



NEW HANOVER COUNTY

PLANNING & LAND USE

230 Government Center Drive, Suite 110, Wilmington, NC 28403

P: (910) 798-7165 | F: (910) 798-7053 | NHCgov.com

Wayne Clark, Director

PRELIMINARY/SITE PLAN APPROVAL

To: Phil Tripp – Tripp Engineering, P.C. (ptripp@trippengineering.com)
Della Baird – Tripp Engineering, P.C. (office@trippengineering.com)

From: Gideon Smith
Current Planner

Date: September 11, 2020

Subject: Site Plan Approval – Davis Community Phase 1

The site plan and landscape plan for Phase 1 of the Davis Community Expansion have been approved. The approved commercial site plan consists of a 7,290 square foot centralized service building and two 4,980 square foot duplexes with associated parking and landscaping for Phase 1 of the Davis Community on 17.34 acres of land located at 1011 Porters Neck Road. Enclosed is the approved site plan and landscape plan. Please note that a separate tree removal permit has been issued (TR-20-000032) for this phase.

Please note that this approval supersedes the approval issued on September 3, 2020 due to the revisions of the limits of disturbance.

This approval is valid for two years unless a building permit or zoning compliance approval authorizing the approved development is obtained.

Please note the project may be subject to additional regulations of the County's development ordinances, including, but not limited to, those referenced in the TRC comments dated July 10, 2020, and as revised. In addition, this approval does not relieve the applicant from any law, regulation, or requirement of any other government or regulatory agency.

If you have any questions or concerns, please do not hesitate to contact me at (910) 798-7571 or gismith@nhcgov.com.

Sincerely,

Gideon Smith
Current Planner

cc: TRC (Fire Services, Engineering, CFPUA, NCDOT)
Enclosure



LANTZ-BOGGIO
Architects & Interior Designers



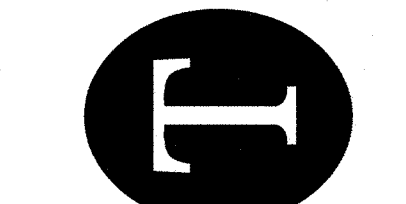
BOWMAN
MURRAY
HEMINGWAY

ARCHITECTS

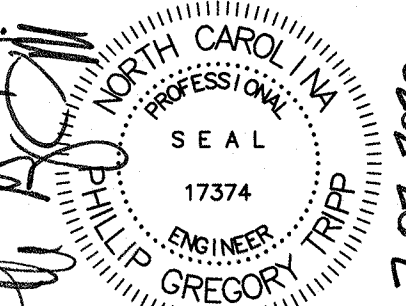
514 Market Street
Wilmington, NC 28401
Tel - (910) 762-2621
Fax - (910) 762-8506

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

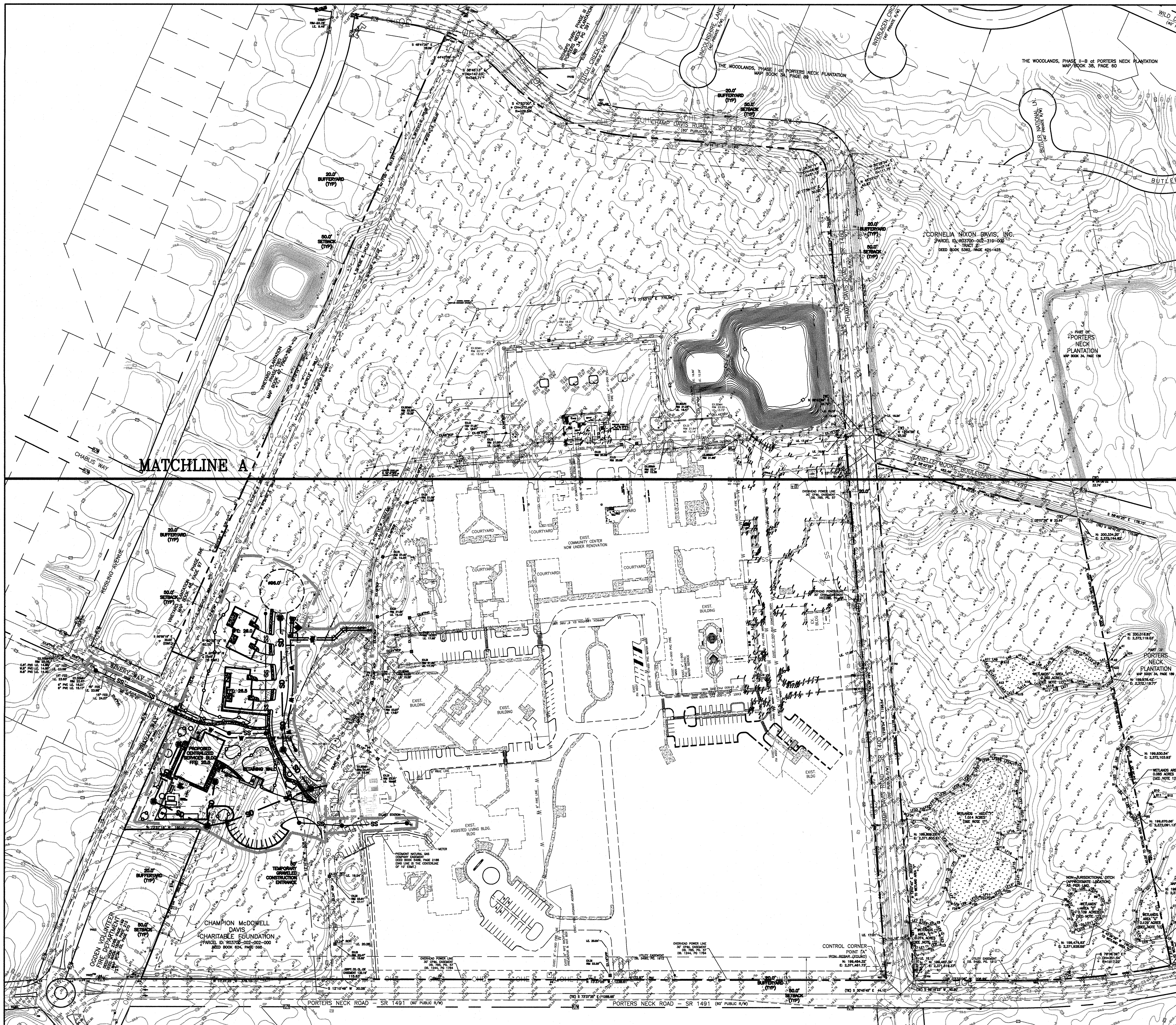
TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631
© 2002 TRIPP ENGINEERING, P.C.
N.C. LICENSE NO. C-17427



REVISIONS
[R1] 07-31-20 SITE REV FROM BMH, TRC COMMENTS
[R2] 08-26-20 TRC, SW COMMENTS
[R3] 09-10-20 REMOVE POND CLEARING AREA



JOB NUMBER
19020
DESIGN BY
PGT
DRAWN BY
EJW
DATE
07.07.2020
SHEET NUMBER
CO



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.

CEPFA

- 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 USFCCOHR 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.

FIRE SERVICES

- 1) ALL NEW BUILDINGS SHALL COMPLY WITH SECTION 510 OF THE NC FIRE CODE. EMERGENCY RESPONDER RADIO COVERAGE SURVEY SHALL BE CONDUCTED. IT IS RECOMMENDED THAT A PRE-CONSTRUCTION SURVEY BE COMPLETED. (PRE CONSTRUCTION SURVEYS ARE NOT MANDATORY.)

STORMWATER

- 1) NO SURFACE WATERS, REGULATORY FLOOD ZONES, PROTECTED VEGETATED SETBACKS, OR PROTECTED RIPARIAN BUFFERS EXIST ON SITE.
- 2) EVERY SCW IMPACTED BY SEDIMENTATION AND EROSION CONTROL DURING THE CONSTRUCTION PHASE SHALL BE CLEANED OUT AND CONVERTED TO ITS APPROVED DESIGN STATE.

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
R-20 CASE NUMBER Z20-07

ZONING DISTRICT R-20 RESIDENTIAL
TRACT AREA 2,492,352 SF (57.22 AC)
DISTURBED AREA 4.5 AC

SETBACKS REQUIRED FRONT: 30'
REAR: 25'
SIDE (STREET): 22.5'
SIDE (INTERIOR): 15'

BUILDING USE WAREHOUSE/RESIDENTIAL

PROPOSED BUILDING AREAS (GROSS) 17,250 SF
BUILDING LOT COVERAGE (17,250/755,220) 2%
NUMBER OF PROPOSED BUILDINGS 3
MAXIMUM BUILDING HEIGHT 35'
NUMBER OF STORIES 1

PROPOSED IMPERVIOUS AREAS:
PROPOSED CENTRALIZED SERVICE BUILDING 7,290 SF
PROPOSED DUPLEX BUILDINGS 9,960 SF

PROPOSED ASPHALT 44,988 SF
PROPOSED CONCRETE 3,628 SF
PROPOSED FUTURE 2,884 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: 17

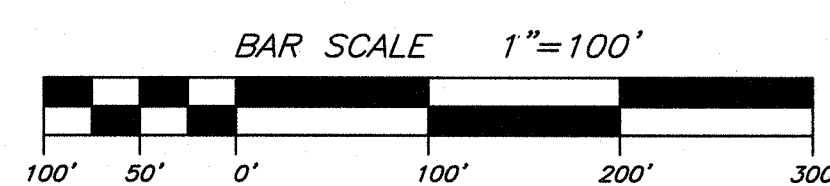
PUBLIC WATER AND SEWER BY CFPUA
EXISTING WATER FLOW: 0 GPD
EXISTING SEWER FLOW: 0 GPD

PROPOSED WATER FLOW:
(240 GPD/1&2 BEDROOM UNITS (4 UNITS) 960 GPD
500 GPD/WASHING MACHINE (3 WASHING MACHINES) 1,500 GPD
100/LOADING BAY (2 LOADING BAYS) 200 GPD
TOTAL (x 110%): 2,926 GPD

PROPOSED SEWER FLOW:
(240 GPD/1&2 BEDROOM UNITS (4 UNITS) 960 GPD
500 GPD/WASHING MACHINE (3 WASHING MACHINES) 1,500 GPD
100/LOADING BAY (2 LOADING BAYS) 200 GPD
TOTAL: 2,660 GPD

Certificate of Approval - New Hanover County Planning & Land Use

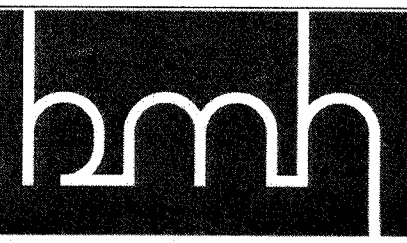
09/11/2020
Date Administrator



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



LANTZ BOGGIO
Architects & Interior Designers

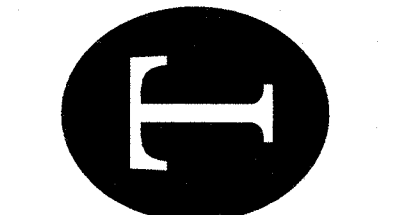


**BOWMAN
MURRAY
HEMINGWAY**

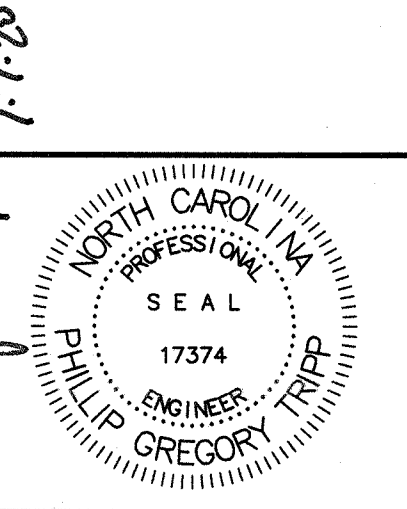
ARCHITECTS
514 Market Street
Wilmington, NC 28401
Tel (910) 762-2621
Fax (910) 762-8506

EXISTING CONDITIONS
The Davis Community PHASE ONE
The Independent Living Campus
1011 Porters Neck Road
Wilmington, NC 28411

TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631
© 2020 TRIPP ENGINEERING, P.C.
NC LICENSE NO. C-1427

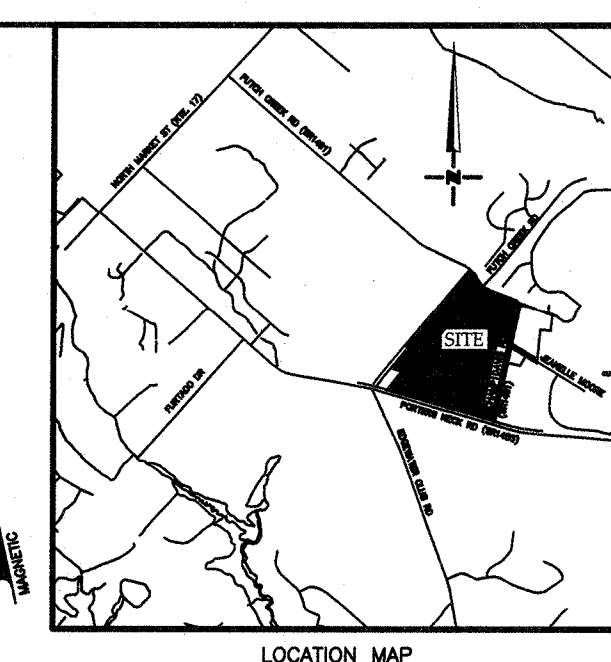


REVISIONS
07-31-20 SITE REV
FROM BMH, TRC
COMMENTS



JOB NUMBER 19020
DESIGN BY PGT
DRAWN BY EJV
DATE 07.07.2020
SHEET NUMBER

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 2.4002 AC (65,290.10 SQ FT)



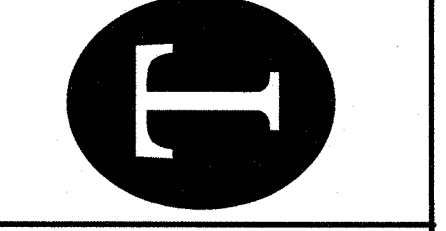
LANTZ BOGGIO
Architects & Interior Designers



**BOWMAN
MURRAY
HEMINGWAY**
ARCHITECTS
514 Market Street
Wilmington, NC 28401
Tel - (910) 762-2621
Fax - (910) 762-8506

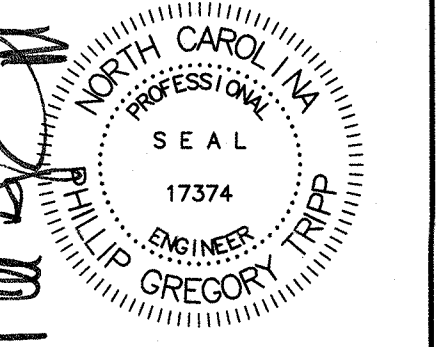
EXISTING CONDITIONS
The Davis Community PHASE ONE
The Independent Living Campus
1011 Porters Neck Road
Wilmington, NC 28411

TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631
© 2008 TRIPP ENGINEERING, P.C.
NC LICENSE NO. C-1427



REVISIONS
07-31-20 SITE REV
FROM BMH, TRC
COMMENTS

7-7-20

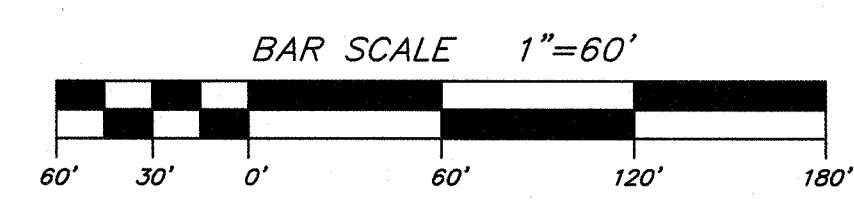


JOB NUMBER
19020
DESIGN BY
PGT
DRAWN BY
EJW
DATE
07.07.2020
SHEET NUMBER

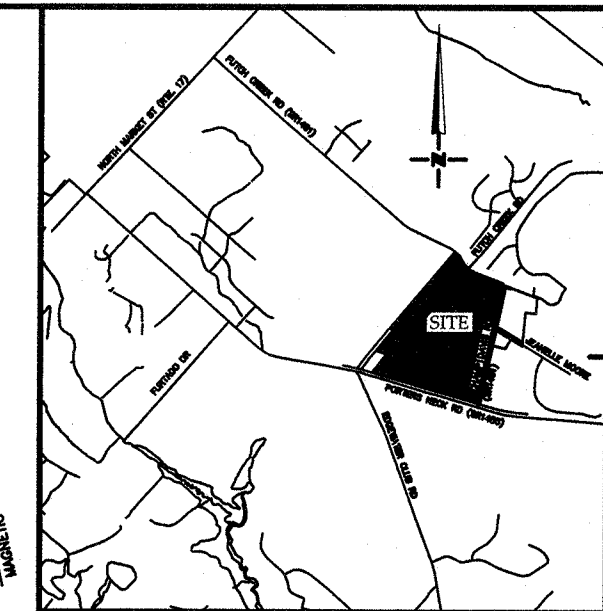
C2



- 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
TRACT AREA 2,492,352 SF (57.22 AC)



LANTZ-BOGGIO
Architects & Interior Designers

mh
BOWMAN
MURRAY
HEMINGWAY
ARCHITECTS

514 Market Street
Wilmington, NC 28401
Tel - (910) 782-2321
Fax - (910) 782-8506

SITE AND UTILITY PLAN
The Davis Community PHASE ONE
The Independent Living Campus
1011 Porters Neck Road
Wilmington, NC 28411

TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631
© 2002 TRIPP ENGINEERING, P.C.
NC LICENSE NO. C-17427



REVISIONS
[R1] 07-31-20 SITE REV FROM BMH, TRC
[R2] 08-26-20 TRC COMMENTS
[R3] 09-10-20 REMOVE POND CLEARING AREA

Certificate of Approval - New Hanover County Planning & Land Use
09/11/2020
Date
Administrator

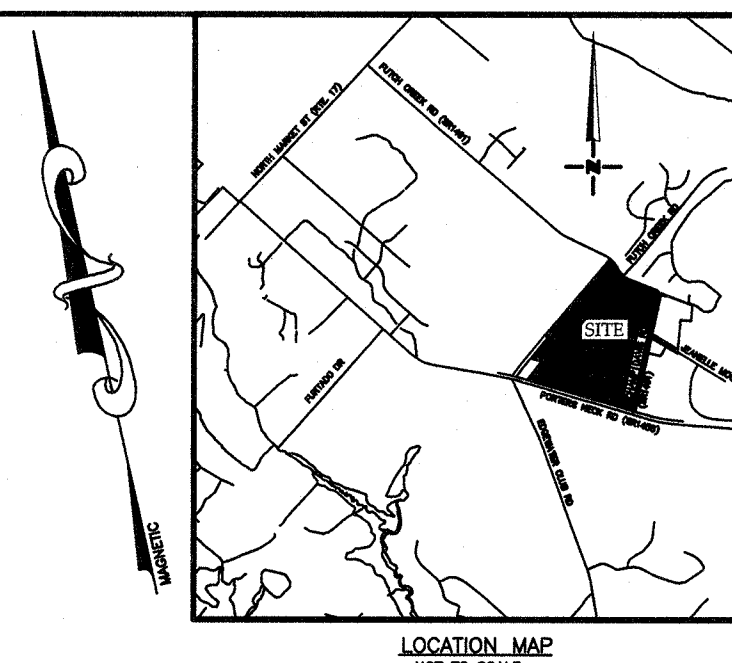
LEGEND
EXIST. FIRE HYDRANT
EXIST. POWER POLE
CENTER LINE
R/W LINE
BOUNDARY LINE
LIMITS OF DISTURBANCE
PROPOSED SANITARY SEWER
PROPOSED WATER
PROPOSED TREE PROTECTION
PROPOSED CONCRETE AREA

LEGEND
PROPOSED MILL AND FILL
PROPOSED OPEN CUT

BAR SCALE 1"=60'
60' 30' 0' 60' 120' 180'

JOB NUMBER
19020
DESIGN BY
PGT
DRAWN BY
EJW
DATE
07.07.2020
SHEET NUMBER
C3

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)



LANTZ-BOGGIO
Architects & Interior Designers



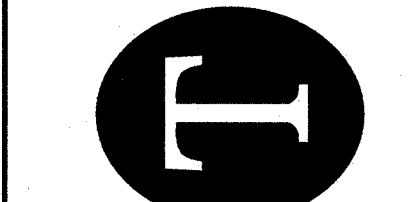
**BOWMAN
MURRAY
HEMINGWAY**

ARCHITECTS

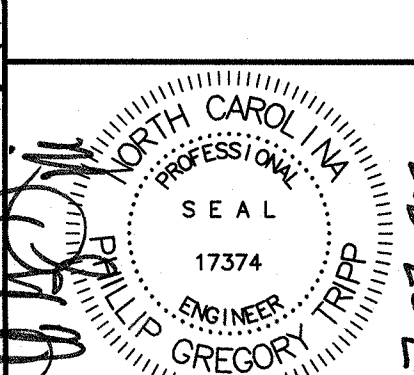
514 Market Street
Wilmington, NC 28401
Tel - (910) 762-2621
Fax - (910) 762-8506

SITE AND UTILITY PLAN
The Davis Community Phase One
The Independent Living Campus
1011 Porters Neck Road
Wilmington, NC 28411

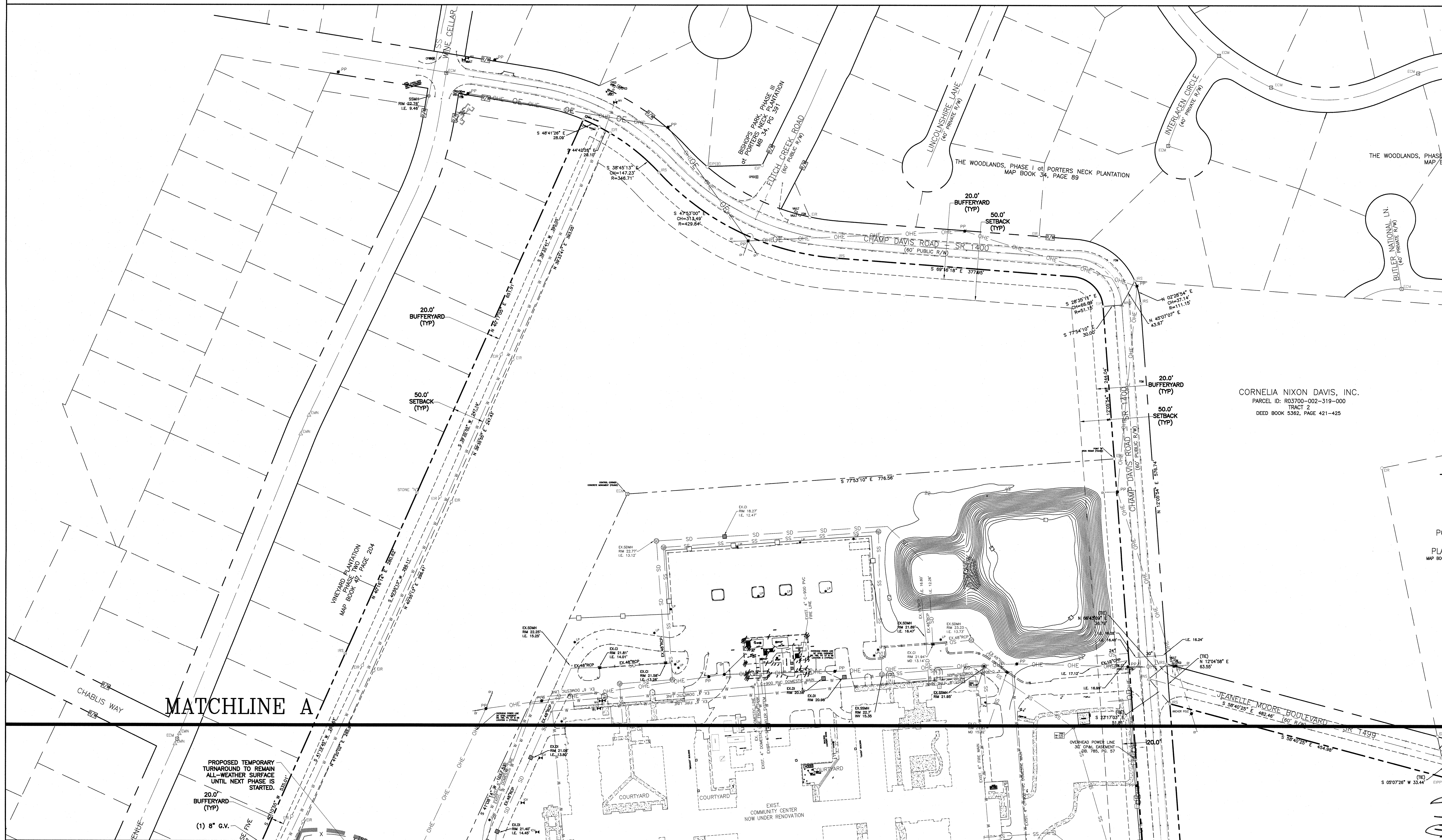
TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-6100
Fax 910-763-5631
© 2000 TRIPP ENGINEERING, P.C.
NC LICENSE NO. C-1427



REVISIONS
[R1] 07-31-20 SITE REV FROM BMH, TRC COMMENTS
[R2] 09-10-20 REMOVE POND CLEARING AREA

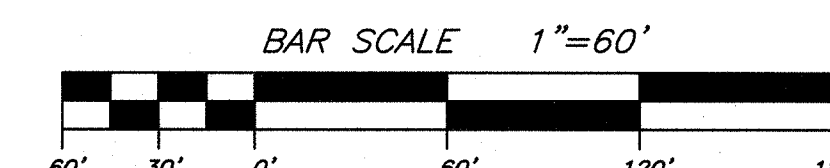


JOB NUMBER
19020
DESIGN BY
PGT
DRAWN BY
EJW
DATE
07.07.2020
SHEET NUMBER
C4

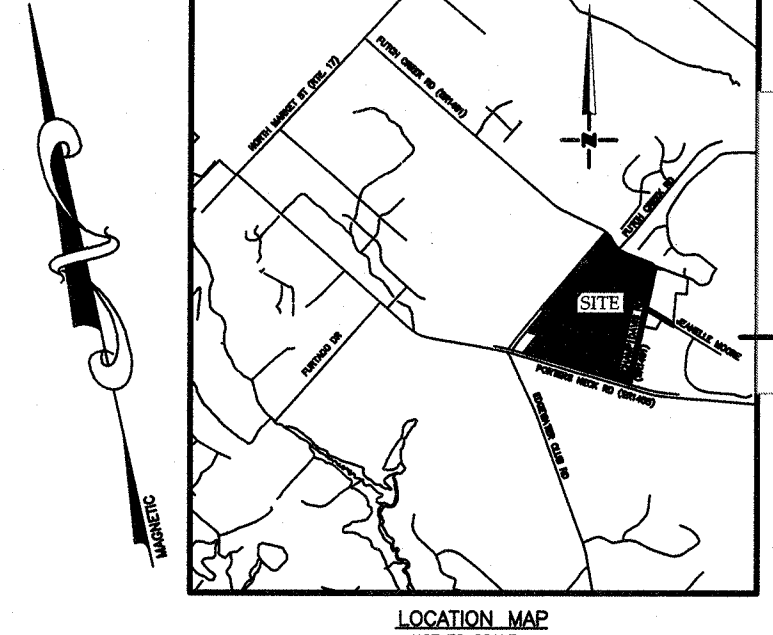


LEGEND
EXIST. FIRE HYDRANT
EXIST. POWER POLE
CENTER LINE
R/W LINE
BOUNDARY LINE
LIMITS OF DISTURBANCE
PROPOSED SANITARY SEWER
PROPOSED WATER
PROPOSED TREE PROTECTION
PROPOSED CONCRETE AREA

LEGEND
PROPOSED MILL AND FILL
PROPOSED OPEN CUT



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



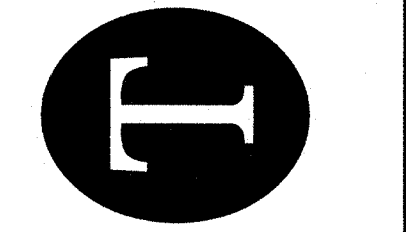
LANTZ-BOGGIO
Architects & Interior Designers

mm
BOWMAN
MURRAY
HEMINGWAY
ARCHITECTS

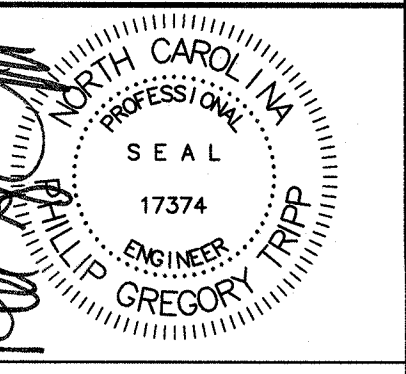
514 Market Street
Wilmington, NC 28401
Tel - (910) 762-2621
Fax - (910) 762-8506

**GRADING, DRAINAGE, EROSION CONTROL
AND STORMWATER MANAGEMENT**
The Davis Community Phase One
1011 Porters Neck Road
Wilmington, NC 28411

TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631
© 2020 TRIPP ENGINEERING, P.C.
NC LICENSE NO. 01-1427

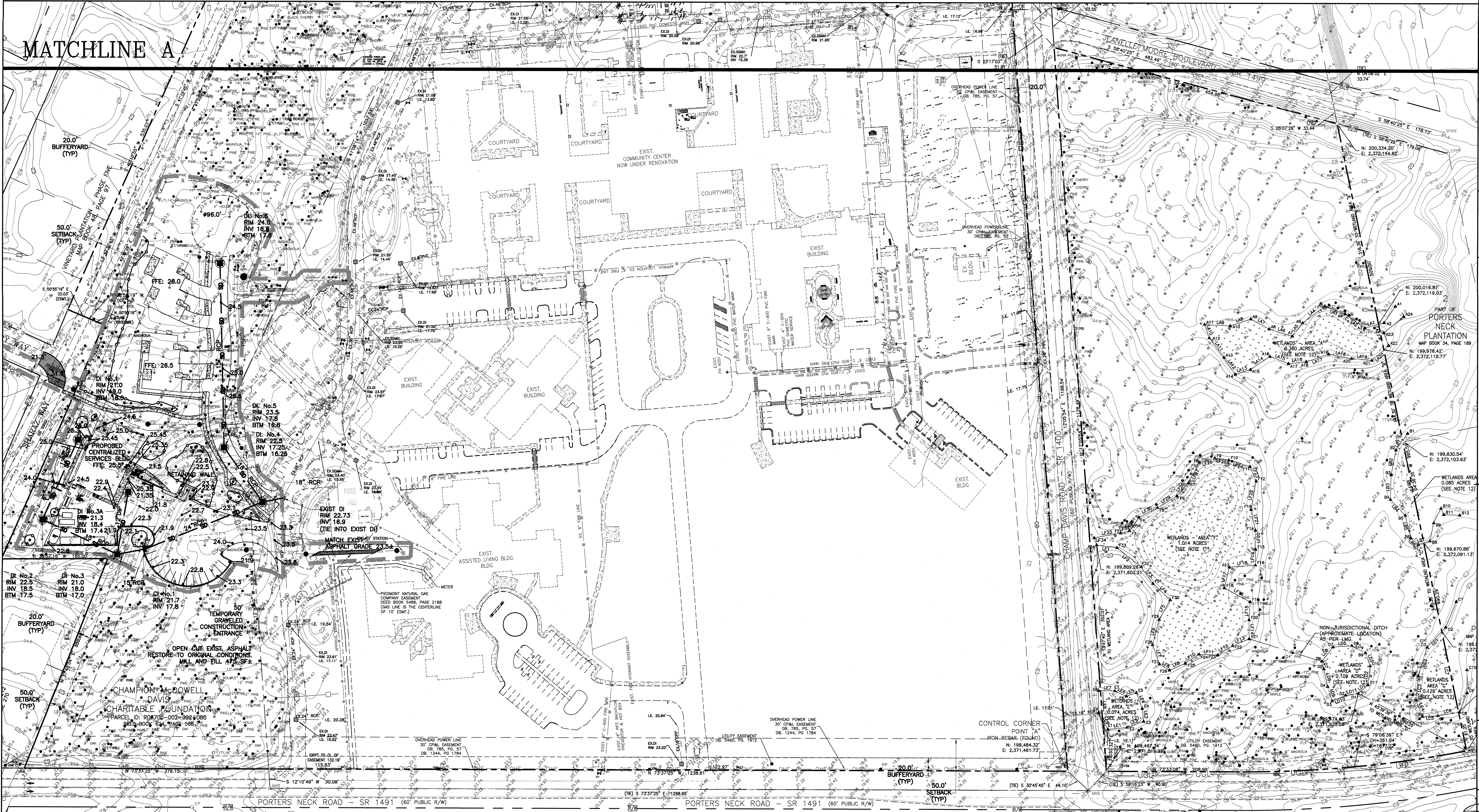


REVISIONS
[R1] 07-31-20 SITE REV FROM BMH, TRC
[R2] 09-10-20 REMOVE POND CLEARING AREA



JOB NUMBER
19020
DESIGN BY
PGT
DRAWN BY
EJW
DATE
07.07.2020
SHEET NUMBER
C6

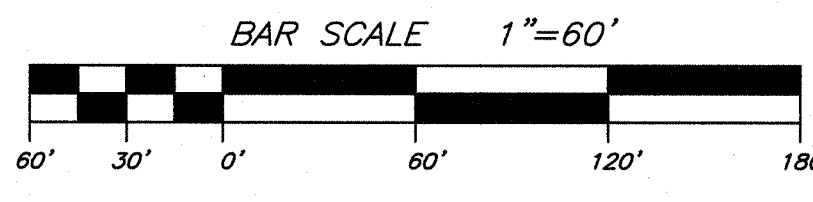
MATCHLINE A



Designer's Plan Certification:
"I hereby certify that this plan has been prepared in accordance with the latest New Hanover County Ordinances and Storm Water Design Manual."
Signature: Phillip G. Tripp, P.E.
Date: 1/13/24
Registration Number: 17374
SEAL

Property Owner Certification:
"I (We) hereby certify that I (we) am (are) the current owner of the property and that upon receipt of 'Authorization-To-Construct' any clearing, grading, construction or development, will be performed in accordance with this plan and that the applicable ordinances and rules of New Hanover County, the State of North Carolina and the Federal Government and its agencies which are hereby made part of this plan. As the owner, I (we) accept full responsibility for the construction and operation and maintenance of the proposed facilities. I (We) will not attempt to transfer of this responsibility without the written authorization of New Hanover County."
Signature: _____
Printed Name and Title: _____
Date: _____

- 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



LANTZ-BOGGIO
Architects & Interior Designers



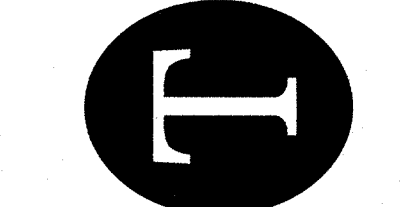
BOWMAN
MURRAY
HEMINGWAY

ARCHITECTS

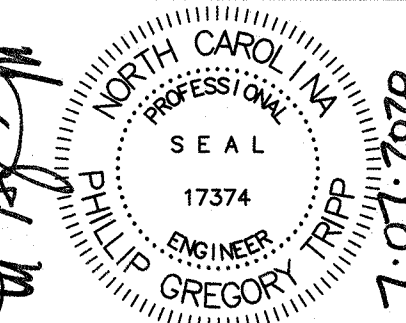
514 Market Street
Wilmington, NC 28401
Tel - (910) 762-2621
Fax - (910) 762-8506

GRADING, DRAINAGE, EROSION CONTROL
AND STORMWATER MANAGEMENT
The Davis Community PHASE ONE
The Independent Living Campus
1011 Porters Neck Road
Wilmington, NC 28411

TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631
© 2002 TRIPP ENGINEERING, P.C.
NC LICENSE NO. C-1427



REVISIONS
[R1] 07-31-20 SITE REV FROM BMH, TRC
[R2] 08-10-20 REMOVE COMMENTS
POND CLEARING AREA



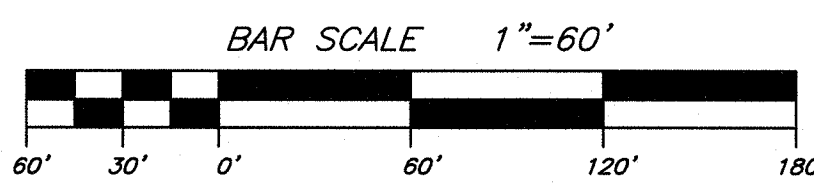
JOB NUMBER 19020
DESIGN BY PGT
DRAWN BY E/W
DATE 07.07.2020
SHEET NUMBER

C7



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



GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT
Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittees shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

STABILIZATION TIMEFRAMES (Show as 100%)		
SUB AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
Perimeter dikes, swales, ditches, slopes	7 days	None
High Quality Water (HQW) Zones	7 days	None
Slopes steeper than 3:1	7 days	8 days when 10" or less in length and are not deeper than 2.1, 14 days as allowed.
Slopes 2:1 or flatter	14 days	1 day for slopes greater than 2:1 in length.
All other areas with slopes flatter than 4:1	14 days	None, except for perimeter and HQW Zones.

*For Falls Lake watershed, in disturbed areas where grading activities are completed, provide temporary groundcover no later than seven (7) days for slopes steeper than 3:1; ten (10) days for slopes equal to or flatter than 3:1; fourteen (14) days for areas with no slope.

GROUND STABILIZATION SPECIFICATION
Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
<ul style="list-style-type: none"> Temporary grass seed covered with straw or other mulches and tackifiers Hydroseeding Roll-on erosion control products with or without temporary grass seed Appropriately applied straw or other mulch Plastic sheeting 	<ul style="list-style-type: none"> Permanent grass seed covered with straw or other mulches and tackifiers Geotextile fabrics such as permanent soil reinforcement matting Hydroseeding Shrub or other permanent plantings covered with mulch Uniform and evenly distributed ground cover sufficient to restrain erosion Structural methods such as concrete, asphalt or retaining walls

- POLYACRYLAMIDES (PAMS) AND FLOCCULANTS**
- Select flocculants that are appropriate for the soils being exposed during construction, selecting from the NC DWR List of Approved PAMS/Flocculants.
 - Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
 - Apply flocculants at the concentrations specified in the NC DWR List of Approved PAMS/Flocculants and in accordance with the manufacturer's instructions.
 - Provide ponding area for containment of treated Stormwater before discharging offsite.
 - Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.



NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 03/01/19

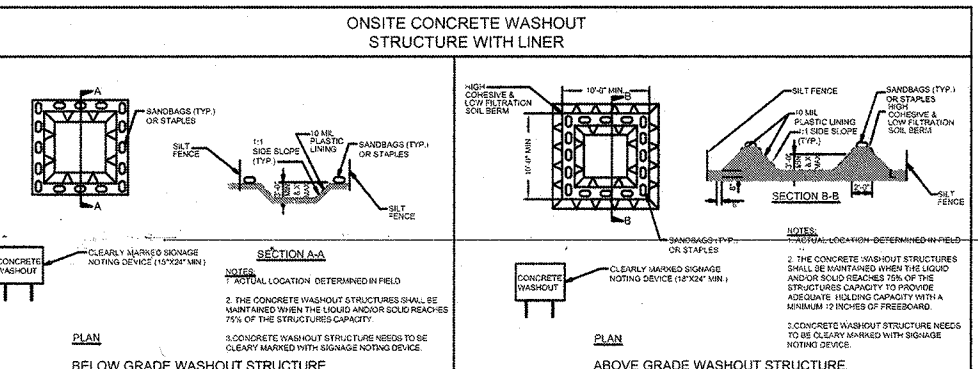
- EQUIPMENT AND VEHICLE MAINTENANCE**
- Maintain vehicles and equipment to prevent discharge of fluids.
 - Provide drip pans under any stored equipment.
 - Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
 - Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
 - Remove leaking vehicles and construction equipment from service until the problem has been corrected.
 - Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

- LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE**
- Never bury or burn waste. Place litter and debris in approved waste containers.
 - Provide a sufficient number of waste containers on site to manage the quantity of waste produced.
 - Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
 - Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
 - Cover waste containers at the end of each workday and before storm events. Repair or replace damaged waste containers.
 - Anchor all lightweight items in waste containers during times of high winds.
 - Empty waste containers as needed to prevent overflow.
 - Dispose waste off-site at an approved disposal facility.

- PAINT AND OTHER LIQUID WASTE**
- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
 - Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
 - Contain liquid wastes in a controlled area.
 - Containment must be labeled, sealed and placed appropriately for the needs of site.
 - Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

- PORABLE TOILETS**
- Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on well drained pad and surround with concrete or other permanent structure.
 - Provide staging or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
 - Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

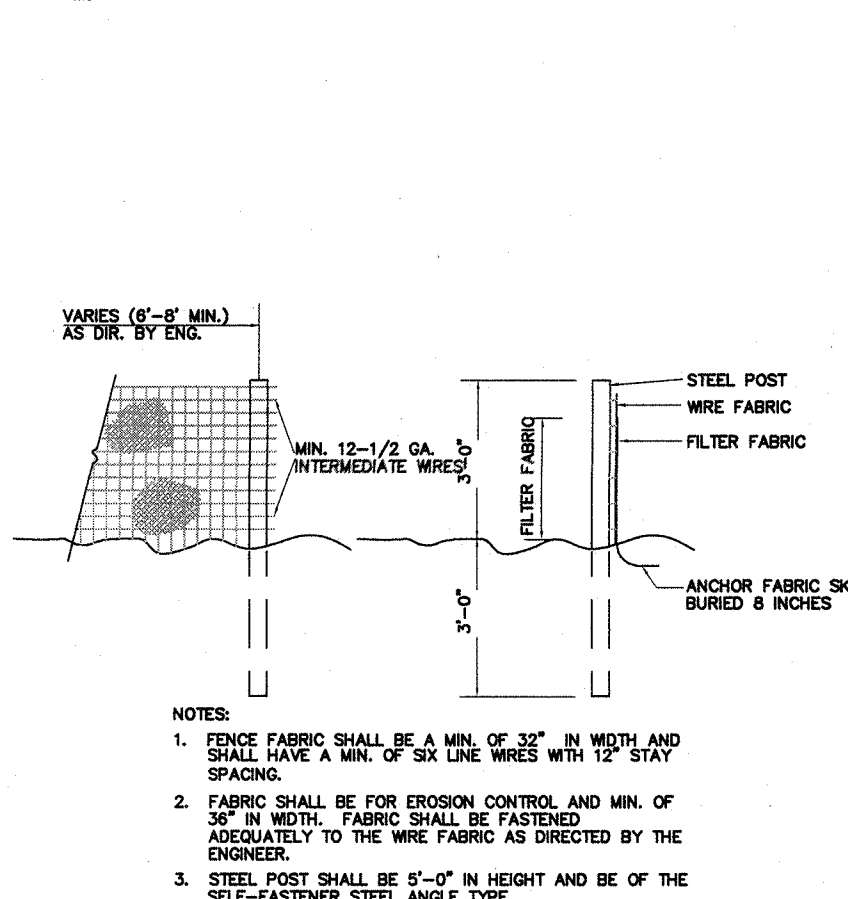
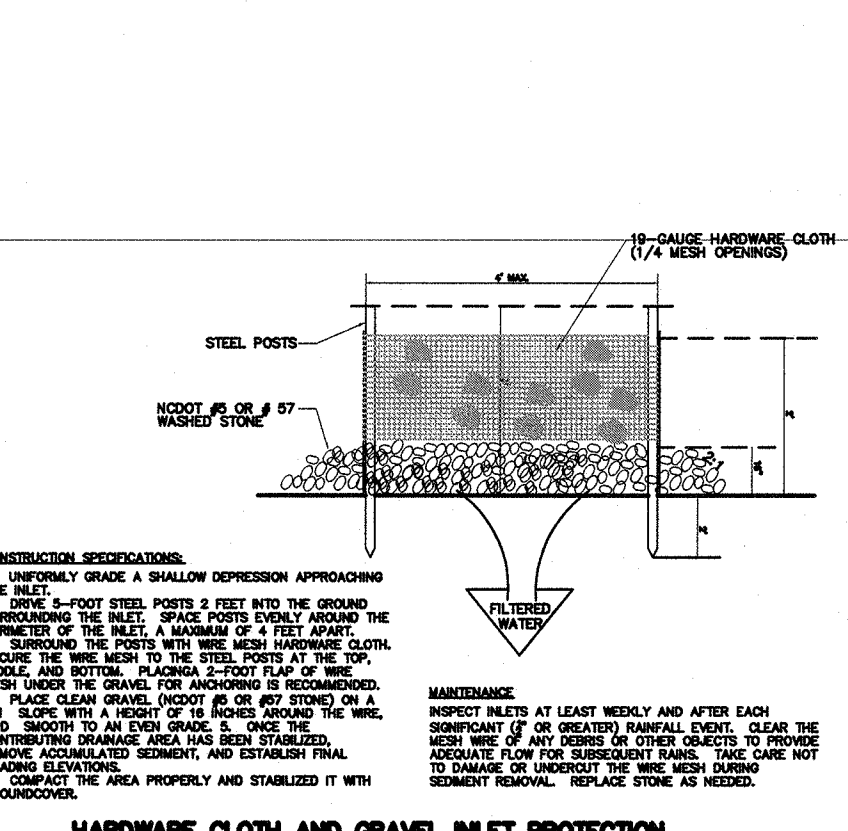
- EARTHEN STOCKPILE MANAGEMENT**
- Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment control, and surface waters unless no other alternatives are reasonably available.
 - Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
 - Provide stable stone access point when feasible.
 - Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



- CONCRETE WASHOUTS**
- Do not discharge concrete or cement slurry from the site.
 - Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
 - Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on an impervious barrier and within 10 feet perimeter silt fence.
 - Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
 - Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
 - Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlets closest to the washout which could receive spills or overflow.
 - Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional control may be required by the approving authority.
 - Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
 - Remove savings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, and bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
 - At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

- HERBICIDES, PESTICIDES AND RODENTICIDES**
- Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
 - Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
 - Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
 - Do not stockpile these materials onsite.

- HAZARDOUS AND TOXIC WASTE**
- Create designated hazardous waste collection areas on-site.
 - Place hazardous waste containers under cover or in secondary containment.
 - Do not store hazardous chemicals, drums or bagged materials directly on the ground.



TEMPORARY SILT FENCE

TEMPORARY SEEDING SPECIFICATION	SEEDING MIXTURE	RATE (lb/acre)
SEEDS		
LATE WINTER / EARLY SPRING	Perennial seed mix (Oats in Piedmont and Coastal Plain, Corn in Mountains)	50
SUMMER	Annual seed mix (Soybeans, Corn, Sorghum, etc.)	1
FALL	Perennial seed mix (Oats in Piedmont and Coastal Plain, Corn in Mountains)	40
LATE WINTER / EARLY SPRING	Perennial seed mix (Oats in Piedmont and Coastal Plain, Corn in Mountains)	50
SUMMER	Annual seed mix (Soybeans, Corn, Sorghum, etc.)	1
FALL	Perennial seed mix (Oats in Piedmont and Coastal Plain, Corn in Mountains)	40

PERMANENT GRASSING DETAIL	SEEDING MIXTURE	RATE (lb/acre)
SEEDS		
SPRING / SUMMER	Perennial seed mix (Oats in Piedmont and Coastal Plain, Corn in Mountains)	50
FALL	Perennial seed mix (Oats in Piedmont and Coastal Plain, Corn in Mountains)	40
LATE WINTER / EARLY SPRING	Perennial seed mix (Oats in Piedmont and Coastal Plain, Corn in Mountains)	50
SUMMER	Annual seed mix (Soybeans, Corn, Sorghum, etc.)	1
FALL	Perennial seed mix (Oats in Piedmont and Coastal Plain, Corn in Mountains)	40

SITE AREA DESCRIPTION	STABILIZATION TIMEFRAME	TIMEFRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES, AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH
ALL OTHER AREAS FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR SLOPES GREATER THAN 50 FEET IN LENGTH AND HOW ZONES)

NPDES GROUND STABILIZATION CRITERIA

- SITE POLLUTANTS NOTES**
- LOCATE AREAS DEDICATED FOR MANAGEMENT OF LAND CLEARING AND DEMOLITION DEBRIS, CONSTRUCTION AND DOMESTIC WASTE, AND HAZARDOUS OR TOXIC WASTE. THIS LOCATION SHALL BE AT LEAST 50' AWAY FROM STORM DRAIN INLETS AND SURFACE WATERS UNLESS IT CAN BE SHOWN THAT NO OTHER ALTERNATIVES ARE REASONABLY AVAILABLE.
 - DUMPING OF PAINT OR OTHER LIQUID BUILDING MATERIAL WASTES IN STORM DRAINS IS PROHIBITED.
 - LITTER AND SANITARY WASTE - THE PERMITTEE SHALL CONTROL THE MANAGEMENT AND DISPOSAL OF LITTER AND SANITARY WASTE FROM THE SITE.
 - LOCATE EARTH-MAINTAINED STOCKPILE AREAS AT LEAST 50' AWAY FROM STORM DRAIN INLETS AND SURFACE WATERS UNLESS IT CAN BE SHOWN THAT NO OTHER ALTERNATIVES ARE REASONABLY AVAILABLE.
 - CONCRETE MATERIALS DUSTS, INCLUDING EXCESS CONCRETE, MUST BE CONTROLLED AND MANAGED TO AVOID CONTACT WITH SURFACE WATERS, WETLANDS OR BUFFERS. NO CONCRETE OR CEMENT SLURRY SHALL BE DISCHARGED FROM THE SITE.
 - ANY HAZARDOUS CONCRETE RESIDUE WILL BE DISPOSED OF, OR RECYCLED ON SITE, IN ACCORDANCE WITH LOCAL AND STATE SOLID WASTE REGULATIONS.
 - SOIL STABILIZATION SHALL BE ACHIEVED ON ANY AREA OF A SITE WHERE LAND-DISTURBING ACTIVITIES ARE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:
 - ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1 HORIZONTAL, TO 1 VERTICAL, 2:1:1 SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 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 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
 - SOIL STABILIZATION SHALL BE ACHIEVED ON ANY AREA OF A SITE WHERE LAND-DISTURBING ACTIVITIES ARE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:
 - ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1 HORIZONTAL, TO 1 VERTICAL, 2:1:1 SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 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 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
 - SOIL STABILIZATION SHALL BE ACHIEVED ON ANY AREA OF A SITE WHERE LAND-DISTURBING ACTIVITIES ARE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:
 - ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1 HORIZONTAL, TO 1 VERTICAL, 2:1:1 SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 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 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

SECTION A: SELF-INSPECTION, RECORDKEEPING AND REPORTING

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include (40 CFR 122.41)
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those unattended days (and this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-measuring device approved by the Division.
(2) E&S Measures	At least once per 7 calendar days and within 24 hours of a rain event > 1.0 inch in 24 hours	1. Identification of the measures inspected. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Indication of whether the measures were operating properly. 5. Description of maintenance needs for the measure. 6. Corrective actions taken, and 7. Date of action taken.
(3) Stormwater discharge outlets (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event > 1.0 inch in 24 hours	1. Identification of the discharge outlets inspected. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration. 5. Indicators of visible sediment leaving the site. 6. Evidence of indicators of sedimentation, and 7. Date of action taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event > 1.0 inch in 24 hours	1. Evidence of sedimentation is found outside site limits, then a record of the following shall be made: a. Actions taken to clean up or stabilize the sediment that has left the site limits. b. Date of action taken, and c. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands outside of or off-site (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event > 1.0 inch in 24 hours	1. If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: a. Actions taken to clean up or stabilize the sediment that has left the site limits. b. Date of action taken, and c. An explanation as to the actions taken to control future releases.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.



NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 03/01/19

SECTION B: RECORDKEEPING

1. E&S Plan Documentation

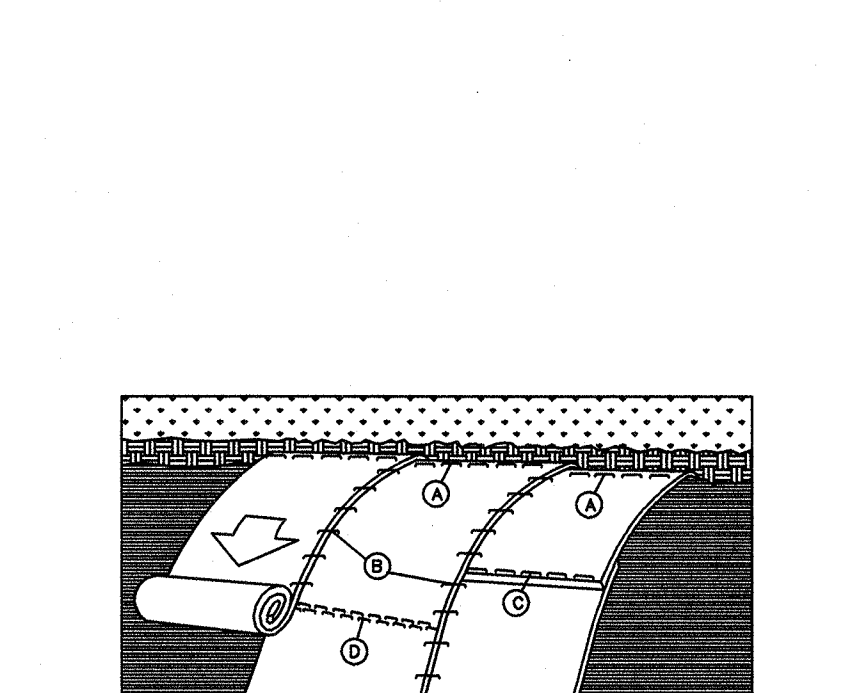
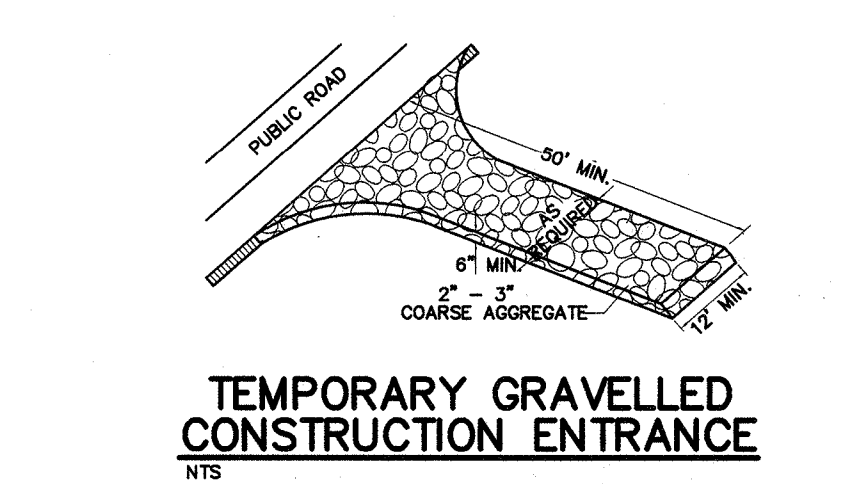
The approved E&S plan as well as any approved deviation shall be kept on the site. The approved E&S plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&S plan shall be documented in the manner described:

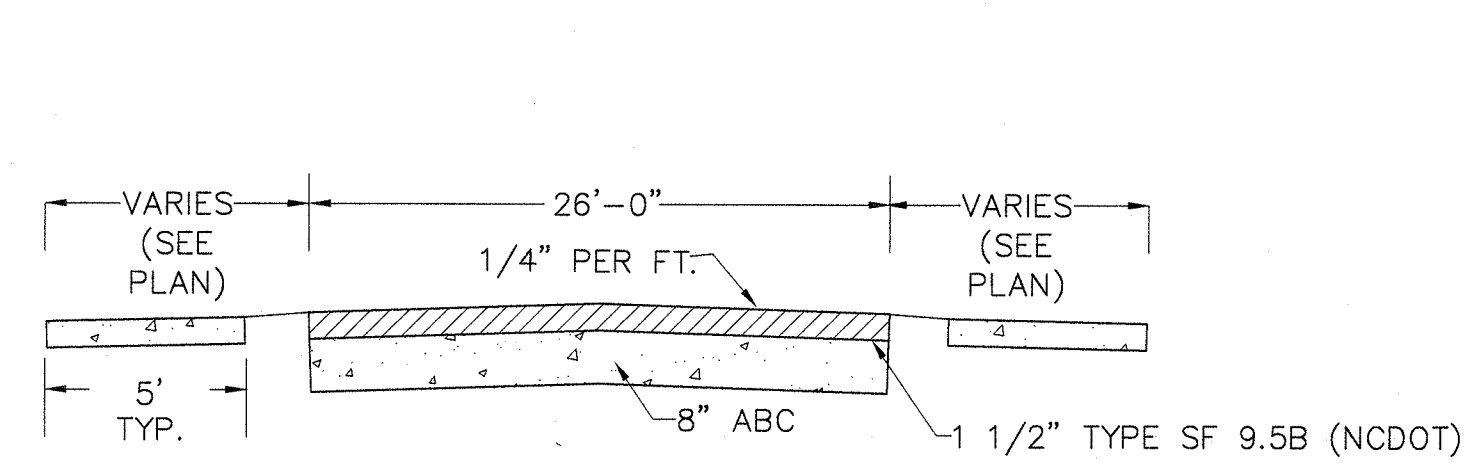
Item to Document	Documentation Requirements
(a) Each E&S Measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&S Plan.	Initial and date each E&S Measure on a copy of the approved E&S Plan or complete, date and sign an inspection report that lists each E&S Measure shown on the approved E&S Plan. This documentation is required upon the initial installation of the E&S Measures or if the E&S Measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&S Plan or complete, date and sign an inspection report that lists each E&S Measure shown on the approved E&S Plan. This documentation is required upon the completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&S Plan.	Initial and date a copy of the approved E&S Plan or complete, date and sign an inspection report that lists each E&S Measure shown on the approved E&S Plan. This documentation is required upon the completion of the construction phase.
(d) The maintenance and repair requirements for all E&S Measures have been performed.	Complete, date and sign an inspection report that lists each E&S Measure shown on the approved E&S Plan. This documentation is required upon the completion of the construction phase.
(e) Corrective actions have been taken to E&S Measures.	Initial and date a copy of the approved E&S Plan or complete, date and sign an inspection report that lists each E&S Measure shown on the approved E&S Plan. This documentation is required upon the completion of the construction phase.

This general permit as well as the certificate of coverage, after it is received.

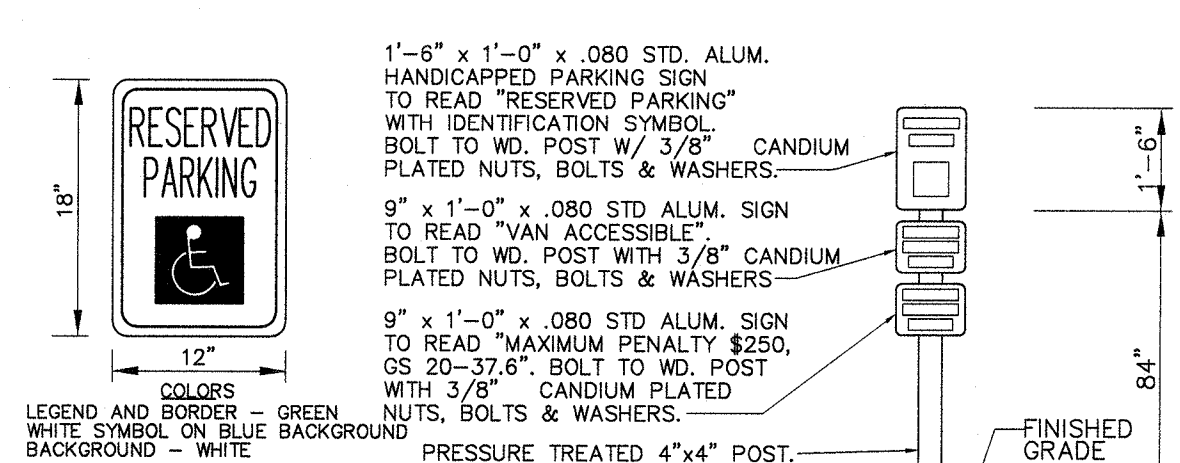
- Records of inspections made during the previous 30 days. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically available records in lieu of the required paper copies will be allowed if steps to provide equal access and utility of the hard-copy records.
- All data used to complete the Notice of Intent and other inspection records shall be maintained for a period of three years after project completion and made available upon request. (40 CFR 122.41)

- SECTION C: REPORTING**
- 1. Occurrences that must be reported**
- Permittees shall report the following occurrences:
- Visible sediment deposition in a stream or wetland.
 - Oil spills if:
 - They are 25 gallons or more.
 - They are less than 25 gallons but cannot be cleaned up within 24 hours.
 - They cause sheen on surface waters (regardless of volume), or
 - They are within 100 feet of surface waters (regardless of volume).
 - Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 112.3 and 40 CFR 117.3) or Section 102 of EPCRA (Ref: 40 CFR 302.4) or G.S. 143-215.85.
 - Anticipated bypasses and unanticipated bypasses.
 - Noncompliance with the conditions of this permit that may endanger health or the environment.
- 2. Reporting Timeframes and Other Requirements**
- After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Division's Emergency Response personnel at (800) 662-7956, (800) 859-0366 or (919) 733-3300.
- | Occurrence | Reporting Timeframes (After Discovery) and Other Requirements |
|--|--|
| (a) Visible sediment deposition in a stream or wetland | <ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that contains a description of the deposition and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. If the stream is named on the NC 383(L) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired waters conditions. |
| (b) Oil spills and releases | <ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that contains a description of the spill or release, volume and location of the spill or release. |
| (c) Anticipated bypasses | <ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that includes an evaluation of the quality and effect of the bypass. |
| (d) Noncompliance with the conditions of this permit that may endanger health or the environment | <ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that contains a description of the noncompliance, and its causes (the extent of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue, and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. (40 CFR 122.41)(6). Division staff may waive the requirement for a written report on a case-by-case basis. |

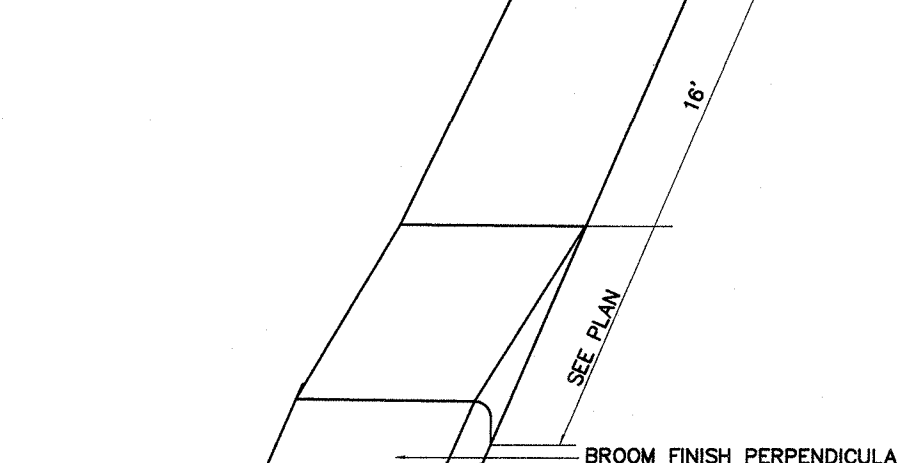




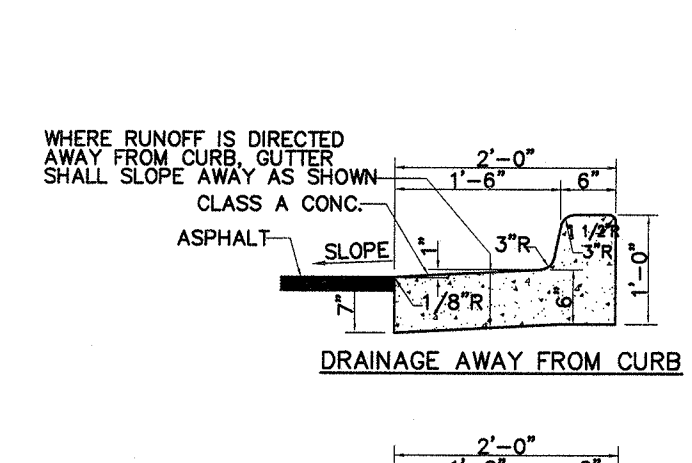
STREET CROSS-SECTION
NTS



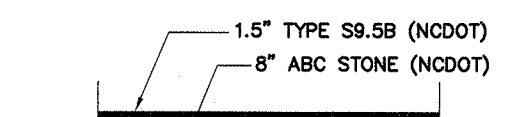
TYPICAL HANDICAPPED SIGN DETAIL
NTS



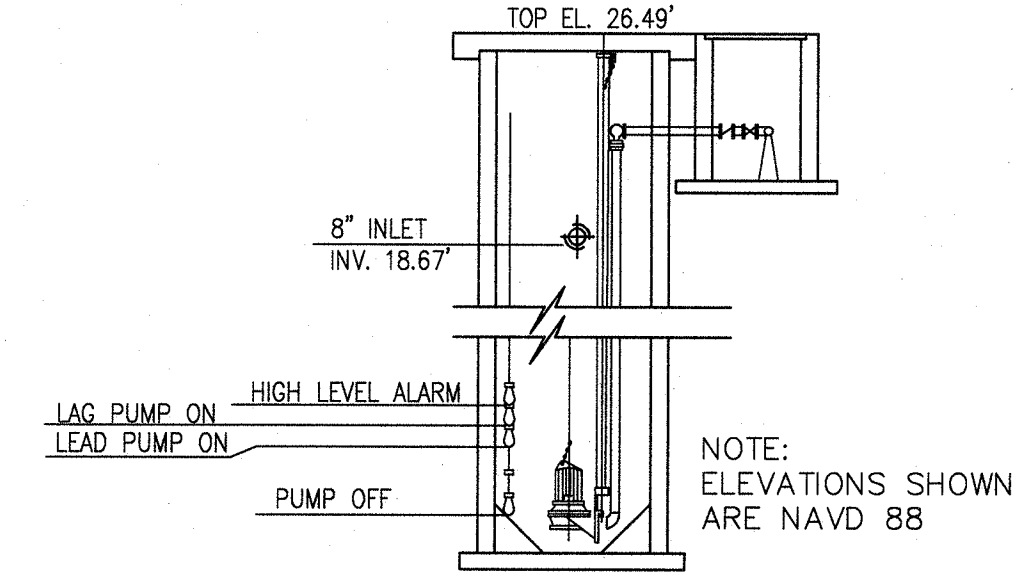
SIDEWALK AND WHEEL CHAIR RAMP DETAIL
NTS



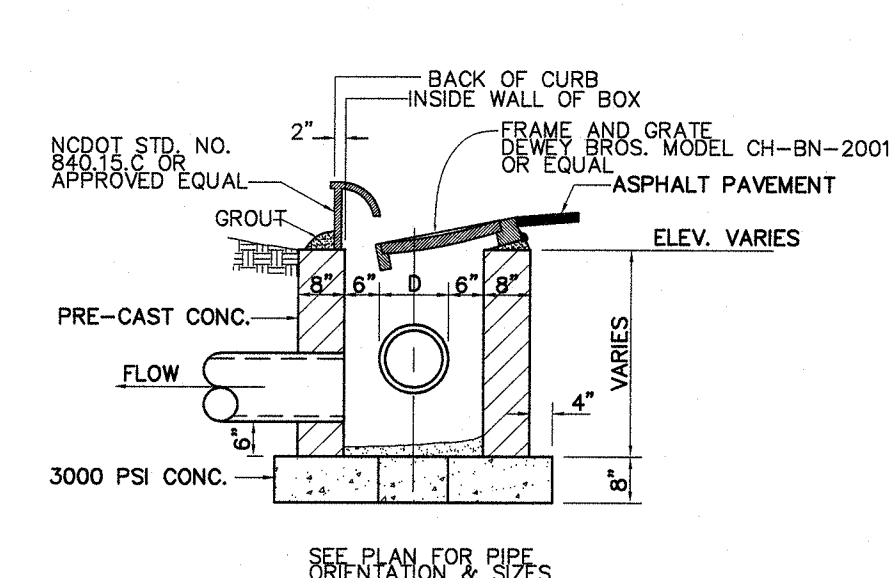
CURB SECTION
NTS



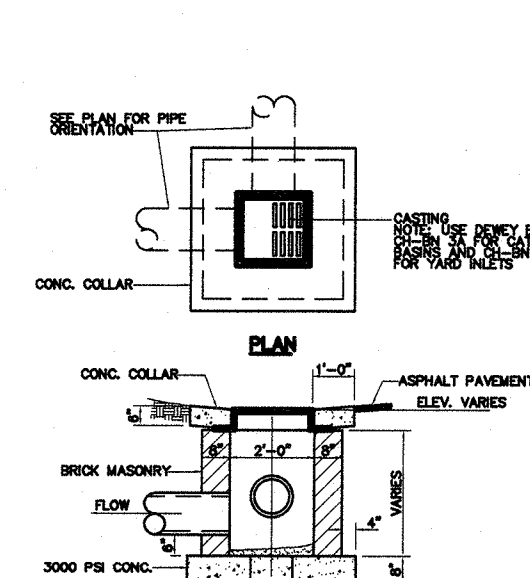
PAVEMENT SECTION
NTS



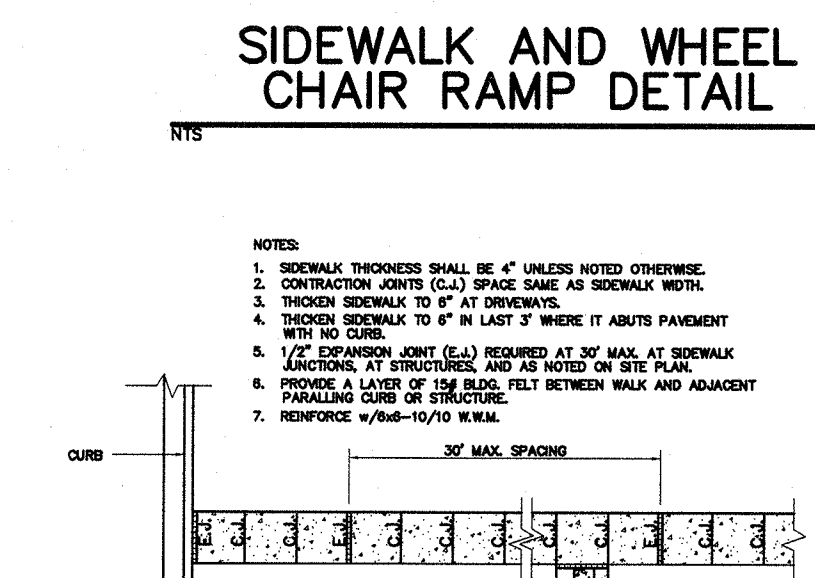
EXISTING LIFT STATION DETAIL
NTS



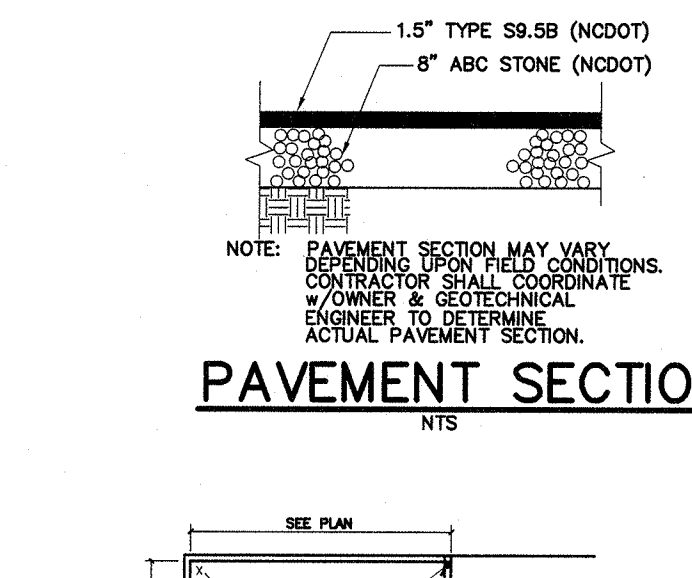
CURB INLET DETAIL
NTS



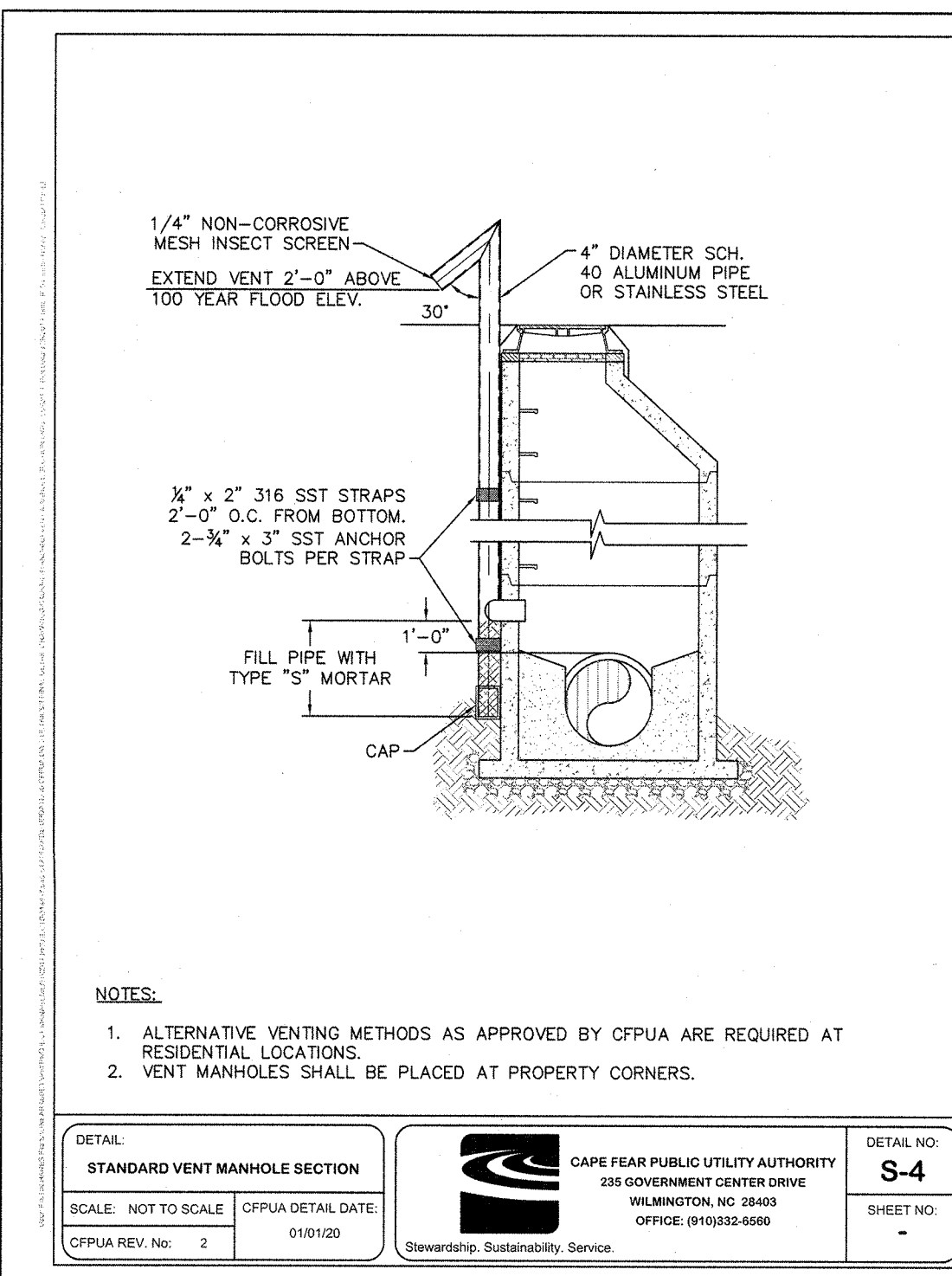
DROP INLET DETAIL
NTS



SIDEWALK JOINT DETAILS
NTS

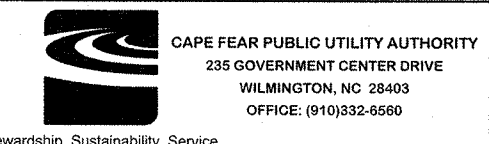


DUMPSTER FENCE DETAIL
NTS

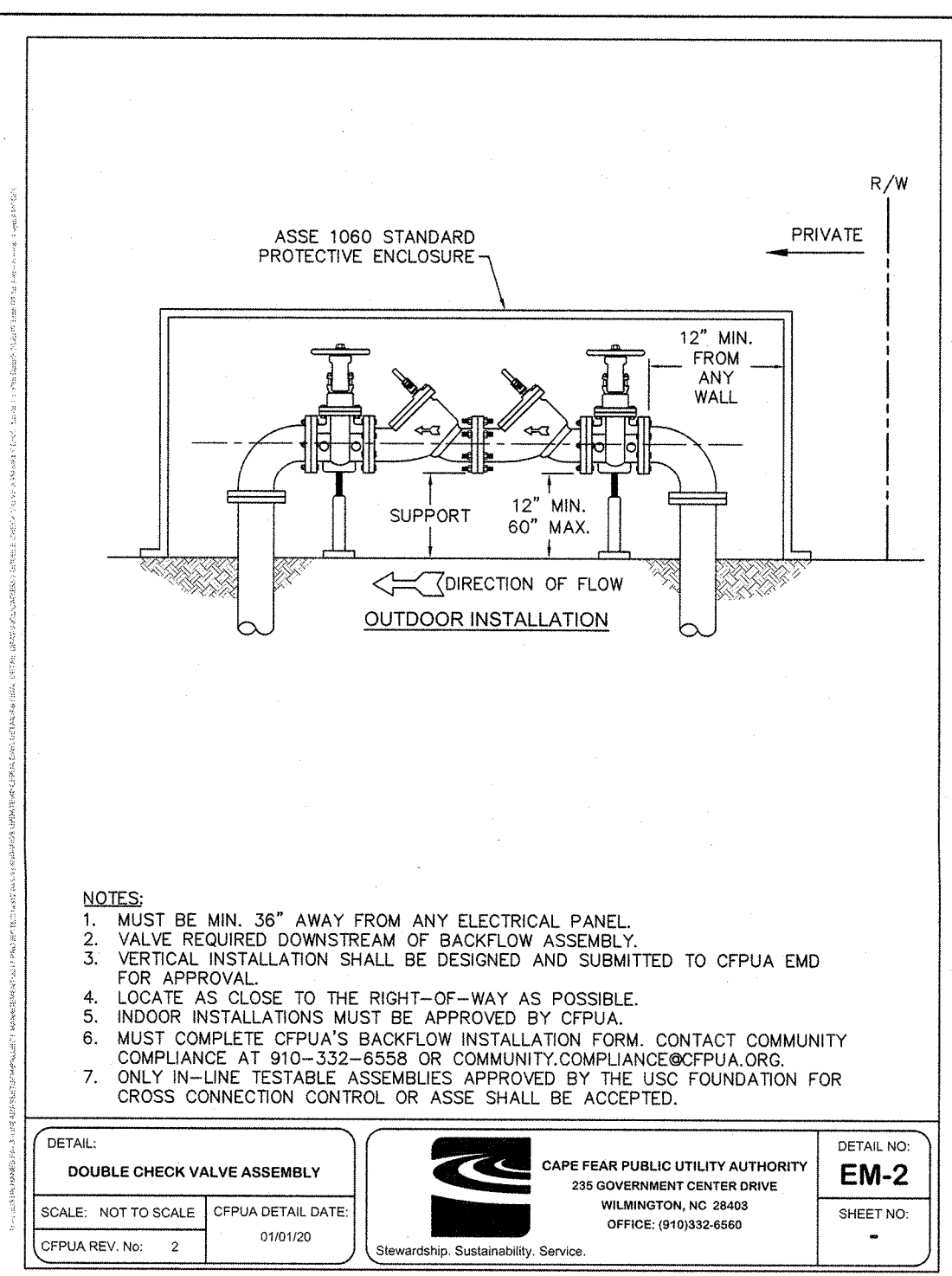


- NOTES:**
1. ALTERNATIVE VENTING METHODS AS APPROVED BY CPFA ARE REQUIRED AT RESIDENTIAL LOCATIONS.
 2. VENT MANHOLES SHALL BE PLACED AT PROPERTY CORNERS.

DETAIL: STANDARD VENT MANHOLE SECTION
SCALE: NOT TO SCALE CPFA DETAIL DATE: 01/01/20
CPFA REV. NO. 2

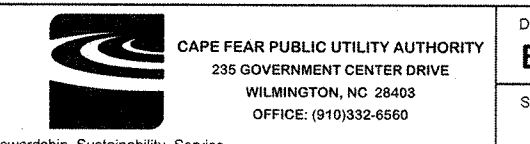


CAPE FEAR PUBLIC UTILITY AUTHORITY
235 GOVERNMENT CENTER DRIVE
WILMINGTON, NC 28403
OFFICE: (910)332-6550

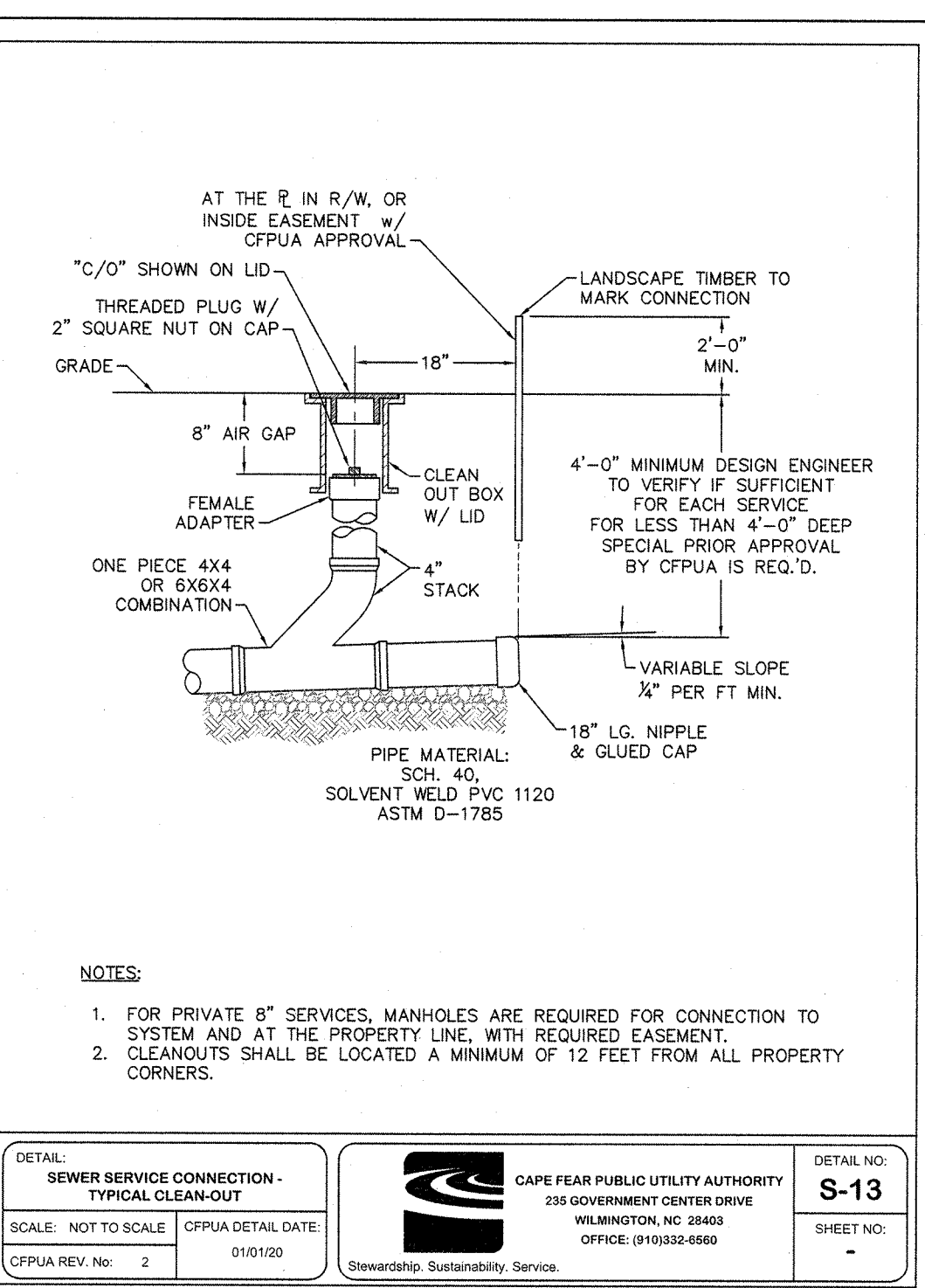


- NOTES:**
1. MUST BE MIN. 36" AWAY FROM ANY ELECTRICAL PANEL.
 2. VALVE REQUIRED DOWNSTREAM OF BACKFLOW ASSEMBLY.
 3. VERTICAL INSTALLATION SHALL BE DESIGNED AND SUBMITTED TO CPFA FOR APPROVAL.
 4. LOCATE AS CLOSE TO THE RIGHT-OF-WAY AS POSSIBLE.
 5. INDOOR INSTALLATIONS MUST BE APPROVED BY CPFA.
 6. MUST COMPLETE CPFA'S BACKFLOW INSTALLATION FORM. CONTACT COMMUNITY COMPLAINTS AT 800-333-6550 OR COMMUNITY COMPLAINTS@CPFA.ORG.
 7. ONLY IN-LINE TESTABLE ASSEMBLIES APPROVED BY THE USE FOUNDATION FOR CROSS CONNECTION CONTROL OR ASSE SHALL BE ACCEPTED.

DETAIL: DOUBLE CHECK VALVE ASSEMBLY
SCALE: NOT TO SCALE CPFA DETAIL DATE: 01/01/20
CPFA REV. NO. 2

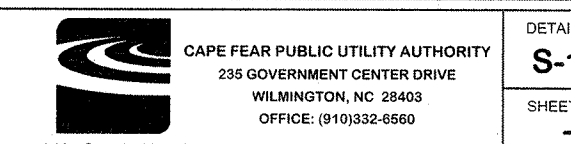


CAPE FEAR PUBLIC UTILITY AUTHORITY
235 GOVERNMENT CENTER DRIVE
WILMINGTON, NC 28403
OFFICE: (910)332-6550

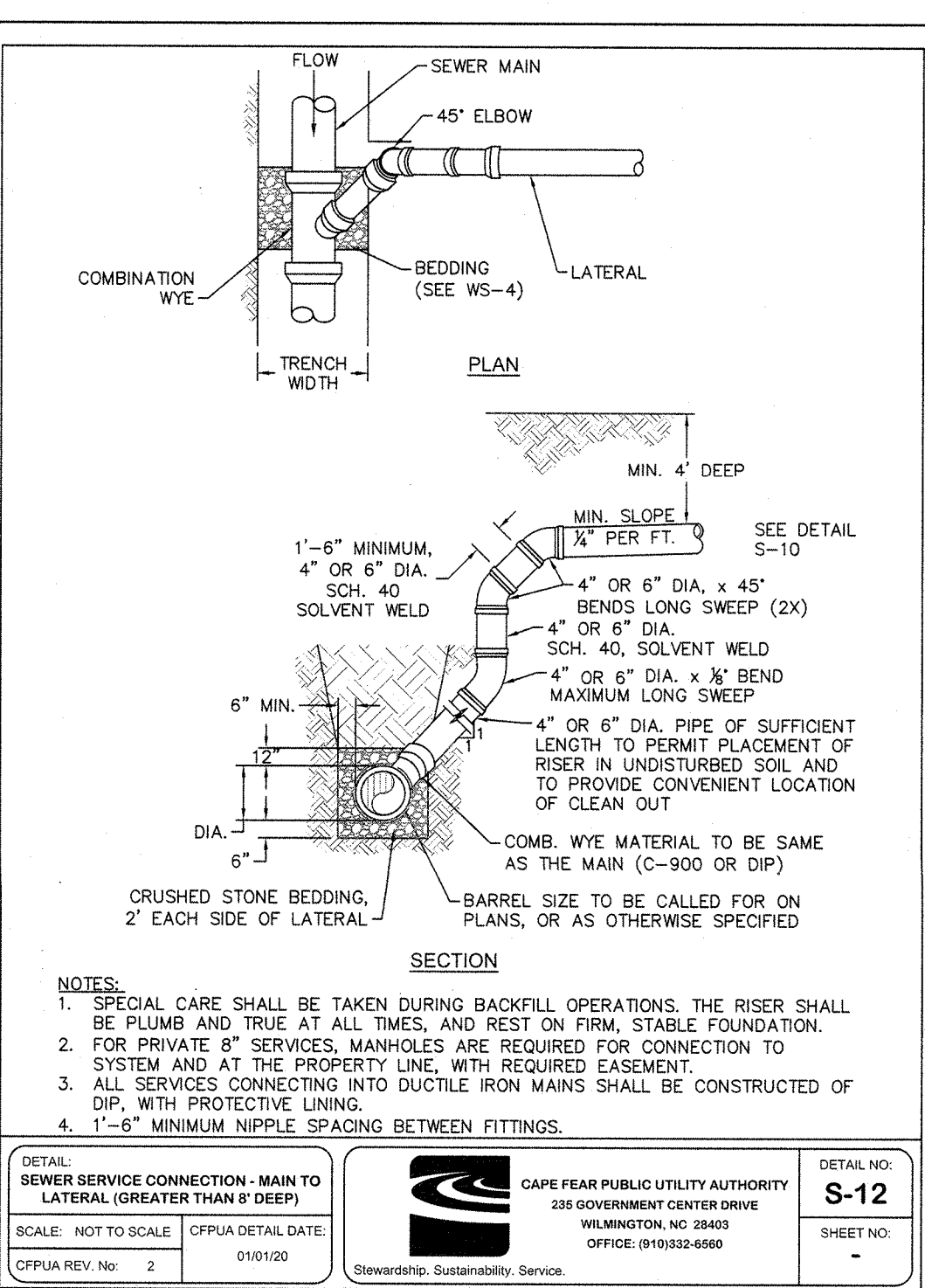


- NOTES:**
1. FOR PRIVATE 8" SERVICES, MANHOLES ARE REQUIRED FOR CONNECTION TO SYSTEM AND AT THE PROPERTY LINE, WITH REQUIRED EASEMENT.
 2. CLEANOUTS SHALL BE LOCATED A MINIMUM OF 12 FEET FROM ALL PROPERTY CORNERS.

DETAIL: SEWER SERVICE CONNECTION
SCALE: NOT TO SCALE CPFA DETAIL DATE: 01/01/20
CPFA REV. NO. 2

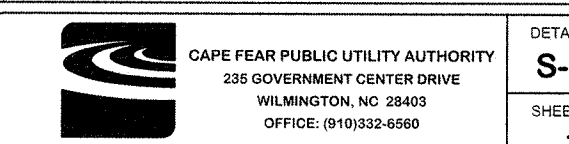


CAPE FEAR PUBLIC UTILITY AUTHORITY
235 GOVERNMENT CENTER DRIVE
WILMINGTON, NC 28403
OFFICE: (910)332-6550

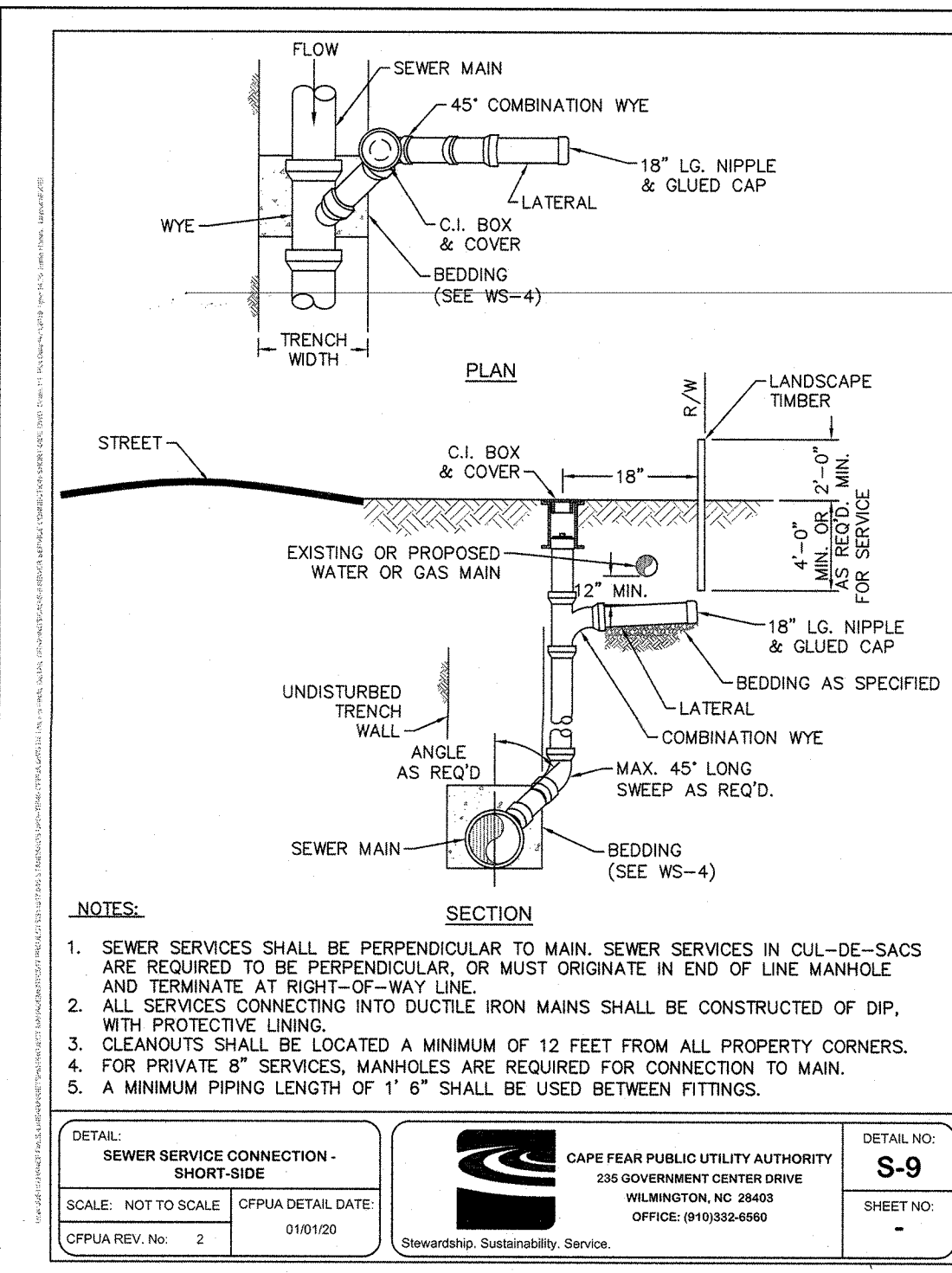


- NOTES:**
1. SPECIAL CARE SHALL BE TAKEN DURING BACKFILL OPERATIONS: THE RISER SHALL BE PLUMB AND TRUE AT ALL TIMES, AND REST ON FIRM, STABLE FOUNDATION.
 2. FOR PRIVATE 8" SERVICES, MANHOLES ARE REQUIRED FOR CONNECTION TO SYSTEM AND AT THE PROPERTY LINE, WITH REQUIRED EASEMENT.
 3. ALL SERVICES CONNECTING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF DIP, WITH PROTECTIVE LINING.
 4. 1"-6" MINIMUM NIPPLE SPACING BETWEEN FITTINGS.

DETAIL: SEWER SERVICE CONNECTION - MAIN TO LATERAL
SCALE: NOT TO SCALE CPFA DETAIL DATE: 01/01/20
CPFA REV. NO. 2

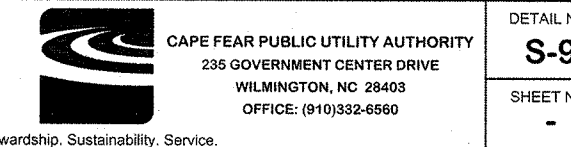


CAPE FEAR PUBLIC UTILITY AUTHORITY
235 GOVERNMENT CENTER DRIVE
WILMINGTON, NC 28403
OFFICE: (910)332-6550

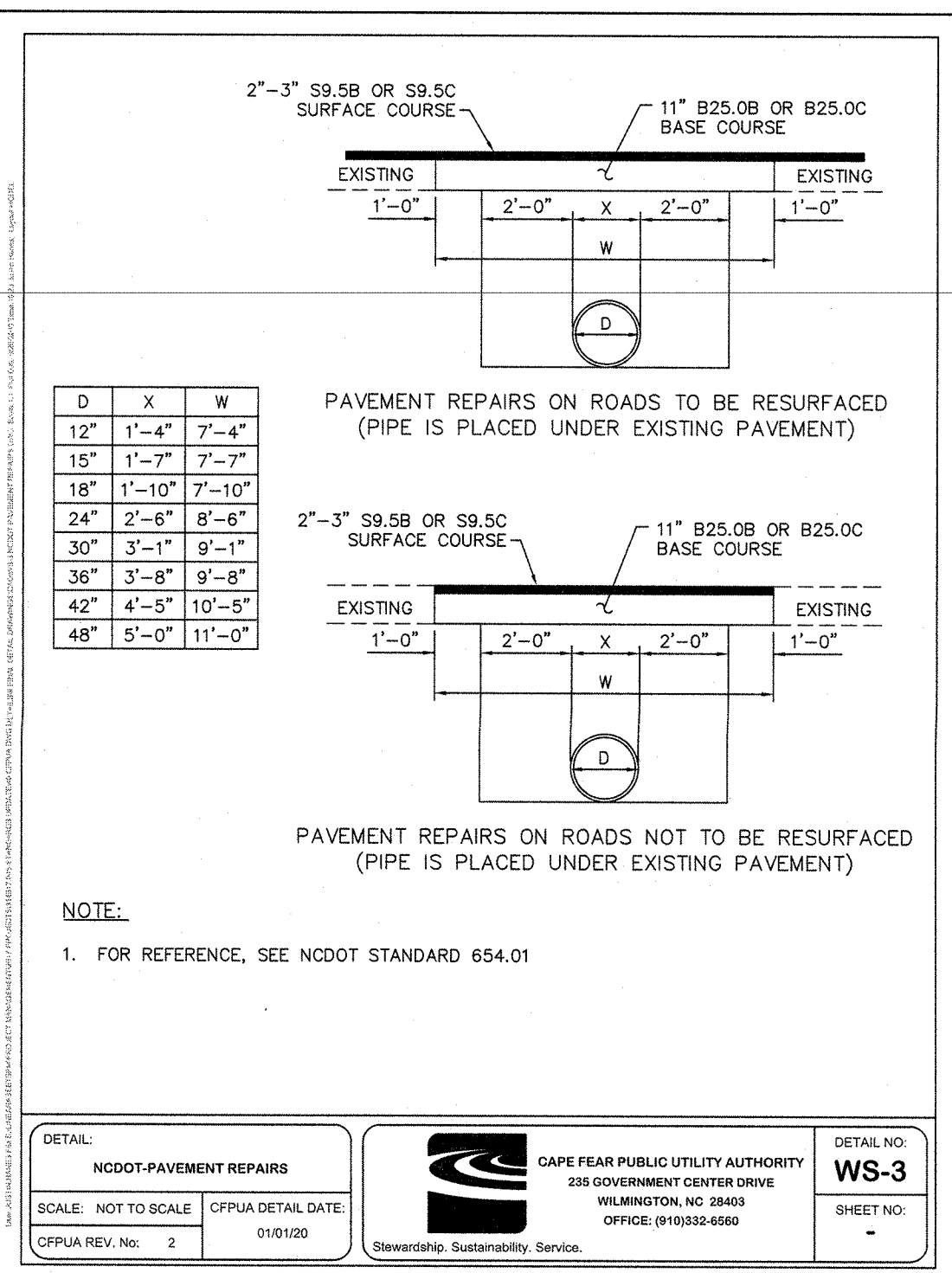


- NOTES:**
1. SEWER SERVICES SHALL BE PERPENDICULAR TO MAIN. SEWER SERVICES IN CUL-DE-SACS ARE REQUIRED TO BE PERPENDICULAR, OR MUST ORIGINATE IN END OF LINE MANHOLE AND TERMINATE AT RIGHT-OF-WAY LINE.
 2. ALL SERVICES CONNECTING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF DIP, WITH PROTECTIVE LINING.
 3. CLEANOUTS SHALL BE LOCATED A MINIMUM OF 12 FEET FROM ALL PROPERTY CORNERS.
 4. FOR PRIVATE 8" SERVICES, MANHOLES ARE REQUIRED FOR CONNECTION TO MAIN.
 5. A MINIMUM PIPING LENGTH OF 1' 6" SHALL BE USED BETWEEN FITTINGS.

DETAIL: SEWER SERVICE CONNECTION - SHORT-ROD
SCALE: NOT TO SCALE CPFA DETAIL DATE: 01/01/20
CPFA REV. NO. 2

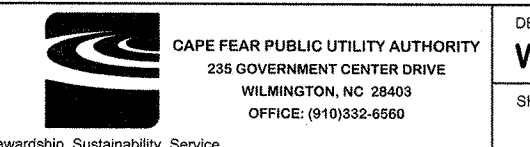


CAPE FEAR PUBLIC UTILITY AUTHORITY
235 GOVERNMENT CENTER DRIVE
WILMINGTON, NC 28403
OFFICE: (910)332-6550

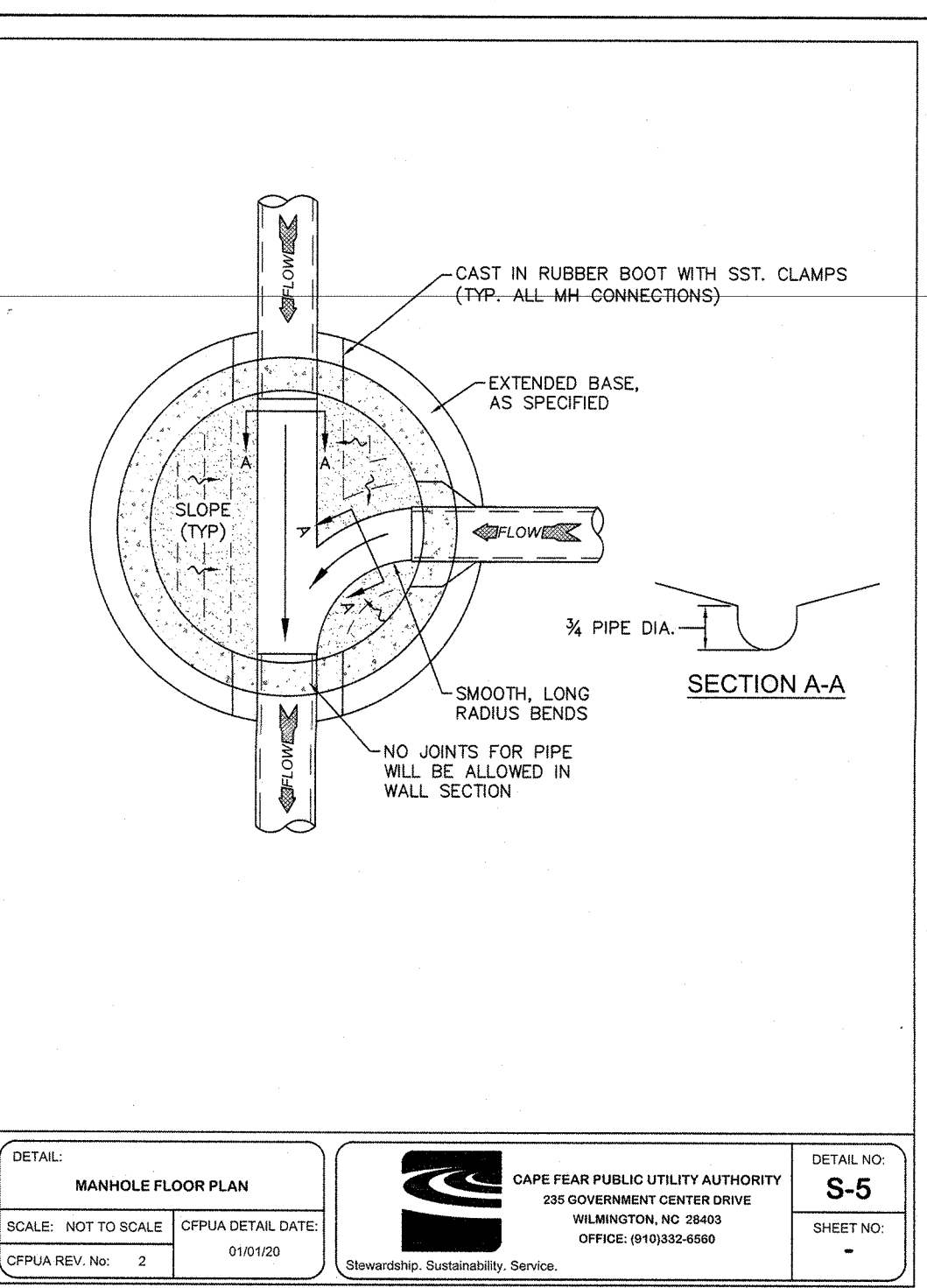


- NOTE:**
1. FOR REFERENCE, SEE NC DOT STANDARD 654-01

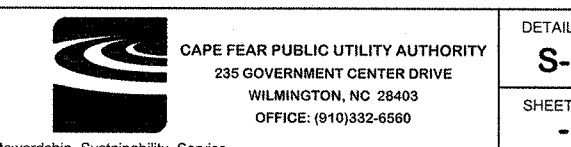
DETAIL: PAVEMENT REPAIRS ON ROADS TO BE RESURFACED
SCALE: NOT TO SCALE CPFA DETAIL DATE: 01/01/20
CPFA REV. NO. 2



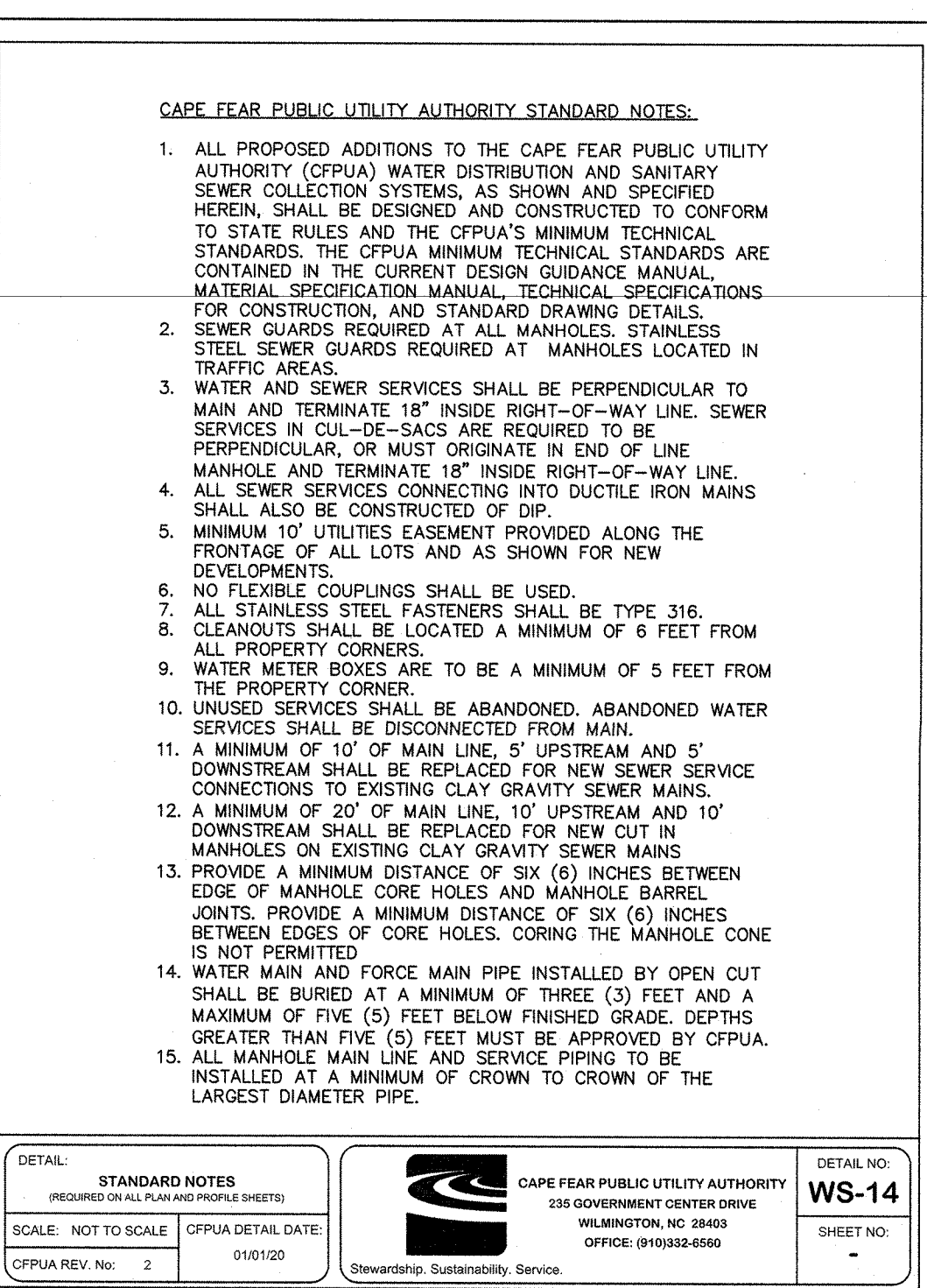
CAPE FEAR PUBLIC UTILITY AUTHORITY
235 GOVERNMENT CENTER DRIVE
WILMINGTON, NC 28403
OFFICE: (910)332-6550



DETAIL: MANHOLE FLOOR PLAN
SCALE: NOT TO SCALE CPFA DETAIL DATE: 01/01/20
CPFA REV. NO. 2

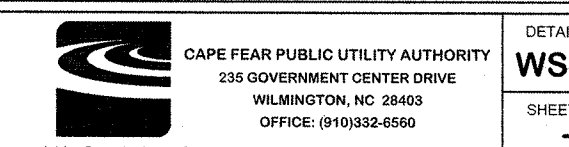


CAPE FEAR PUBLIC UTILITY AUTHORITY
235 GOVERNMENT CENTER DRIVE
WILMINGTON, NC 28403
OFFICE: (910)332-6550

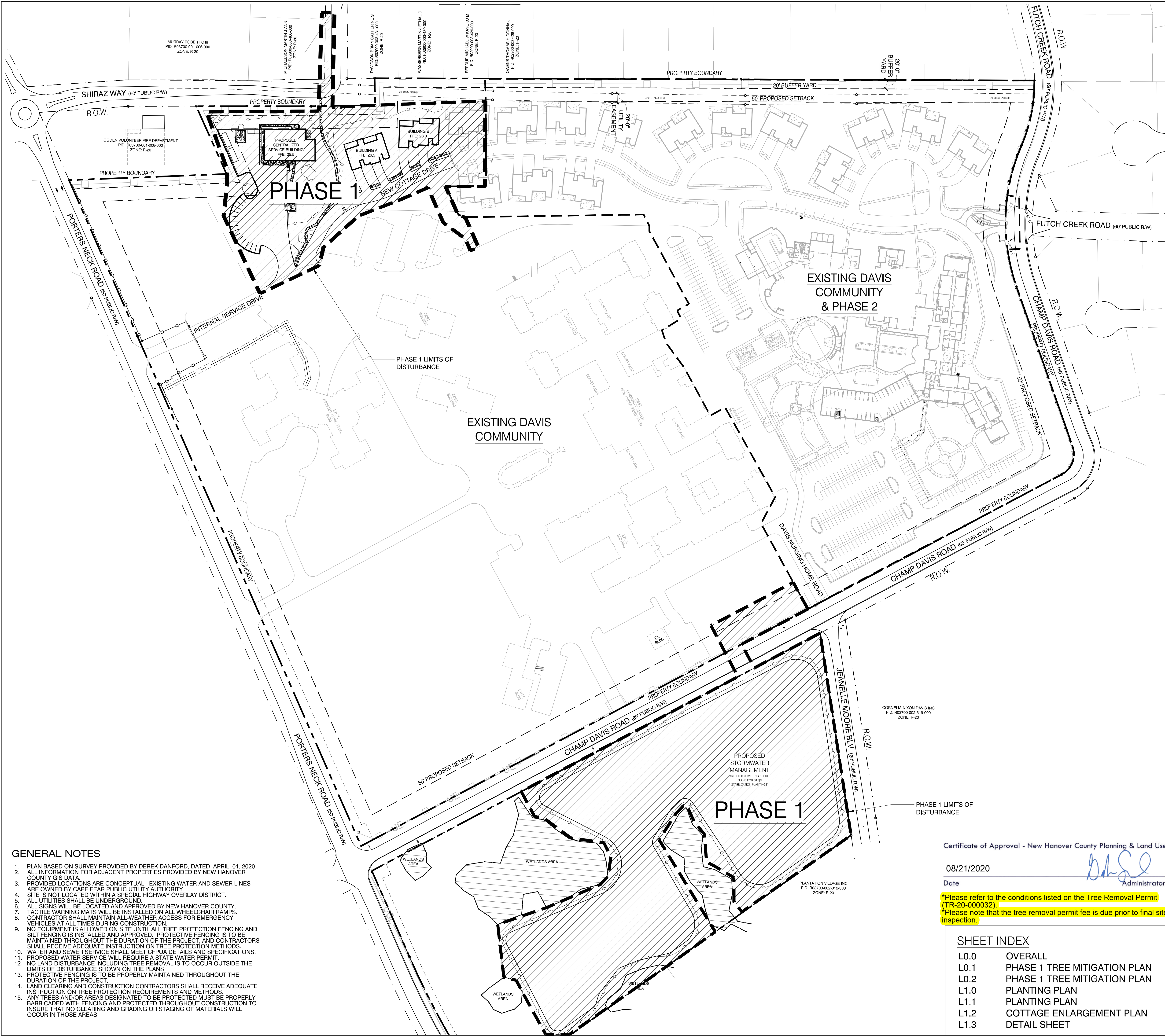


- CAPE FEAR PUBLIC UTILITY AUTHORITY STANDARD NOTES:**
1. ALL PROPOSED ADDITIONS TO THE CAPE FEAR PUBLIC UTILITY AUTHORITY (CPFA) WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SYSTEMS, AS SHOWN AND SPECIFIED HEREIN, SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO STATE RULES AND THE CPFA'S MINIMUM TECHNICAL STANDARDS. THE CPFA MINIMUM TECHNICAL STANDARDS ARE CONTAINED IN THE CURRENT SEWER GUIDANCE MANUAL, MATERIAL SPECIFICATION MANUAL, TECHNICAL SPECIFICATIONS FOR CONSTRUCTION, AND STANDARD DRAWING DETAILS.
 2. SEWER GUARDS REQUIRED AT ALL MANHOLES. STAINLESS STEEL SEWER GUARDS REQUIRED AT MANHOLES LOCATED IN TRAFFIC AREAS.
 3. WATER AND SEWER SERVICES SHALL BE PERPENDICULAR TO MAIN AND TERMINATE 18" INSIDE 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 18" INSIDE RIGHT-OF-WAY LINE. ALL SEWER SERVICES CONNECTING INTO DUCTILE IRON MAINS SHALL ALSO BE CONSTRUCTED OF DIP.
 4. MINIMUM 10' UTILITIES EASEMENT PROVIDED ALONG THE FRONTAGE OF ALL LOTS AND AS SHOWN FOR NEW DEVELOPMENTS.
 5. NO FLEXIBLE COUPLINGS SHALL BE USED.
 6. ALL STAINLESS STEEL FASTENERS SHALL BE TYPE 316.
 7. CLEANOUTS SHALL BE LOCATED A MINIMUM OF 6 FEET FROM ALL PROPERTY CORNERS.
 8. WATER METER BOXES ARE TO BE A MINIMUM OF 5 FEET FROM THE PROPERTY CORNER.
 9. UNUSED SERVICES SHALL BE ABANDONED. ABANDONED WATER SERVICES SHALL BE DISCONNECTED FROM MAIN.
 10. DOWNSTREAM SHALL BE REPLACED FOR NEW SEWER SERVICE CONNECTIONS TO EXISTING CLAY GRAVITY SEWER MAINS.
 11. A MINIMUM OF 20' OF MAIN LINE 10" UPSTREAM AND 10' DOWNSTREAM SHALL BE REPLACED FOR NEW CUT IN MANHOLES ON EXISTING CLAY GRAVITY SEWER MAINS.
 12. PROVIDE A MINIMUM DISTANCE OF SIX (6) INCHES BETWEEN EDGES OF MANHOLE CORE HOLES AND MANHOLE BARRIERS. PROVIDE A MINIMUM DISTANCE OF SIX (6) INCHES BETWEEN EDGES OF CORE HOLES. CORING THE MANHOLE CONE IS NOT PERMITTED.
 13. WATER MAIN AND FORCE MAIN PIPE INSTALLED BY OPEN CUT SHALL BE BURIED AT A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET BELOW FINISHED GRADE. DEPTHS GREATER THAN FIVE (5) FEET MUST BE APPROVED BY CPFA.
 14. ALL MANHOLE MAIN LINE AND SERVICE PIPING TO BE INSTALLED AT A MINIMUM OF CROWN TO CROWN OF THE LARGEST DIAMETER PIPE.

DETAIL: STANDARD NOTES
SCALE: NOT TO SCALE CPFA DETAIL DATE: 01/01/20
CPFA REV. NO. 2



CAPE FEAR PUBLIC UTILITY AUTHORITY
235 GOVERNMENT CENTER DRIVE
WILMINGTON, NC 28403
OFFICE: (910)332-6550



GENERAL NOTES

1. PLAN BASED ON SURVEY PROVIDED BY DEREK DANFORD, DATED APRIL 01, 2020
2. ALL INFORMATION FOR ADJACENT PROPERTIES PROVIDED BY NEW HANOVER COUNTY GIS DATA.
3. PROVIDED LOCATIONS ARE CONCEPTUAL. EXISTING WATER AND SEWER LINES ARE OWNED BY CAPE FEAR PUBLIC UTILITY AUTHORITY.
4. SITE IS NOT LOCATED WITHIN A SPECIAL HIGHWAY OVERLAY DISTRICT.
5. ALL UTILITIES SHALL BE UNDERGROUND.
6. ALL SIGNS WILL BE LOCATED AND APPROVED BY NEW HANOVER COUNTY.
7. TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
8. CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
9. 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.
10. WATER AND SEWER SERVICE SHALL MEET OFPUA DETAILS AND SPECIFICATIONS.
11. PROPOSED WATER SERVICE WILL REQUIRE A STATE WATER PERMIT.
12. NO LAND DISTURBANCE INCLUDING TREE REMOVAL IS TO OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THE PLANS.
13. PROTECTIVE FENCING IS TO BE PROPERLY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
14. LAND CLEARING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS.
15. ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING AND GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.

Certificate of Approval - New Hanover County Planning & Land Use

08/21/2020

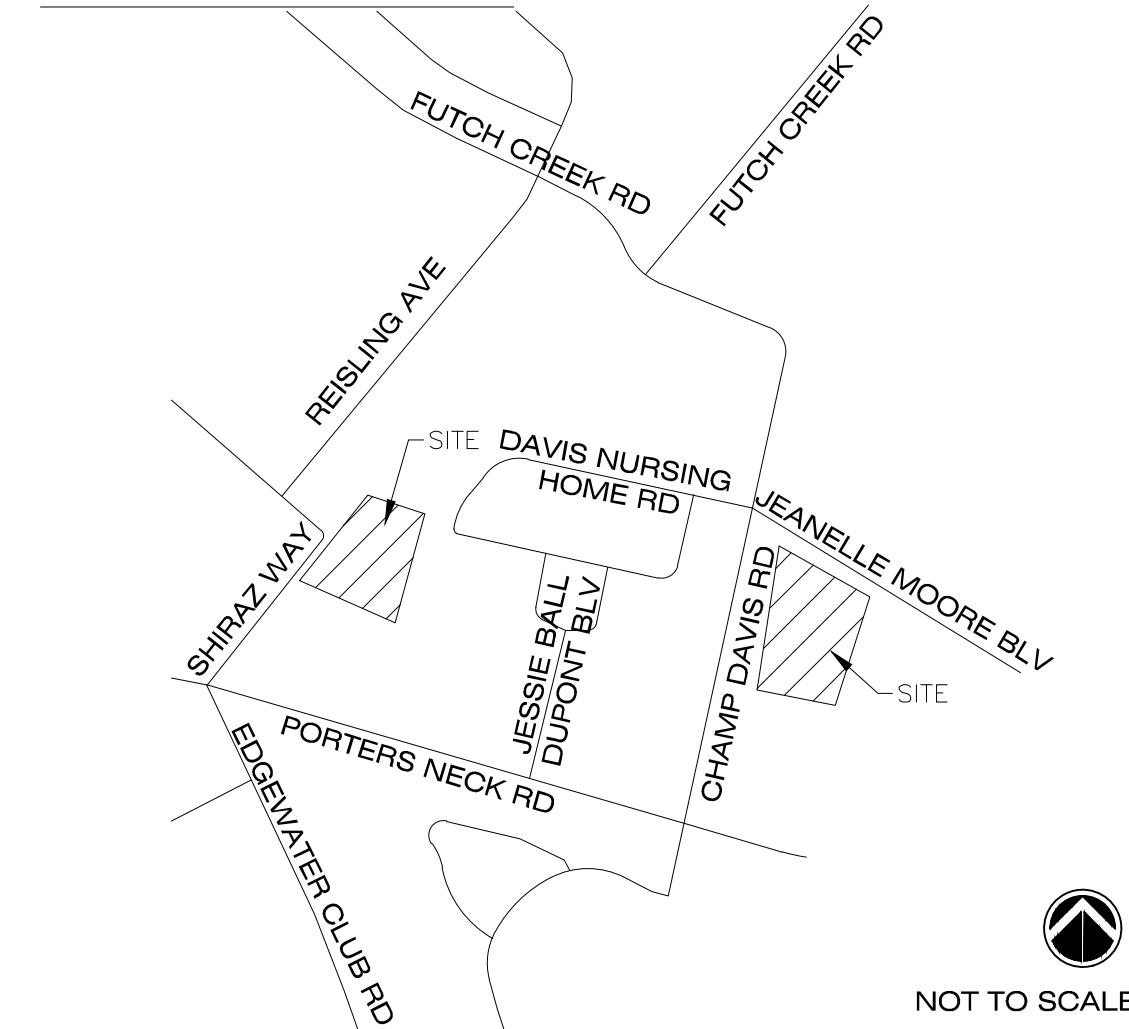
Date

*Please refer to the conditions listed on the Tree Removal Permit (TR-20-000032).
*Please note that the tree removal permit fee is due prior to final site inspection.

SHEET INDEX

- | | |
|------|------------------------------|
| L0.0 | OVERALL |
| L0.1 | PHASE 1 TREE MITIGATION PLAN |
| L0.2 | PHASE 1 TREE MITIGATION PLAN |
| L1.0 | PLANTING PLAN |
| L1.1 | PLANTING PLAN |
| L1.2 | COTTAGE ENLARGEMENT PLAN |
| L1.3 | DETAIL SHEET |

VICINITY MAP



SITE DATA

ADDRESS 1011 PORTERS NECK ROAD
PARCEL ID R03700-002-001-000
R03700-002-002-000
R03700-002-002-001
CURRENT USE UNDEVELOPED
ZONING DISTRICT CUD R-20
TRACT AREA - PHASE 1 & 2 17.34 ACRES (755,330 SF)
TOTAL DISTURBED AREA 9.6 ACRES

LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
PARKING LOT		
INTERIOR LANDSCAPING (28,880 SF X 8%)	2,310 SF	3,957 SF
PERIMETER (1 TREE / 18-27 FEET)	8 TREES (213 LF / 27)	8 TREES
FOUNDATION PLANTING		
12% FACADE AREA (ADJ. TO PARKING/DRIVE AISLE)		
SERVICE BUILDING SOUTH (68.7 LF x 16'-7" HT x .12)	137 SF	420 SF
EAST (112.8 LF x 16'-7" HT x .12)	224 SF	423 SF
BUFFERYARD PLANTING		
ABUTTING RESIDENTIAL ZONE	6-10' HIGH FENCE WITH 2 ROWS OF PLANTING @ 3' HIGH AND TO ACHIEVE 50% OPACITY	8' HIGH FENCE WITH 2 ROWS OF PLANTING

TREE MITIGATION REQUIREMENTS

TREE DATA

REMOVED SIGNIFICANT TREES

QUANTITY	SIZE	COMMON NAME
16	8"	MAGNOLIA
1	6/8"	MAGNOLIA
1	4/6/8"	MAGNOLIA
1	7/8"	MAGNOLIA
1	6/7/14"	MAGNOLIA
6	9"	MAGNOLIA
2	11"	MAGNOLIA
4	10"	MAGNOLIA
1	4/4/10"	MAGNOLIA
1	24"	PINE
1	8/11"	CHERRY
1	5/9"	CHERRY
1	9"	CHERRY
1	10/12"	CHERRY
1	12"	CHERRY
1	8"	BLK CHERRY

445" x (2) = 890" CALIPER INCHES REQUIRED

SIGNIFICANT TREES PER NEW HANOVER COUNTY ORDINANCE

24" CALIPER OR GREATER HARDWOODS AND CONIFERS
8" CALIPER OR GREATER FLOWERING TREES AND HOLLIES

SIGNIFICANT TREES REMOVED PER SITE PLAN

TOTAL CALIPER INCHES REMOVED: 445"
TOTAL MITIGATION REQUIREMENTS: 445" x 2 = 890" CALIPER INCHES

TREES REQUIRED FOR MITIGATION

REQUIRED: 297 TREES OF 3" CALIPER OR 445 TREES OF 2" CALIPER
PROPOSED: 297 TREES OF 3" CALIPER

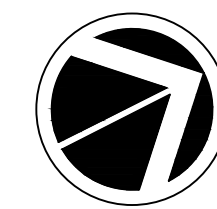
TREE REQUIREMENTS PER DISTURBED ACRE

15 TREES PER DISTURBED ACRE MUST BE RETAINED OR PLANTED ON SITE.

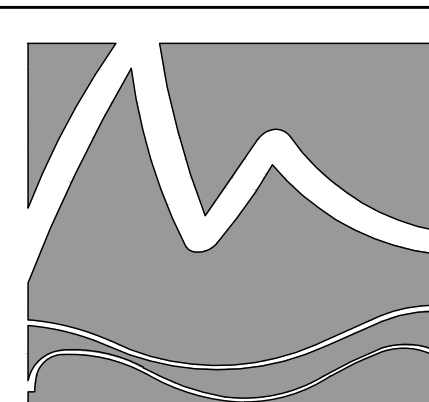
REQUIRED:	9.6 ACRES DISTURBED x 15 TREES = 144 TREES REQUIRED
RETAINED TREES:	155 TREES RETAINED
PROVIDED:	N/A - REQUIREMENT MET WITH RETAINED TREES 155 TREES PROVIDED

SYMBOL LEGEND

	PROPERTY LINE
	LIMIT OF DISTURBANCE - PHASE 1
	LIMIT OF DISTURBANCE - PHASE 2
	RIGHT OF WAY
	BUFFER YARD LINE
	PROPOSED SETBACK LINE
	TREE PROTECTION FENCE, REFER TO CIVIL ENGINEER DRAWINGS
	EXISTING TREES



SCALE: 1" = 100'



MIHALY
LAND DESIGN

PLANNING + LANDSCAPE ARCHITECTURE
330 MILITARY CUTOFF RD., Suite A3
Wilmington, NC 28405 910.392.4355



Revisions

2020-08-19: Revise per N.H.C. comments

CLIENT
CORNELIA NIXON DAVIS INC.
1011 PORTERS NECK ROAD
WILMINGTON, NC

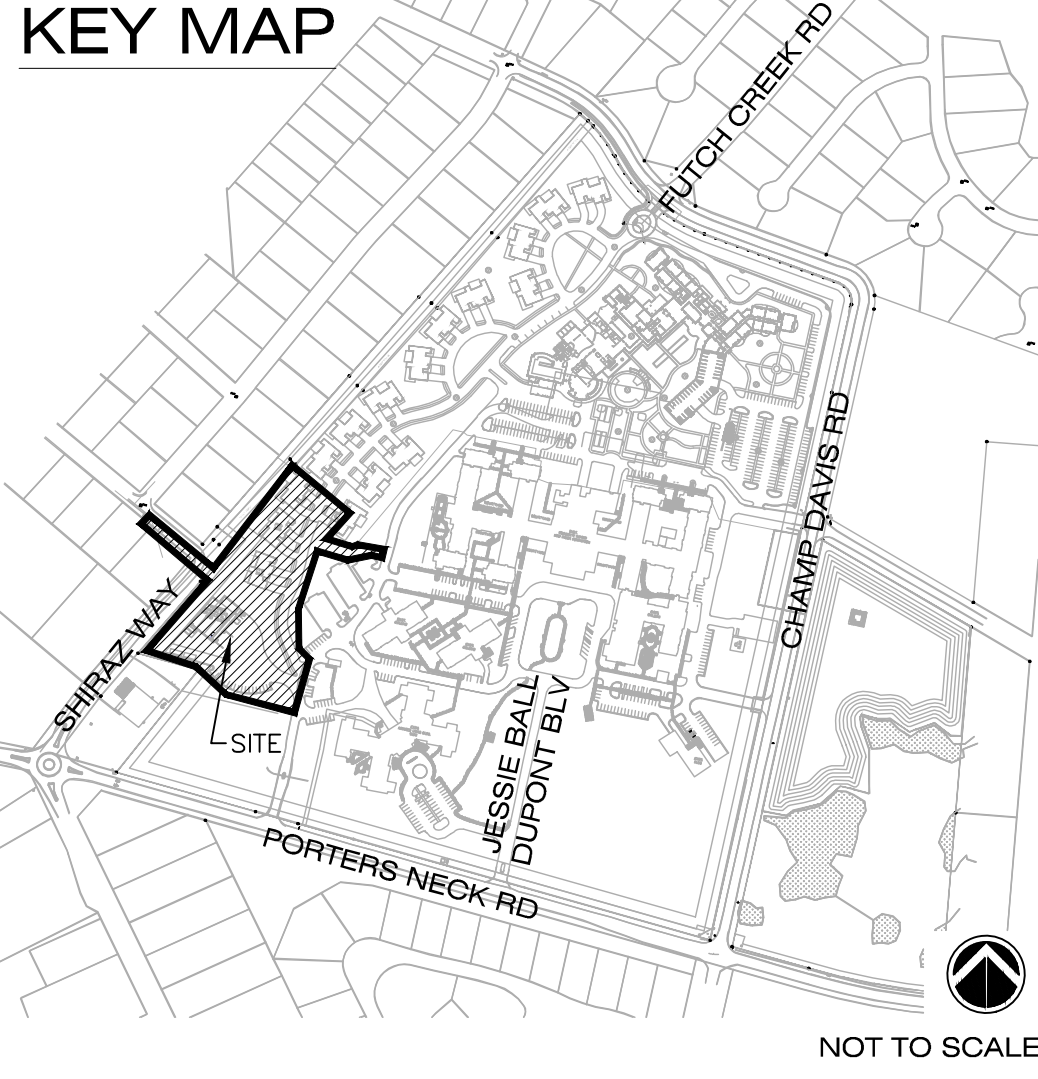
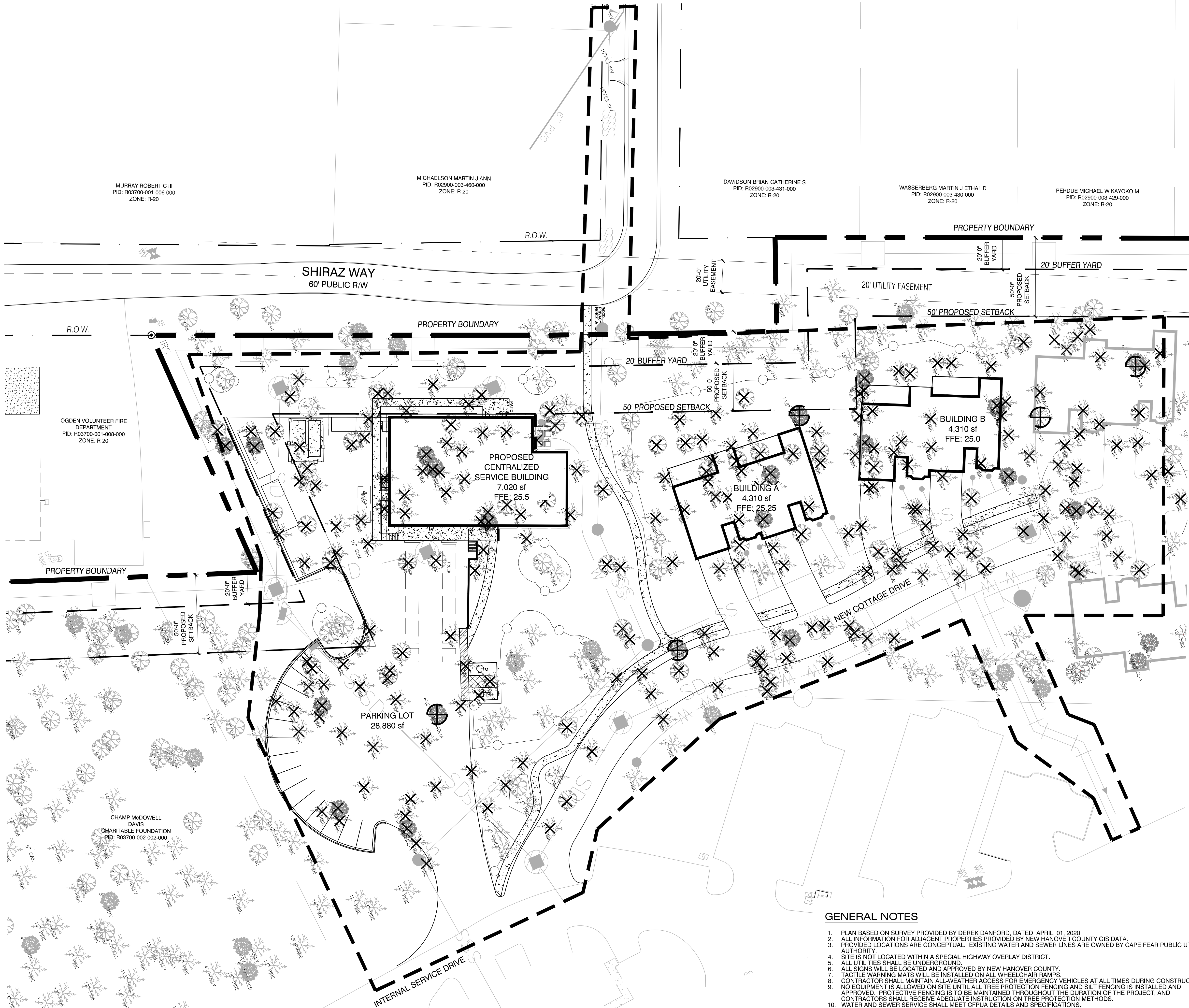
PROJECT
THE DAVIS COMMUNITY - PHASE 1
1011 PORTERS NECK ROAD
WILMINGTON, NC
MITIGATION PLAN

PHASE 1
PERMIT SET

Date: 2020-07-22
Phase: 1
Job Number: 101-650
Designed by: MLD
Drawn by: MAS
Checked by: JWM
Sheet Title: OVERALL

Sheet Number:

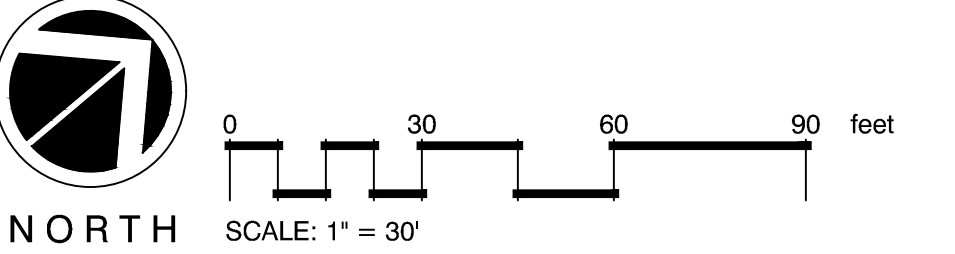
L0.0
of 7 sheets



TREE DATA		
REMOVED SIGNIFICANT TREES	QUANTITY	COMMON NAME
1	8"	BLK CHERRY
1	4/6/8"	MAGNOLIA
1	7/8"	MAGNOLIA
1	9"	MAGNOLIA
1	6/7/14"	MAGNOLIA

SYMBOL LEGEND	
	PROPERTY LINE
	LIMIT OF DISTURBANCE
	RIGHT OF WAY
	BUFFER YARD LINE
	PROPOSED SETBACK LINE
	TREE PROTECTION FENCE, REFER TO CIVIL ENGINEER DRAWINGS
	EXISTING TREES
	EXISTING TREES TO BE REMOVED
	EXISTING SIGNIFICANT TREES TO BE REMOVED

- GENERAL NOTES**
- PLAN BASED ON SURVEY PROVIDED BY DEREK DANFORD, DATED APRIL 01, 2020
 - ALL INFORMATION FOR ADJACENT PROPERTIES PROVIDED BY NEW HANOVER COUNTY GIS DATA.
 - PROVIDED LOCATIONS ARE CONCEPTUAL. EXISTING WATER AND SEWER LINES ARE OWNED BY CAPE FEAR PUBLIC UTILITY AUTHORITY.
 - SITE IS NOT LOCATED WITHIN A SPECIAL HIGHWAY OVERLAY DISTRICT.
 - ALL UTILITIES SHALL BE UNDERGROUND.
 - ALL SIGNS WILL BE LOCATED AND APPROVED BY NEW HANOVER COUNTY.
 - TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
 - CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
 - 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.
 - WATER AND SEWER SERVICE SHALL MEET CPWA DETAILS AND SPECIFICATIONS.
 - PROPOSED WATER SERVICE WILL REQUIRE A STATE WATER PERMIT.
 - NO LAND DISTURBANCE INCLUDING TREE REMOVAL IS TO OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THE PLANS.
 - PROTECTIVE FENCING IS TO BE PROPERLY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
 - LAND CLEARING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS.
 - ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING AND GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.



Revisions
2020-08-19: Revise per N.H.C. comments

CLIENT
CORNELIA NIXON DAVIS INC.
1011 PORTERS NECK ROAD
WILMINGTON, NC

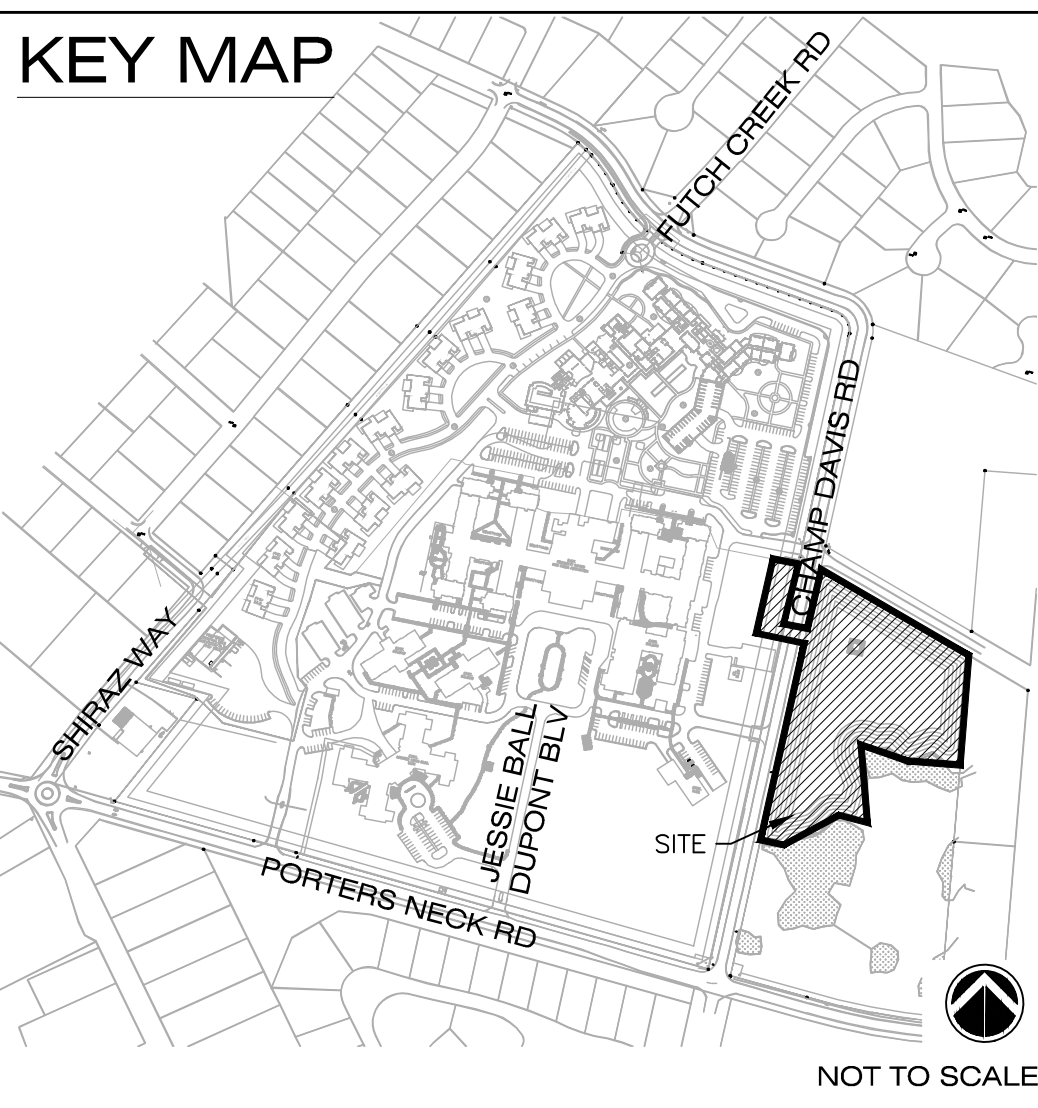
PROJECT
THE DAVIS COMMUNITY - PHASE 1
1011 PORTERS NECK ROAD
WILMINGTON, NC
MITIGATION PLAN

PHASE 1 PERMIT SET

Date: 2020-07-22
Phase: 1
Job Number: 101-650
Designed by: MLD
Drawn by: MAS
Checked by: JWM






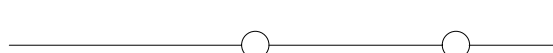



Sheet Title:
PHASE 1 TREE MITIGATION

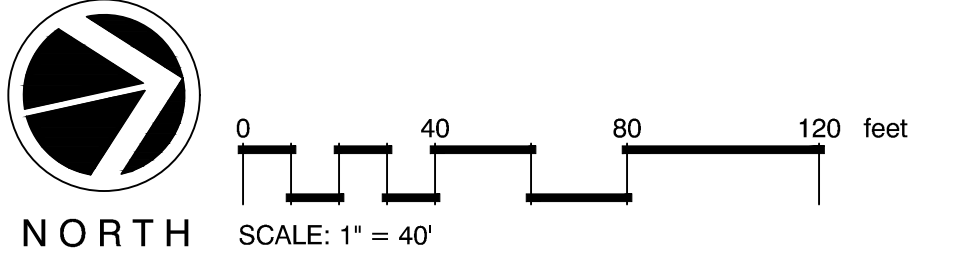
Sheet Number:
L0.1
of 7 sheets



REMOVED SIGNIFICANT TREES		
QUANTITY	SIZE	COMMON NAME
16	8"	MAGNOLIA
1	6/9"	MAGNOLIA
5	9"	MAGNOLIA
2	11"	MAGNOLIA
4	10"	MAGNOLIA
1	4/4/10"	MAGNOLIA
1	24"	PINE
1	8/11"	CHERRY
1	5/9"	CHERRY
1	9"	CHERRY
1	10/12"	CHERRY
1	12"	CHERRY

SYMBOL LEGEND

	PROPERTY LINE
	LIMIT OF DISTURBANCE
	RIGHT OF WAY
	BUFFER YARD LINE
	PROPOSED SETBACK LINE
	TREE PROTECTION FENCE, REFER TO CIVIL ENGINEER DRAWINGS
 5 MAG	EXISTING TREES
 5 MAG	EXISTING TREES TO BE REMOVED
 5 MAG	EXISTING SIGNIFICANT TREES TO BE REMOVED



- ## GENERAL NOTES
1. PLAN BASED ON SURVEY PROVIDED BY DEREK DANFORD, DATED APRIL 01, 2020.
 2. ALL INFORMATION FOR ADJACENT PROPERTIES PROVIDED BY NEW HANOVER COUNTY GIS DATA.
 3. PROTECTED LOCATIONS ARE CONCEPTUAL. EXISTING WATER AND SEWER LINES ARE OWNED BY CAPE FEAR PUBLIC UTILITY AUTHORITY.
 4. SITE IS NOT LOCATED WITHIN A SPECIAL HIGHWAY OVERLAY DISTRICT.
 5. UTILITIES SHALL BE UNDERGROUND.
 6. ALL SIGNS WILL BE LOCATED AND APPROVED BY NEW HANOVER COUNTY.
 7. TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
 8. CONSTRUCTION SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
 9. 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.
 10. WATER AND SEWER SERVICE SHALL MEET CPURF DETAILS AND SPECIFICATIONS.
 11. PROPOSED WATER SERVICE WILL REQUIRE A STATE WATER PERMIT.
 12. NO LAND DISTURBANCE INCLUDING TREE REMOVAL IS TO OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THE CONCEPTUAL SITE PLAN.
 13. PROTECTIVE FENCING IS TO BE PROPERLY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
 14. LAND CLEARING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS.
 15. AREAS AND SIDE OF AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING AND GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.

MILHALY
AND DESIGN
PLANNING + LANDSCAPE ARCHITECTURE
30 MILITARY CUTOFF RD., Suite A3
Wilmington, NC 28405 910.392.4355



20-08-19: Revise per N.H.C.
Comments

CLIENT CORNELIA NIXON DAVIS INC.
1011 PORTERS NECK ROAD
WILMINGTON, NC

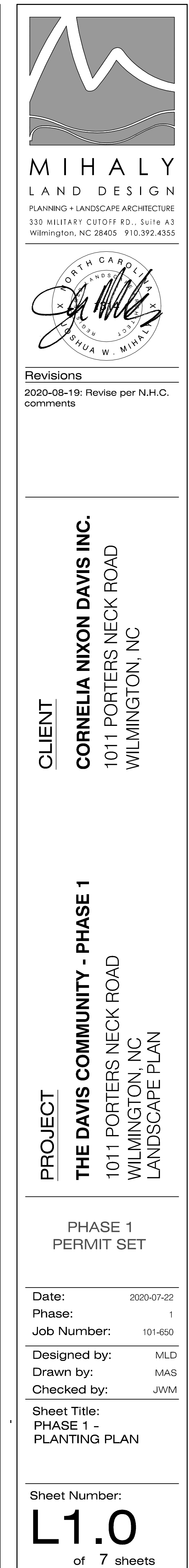
PROJECT
THE DAVIS COMMUNITY - PHASE 1
1011 PORTERS NECK ROAD
WILMINGTON, NC
MITIGATION PLAN

PHASE 1
PERMIT SET



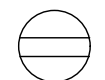


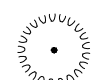

Date:	2020-07-22
Phase:	1
Job Number:	101-650
Designed by:	MLD
Drawn by:	MAS
Checked by:	JWM

Sheet Title:
PHASE 1
TREE MITIGATION



Sheet Number:
L0.2
of 7 sheets

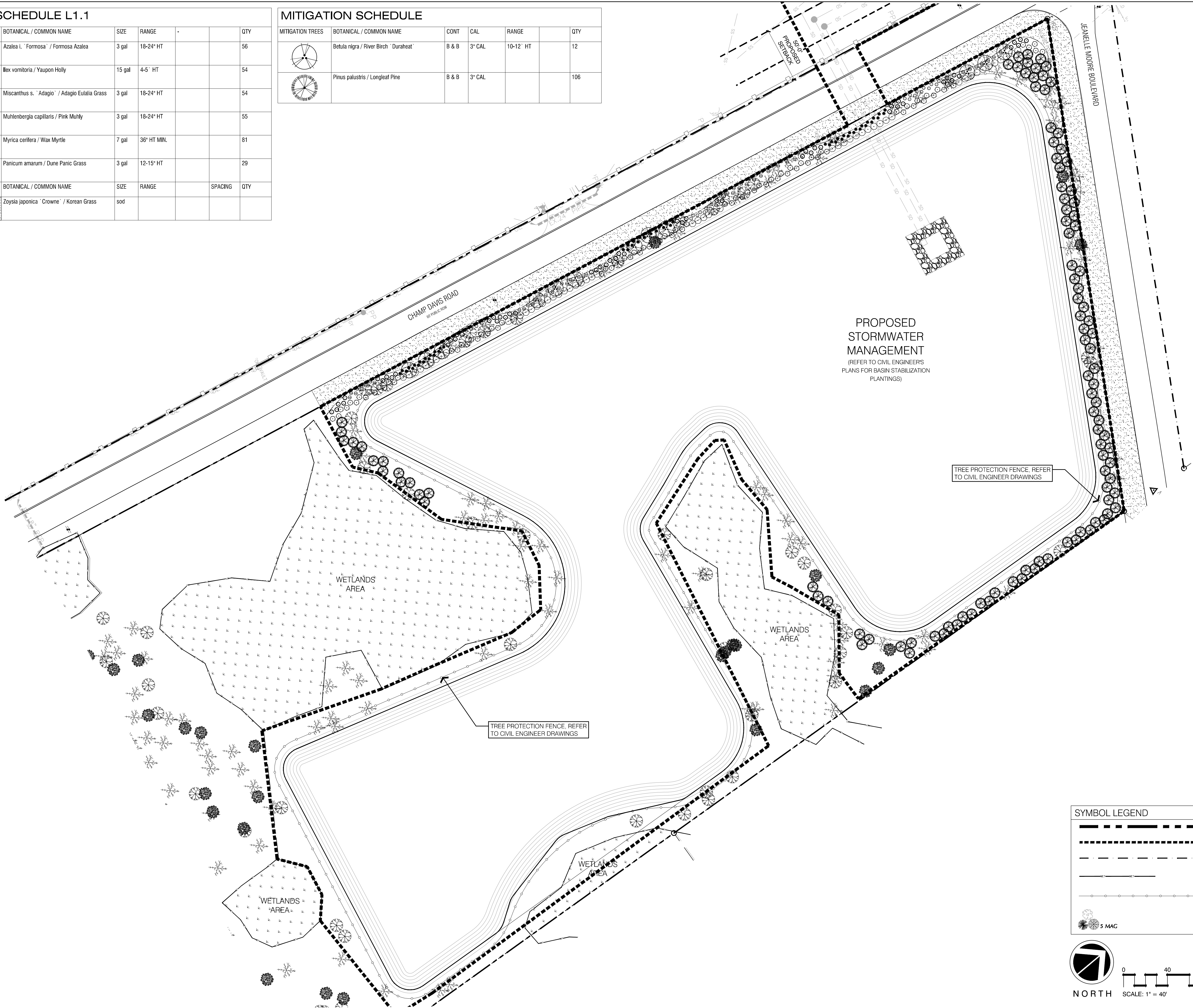








PLANT SCHEDULE L1.1

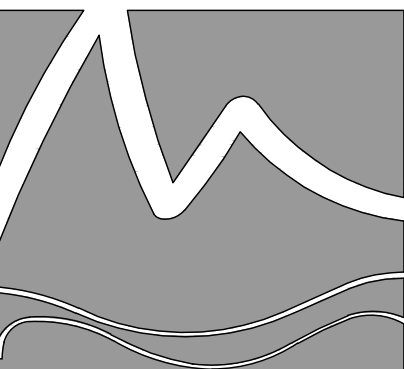
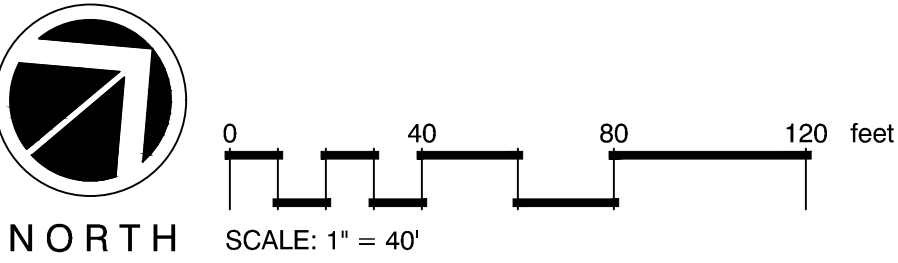
SHRUBS	BOTANICAL / COMMON NAME	SIZE	RANGE	-	QTY
	Azalea L. "Formosa" / Formosa Azalea	3 gal	18-24" HT		56
	Ilex vomitoria / Yaupon Holly	15 gal	4-5' HT		54
	Miscanthus s. "Adagio" / Adagio Eulalia Grass	3 gal	18-24" HT		54
	Muhlenbergia capillaris / Pink Muhly	3 gal	18-24" HT		55
	Myrica cerifera / Wax Myrtle	7 gal	36" HT MIN.		81
	Panicum amarum / Dune Panic Grass	3 gal	12-15" HT		29
SOD/SEED	BOTANICAL / COMMON NAME	SIZE	RANGE	SPACING	QTY
	Zoyisia japonica "Crown" / Korean Grass	sod			

MITIGATION SCHEDULE

MITIGATION TREES	BOTANICAL / COMMON NAME	CONT	CAL	RANGE	QTY
	Betula nigra / River Birch "Duraheat"	B & B	3" CAL	10-12' HT	12
	Pinus palustris / Longleaf Pine	B & B	3" CAL		106



SYMBOL LEGEND	
	PROPERTY LINE
	LIMIT OF DISTURBANCE
	RIGHT OF WAY
	WETLAND LINE
	TREE PROTECTION FENCE, REFER TO CIVIL ENGINEER DRAWINGS
	EXISTING TREES



MIHALY
LAND DESIGN
PLANNING + LANDSCAPE ARCHITECTURE
339 MILITARY CUTOFF RD., Suite A3
Wilmington, NC 28405 910.392.4355



Revisions
2020-08-19: Revise per N.H.C. comments

CLIENT
CORNELIA NIXON DAVIS INC.
1011 PORTERS NECK ROAD
WILMINGTON, NC

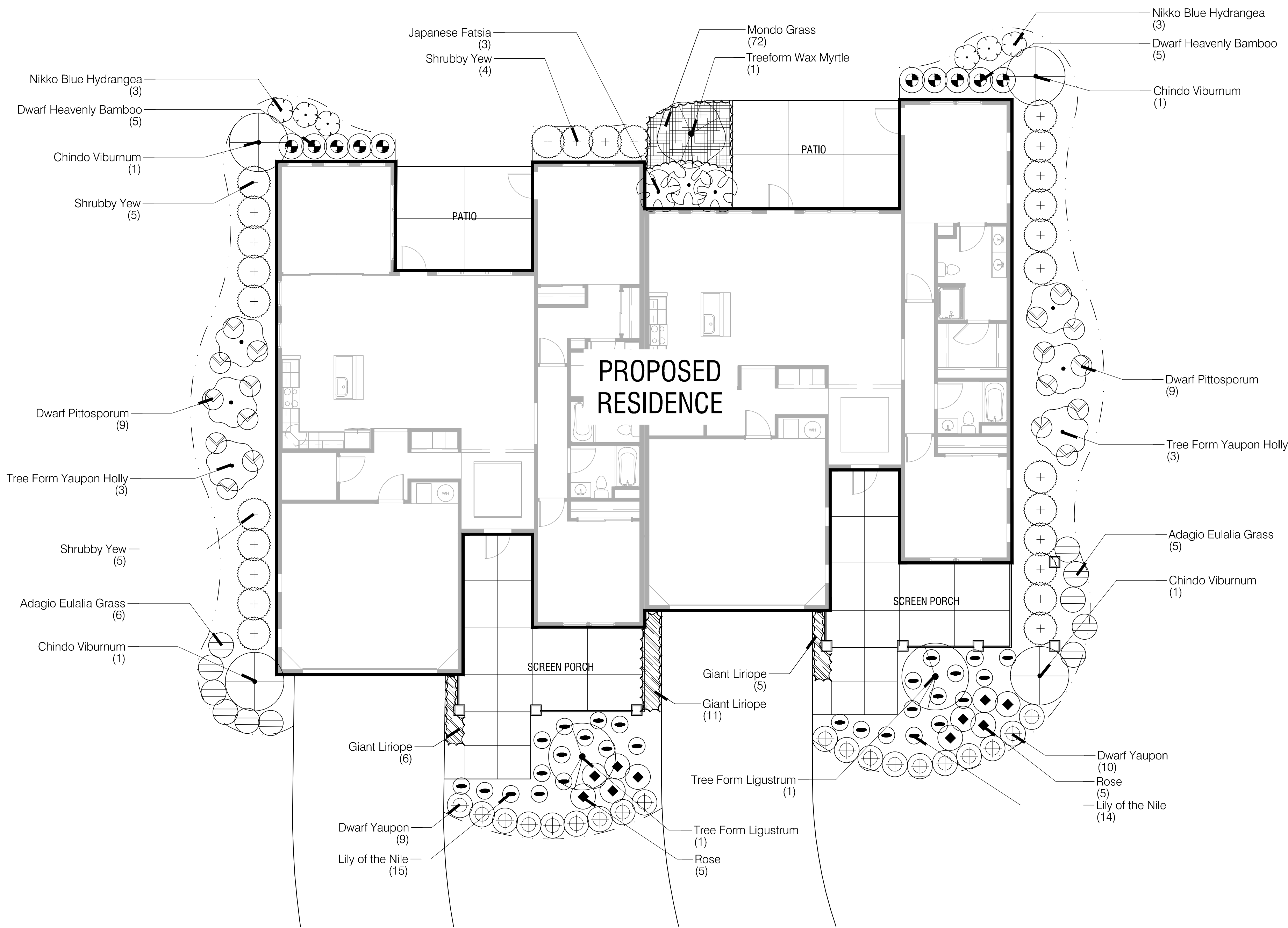
PROJECT
THE DAVIS COMMUNITY - PHASE 1
1011 PORTERS NECK ROAD
WILMINGTON, NC
LANDSCAPE PLAN

PHASE 1
PERMIT SET

Date: 2020-07-22
Phase: 1
Job Number: 101-650
Designed by: MLD
Drawn by: MAS
Checked by: JWM

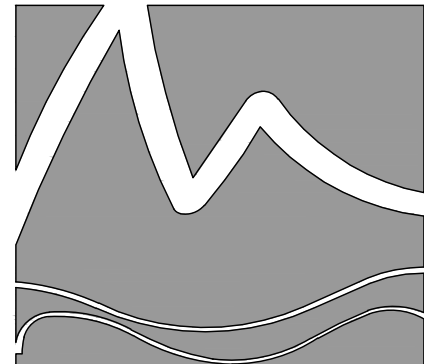
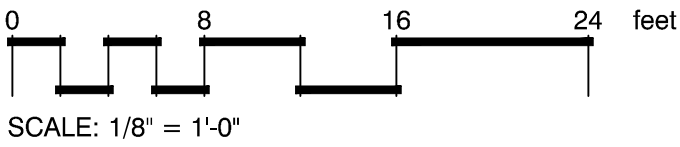
Sheet Title:
PHASE 1 -
PLANTING PLAN

Sheet Number:
L1.1
of 7 sheets



PLANT SCHEDULE ENLARGEMENT PLAN

SHRUBS	BOTANICAL / COMMON NAME	SIZE	RANGE		QTY
	Agapanthus africanus / Lily of the Nile	1 gal	12-15" HT		28
	Fatsia japonica / Japanese Fatsia	7 gal	24-30" HT		3
	Hydrangea m. 'Nikko Blue' / Nikko Blue Hydrangea	3 gal	18-24" HT		6
	Ilex vomitoria / Tree Form Yaupon Holly	B&B	7-8' HT		6
	Ilex vomitoria 'Nana' / Dwarf Yaupon	3 gal	15-18" HT		19
	Ligustrum japonicum / Tree Form Ligustrum	B&B	6-8' HT		2
	Miscanthus s. 'Adagio' / Adagio Eulalia Grass	3 gal	18-24" HT		11
	Myrica cerifera / Treeform Wax Myrtle	B&B	6-8' HT		1
	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	7 gal	18-24" HT		10
	Pittosporum tobira 'Wheeler's Dwarf' / Dwarf Pittosporum	3 gal	12-15" HT		18
	Podocarpus macrophyllus maki / Shrubby Yew	7 gal	3-4' HT		26
	Rosa x 'Knockout' TM / Rose	3 gal	18-24" HT		10
	Viburnum a. 'Chindo' / Chindo Viburnum	15 gal	3-4' HT		4
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	RANGE	SPACING	QTY
	Liriope gigantea / Giant Liriope	1 GAL	12-18" HT	18" o.c.	22
	Ophiopogon japonicus / Mondo Grass	1 gal	6" HT.	12" o.c.	72



MIHALY
LAND DESIGN
PLANNING + LANDSCAPE ARCHITECTURE
333 MILITARY CUTOFF RD., Suite A3
Wilmington, NC 28405 910.392.4355



Revisions
2020-08-19: Revise per N.H.C.
comments

CLIENT
CORNELIA NIXON DAVIS INC.
1011 PORTERS NECK ROAD
WILMINGTON, NC

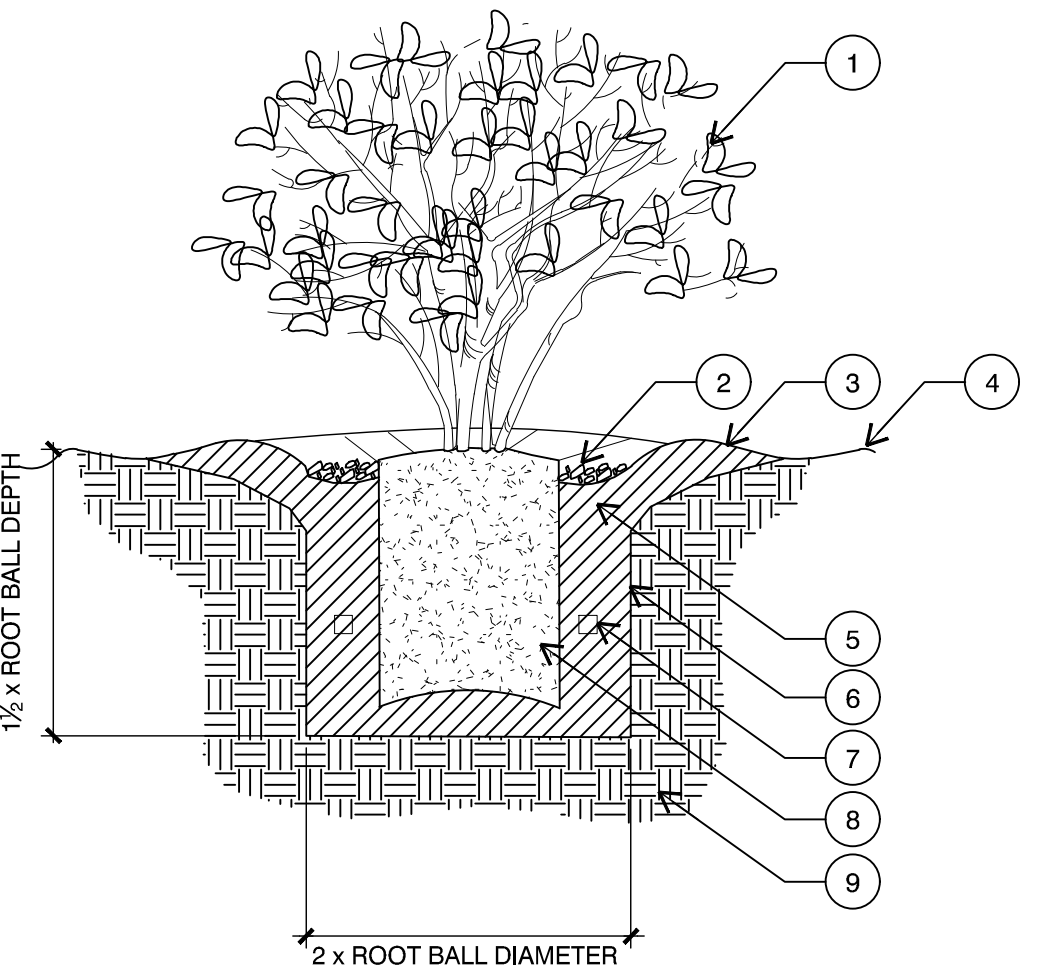
PROJECT
THE DAVIS COMMUNITY - PHASE 1
1011 PORTERS NECK ROAD
WILMINGTON, NC
LANDSCAPE PLAN

PHASE 1
PERMIT SET

Date: 2020-07-22
Phase: 1
Job Number: 101-650
Designed by: MLD
Drawn by: MAS
Checked by: JWM

Sheet Title:
COTTAGE -
ENLARGEMENT PLAN

Sheet Number:
L1.2
of 7 sheets



LEGEND

1. SHRUB

2. 3" LAYER OF MULCH

3. 3" WATER BASIN

4. FINISH GRADE

5. TOPSOIL & NATIVE BACKFILL MIXTURE

6. SCARIFY EDGE OF PIT

7. FERTILIZER TABLETS - REFER TO SCHEDULE FOR QUANTITY

8. ROOT BALL

9. NATIVE SUBGRADE

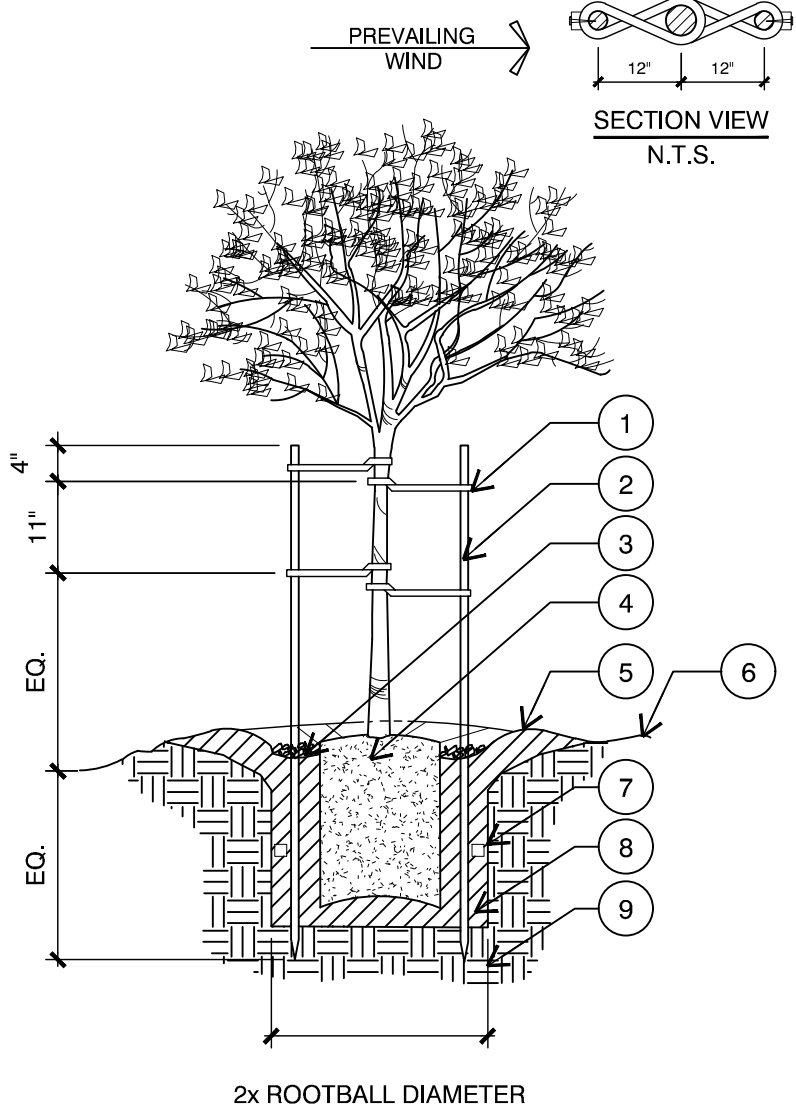
NOTES:

- SCARIFY ROOT BALLS OF PLANTS WITH CIRCLING ROOTS.

- HEAVILY ROOT BOUND SHRUBS WILL NOT BE ACCEPTED

4

SHRUB PLANTING



LEGEND

1. 24" CORDED BLACK RUBBER TREE TIE. LOOP AT TRUNK AND NAIL TO STAKE

2. 2½" DIA. x 12' LONG TREATED LODGEPOLE PINE STAKE

3. 3" LAYER OF MULCH

4. ROOT BALL

5. 3" WATER BASIN

6. FINISH GRADE

7. FERTILIZER TABLET

8. TOPSOIL & NATIVE BACKFILL MIXTURE

9. NATIVE SUBGRADE

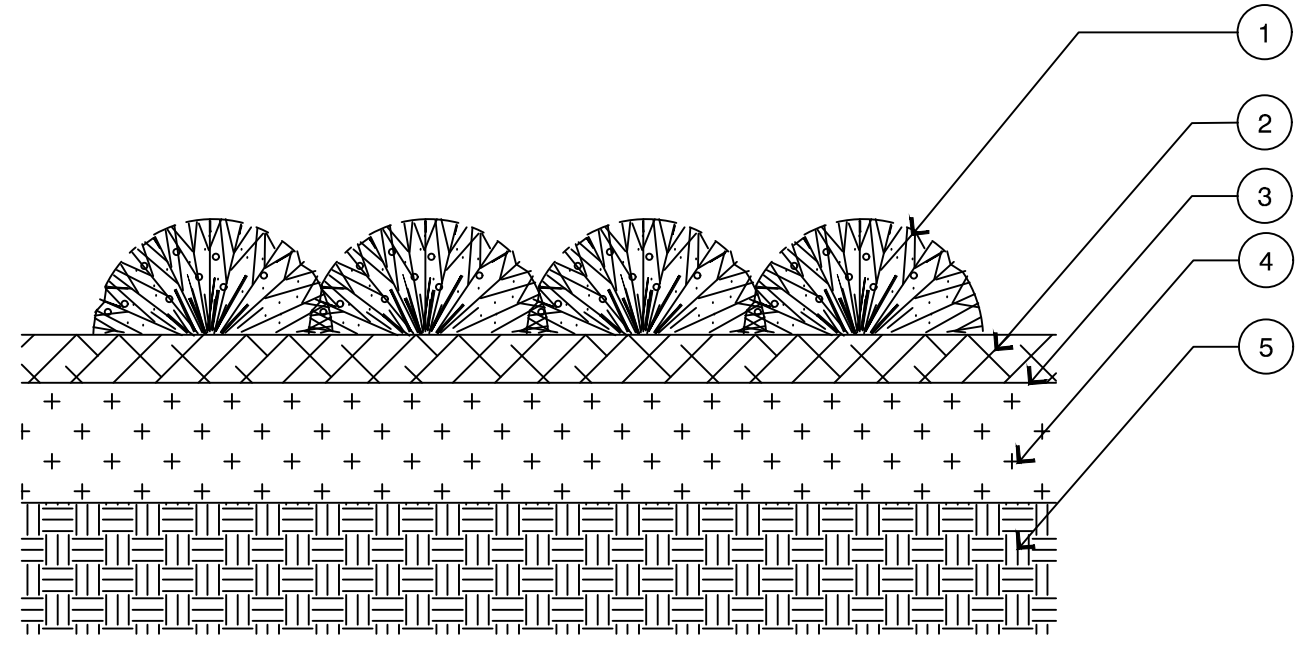
NOTES:

- SCARIFY ROOT BALLS OF PLANTS WITH CIRCLING ROOTS.

- HEAVILY ROOT BOUND SHRUBS WILL NOT BE ACCEPTED

5

TREE STAKING



LEGEND

1. GROUND COVER PLANT- REFER TO PLANTING PLAN FOR SPACING INFORMATION

2. MULCH - REFER TO PLANTING SPECIFICATIONS FOR TYPE AND DEPTH

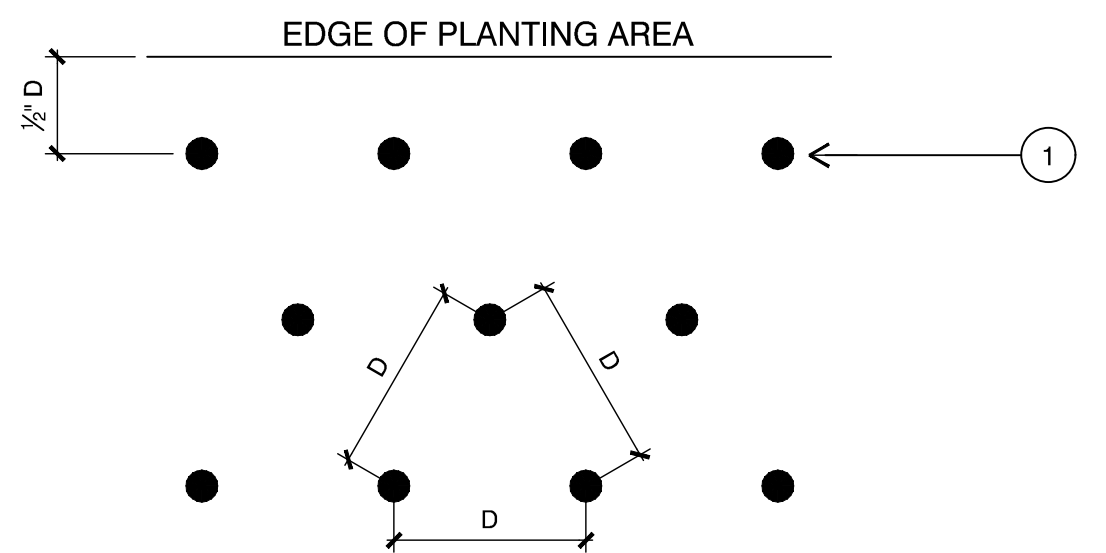
3. FINISH GRADE

4. TOPSOIL AND NATIVE BACKFILL - REFER TO PLANTING SPECIFICATIONS FOR TYPE AND DEPTH

5. COMPACTED SUBGRADE

2

GROUNDCOVER



LEGEND

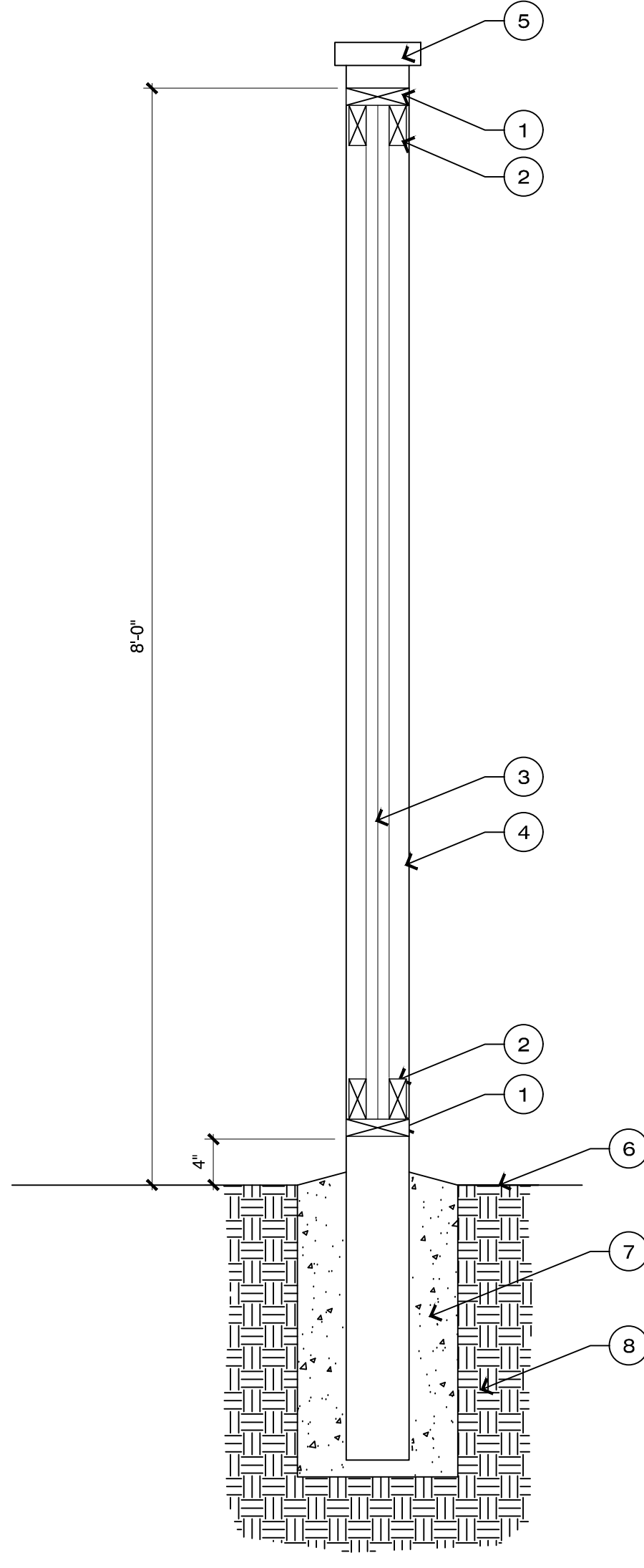
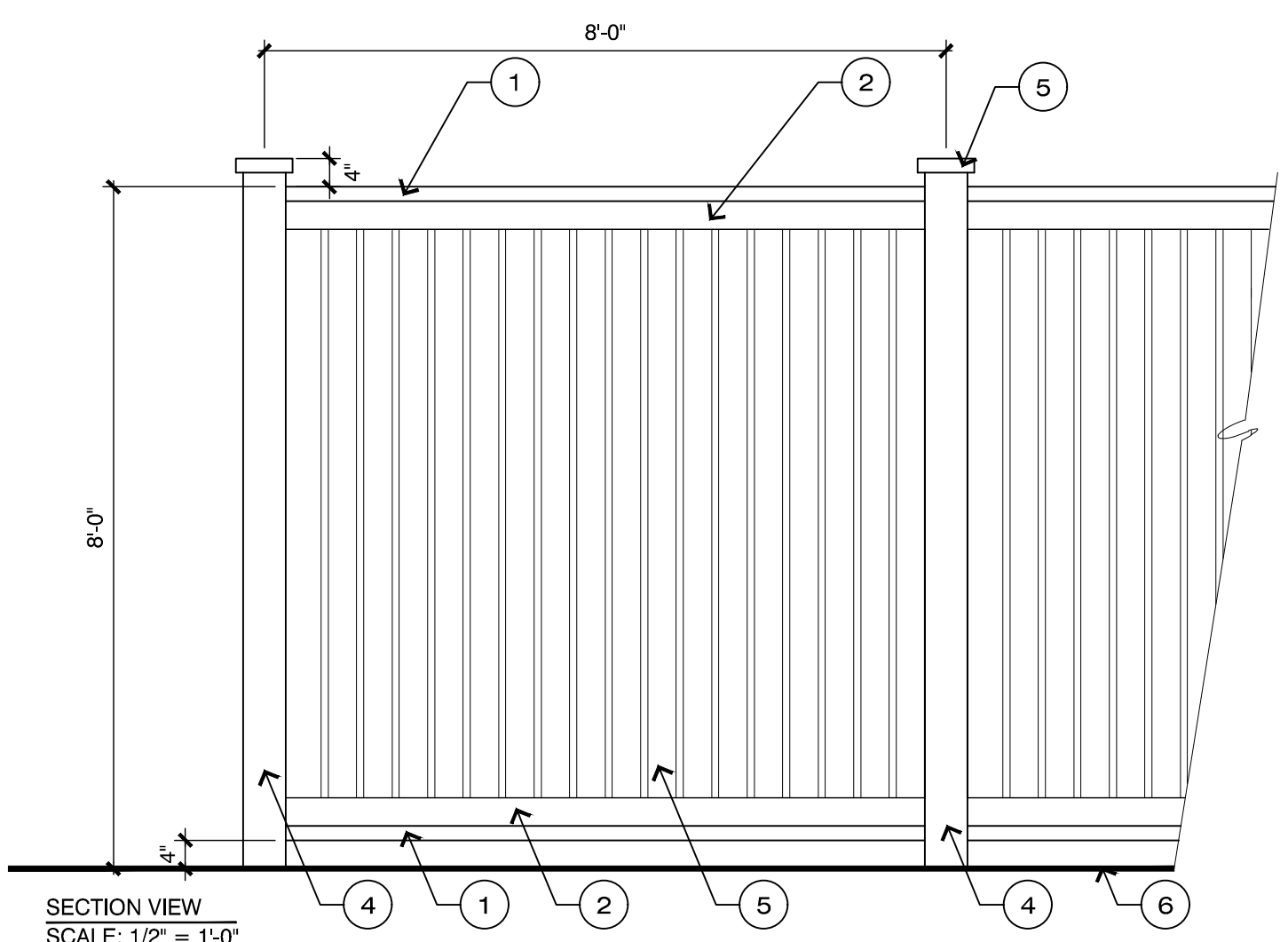
1. GROUNDCOVER OR SHRUB PLANTING LOCATION

NOTE:

- D - AS NOTED ON PLANTING SCHEDULE

3

PLANT SPACING



LEGEND

1. 2 x 6 CAP

2. 2 x 4 STRINGER

3. 1 x 6 VERTICAL BOARDS - 1" OVERLAP

4. 6 x 6 POSTS AT 8'-0" O.C.

5. DECORATIVE POST CAP

6. FINISH GRADE

7. CONCRETE FOOTING

8. COMPACTED SUBGRADE

NOTES:

• ALL LUMBER SHALL BE TREATED

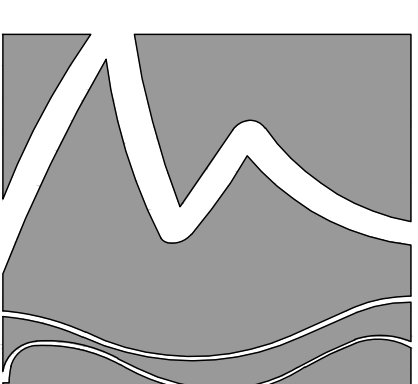
• ALL LUMBER SHALL BE STAINED

• STAIN TO BE SELECTED


• ALL CONNECTORS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED

1

8'-0" PRIVACY FENCE



MIHALY
LAND DESIGN
PLANNING + LANDSCAPE ARCHITECTURE
339 MILITARY CUTOFF RD., Suite A3
Wilmington, NC 28405 910.392.4355



Revisions
2020-08-19: Revise per N.H.C. comments

CLIENT

CORNELIA NIXON DAVIS INC.
1011 PORTERS NECK ROAD
WILMINGTON, NC

PROJECT

THE DAVIS COMMUNITY - PHASE 1
1011 PORTERS NECK ROAD
WILMINGTON, NC
LANDSCAPE PLAN

PHASE 1
PERMIT SET

Date: 2020-07-22

Phase: 1

Job Number: 101-650

Designed by: MLD

Drawn by: MAS

Checked by: JWM

Sheet Title:
SITE & PLANTING DETAILS

Sheet Number:
L1.3
of 7 sheets