: PO BOX 3579 WILMINGTON, NC 28406	ADDRESS: 324 SMILAX LANE WILMINGTON, NC 28412
PHONE: 910-279-6359	PHONE: 516-972-6059
 STROND ENGINEERING, P.A. 102-D CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403 (910) 815-0775	
DRAWN: DLM	SCALE: AS NOTED
SHEET: 7	



APPROVED
By waltonj at 2:12 pm, May 14, 2021

Ap CAPE FEAR BLVD APARTMENTS
 Planning _____ APPROVED 5/17/21
 Traffic _____ JEFF WALTON, PROJ MANAGER
 Fire _____ SWP 2021018
 JW, TB, MB, BMCD, CW

Public Services • Engineering Division
 APPROVED DRAINAGE PLAN
 Permit # _____
 ed: _____

CITY STANDARD DETAILS

CAPE FEAR BOULEVARD APARTMENTS
 448 CAPE FEAR BOULEVARD WILMINGTON, NC 28401

CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

DEVELOPER: FRANKLIN CONSTRUCTION, INC	OWNER: TWO BROS HOMES, LLC
ADDRESS: PO BOX 3579 WILMINGTON, NC 28406	ADDRESS: 324 SMILAX LANE WILMINGTON, NC 28412
PHONE: 910-279-6359	PHONE: 516-972-6059

102-D CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403
 (910) 815-0775 LICENSE NO. C-0647

DRAWN: DLM
SCALE: AS NOTED
SHEET: 8

COASTAL PLAIN SITE STABILIZATION SCHEDULE

1. Fertilize and lime per recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 150 lb/acre 10-10-10 fertilizer.
2. Incorporate lime/fertilizer 4-6 inches.
3. Roughen steep slopes by tracked machinery.
4. Select species based on season. Refer to tables.
5. Broadcast seeds evenly and cover by raking or dragging a chain. Firm soil by rolling.
6. Apply straw mulch at a rate 1-2 tons per acre. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.
7. Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

PERMANENT SEEDING TABLE 1		
Seeding Dates	Recommended Planting	Rate (lb/acre)
Feb. 15 - Apr. 1	Tall Fescue Mixture	see table 2
Sep. 1 - Nov. 1	Hybrid Bermudagrass	see table 2
Apr. 1 - Aug. 1	Common Bermudagrass	see table 2
Apr. 1 - Jul. 15	Common Bermudagrass	see table 2
Mar. 1 - Jul. 1	Centipedeagrass	see table 2

PERMANENT SEEDING TABLE 2a-LOW MAINTENANCE MIXTURES		
Site Description	Recommended Planting	Rate (lb/acre)
Well to poorly drained soils	Tall Fescue Mixture	80
	Pensacola Bahiagrass	50
	Kobe Lespedeza	40
Dry to well drained soils	Pensacola Bahiagrass	50
	Common Bermudagrass	30
	Kobe Lespedeza	10
	German Millet	10
Swales	Common Bermudagrass	40-80

PERMANENT SEEDING TABLE 2b-HIGH MAINTENANCE MIXTURES		
Site Description	Recommended Planting	Rate (lb/acre)
Well to poorly drained soils	Tall Fescue Mixture	200
	Rye Grain	25
Dry to well drained soils	Hybrid Bermudagrass	50
Well drained sandy loam to sand, clays.	Centipedeagrass	10-20

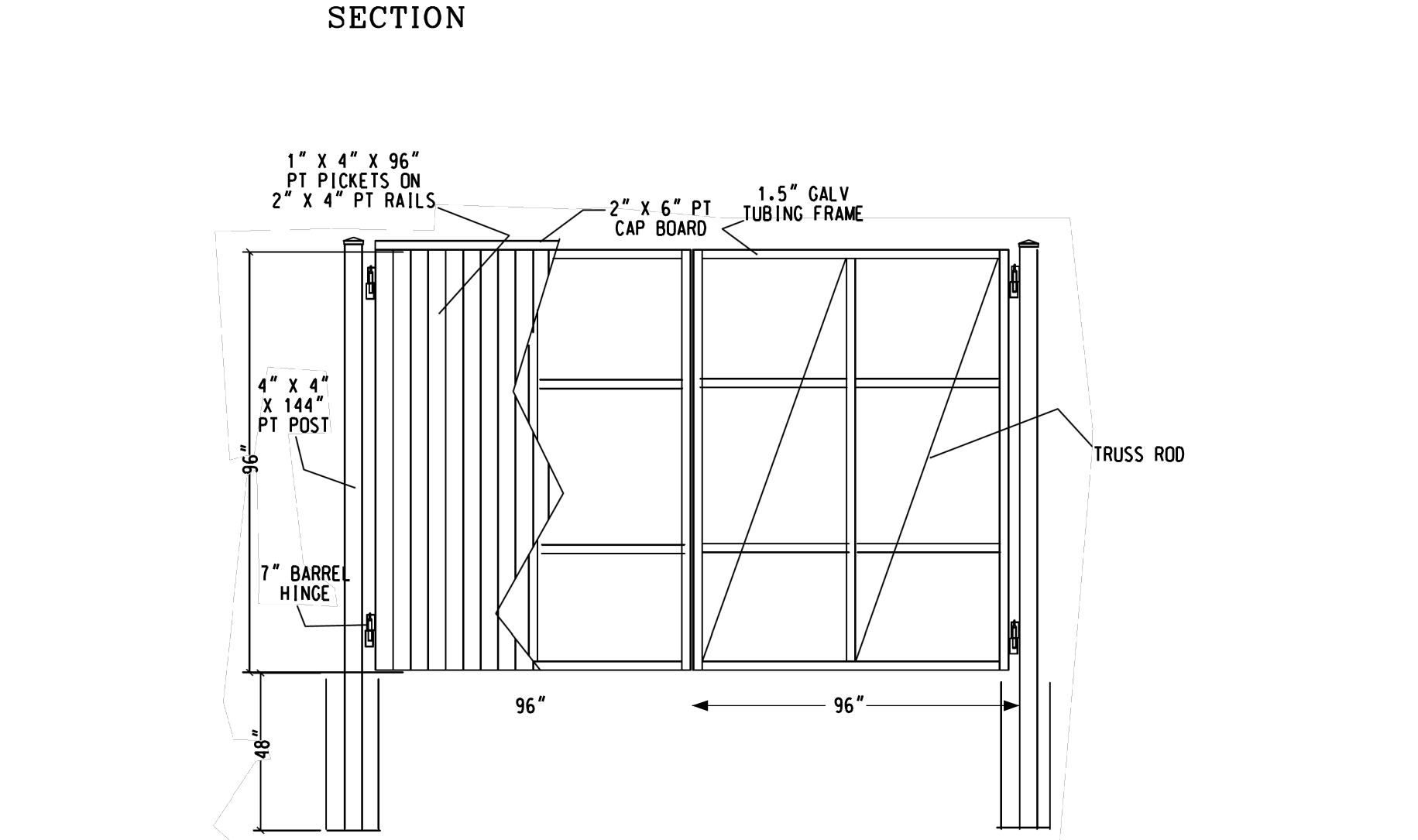
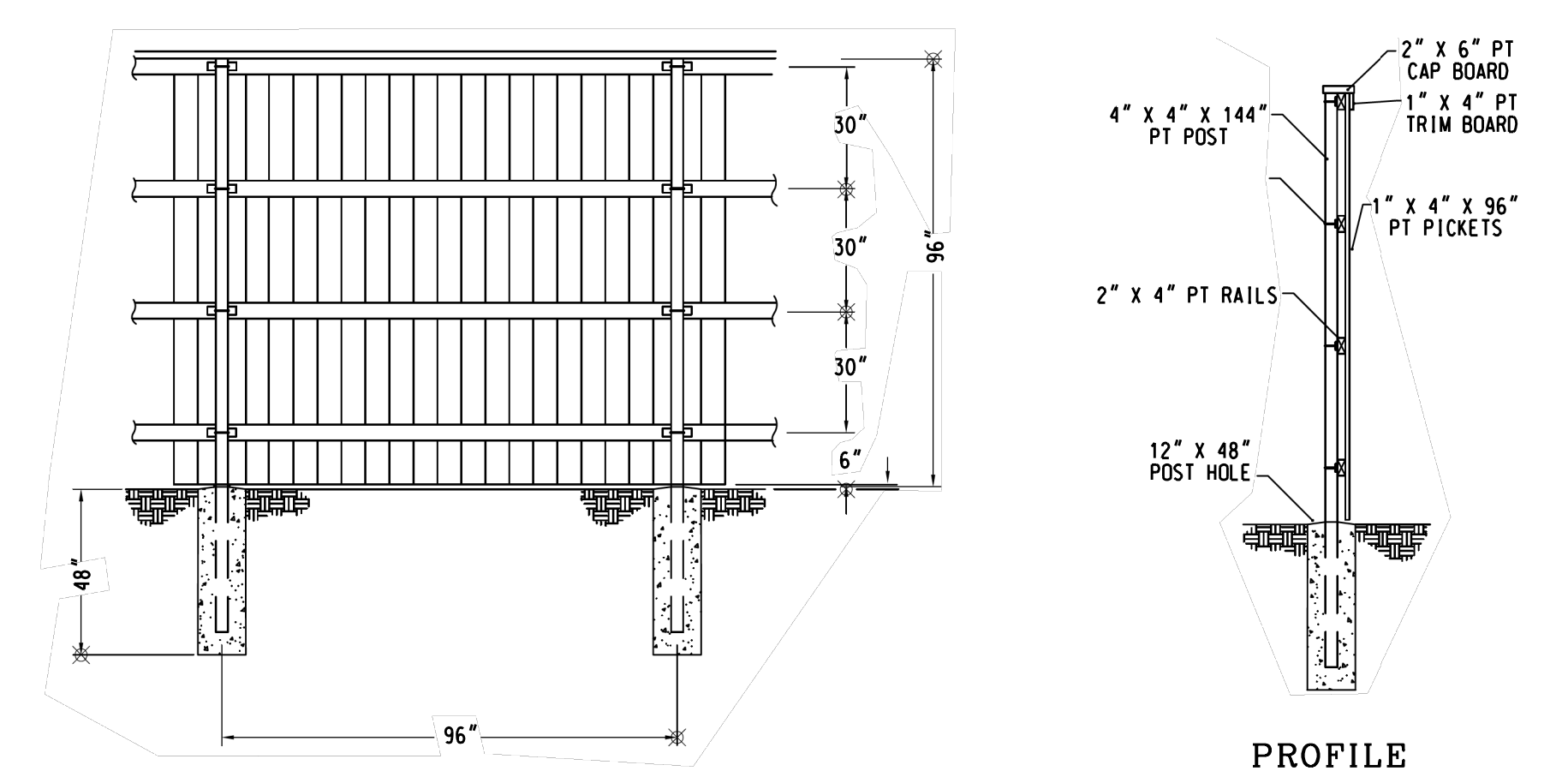
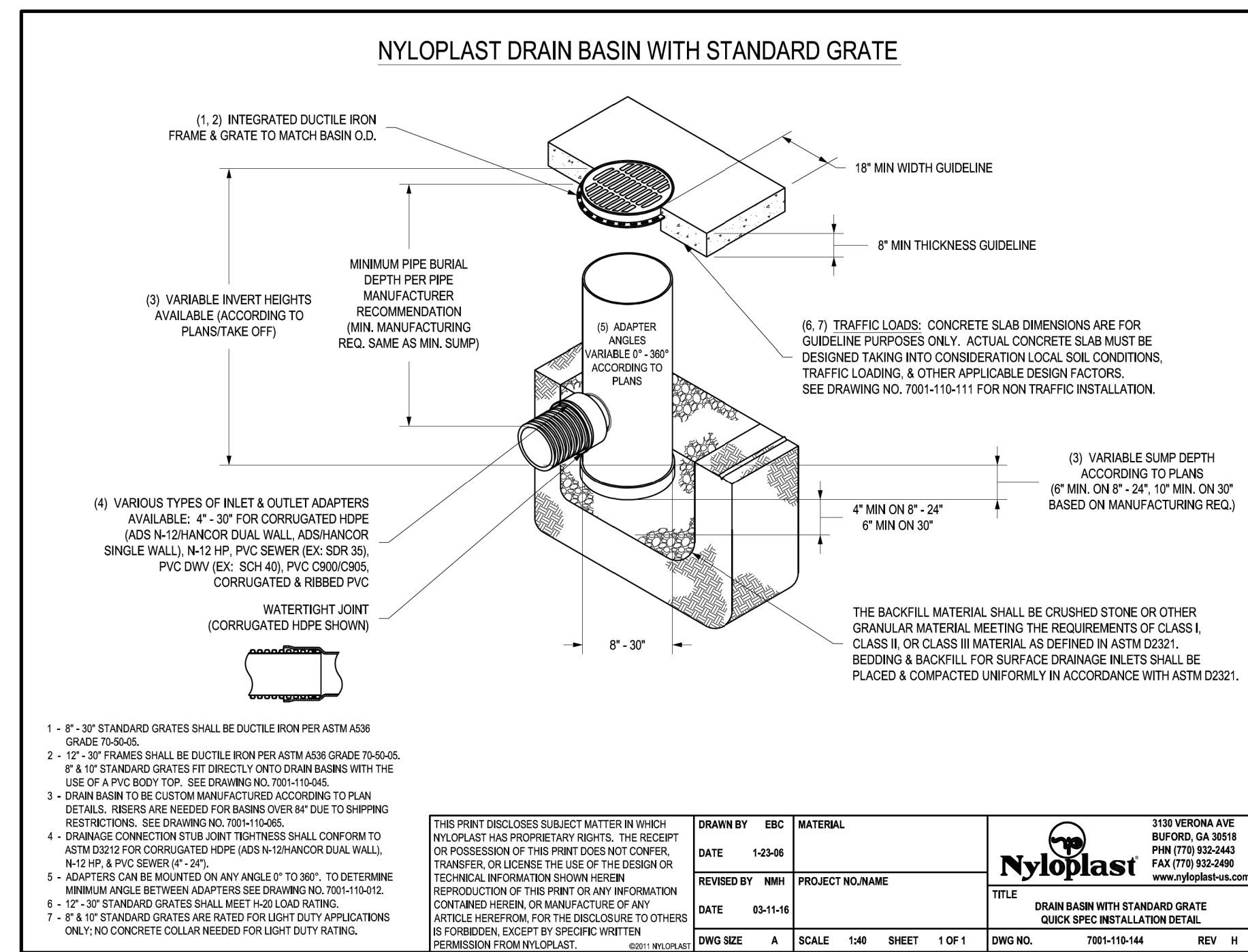
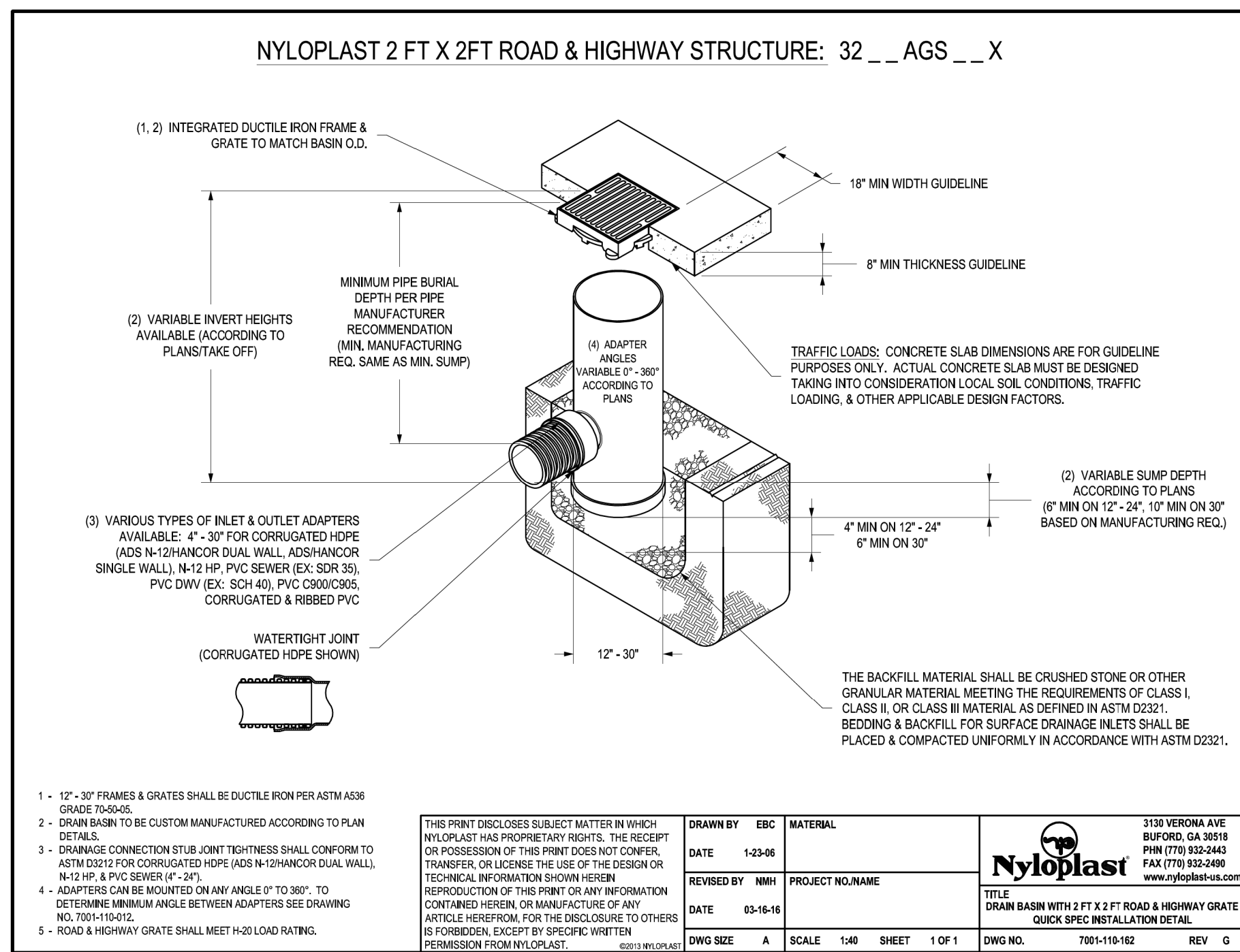
Notes:
For seeding outside of recommended dates and/or for temporary stabilization, refer to temporary seeding table.

For highly erosive areas or as directed by an engineer, sod shall be provided.

TEMPORARY SEEDING TABLE		
Seeding Dates	Recommended Planting	Rate (lb/acre)
Dec. 1 - Apr. 15	Kobe Lespedeza with Rye Grain	50 120
Apr. 15 - Aug. 15	German Millet	40
Aug. 15 - Dec. 1	Rye Grain	120

SOD INSTALLATION

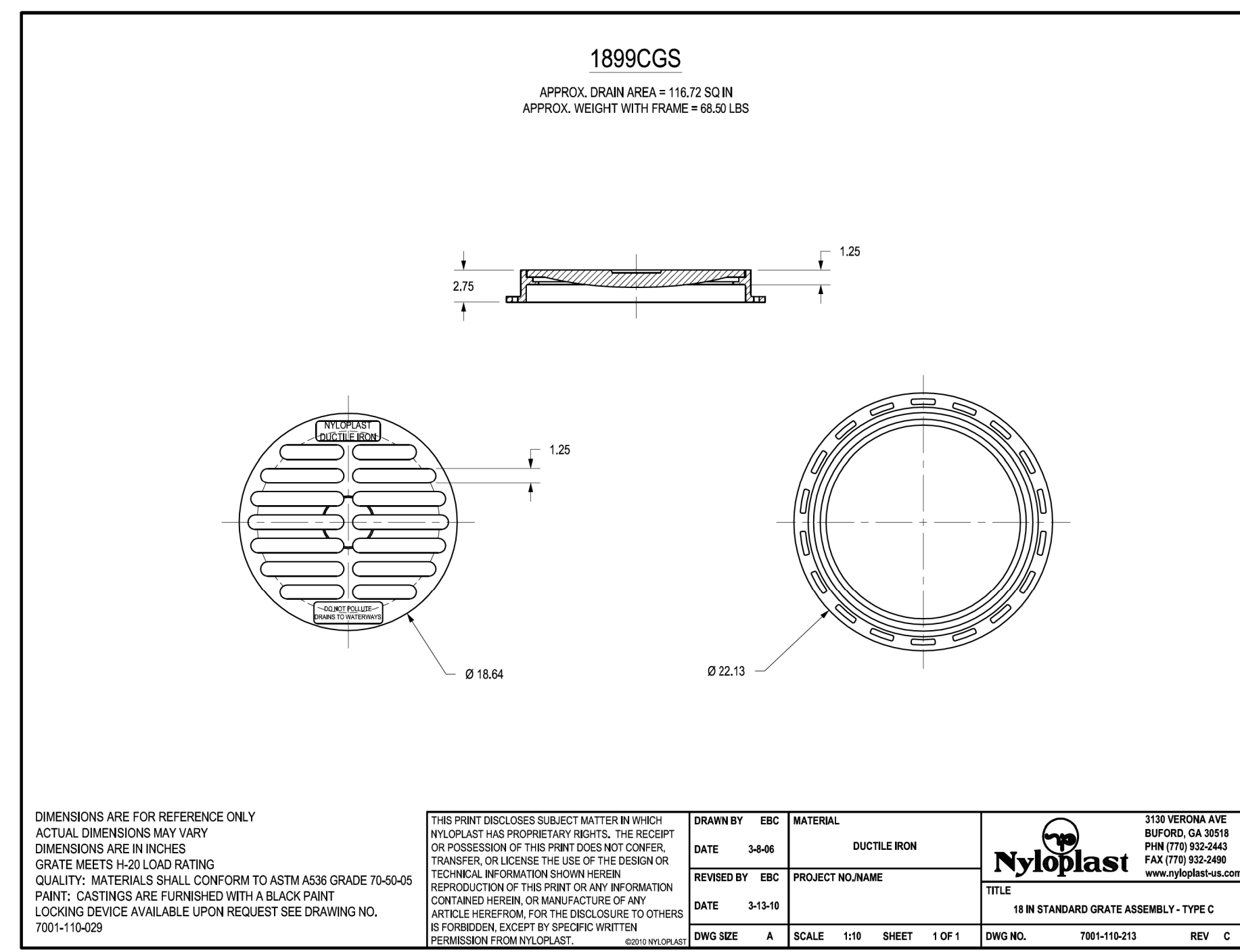
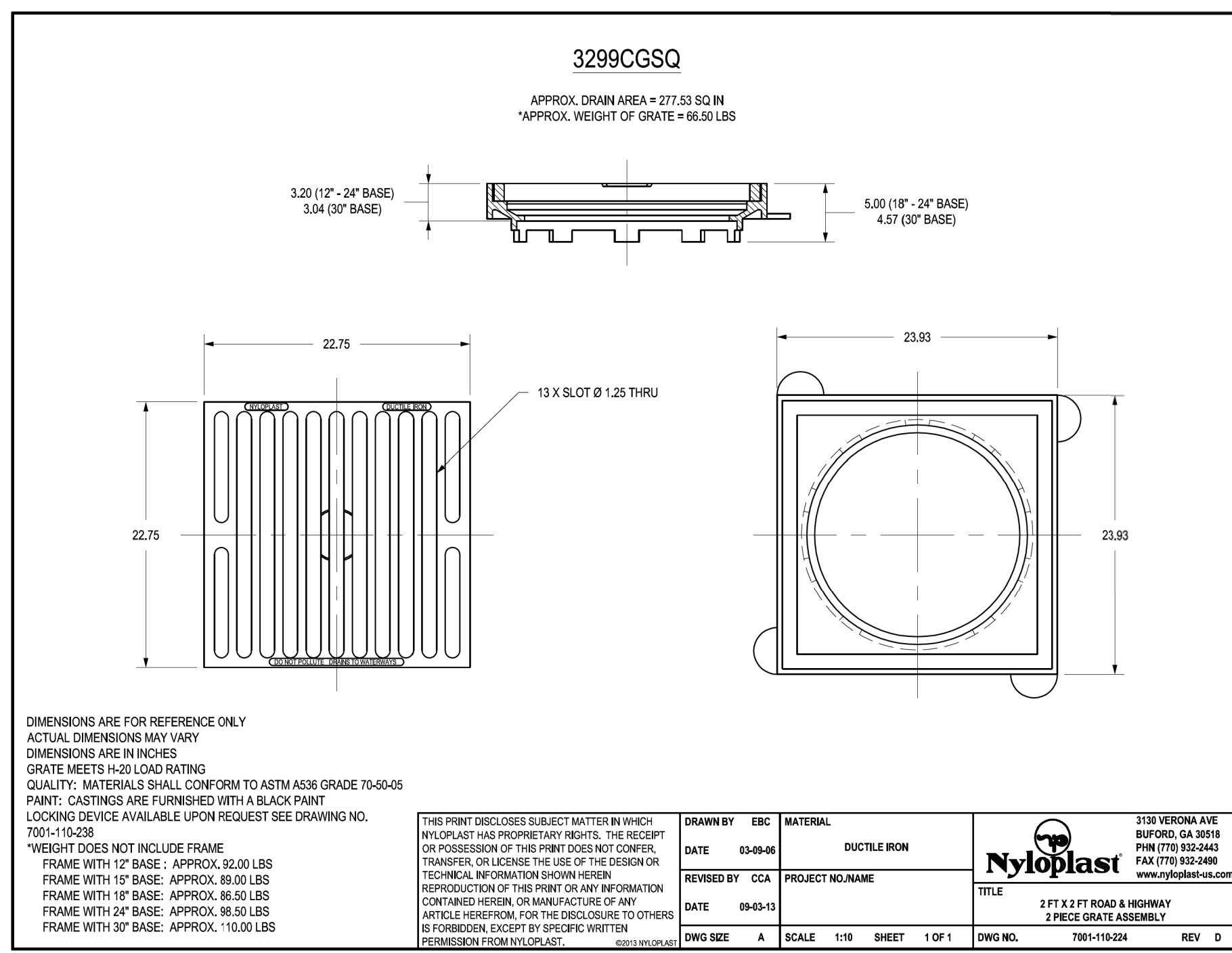
1. Fertilize and lime per recommendations of soil tests or apply 100 lb/1,000 sf ground agricultural limestone and 25 lb/1,000 sf fertilizer. In the fall, use 10-10-10. In the spring, use 5-10-10.
2. Incorporate lime/fertilizer 4-6 inches.
3. Rake or harrow to achieve a smooth final grade.
4. Roll to achieve a smooth, firm surface on which to lay the sod.
5. Lightly rake and irrigate top layer of soil just prior to installation.
6. Lay sod in a staggered, brick-like pattern with the longest dimension perpendicular to the slope. Avoid gaps. Use a knife to fit irregular shapes.
7. Roll sod lightly after installation to ensure good sod to soil contact.
8. Irrigate initially to wet soil to a depth of 4". Keep soil moist for 2-3 weeks thereafter or until sod has taken root.



DUMPSTER GATE

OPAQUE WOOD FENCE/
DUMPSTER ENCLOSURE DETAILS

NTS



Approved Cc Na

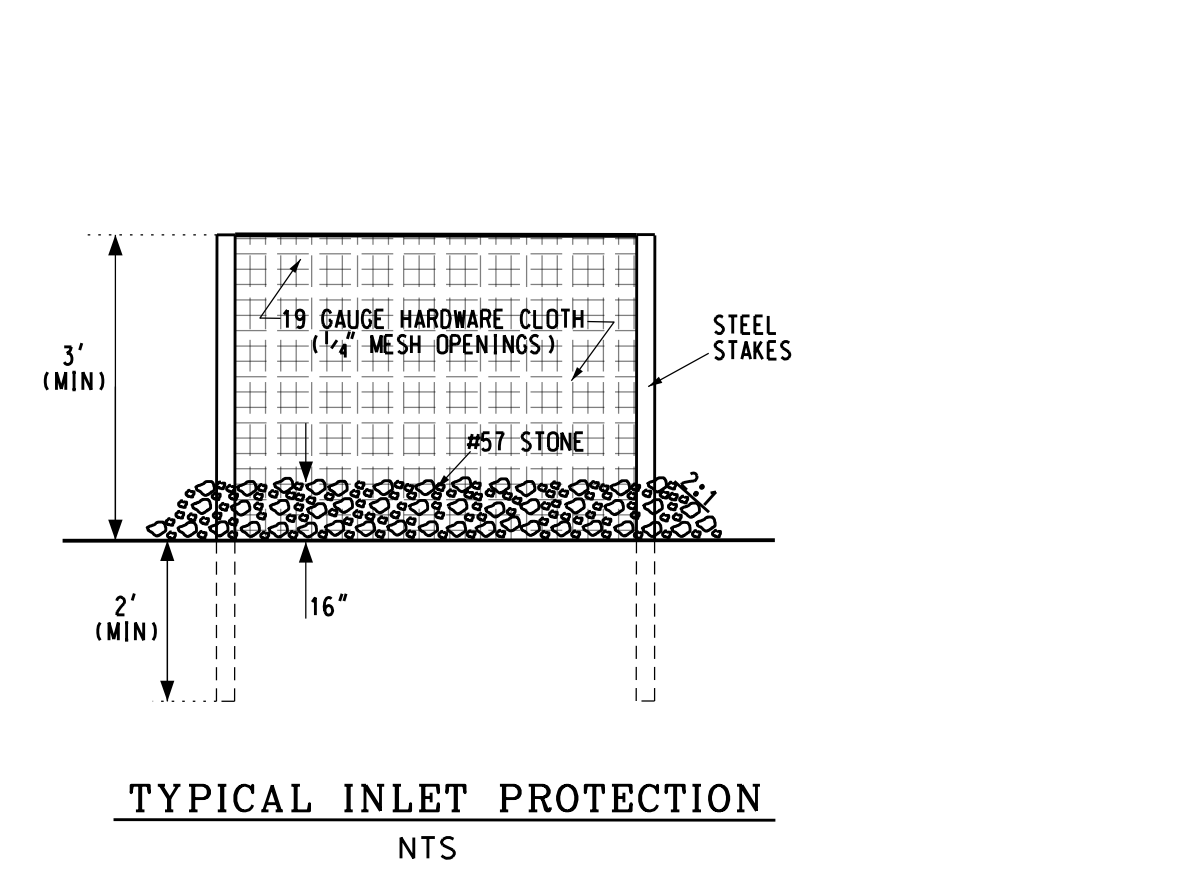
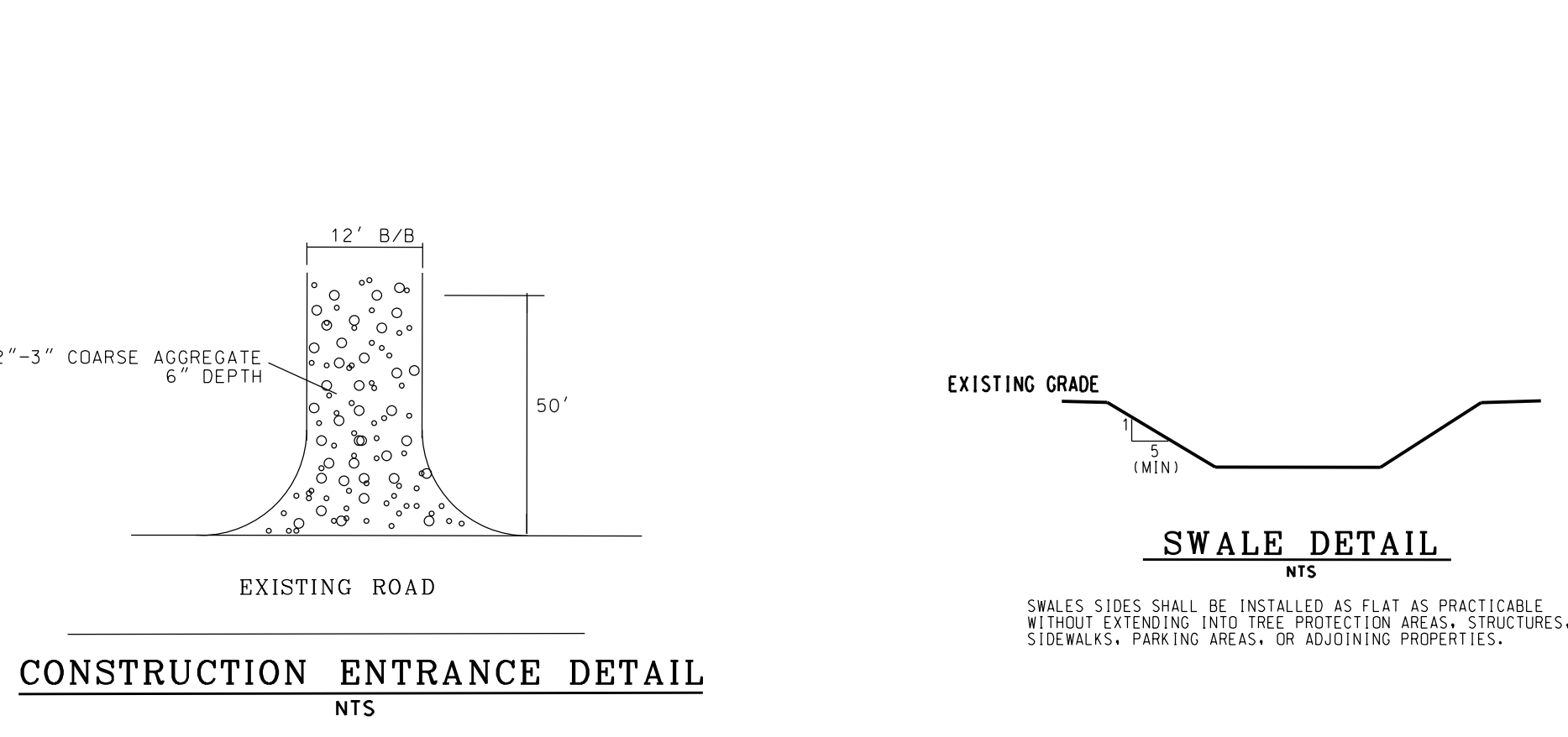
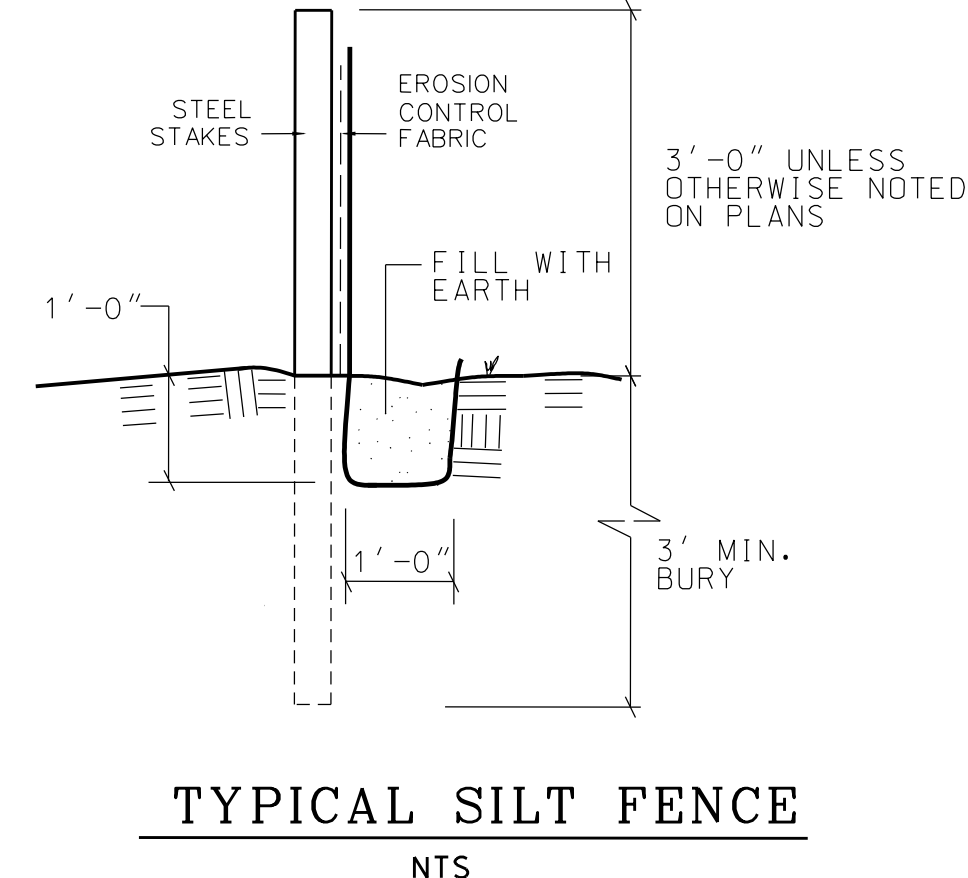
CAPE FEAR BLVD APARTMENTS
APPROVED 5/17/21
JEFF WALTON, PROJ MANAGER
SWP 2021018
JW, TB, MB, BMcD, CW

MINGTON NORTH CAROLINA
Engineering Division
ED DRAINAGE PLAN
Permit #

Signed: _____

APPROVED
By waltonj at 2:12 pm, May 14, 2021

REFER TO CFPUA DETAILS AND SPECIFICATIONS FOR WATER AND SEWER SERVICE CONNECTIONS



SW AND GRADING DETAILS

CAPE FEAR BOULEVARD APARTMENTS

448 CAPE FEAR BOULEVARD WILMINGTON, NC 28401

CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

DEVELOPER: FRANKLIN CONSTRUCTION, INC. OWNER: TWO BROS HOMES, LLC

ADDRESS: PO BOX 3579 WILMINGTON, NC 28406 ADDRESS: 324 SMILAX LANE WILMINGTON, NC 28412

PHONE: 910-279-6359 PHONE: 516-972-6059

STROUD ENGINEERING, P.A.

102-D CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403 (910) 815-0775 LICENSE NO. C-0647

DRAWN: DLM
SCALE: AS NOTED
SHEET: 9