

- NOTES:**
- ZONING:**
- 1) TOPOGRAPHY AND TREE SURVEY COMPLETED BY DANFORD AND ASSOC.
 - 2) PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS.
 - 3) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.
 - 4) EXISTING EASEMENTS AS SHOWN.
 - 5) CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.

- SOLID WASTE:**
- 1) SITE TO USE ON-SITE DUMPSTER.

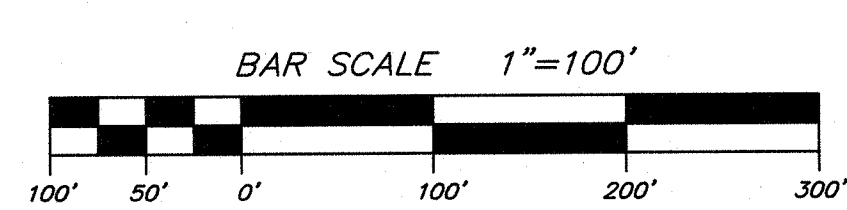
- TRAFFIC:**
- 1) ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY ARE TO BE THERMOPLASTIC AND MEET NCDOT STANDARDS.
 - 2) TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
 - 3) ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 - 4) ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 - 5) NO STREETS PROPOSED.
 - 6) NO OFF SITE PARKING PROPOSED.
 - 7) ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
 - 8) STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
 - 9) TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.

LANDSCAPING:
LANDSCAPING TO BE PROVIDED BY OTHERS.

- CFPUA:**
- 1) WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
 - 2) PROJECT SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.
 - 3) 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 DEVELOPERS SIDE OF THE WATER METER BOX.
 - 4) ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH THE CFPUA'S CONNECTION CONTROL REGULATION. CALL 332-6419 FOR INFORMATION.
 - 5) ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USCFCCHH OR ASSE.
 - 6) PUBLIC WATER AND SEWER EXIST WITHIN WRIGHTSVILLE AVE. R/W. NO RECORDS OF INDIVIDUAL EASEMENTS EXIST.
 - 7) CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING OR GRADING.
 - 8) ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.
 - 9) CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
- DRAINAGE:**
- 1) CONVEYANCE: LOT No.1 SHEET FLOW AND OPEN GRASS SWALE TO NORTHWEST.
 - 2) LOT No's 2, 3 AND 4 INVERTED CROWN TO DROP INLETS TO OPEN GRASS SWALE TO SOUTHEAST.

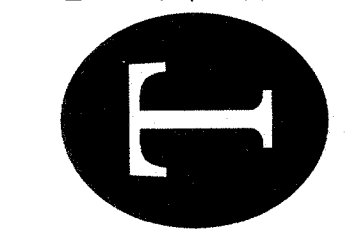
SITE DATA TABLE

PROPERTY OWNER	CORNELIA NIXON DAVIS INC
PROJECT ADDRESS	1007 & 1011 PORTERS NECK ROAD
PIN NUMBERS	R03700-001-005-000 R03700-002-001-000
AREA NOT IN A FEMA 100-YEAR FLOOD ZONE	
ZONING DISTRICT	R-20 RESIDENTIAL
TRACT AREA	755,220 SF (17.34 AC)
DISTURBED AREA	4 AC
SETBACKS REQUIRED	FRONT: 30' REAR: 25' SIDE (STREET): 22.5' SIDE (INTERIOR): 15'
BUILDING USE	WAREHOUSE/RESIDENTIAL
PROPOSED BUILDING AREAS (GROSS)	15,780 SF
BUILDING LOT COVERAGE (15,780/755,220)	2%
NUMBER OF PROPOSED BUILDINGS	3
MAXIMUM BUILDING HEIGHT	35'
NUMBER OF STORIES	1
PROPOSED IMPERVIOUS AREAS:	
PROPOSED BUILDING	17,220 SF
PROPOSED ASPHALT	46,708 SF
PROPOSED CONCRETE	2,822 SF
PROPOSED FUTURE	2,000 SF
PROPOSED IMPERVIOUS TOTAL	68,750 SF
EXISTING IMPERVIOUS	686,870 SF
EXISTING + PROPOSED IMPERVIOUS	755,620 SF
PROPOSED PARKING REQUIRED: (DWELLING, SINGLE FAMILY)	
2 SPACES PER DWELLING UNIT	4 DWELLING UNITS
2 SPACES * 4 UNIT	8 SPACES REQUIRED
PROPOSED PARKING REQUIRED: (WAREHOUSE)	
1.5/EACH 2 EMPLOYEES ON SHIFT	
1/MANAGERIAL POSITION	
1/EACH VEHICLE USED DIRECTLY IN CONDUCT OF BUSINESS	
PARKING REQUIRED: (WAREHOUSE)	15 SPACES REQUIRED
(10 EMPLOYEES, 1 MANAGER, 4 WORK VEHICLES)	
PROPOSED PARKING PROVIDED:	20
PUBLIC WATER AND SEWER BY CFPUA	
EXISTING WATER FLOW:	0 GPD
EXISTING SEWER FLOW:	0 GPD
PROPOSED WATER FLOW:	
(240 GPD/1&2 BEDROOM UNITS x 110x)	1,276 GPD
100/LOADING BAY (200 GPD)	
PROPOSED SEWER FLOW:	
240 GPD/1&2 BEDROOM UNITS x 4 UNITS)	1,160 GPD
100/LOADING BAY (200 GPD)	



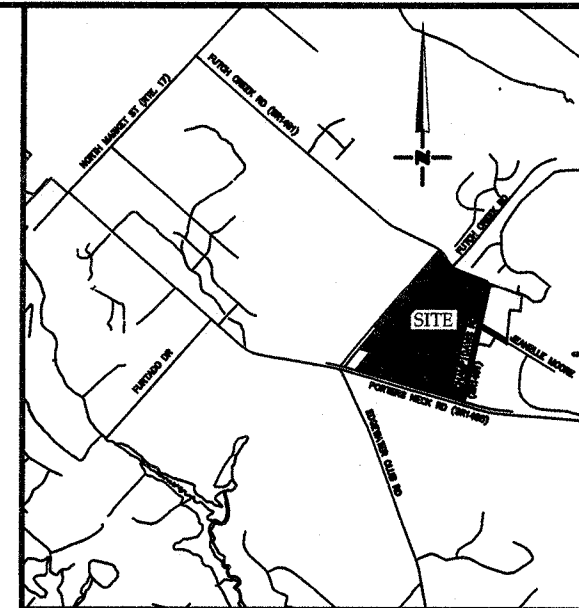
COVER SHEET- PHASE ONE
The Davis Community PHASE ONE
The Independent Living Campus
1011 Porters Neck Road
Wilmington, NC 28411

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JOB NUMBER	19020
DESIGN BY	PGT
DRAWN BY	EJW
DATE	06.04.2020
SHEET NUMBER	CO

SITE DATA:
PROPERTY OWNER CORNELIA NIXON DAVIS INC
PROJECT ADDRESS 1007 & 1011 PORTERS NECK ROAD
PIN NUMBERS R03700-001-005-000
R03700-002-001-000



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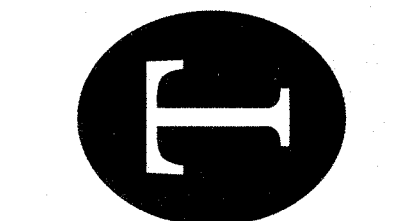


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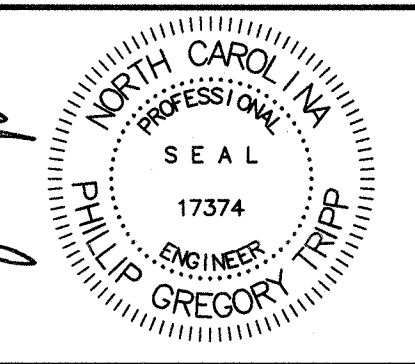
514 Market Street
Wilmington, NC 28401
Tel - (910) 762-2621
Fax - (910) 762-8506

EXISTING CONDITIONS
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The Independent Living Campus
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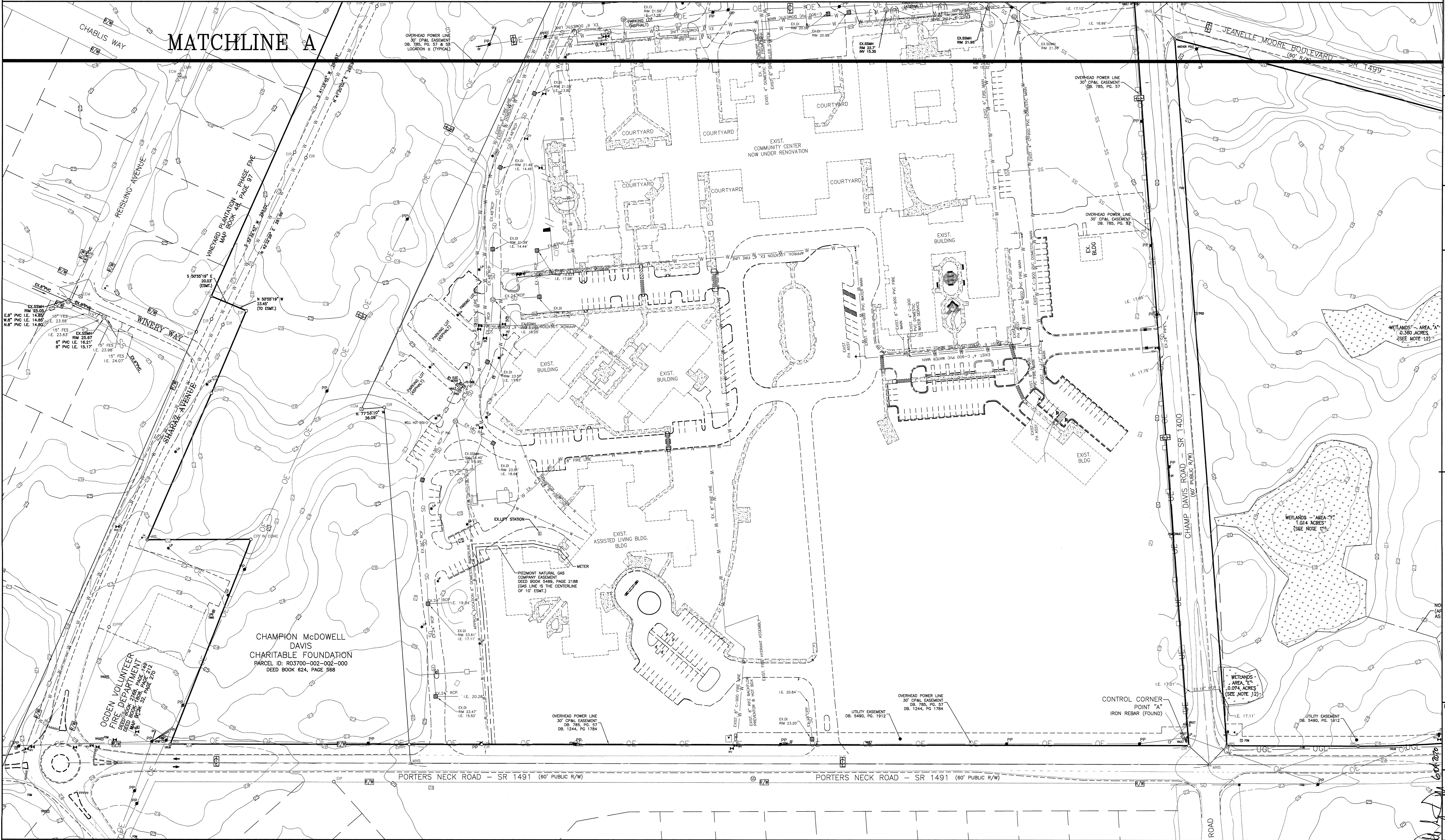


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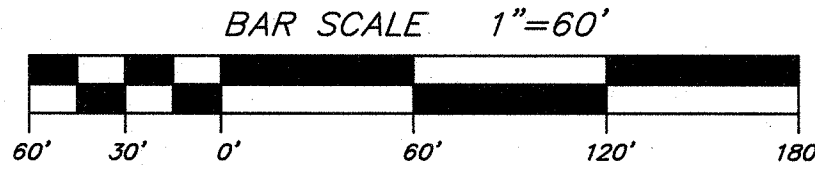
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DRAWN BY
EJW
DATE
06.04.2020
SHEET NUMBER

C1



LEGEND

- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- R/W LINE
- BOUNDARY LINE
- SEWER
- WATER
- STORMWATER



SITE DATA:
PROPERTY OWNER CORNELIA NIXON DAVIS INC
PROJECT ADDRESS 1007 & 1011 PORTERS NECK ROAD
PIN NUMBERS R03700-001-005-000
R03700-002-001-000



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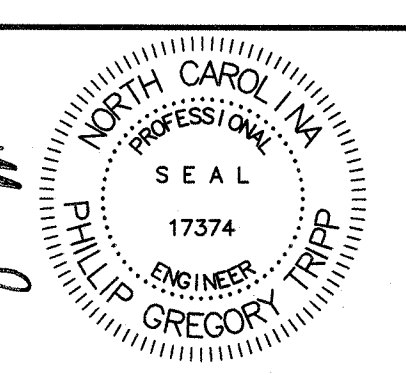


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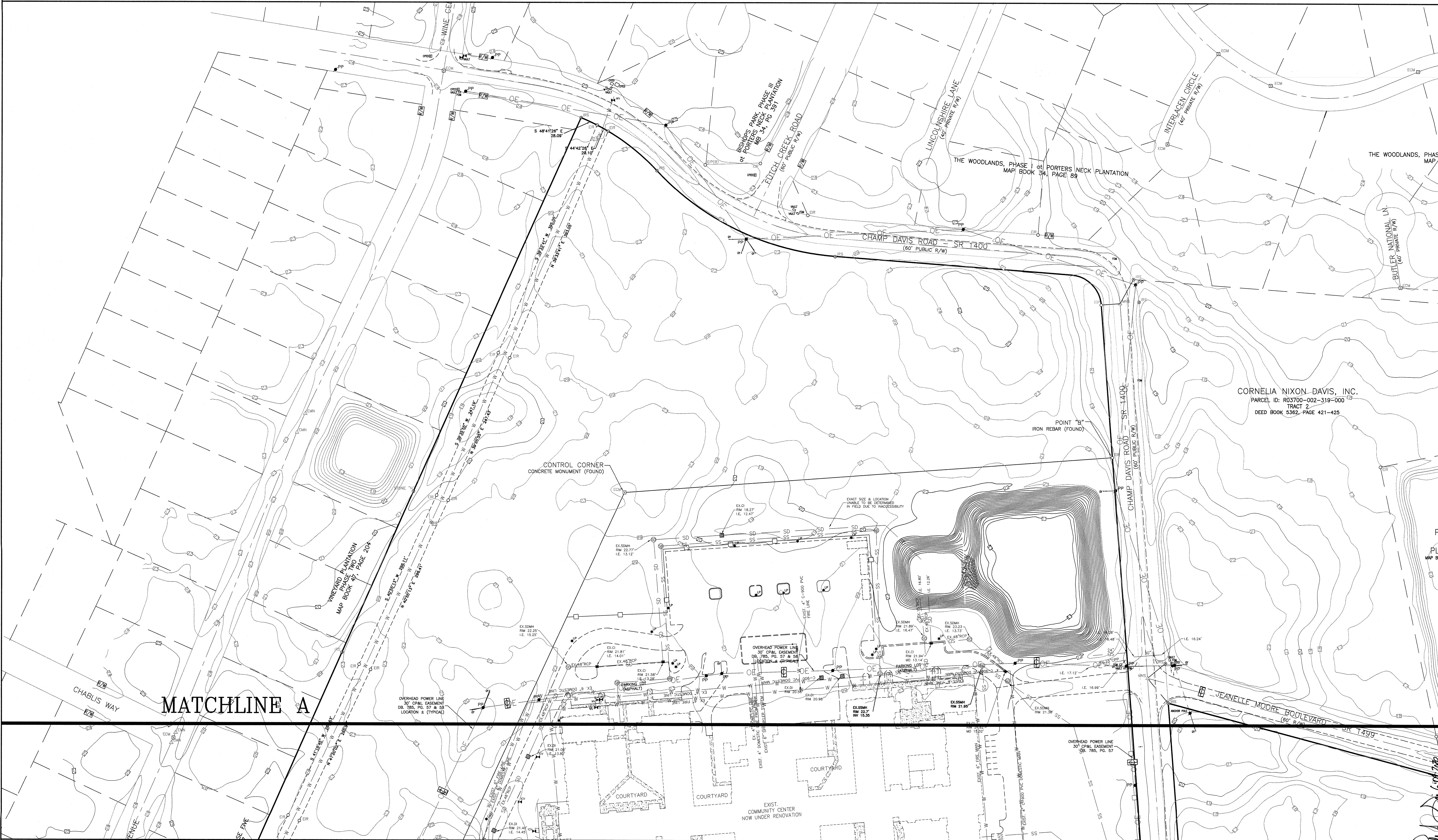
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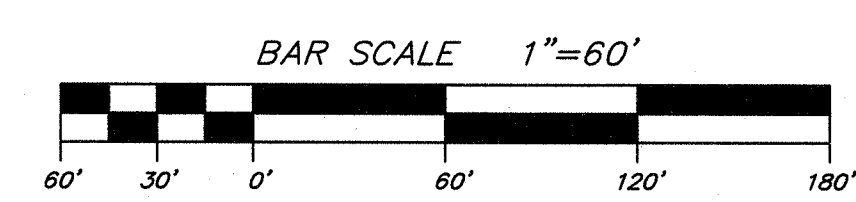
C2



MATCHLINE A

LEGEND

- XX EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- R/W LINE
- BOUNDARY LINE
- SS SEWER
- W WATER
- SD STORMWATER



SITE DATA:

PROPERTY OWNER
PROJECT ADDRESS
PIN NUMBERS

CORNELIA NIXON DAVIS INC
1007 & 1011 PORTERS NECK ROAD
R03700-001-005-000
R03700-002-001-000

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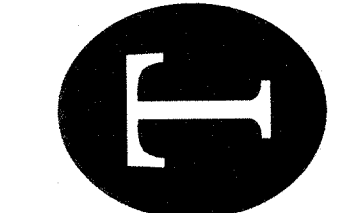
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SITE AND UTILITY PLAN
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The Independent Living Campus
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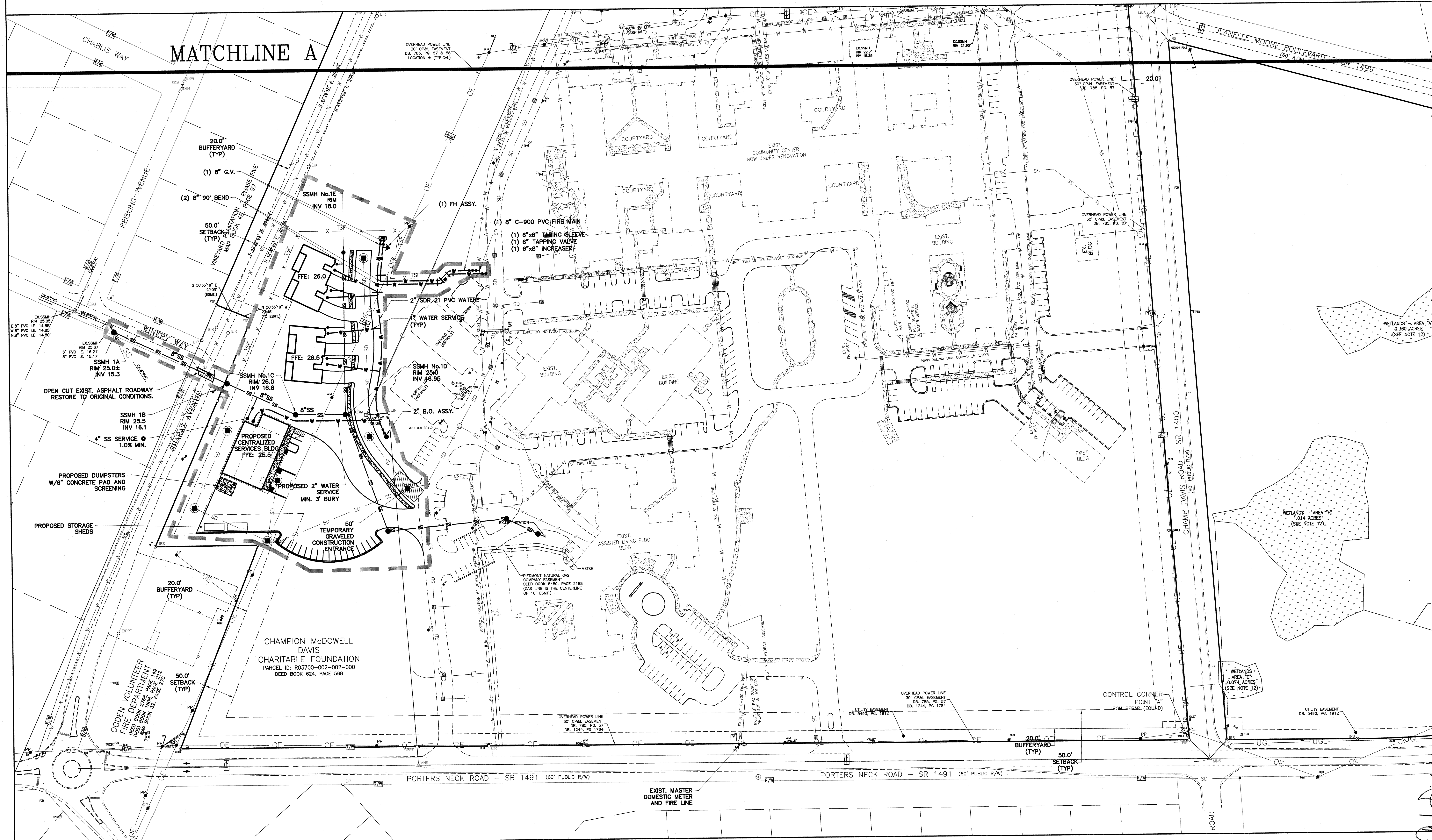
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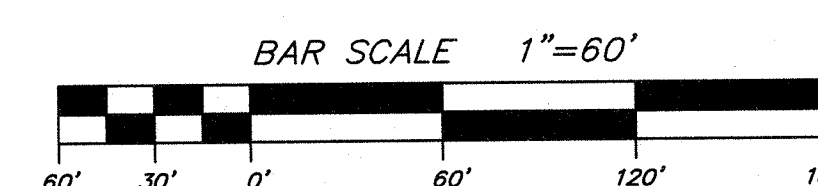
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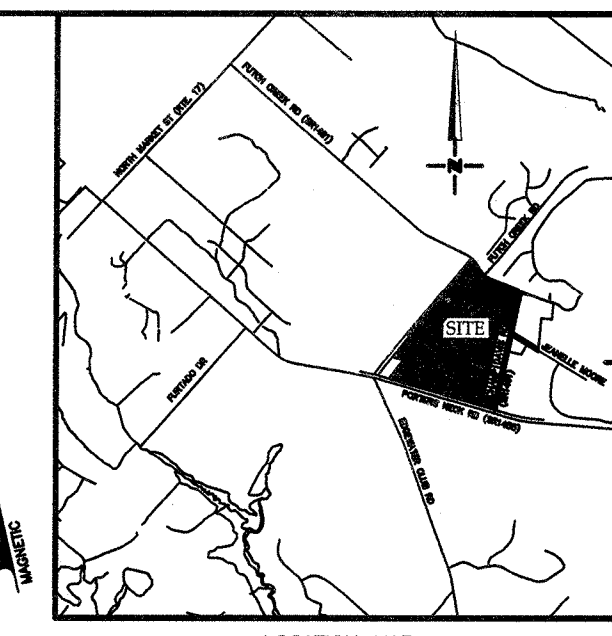


LEGEND

- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- CENTER LINE
- R/W LINE
- BOUNDARY LINE
- LIMITS OF DISTURBANCE
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED TREE PROTECTION
- PROPOSED CONCRETE AREA



SITE DATA:
PROPERTY OWNER CORNELIA NIXON DAVIS INC
PROJECT ADDRESS 1007 & 1011 PORTERS NECK ROAD
PIN NUMBERS R03700-001-005-000
R03700-002-001-000



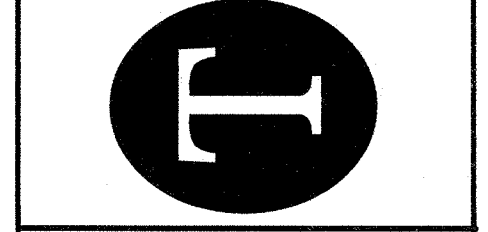
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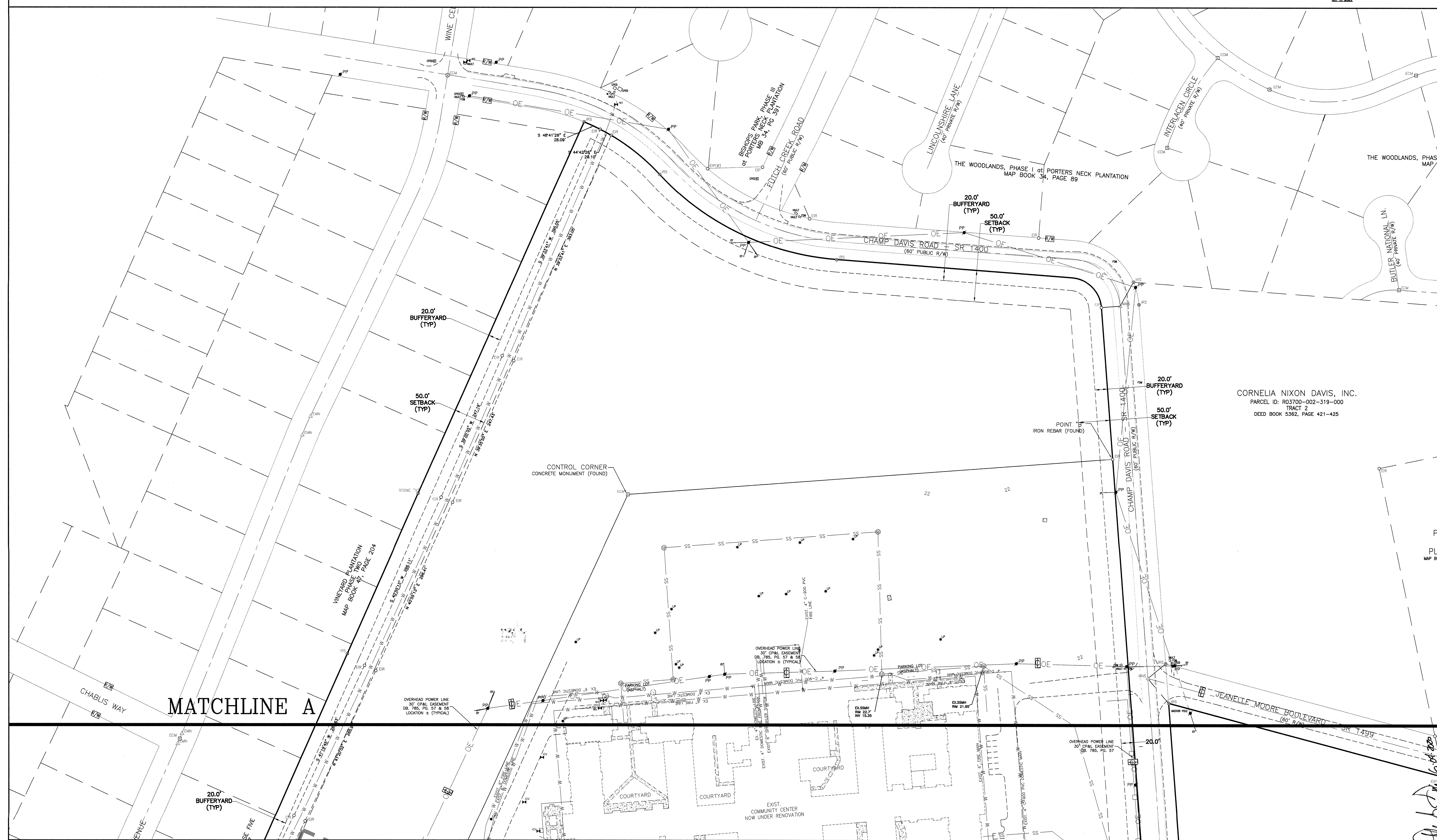
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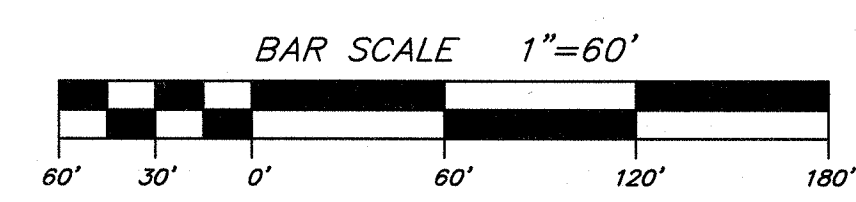
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DATE
06.04.2020
SHEET NUMBER

C4



LEGEND

- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- CENTER LINE
- R/W LINE
- BOUNDARY LINE
- LIMITS OF DISTURBANCE
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED TREE PROTECTION
- PROPOSED CONCRETE AREA



SITE DATA:

PROPERTY OWNER CORNELIA NIXON DAVIS INC
PROJECT ADDRESS 1007 & 1011 PORTERS NECK ROAD
PIN NUMBERS R03700-001-005-000
R03700-002-001-000
TRACT AREA 2,492,352 SF (57.22 AC)
DISTURBED AREA 4 AC

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bmm
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GRADING, DRAINAGE, EROSION CONTROL
AND STORMWATER MANAGEMENT
The Davis Community Phase One
The Independent Living Campus
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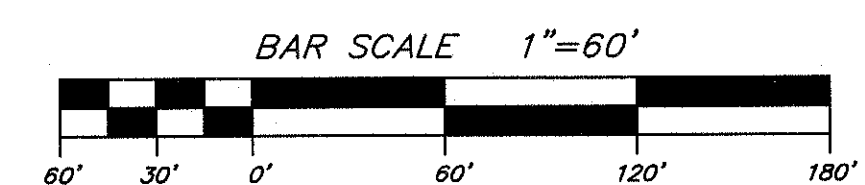
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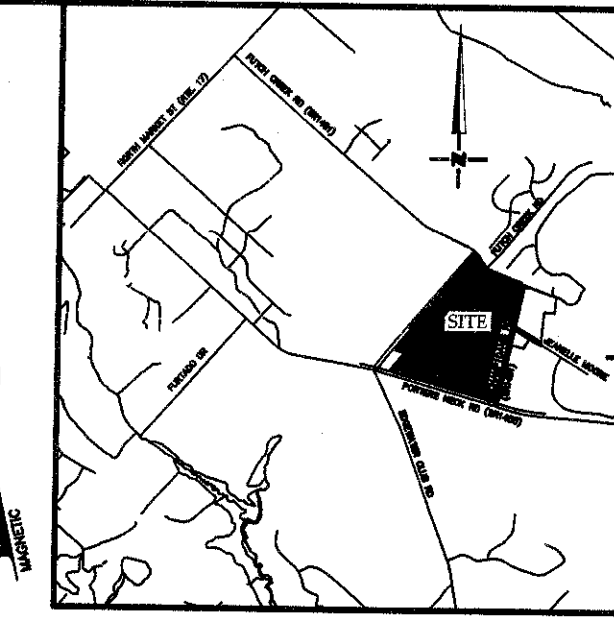


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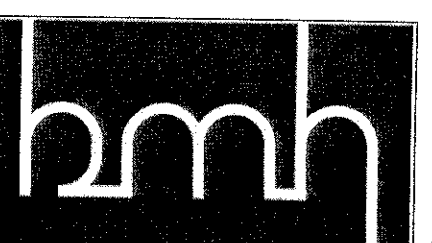
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 DISTURBED AREA 4 AC



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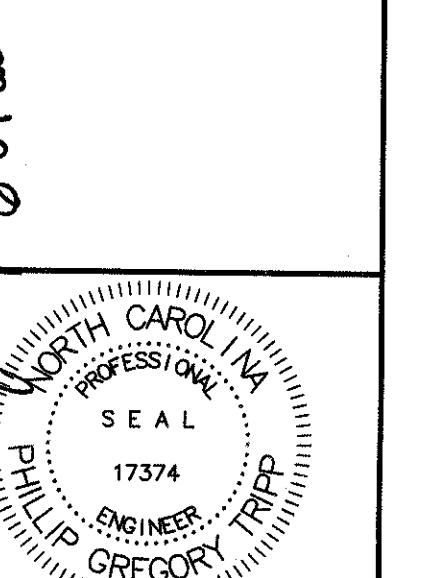


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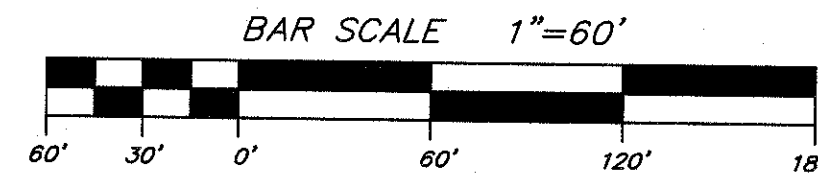
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 DATE
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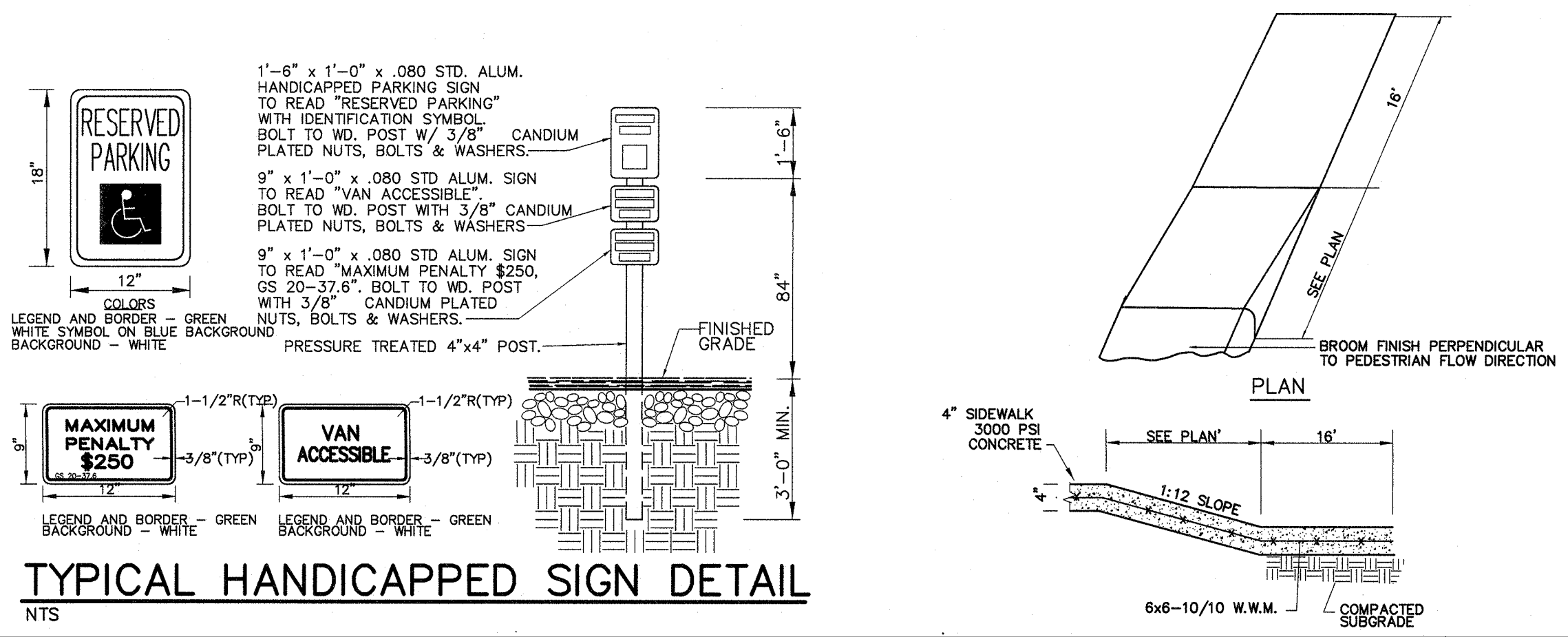
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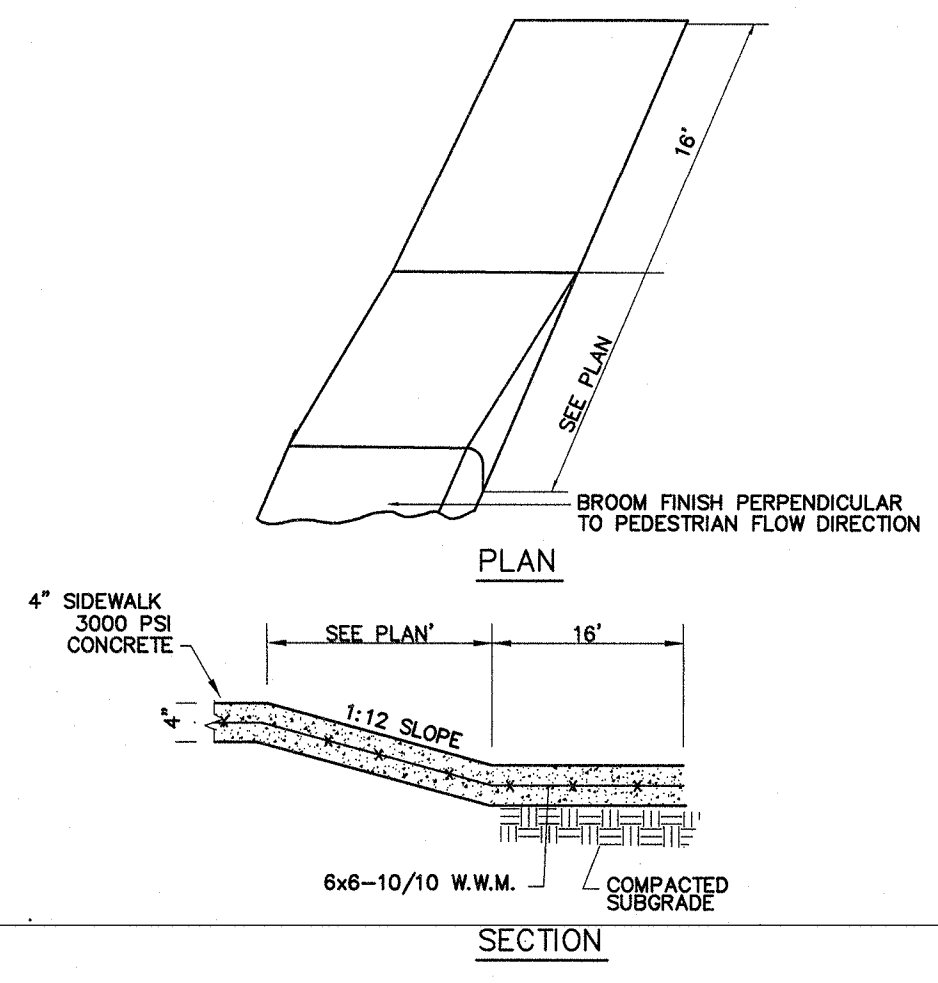
LEGEND

- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- CENTER LINE
- R/W LINE
- BOUNDARY LINE
- LIMITS OF DISTURBANCE
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED TREE PROTECTION
- PROPOSED CONCRETE AREA

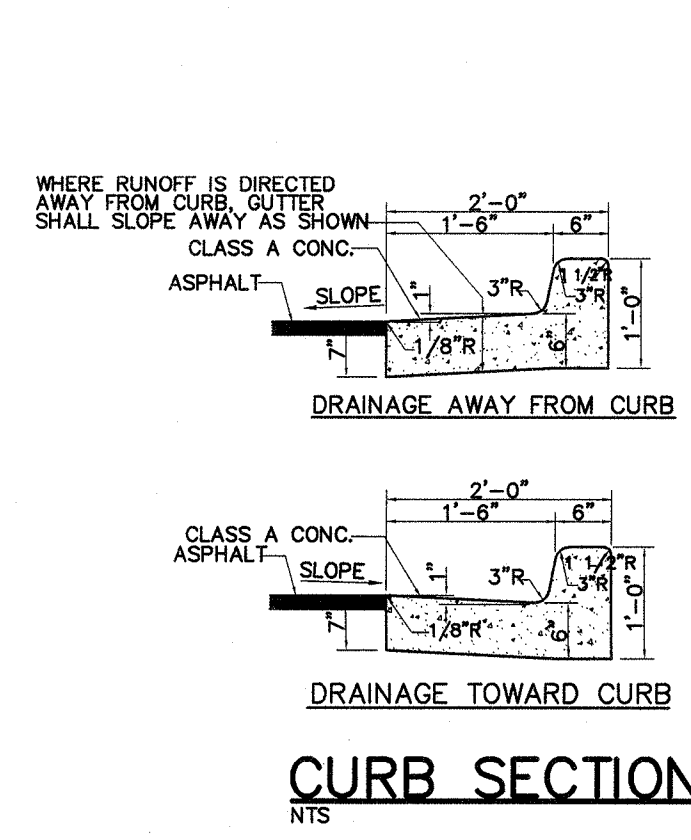




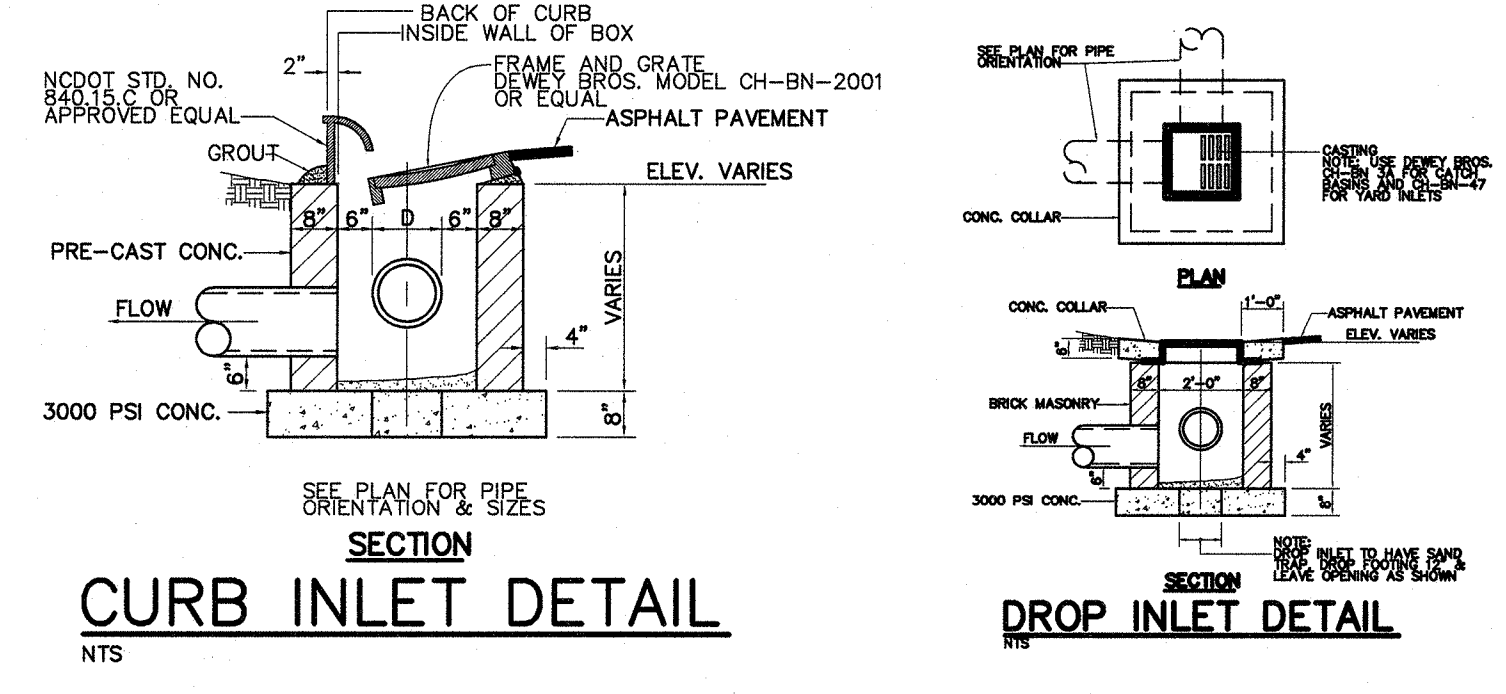
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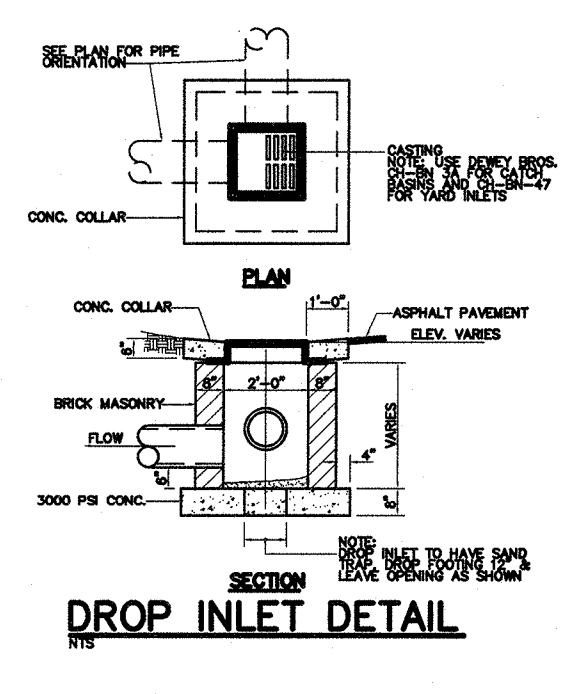
SIDEWALK AND WHEEL CHAIR RAMP DETAIL
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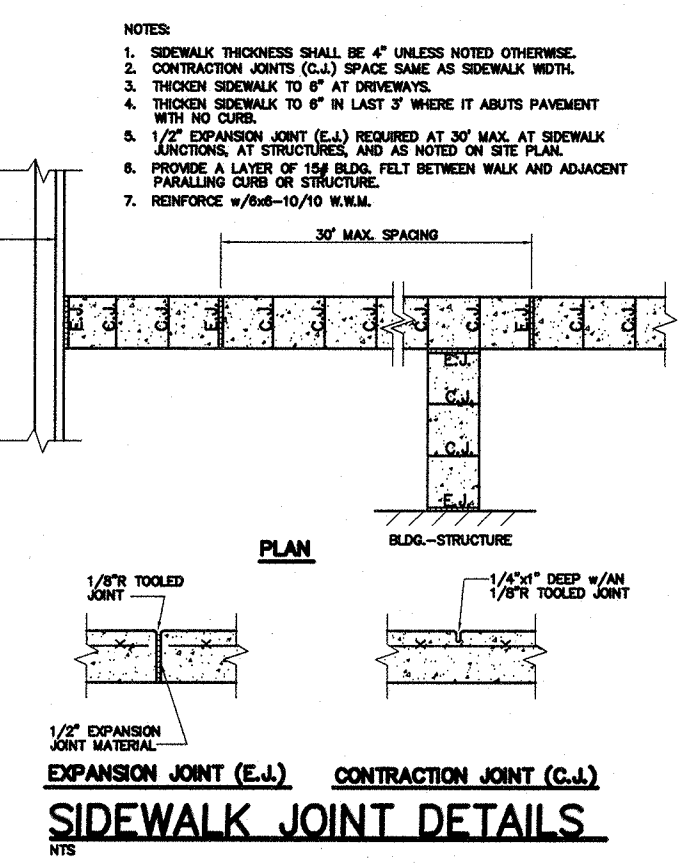
CURB SECTION
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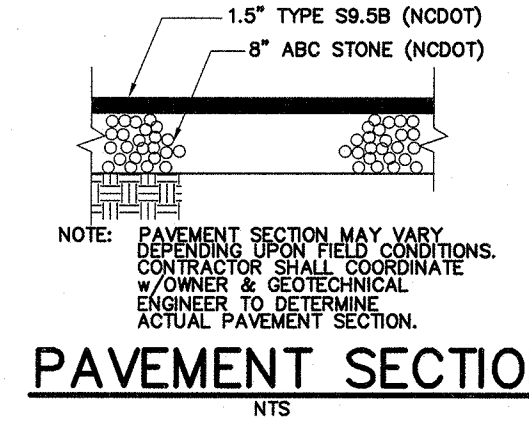
CURB INLET DETAIL
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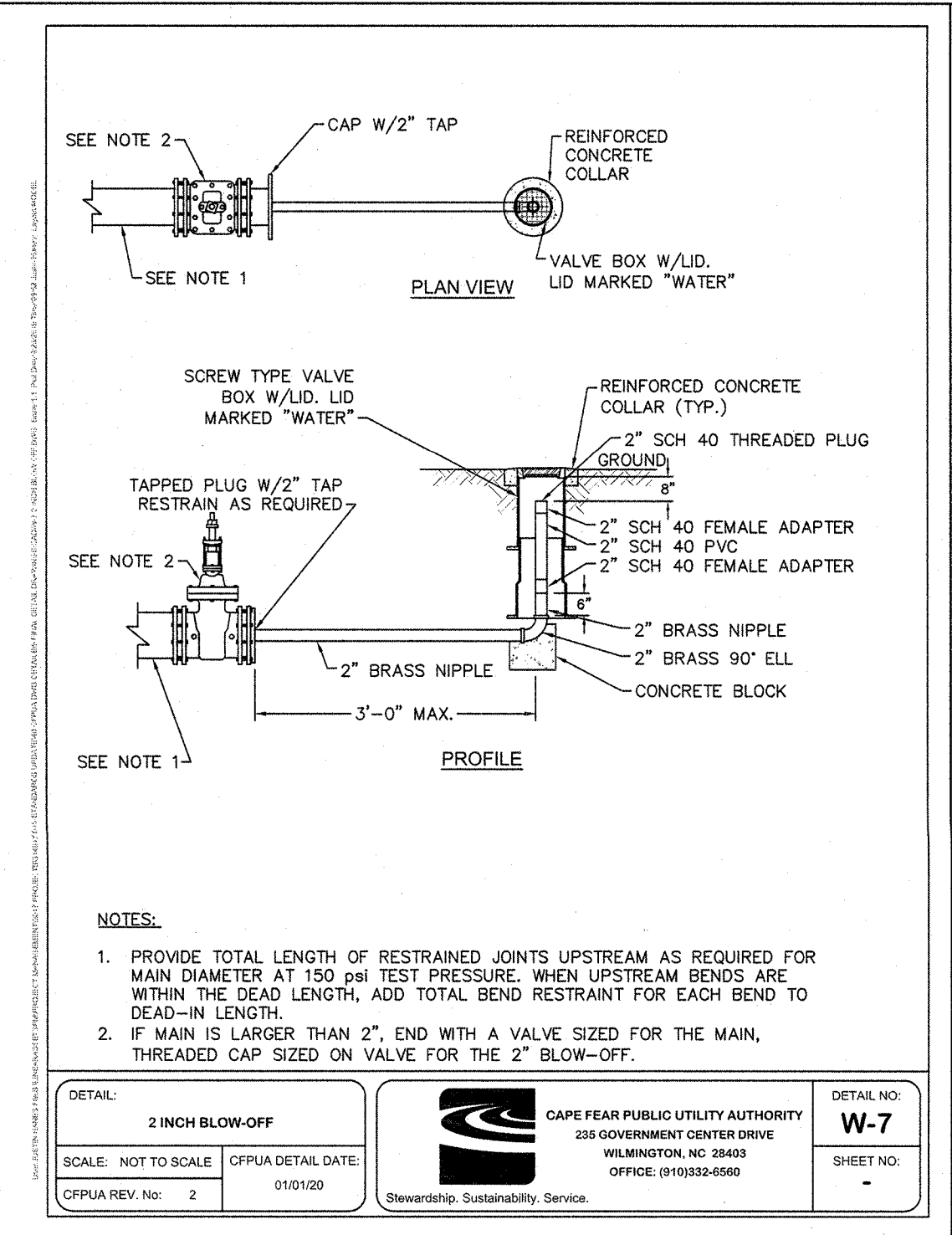
DROP INLET DETAIL
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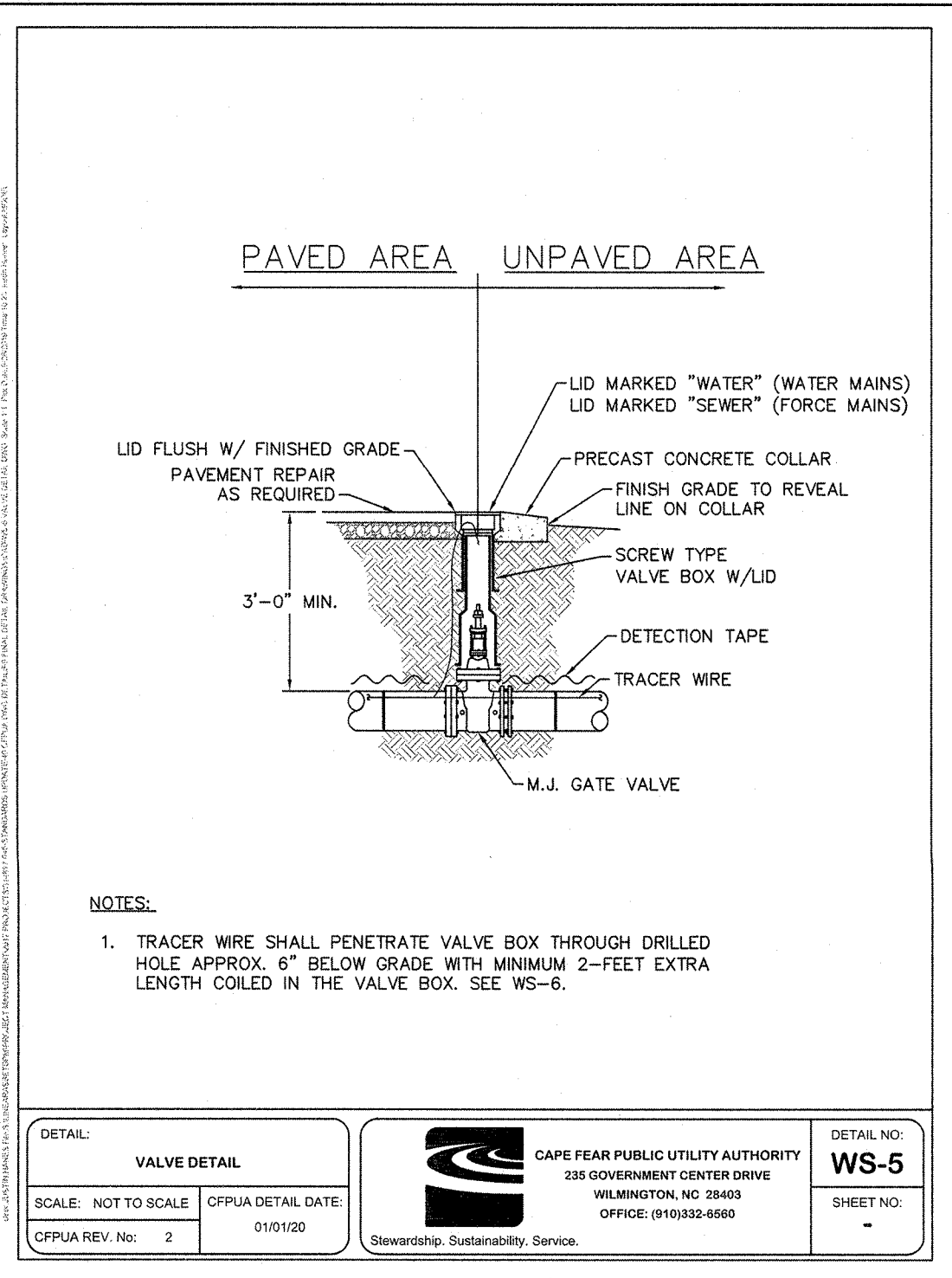
SIDEWALK JOINT DETAILS
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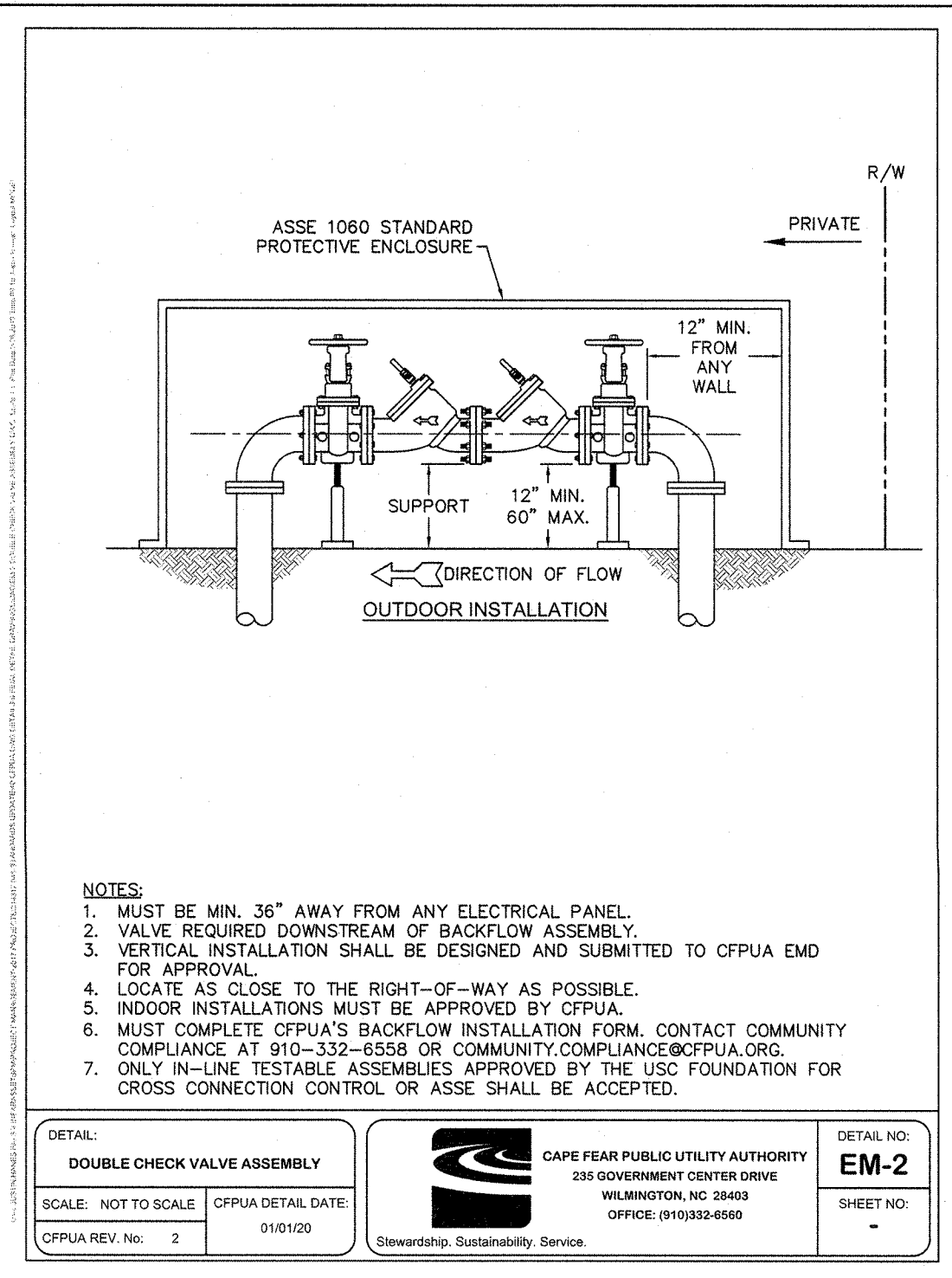
PAVEMENT SECTION
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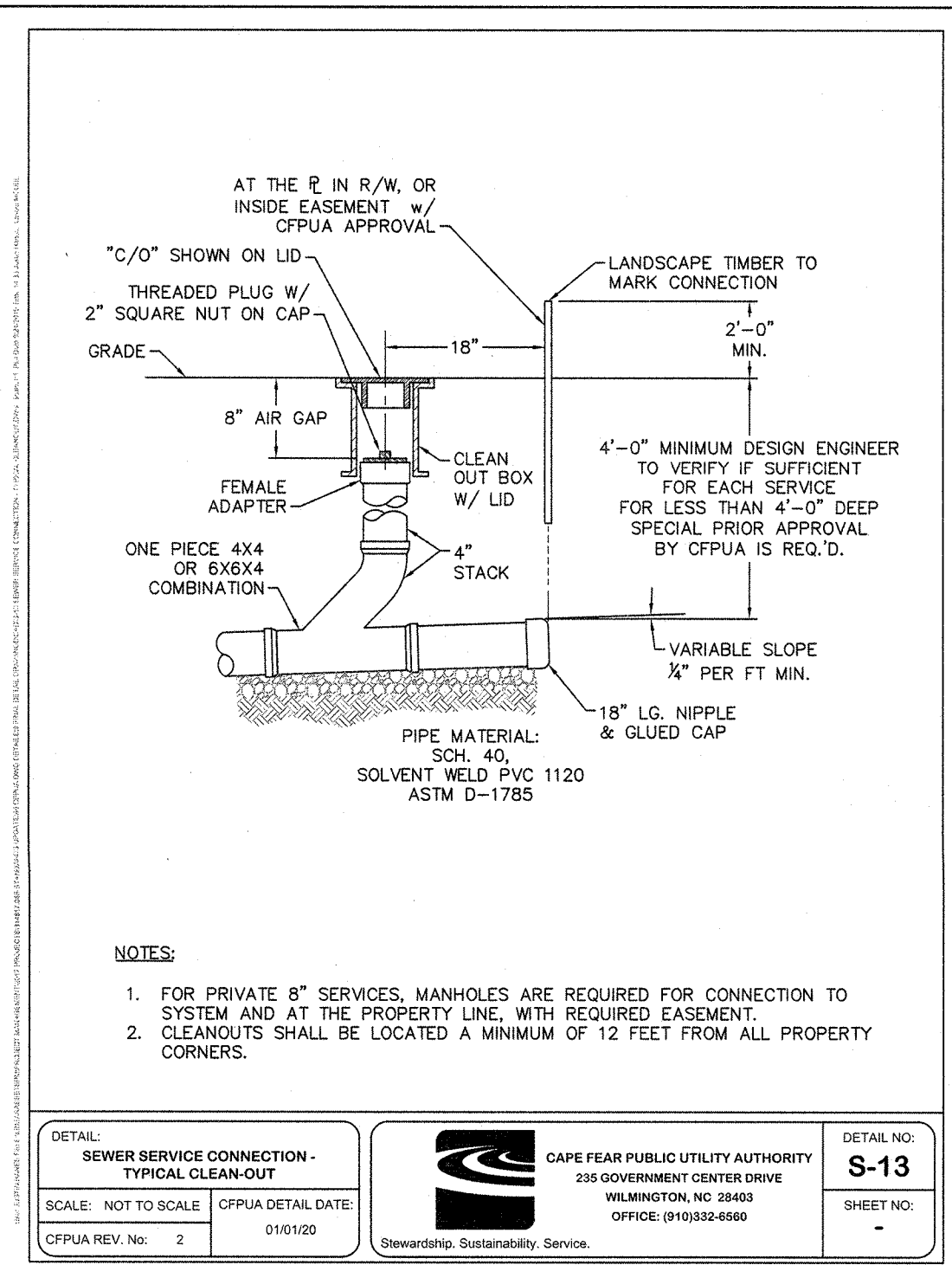
VALVE DETAIL
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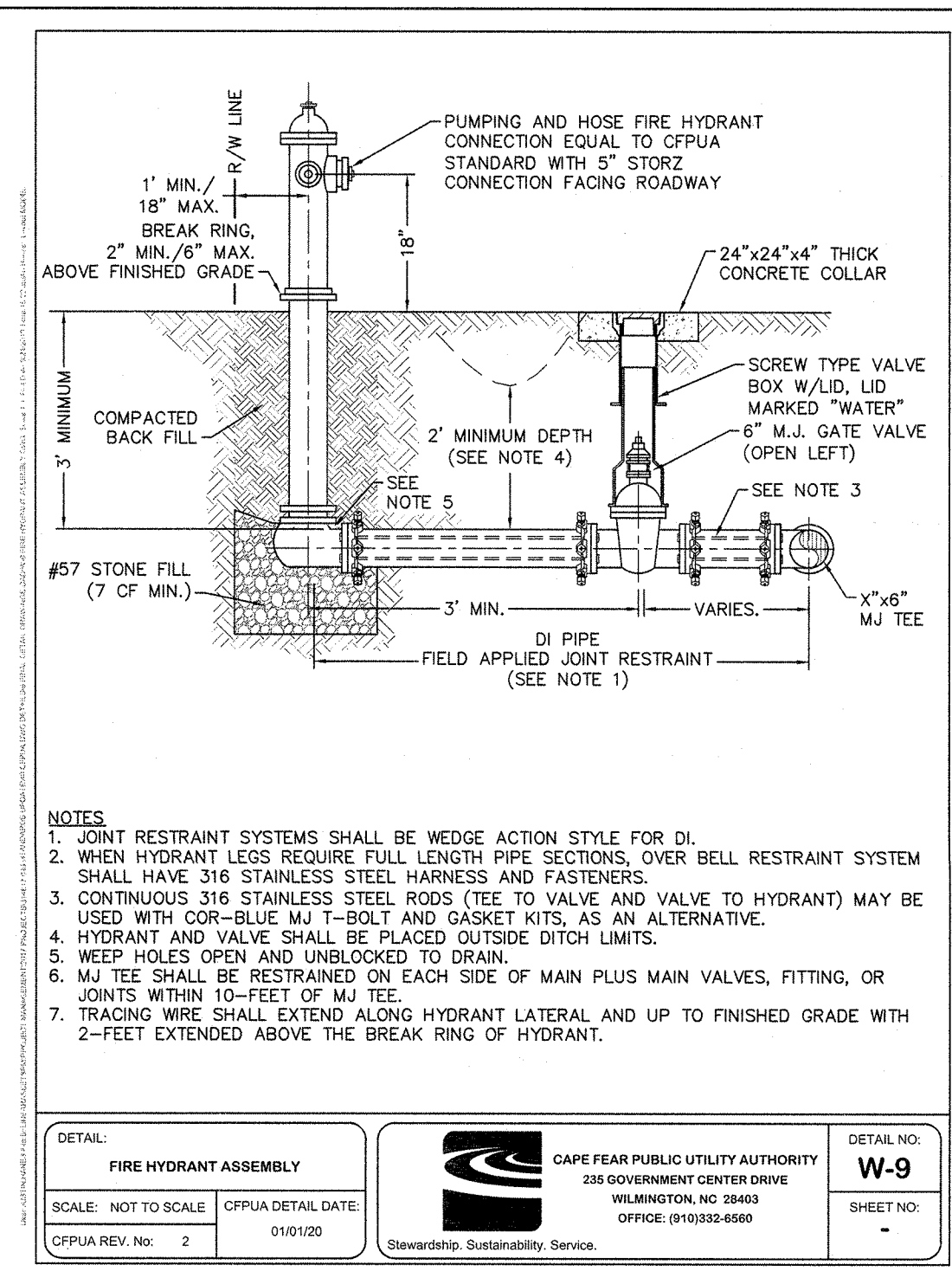
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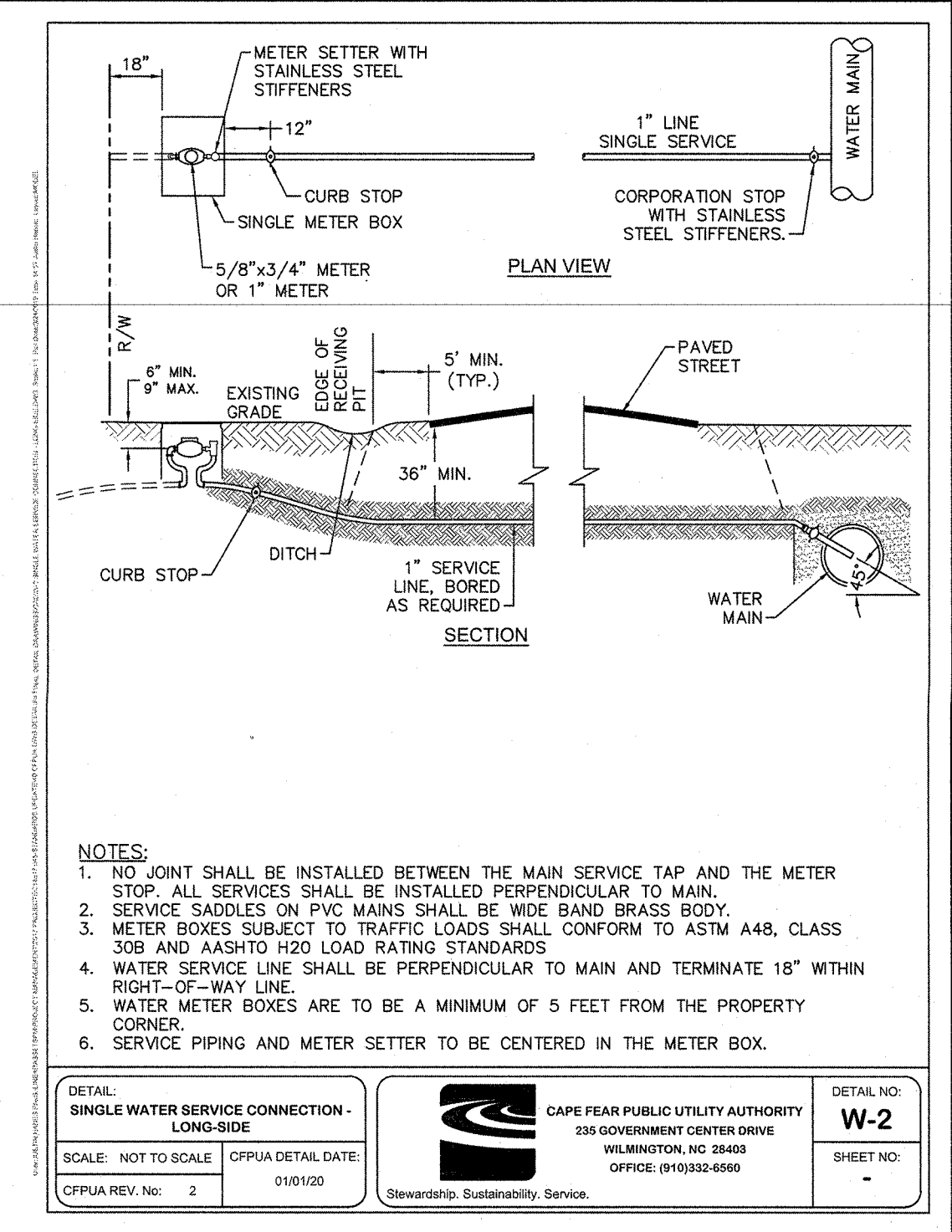
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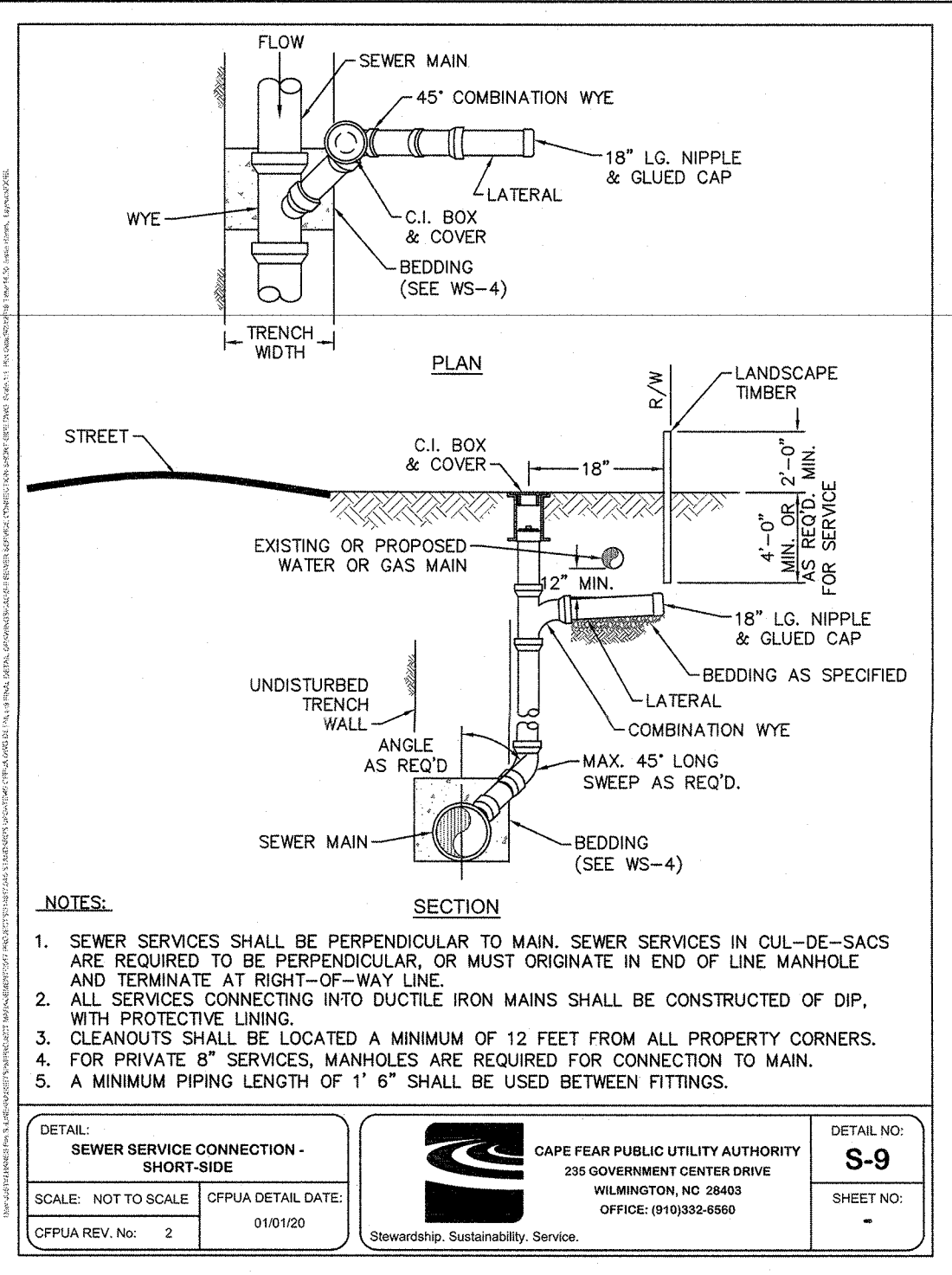
SEWER SERVICE CONNECTION - TYPICAL CLEAN-OUT
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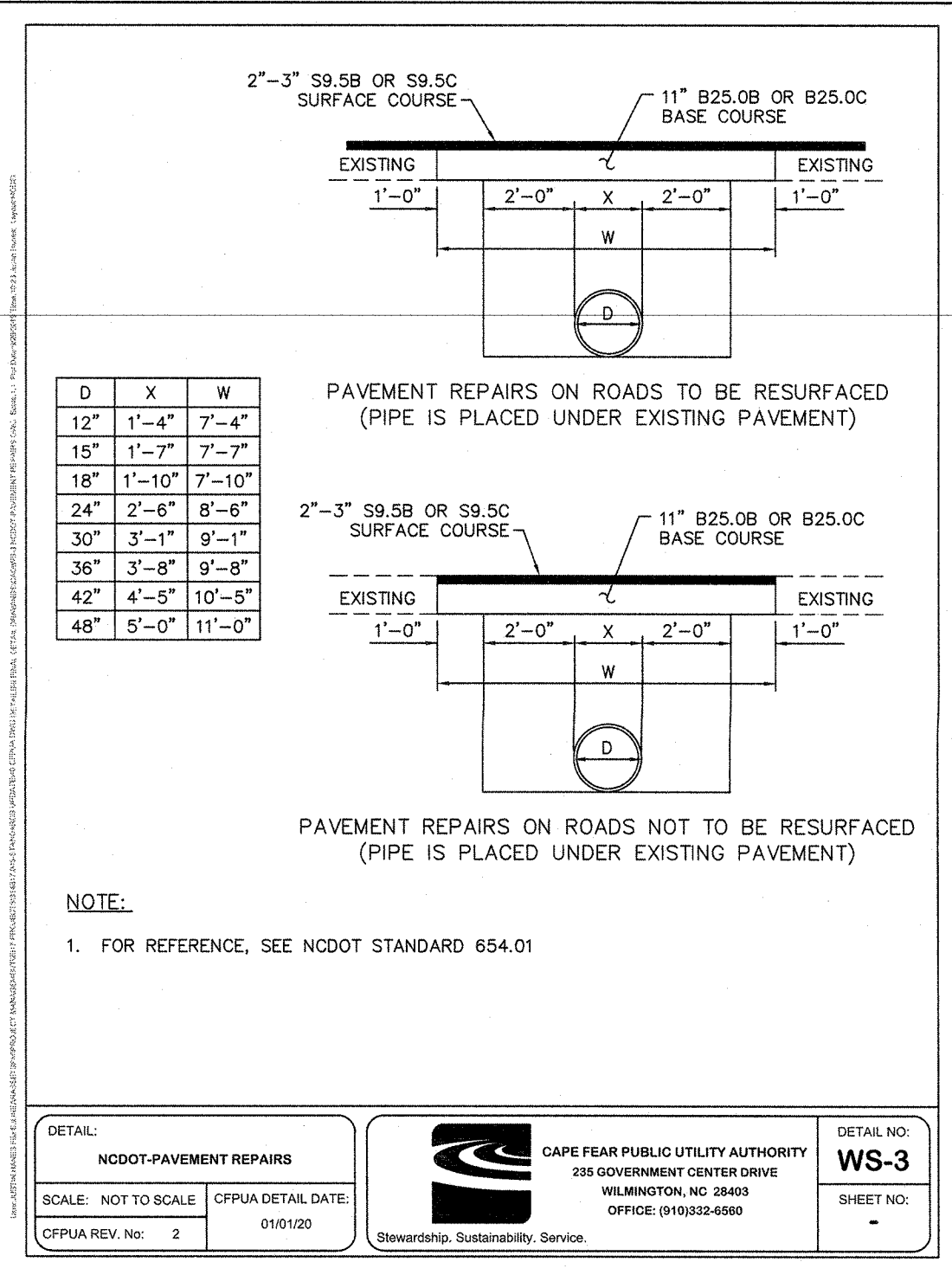
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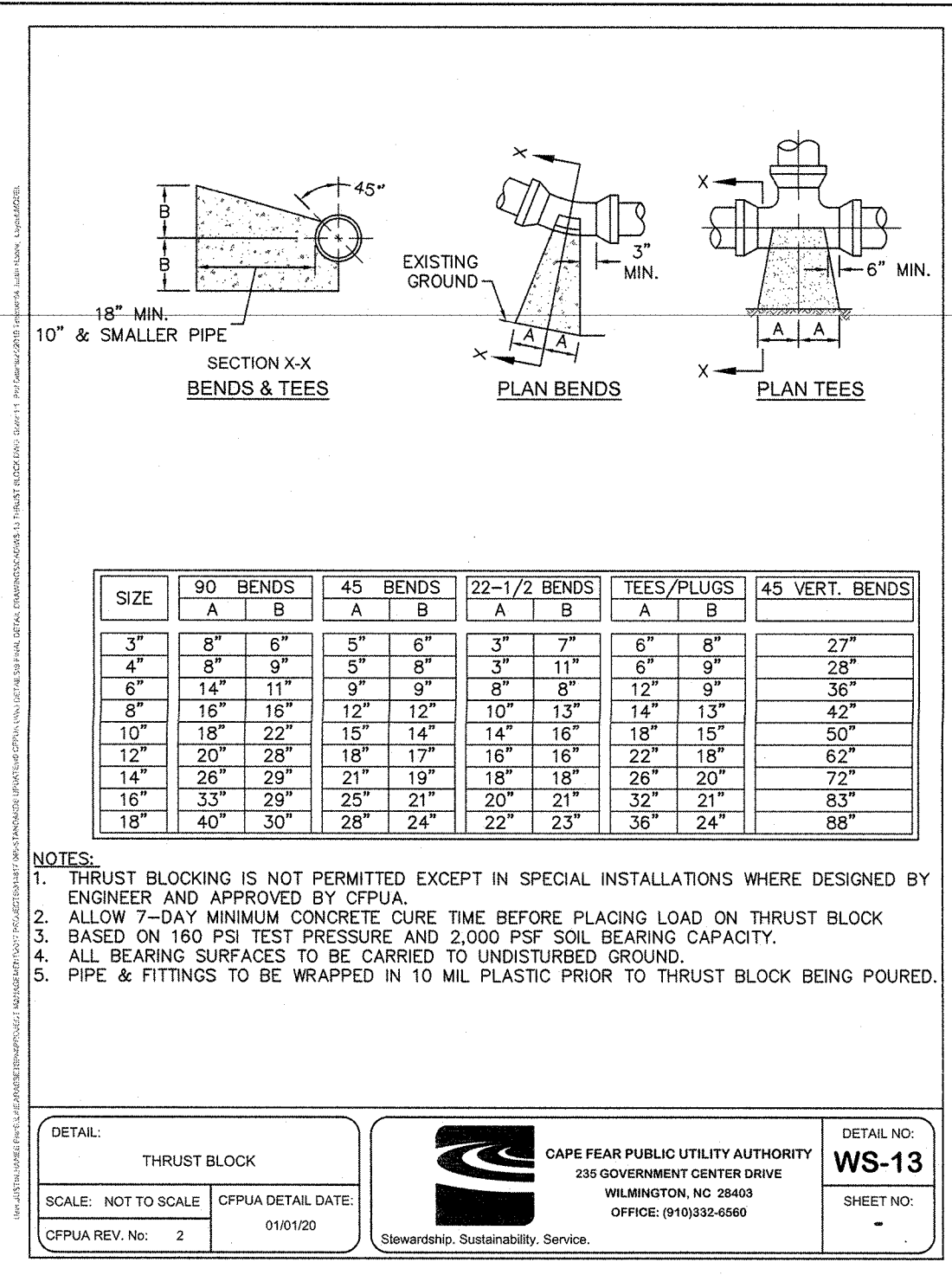
SINGLE WATER SERVICE CONNECTION - LONG SIDE
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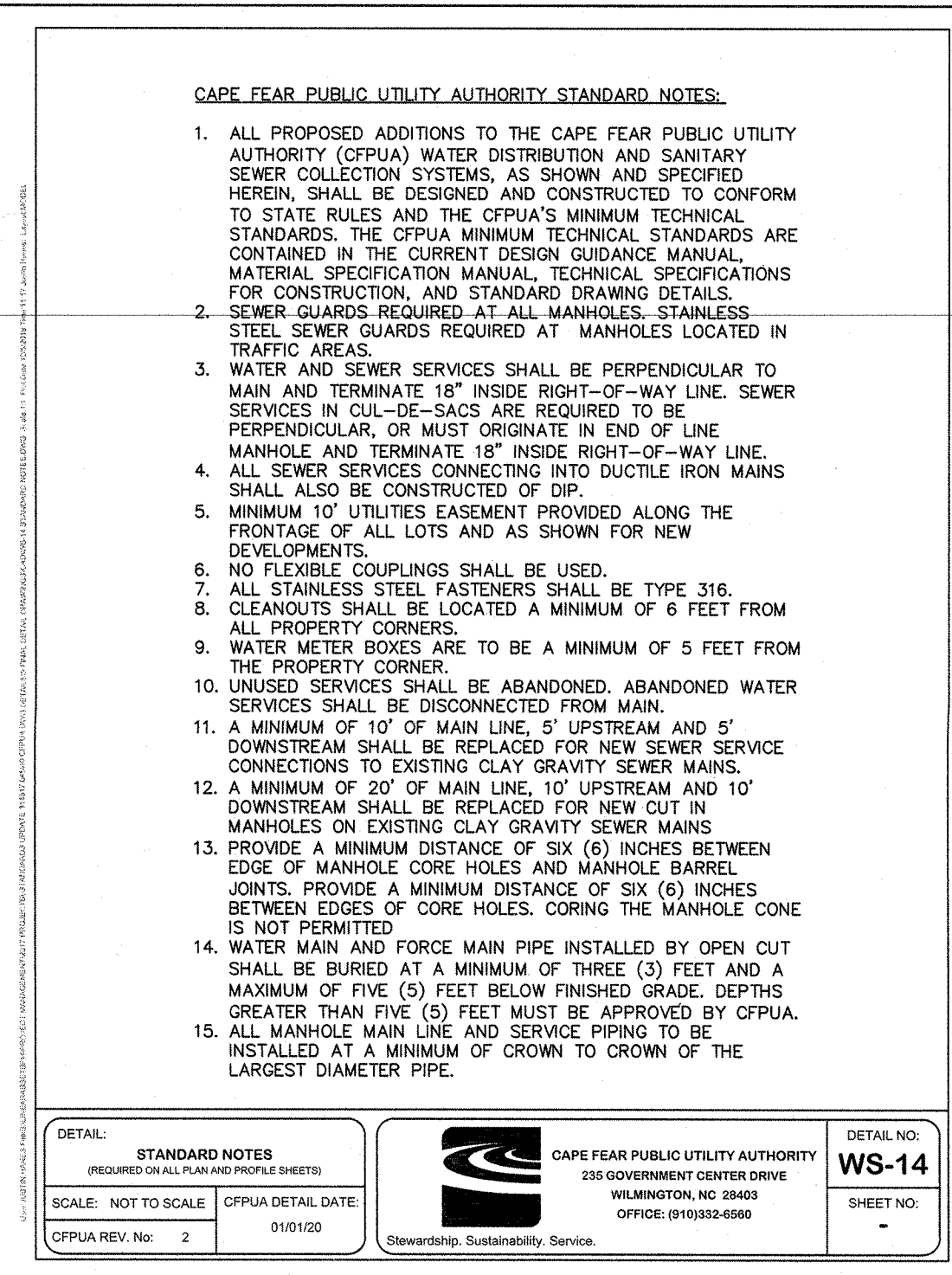
SEWER SERVICE CONNECTION - SHORT SIDE
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PAVEMENT REPAIRS ON ROADS TO BE RESURFACED
NTS



THRUST BLOCK
NTS



STANDARD NOTES
NTS