

DESIGN ADJUSTMENT APPLICATION

DESIGN ADJUSTMENT COMMITTEE REVIEW



City of Wilmington
Planning and Development

PO Box 1810 | 929 N Front St.
Wilmington, NC 28401
Telephone 910.254.0900

- Subdivision Design Building Design & Materials Technical Standards & Specifications

All projects that require a design adjustment must submit a *Design Adjustment Application*. Design adjustments allow for deviations from the subdivision design standards, building design and material standards, or *Technical Standards and Specifications Manual*. Design adjustments will be heard by the Design Adjustment Committee (DAC) at a quasi-judicial hearing (Section 18-603). Following the DAC decision, construction plans may be submitted via the standard Formal TRC Review process. An application for a design adjustment must be submitted at the time of application for a preliminary subdivision plan or formal site plan review. Application packages must include the following:

- Design Adjustments Application & Fee (\$500.00)
- Design Adjustment Narrative (standard, requested adjustment, justification)
- Mailing Fee for Notification of Adjacent Property owners
 - An invoice will be emailed for the mailing fee at a cost of \$0.85 per notice. Payment must be made within 5 business days of the invoice.

Project Information

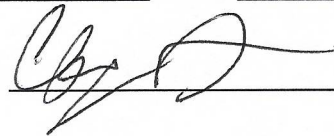
Project Name: Vista Verde
Location: 5651 Greenville Loop Rd Wilmington, NC 28409
Current Zoning: R-15 Site Acreage: 5 Acres
Proposed Land Uses: Single Family Courtyard Community Proposed Number of Units/Lots: 25
AM Peak Hour Vehicle Trips: 21 total PM Peak Hour Vehicle Trips: 27 total

Owner Information

Owner(s)' Name: Chauncey Archer
Mailing Address: 512 Van Dorn Ct Wilmington, NC 28412
Phone: 336-675-5369 Email: chauncey@brickandmojo.com

Consultant/Agent Information

Consultant/Agent Name: same as owner
Mailing Address: same as owner
Phone: same as owner Email: same as owner

Owner Authorization:  Date: 11/21/24

RECEIVED
By Todd Rademacher at 10:18 am, Nov 22, 2024

DESIGN ADJUSTMENT APPLICATION

Design Adjustment Narrative

The Design Adjustment Narrative must identify the standard(s) for which a design adjustment is being requested, the requested adjustments, and the justification for each requested adjustment. The applicant shall provide any pertinent material necessary for review. This may include architectural renderings, materials samples, roadway cross-sections, site or subdivision layouts, or other project specific information. It is recommended that a redline diagram (cutsheet from site plan) be provided to help illustrate each waiver/adjustment being requested.

DAC Review & Approval

In granting the requested adjustment, the design adjustment committee shall make findings of fact that the following requirements have been met, where applicable.

- The request meets the intent of this chapter.
- The request conforms with adopted comprehensive plans and other applicable plans.
- The request does not increase congestion or compromise safety.
- The request does not create any lots without direct street frontage.

A request for adjustment from a subdivision design standard or the Technical Standards and Specification Manual shall be deemed reasonable due to one or more of the following:

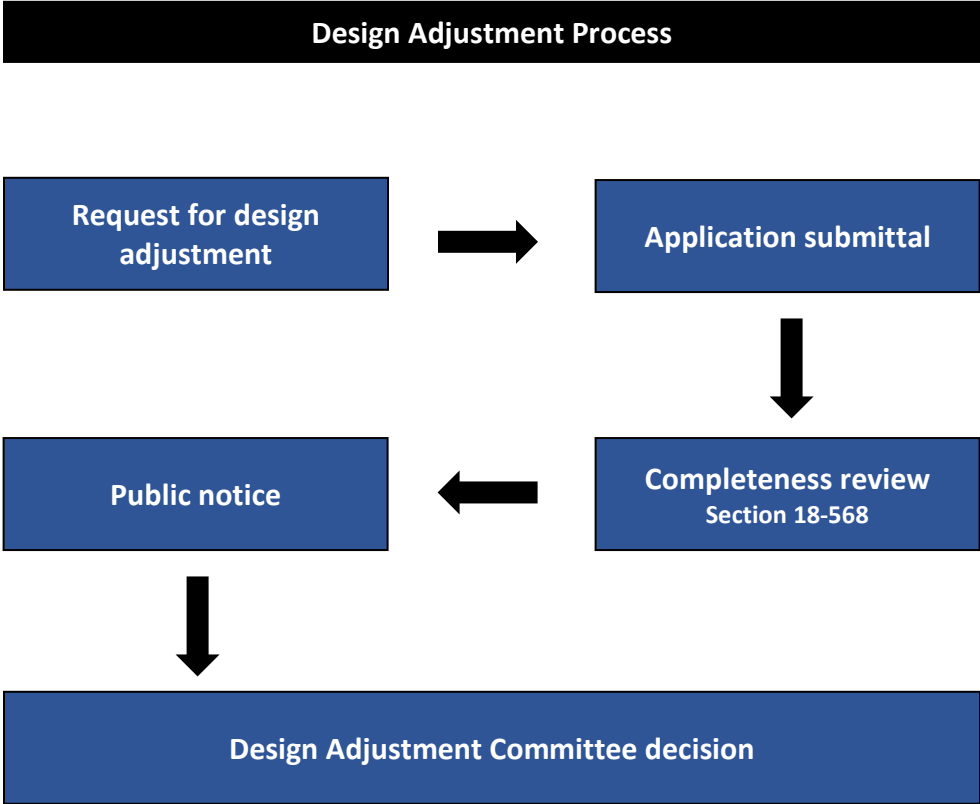
- Topographic constraints;
- The presence of existing buildings, stream, or other natural features;
- Site layout of adjacent adjoining properties;
- Adjoining uses or their vehicles are incompatible;
- Strict compliance would pose a safety hazard; or
- Conflict with an approved or built roadway construction project adjacent to or in the vicinity of the site.

A request for an adjustment from a building design and materials standard shall be deemed reasonable due to one or more of the following situations.

- Unnecessary hardship would result from the strict application of this chapter. It shall not be necessary to demonstrated that in the absence of the adjustment no reasonable use can be made of the property.
- The adjustment would meet the intent of the standards requested for adjustment.
- The adjustment would conform with adopted comprehensive plans and any applicable adopted plans or design manual.
- The adjustment would not substantially injure the value of adjoining or abutting property.
- The character of the requested adjustment would be in harmony with the area in which the subject property is located.
- Strict compliance would pose a safety hazard.

In no instance shall the design adjustment committee consider an application regarding:

- Minimum or maximum dimensional requirements for lot area, building height, or buffer width;
- Increases in maximum allowable residential density;
- Minimum required separation distance between two use types;
- Design elements required for compliance within a local historic district;
- Floodplain regulations; or
- Any condition of approval from another board or commission with purview of the project.



Design Adjustment Narrative

Proposed right-of-way for “Vista Verde” a courtyard community

Overview

Vista Verde: Wilmington’s first proposed residential courtyard community, comprised of 25 intelligently designed single-family homes, 3 natural green spaces, and interconnected walking paths. Nestled in nature and set 220’ back from the main road, Vista Verde aspires to set an example of an exceptionally designed community, blended cohesively into the fabric of Greenville Loop.

Site Location: Our site is located at 5651 Greenville Loop Rd in Wilmington, NC

Adjustment Proposal: Right-of-way technical standard

Current technical standard

Currently with the proposed community of 25 single-family dwellings, the technical standards would require us to have a "local residential" right-of-way. This is a 50' wide right-of-way, consisting of 24' of pavement with the following on both sides: 2' of curb, 6' of plaza, 5' of sidewalk. (Section 7-4, Table 1, "minimum standards for non-arterial streets in residential areas and subdivisions").

It is our opinion that this is a rather large roadway requirement, especially considering the unique nature of a courtyard style development. Courtyard developments are created to embrace the natural landscape and create eco-friendly greenspaces that promote pedestrian and biking opportunities, as well as provide for a more active lifestyle. The question that has come to the forefront of our minds is: does it make sense for us to have this very large roadway into a community that’s supposed to set the example for being environmentally conscious and more pedestrian driven?

Proposed technical adjustment

We are seeking a design adjustment for our right-of-way to be 33' wide. We would seek to accomplish this by reducing the required standard to meet what the newly proposed technical standards are for a "Residential Standard" right-of-way (Chapter 2, page 2-3, "Functional Classification") with a plaza and sidewalk only on the eastern side of our street. Our 33' wide calculation would be made up of 18' of asphalt, 2' of curb on either side, 6' of plaza on its eastern side, and 5' of sidewalk on its eastern side.

This would serve to benefit our community in 3 ways: reduce the environmental impact of our right-of-way, enhance public safety, and benefit and enrich the community as a whole.

1. Reduced Environmental Impact

Preservation of Natural Areas: narrower rights-of-way require less land clearing, preserving more of the natural environment, including vegetation, wildlife habitats, and soil integrity. This minimizes ecological disruption and maintains the local ecosystem's health.

Lower Impervious Surface Area: Smaller roadways reduce the amount of impervious surfaces, which helps improve stormwater management, reduce runoff, and mitigate flooding. This also decreases the heat island effect often associated with wide paved areas.

Material and Energy Savings: Constructing narrower roads uses fewer materials, such as asphalt and concrete, reducing the carbon footprint of road building. Fewer construction activities also mean less disruption to the surrounding environment during the development phase.

2. Enhanced Public Safety

One-Sided Sidewalk: Our entire proposed community has dwellings only on its eastern side, as the main roadway that we have proposed is situated on the western side in its entirety. Having a sidewalk that would force pedestrians across a main roadway, would invite accidents that can be avoided.

Traffic Calming: Narrower streets naturally slow vehicle speeds, reducing the likelihood and severity of accidents. Slower speeds are particularly beneficial in residential areas where pedestrians, cyclists, and children are present.

Improved Pedestrian Safety: Reduced roadway widths shorten crossing distances for pedestrians, making it safer and more convenient to walk within the community.

Encouragement of Active Transportation: Narrow streets, combined with well-designed sidewalks and bike paths, can encourage walking and cycling over driving, promoting healthier and more sustainable transportation habits.

3. Community Benefits

Aesthetic and Community Character: Narrower streets contribute to a more human-scale, village-like atmosphere, which enhances community connectivity and livability.

Cost Savings: Smaller roads cost less to build and maintain, allowing resources to be allocated to other community improvements like parks, gardens, or community amenities.

Potential Community Growth

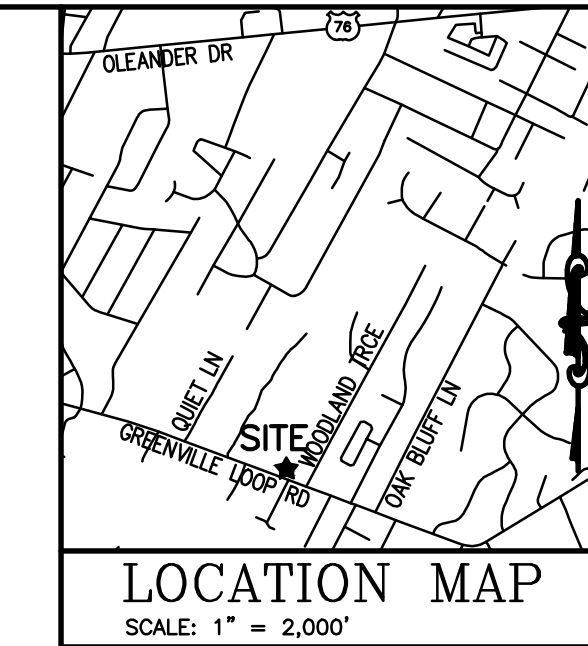
Our proposed community currently has 25 units, but looking ahead to the future, we hope for it to continue to grow. Even with our request to meet the “residential standard” specification, our neighborhood would never be able to exceed the maximal 150 units that the newly proposed “residential standard” roadway intends to service. Gaining this design adjustment to our proposed community would allow us to achieve the mission of this development plan while capturing the character and vibrance that the city of Wilmington provides for so many.

Thank you for the time and consideration for our request.

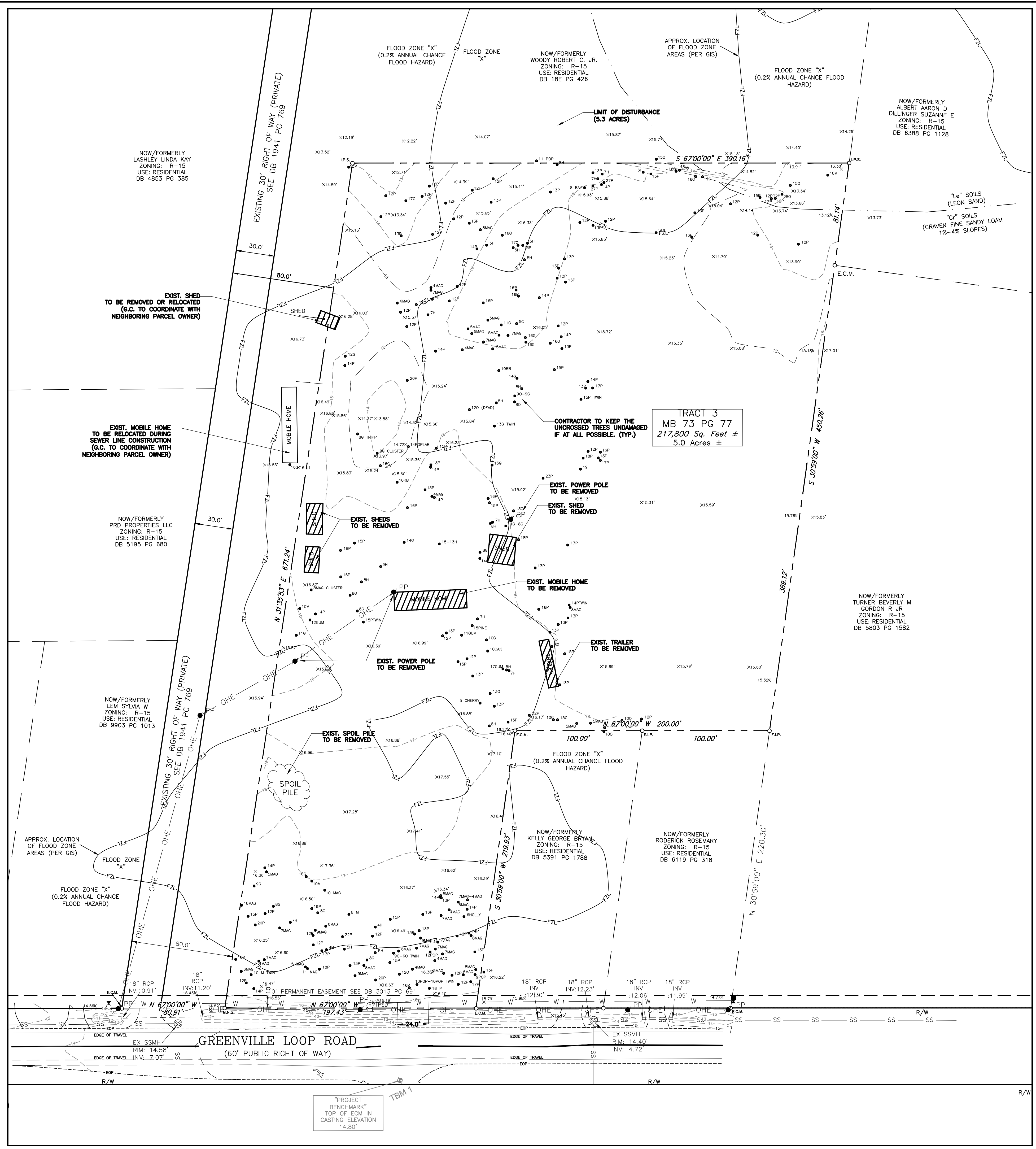
Sincerely,
Chauncey Archer
Property Owner / President of Brick & Mojo

336-675-5369
chauncey@brickandmojo.com

RECEIVED
By Todd Rademacher at 10:20 am, Nov 22, 2024



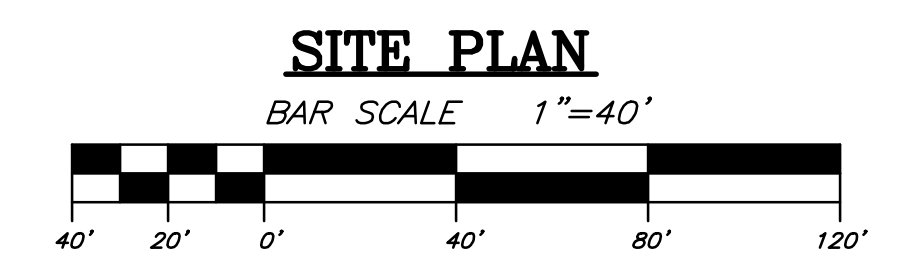
REVISIONS		
No./Date	Description	By



TRACT 3
MB 73 PG 77
217,800 Sq. Feet ±
5.0 Acres ±

SITE DATA:	
PROPERTY OWNER	MOJO INVESTMENTS LLC
PROJECT ADDRESS	5651 GREENVILLE LOOP ROAD
PIN NUMBER	R06200-003-275-000
AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.	
ZONING DISTRICT	R-15 RESIDENTIAL DISTRICT
CAMA LAND USE	WATERSHED RESOURCE PROTECTION
DISTURBED AREA	5.3 AC

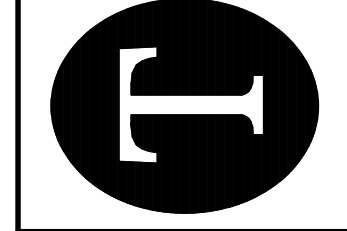
**NOTE:
1) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.



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By Todd Rademacher at 10:20 am, Nov 22, 2024

TRIPP ENGINEERING, P.C.
 419 Chestnut Street
 Wilmington, North Carolina 28401
 Phone 910-763-5100
 Fax 910-763-5631
© LICENSE NO. CE-1592

SITE INVENTORY AND DEMOLITION PLAN
VISTA VERDE
 5651 GREENVILLE LOOP RD
 WILMINGTON, NORTH CAROLINA

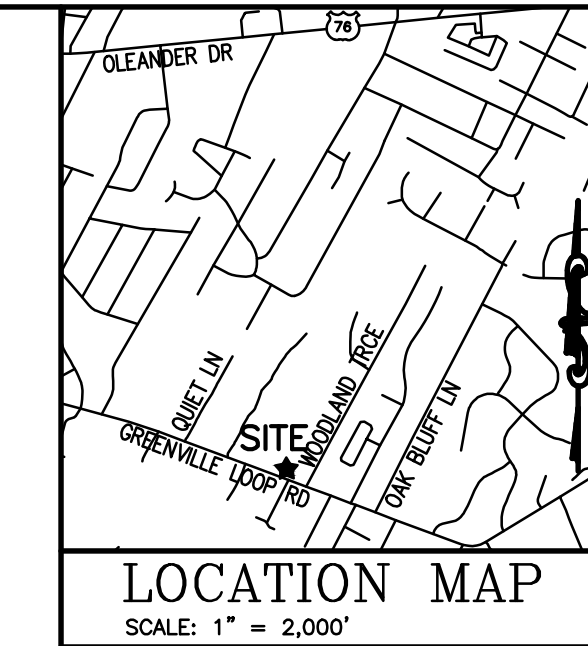


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(DO NOT USE FOR CONSTRUCTION)

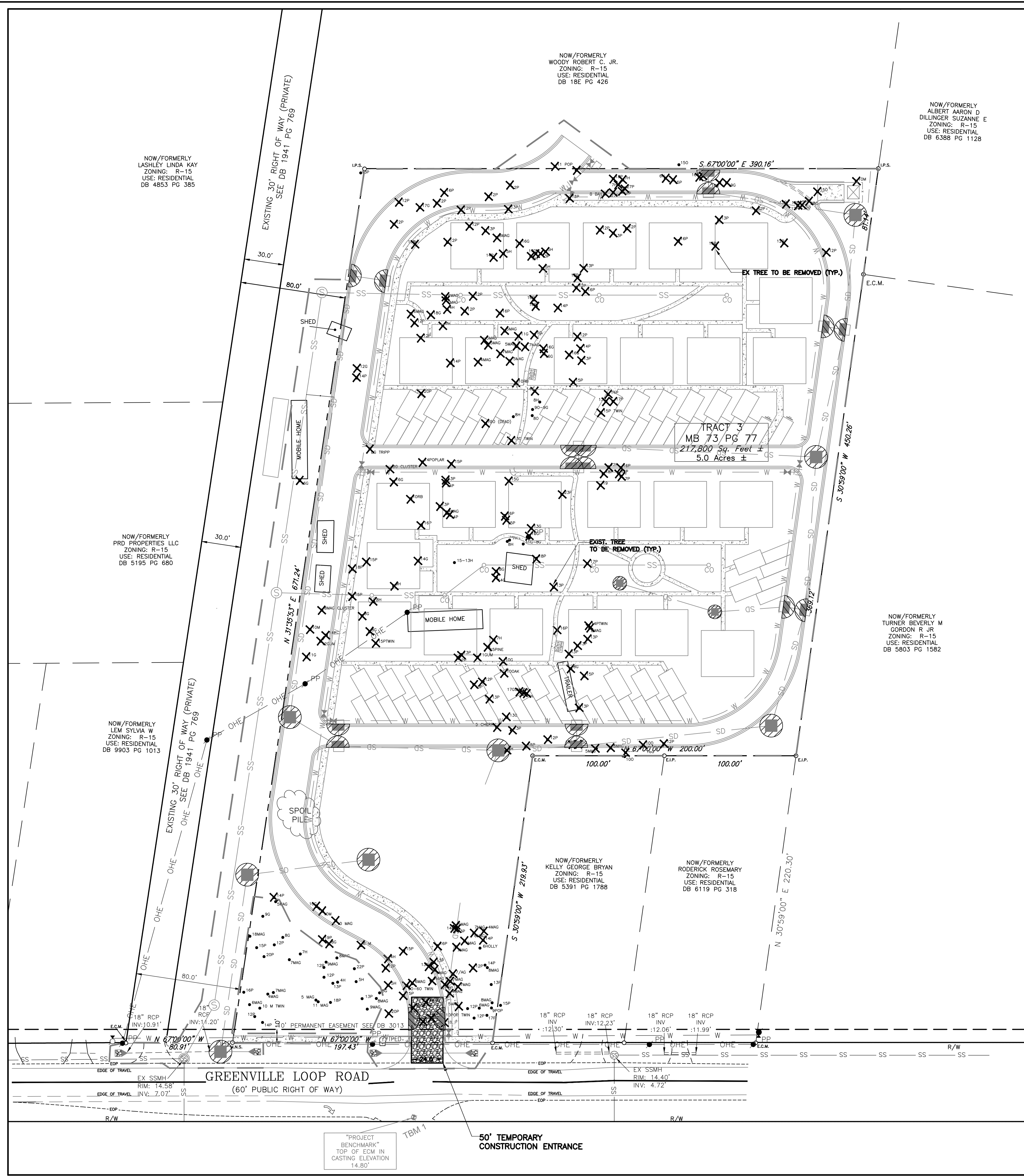
DATE 09-02-24
DESIGN PGT
DRAWN LAM

C0

24010



REVISIONS		
No./Date	Description	By



SITE DATA:

PROPERTY OWNER: MOJO INVESTMENTS LLC
 PROJECT ADDRESS: 5651 GREENVILLE LOOP ROAD
 PIN NUMBER: R06200-003-275-000

AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.
 ZONING DISTRICT: R-15 RESIDENTIAL DISTRICT
 CAMA LAND USE: WATERSHED RESOURCE PROTECTION
 DISTURBED AREA: 5.3 AC

SETBACKS REQUIRED: FRONT: 20', REAR: 25', SIDE: 10'

PROPOSED SETBACKS: FRONT: 259.3', REAR: 41.2', SIDE: 31.7'

TRACT AREA: 217,755 SF (5.0 AC)
 BUILDING USE: RESIDENTIAL
 EXISTING BUILDING AREA: 2,190 SF
 TOTAL PROPOSED BUILDING AREA (GROSS): 41,600 SF
 BUILDING LOT COVERAGE (41,600/217,800): 19.1%
 NUMBER OF BUILDINGS: 50 (25 HOUSES & 25 SHEDS)
 MAXIMUM BUILDING HEIGHT: 35'
 BUILDING HEIGHT: 31'-7"
 NUMBER OF STORIES: 2
 SF PER FLOOR (GROSS):
 1ST FLOOR: 1,400 SF
 2ND FLOOR: 1,400 SF

EXISTING IMPERVIOUS AREAS: 2,190 SF
 PROPOSED ONSITE IMPERVIOUS AREA:
 PROPOSED BUILDING FOOTPRINT: 41,600 SF
 PROPOSED ASPHALT: 48,411 SF
 PROPOSED CONCRETE: 22,379 SF
 FUTURE: 0 SF
 TOTAL IMPERVIOUS AREA: 112,389 SF (51.6%)

IMPERVIOUS ALLOTTED: (90% OF 217,800) 196,020 SF
 PROPOSED OFFSITE IMPERVIOUS AREA: 1,387 SF

PARKING REQUIRED: NO MINIMUM / NO MAXIMUM (DETACHED DWELLING)
 SPACES PROPOSED: 53 SPACES

MOTORCYCLE/MOPED SPACES REQUIRED (1/25): 3 SPACES
 MOTORCYCLE/MOPED SPACES PROPOSED: 3 SPACES
 ELECTRIC VEHICLE REQUIRED (NONE FOR RESIDENTIAL (DETACHED)): 0 SPACES
 ELECTRIC VEHICLE PROPOSED: 0 SPACES

HANDICAP PARKING REQUIRED: 1 PER 25
 53/25 = 2.12 2 SPACES/PROVIDED

BICYCLE SPACES REQUIRED (1/5 DWELLING UNITS (MULTIPLE/TOWNHOUSE)): 5 BICYCLE SPACES
 BICYCLE SPACES PROPOSED: 8 BICYCLE SPACES

PUBLIC WATER AND SEWER BY CFPWA
 EXISTING WATER FLOW: 300 GPD
 EXISTING SEWER FLOW: 270 GPD
 PROPOSED WATER FLOW: 6,190 GPD
 PROPOSED SEWER FLOW: 5,625 GPD
 (=75 GPD/BDRM * 25 HOUSES * 3 BDRM/HOUSE)

LEGEND

- X ——— TEMPORARY SILT FENCE
- LIMITS OF DISTURBANCE
- SS ——— SEWER
- W ——— WATER
- SD ——— STORM WATER
- (Pattern) EXISTING WETLAND
- (Pattern) EXISTING BUILDING TO BE REMOVED
- (Pattern) EXISTING CONCRETE TO BE REMOVED
- (Pattern) EXISTING ASPHALT TO BE REMOVED
- X ——— TREE TO BE REMOVED

****NOTE:**
 1) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.

SITE PLAN
 BAR SCALE 1"=40'

TRIPP ENGINEERING, P.C.
 419 Chestnut Street
 Wilmington, North Carolina 28401
 Phone 910-763-5100
 Fax 910-763-5631
© LICENSE NO. CE-1552

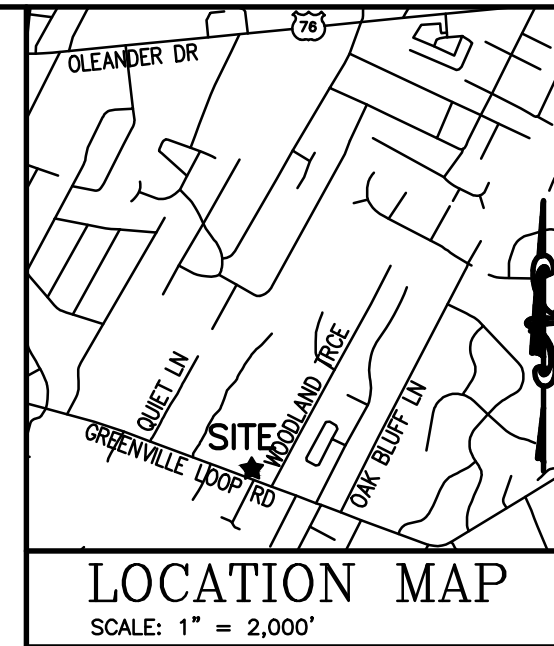
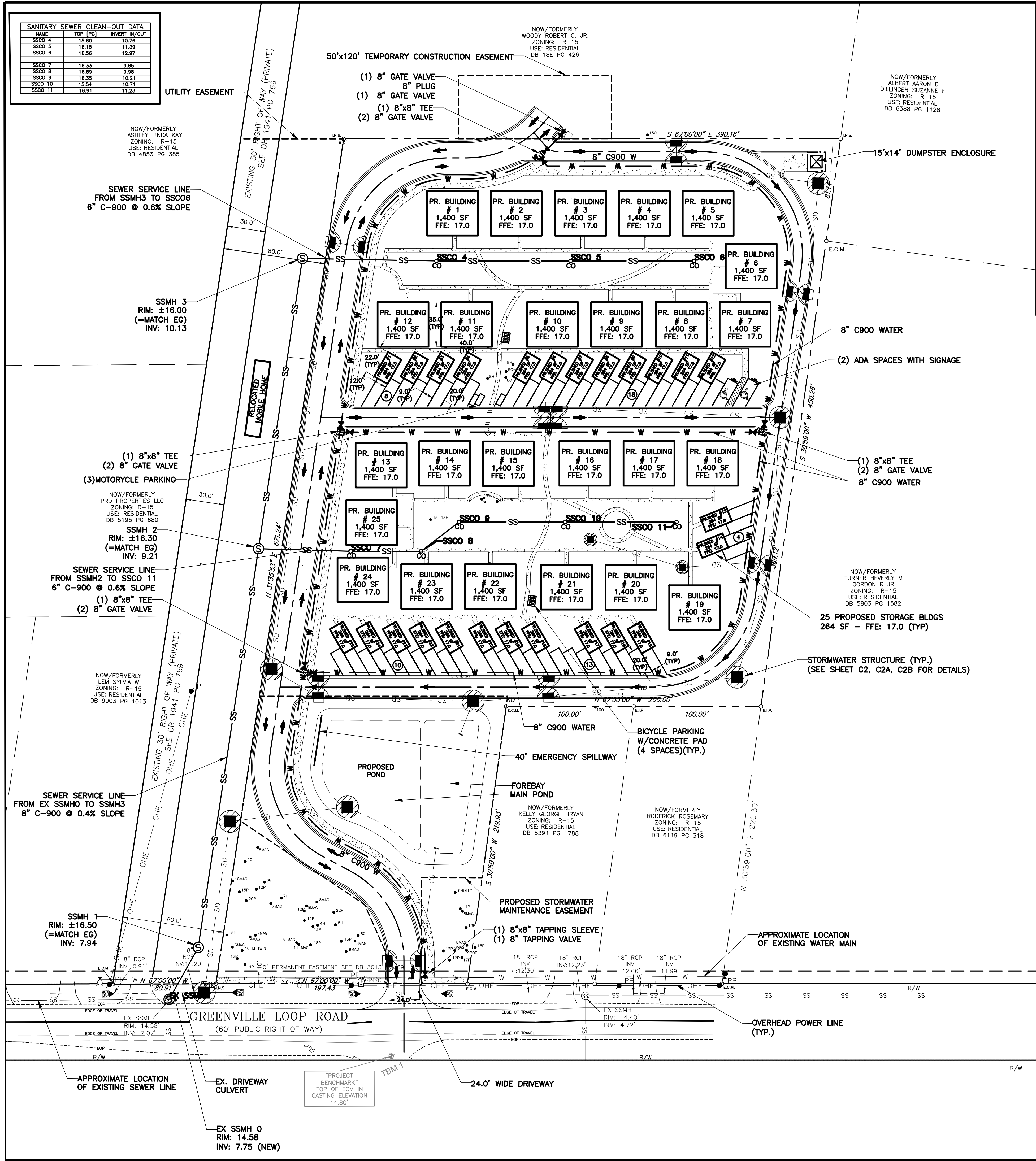
TREE REMOVAL PLAN
VISTA VERDE
 5651 GREENVILLE LOOP RD
 WILMINGTON, NORTH CAROLINA

PRELIMINARY
(DO NOT USE FOR CONSTRUCTION)

DATE 09-02-24
 DESIGN PGT
 DRAWN LAM

COA
 24010

SANITARY SEWER CLEAN-OUT DATA		
NAME	TOP (PG)	INVERT IN/OUT
SSCO 4	15.60	10.76
SSCO 5	16.16	11.39
SSCO 6	16.56	12.97
SSCO 7	16.33	9.65
SSCO 8	16.89	9.98
SSCO 9	16.35	10.21
SSCO 10	15.54	10.71
SSCO 11	16.91	11.23



REVISIONS		
No./Date	Description	By

NOTES:

ZONING

- TOPOGRAPHY AND TREE SURVEY COMPLETED BY INTRACOASTAL LAND SURVEYING, PLLC.
- CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.
- EXISTING EASEMENTS AS SHOWN
- CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
- 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.

SOLID WASTE

- SITE TO USE DUMPSTER.

TRAFFIC

- PLEASE COORDINATE WITH CITY TRAFFIC SIGNS AND MARKINGS MANAGER PRIOR TO INSTALLATION OF ANY TRAFFIC SIGNS.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
- ANY BROKEN OR MISSING SIDEWALK PANELS AND CURBING WILL BE REPLACED.
- CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REDING THE UTILITIES IN ROW.
- CONTACT TRAFFIC ENGINEERING AT (910) 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- NO PARKING SPACES, FENCES, WALLS, POSTS, LIGHT, SHRUBS, TREES, OR OTHER TYPE OF OBSTRUCTIONS NOT SPECIFICALLY EXEMPTED SHALL BE PERMITTED IN THE SPACE BETWEEN 30 INCHES AND ABOVE GROUND AND 10 FEET ABOVE GROUND LEVEL WITHIN A TRIANGULAR SIGHT DISTANCE.

LANDSCAPING

- A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND THE PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT. STREET TREES MUST BE LOCATED A MINIMUM OF 15 FEET FROM STREETLIGHTS.
- ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'.
- PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL 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 INSURE 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 INSTRUCTIONS ON TREE PROTECTION METHODS.
- ALL CURBING AROUND LANDSCAPE ISLAND TO BE MINIMUM 6" IN HEIGHT.
- TREE PRESERVATION/REMOVAL PERMIT IS REQUIRED PRIOR TO CLEARING AND LAND DISTURBANCE.
- LABEL PROTECTIVE FENCING WITH SIGNS TO BE PLACED EVERY 50 LINEAR FEET, OR AT LEAST TWO (2) PER AREA, IN BOTH ENGLISH AND SPANISH "TREE PROTECTION AREA: DO NOT ENTER".
- STREET TREES MUST BE LOCATED A MINIMUM OF 15 FEET FROM STREETLIGHTS.

CFPUA

- WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
- 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.
- IF THE CONTRACTOR DESIRES CFPUA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
- ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH THE CFPUA'S CONNECTION CONTROL REGULATION. CALL 332-6419 FOR INFORMATION.
- ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USCFCOHR OR ASSE.
- PUBLIC WATER AND SEWER EXIST WITHIN WRIGHTSVILLE AVE. R/W. NO RECORDS OF INDIVIDUAL EASEMENTS EXIST.
- CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING OR GRADING.
- ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.
- CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.

DRAINAGE

- STORMWATER PROVIDED BY STORMWATER POND.

FIRE AND LIFE SAFETY NOTES

- CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION
- NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE
- A 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 FDC'S OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL ALWAYS BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS AND FDC'S.
- PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE UNDERGROUND FIRE LINE PERMIT FROM THE WILMINGTON FIRE AND LIFE SAFETY DIVISION 910-343-0696
- CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL MULTI-STORY COMMERCIAL BUILDINGS AND ALL SINGLE-STORY COMMERCIAL BUILDINGS EXCEEDING 7500 SQ/FT THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.
- HALL ISOLATION VALVES WITHIN THE "HOT BOX" AND BETWEEN THE "HOT BOX" AND THE RISER ROOM, MUST BE ELECTRICALLY SUPERVISED.

SITE LIGHTING

- SITE LIGHTING PLAN TO BE PROVIDED BY OTHERS.
- DUKE ENERGY TO PROVIDE STREET LIGHT TO CITY STANDARDS (NON-PHOTOMETRIC)

NCDOT

- NO SURFACE WATERS, WETLANDS, REGULATORY FLOOD ZONES, PROTECTED VEGETATED SETBACKS OR PROTECTED RIPARIAN BUFFERS EXIST ON SITE.

SITE DATA:

PROPERTY OWNER: MOJO INVESTMENTS LLC
PROJECT ADDRESS: 5651 GREENVILLE LOOP ROAD
PIN NUMBER: R06200-003-275-000

AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.
ZONING DISTRICT: R-15 RESIDENTIAL DISTRICT
CAMA LAND USE: WATERSHED RESOURCE PROTECTION
DISTURBED AREA: 5.3 AC
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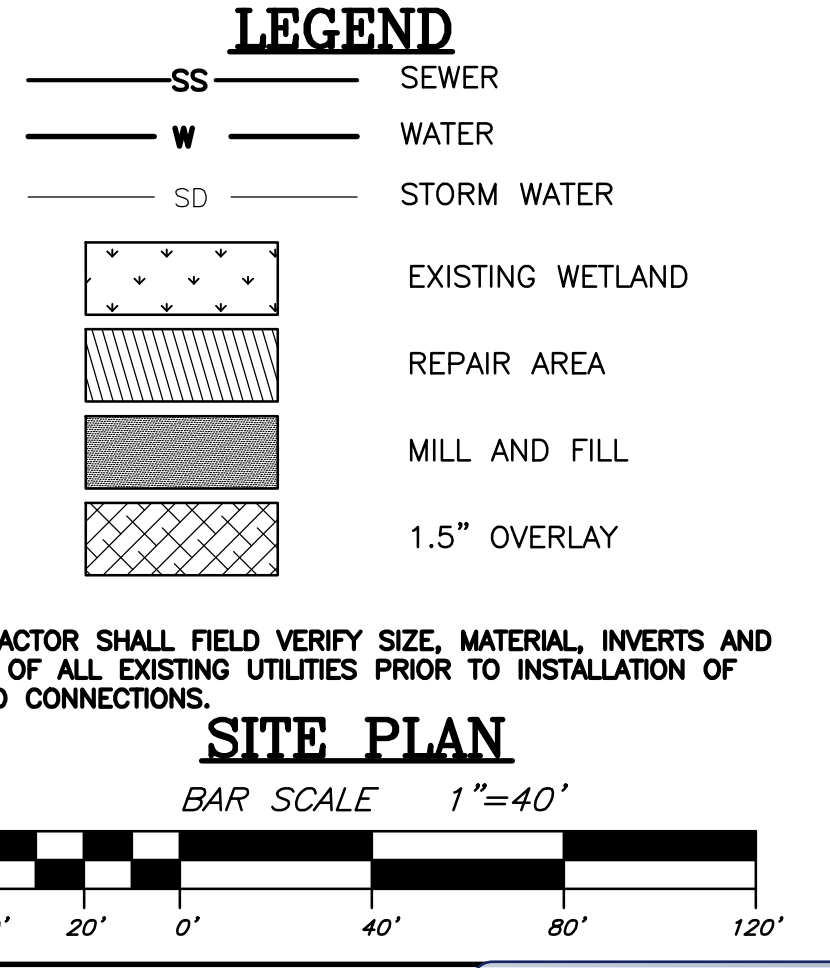
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PROPOSED WATER FLOW: 6,190 GPD
PROPOSED SEWER FLOW: 5,625 GPD
(=75 GPD/BDRM * 25 HOUSES * 3 BDRM/HOUSE)



SITE AND UTILITY PLAN

TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631
© 2024 TRIPP ENGINEERING, P.C.

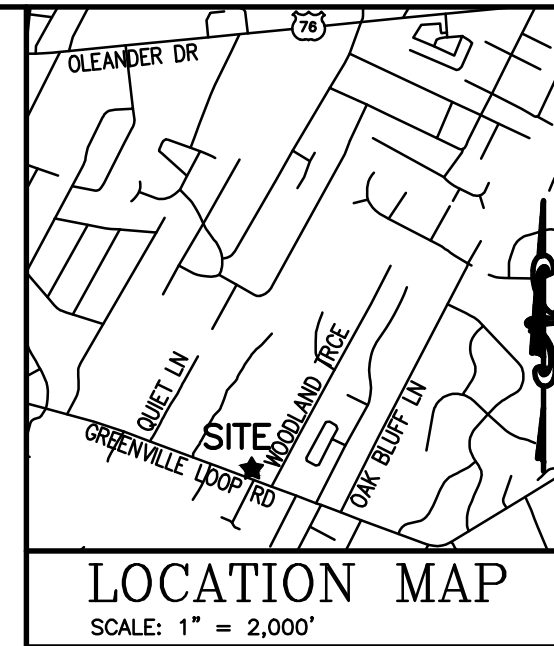
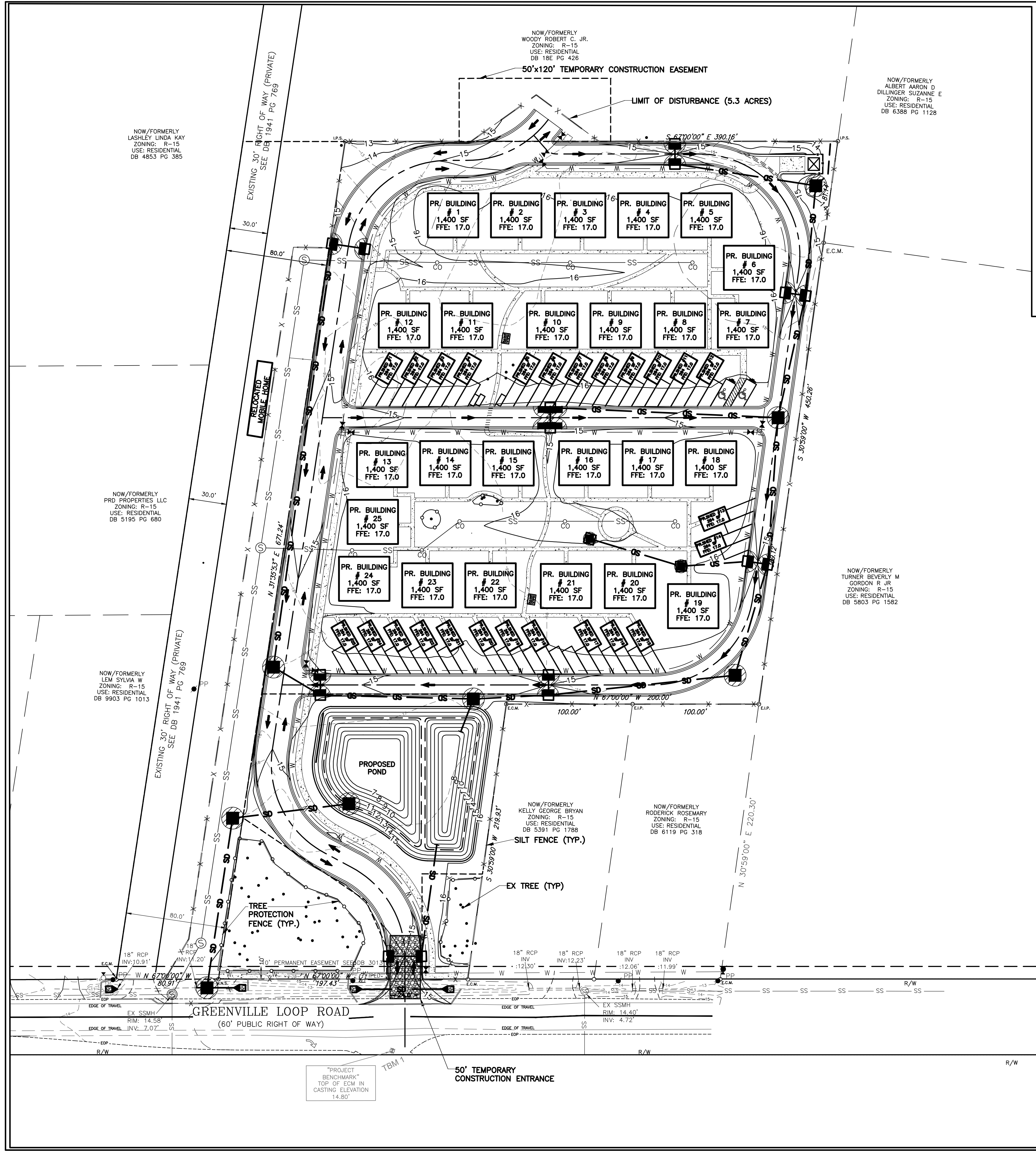
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WILMINGTON, NORTH CAROLINA

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DATE: 09-02-24
DESIGN: PGT
DRAWN: LAM

C1

24010



REVISIONS		
No./Date	Description	By

SITE DATA:

PROPERTY OWNER	MOJO INVESTMENTS LLC
PROJECT ADDRESS	5651 GREENVILLE LOOP ROAD
PIN NUMBER	R06200-003-275-000
AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.	
ZONING DISTRICT	R-15 RESIDENTIAL DISTRICT
CAMA LAND USE	WATERSHED RESOURCE PROTECTION
DISTURBED AREA	5.3 AC
SETBACKS REQUIRED	FRONT: 20' REAR: 25' SIDE: 10'
PROPOSED SETBACKS:	FRONT: 259.3' REAR: 41.2' SIDE: 31.7'
TRACT AREA	217,755 SF (5.0 AC)
BUILDING USE	RESIDENTIAL
EXISTING BUILDING AREA	2,190 SF
TOTAL PROPOSED BUILDING AREA (GROSS)	41,600 SF
BUILDING LOT COVERAGE (41,600/217,800)	19.1%
NUMBER OF BUILDINGS	50 (25 HOUSES & 25 SHEDS)
MAXIMUM BUILDING HEIGHT	35'
BUILDING HEIGHT	31'-7"
NUMBER OF STORIES	2
SF PER FLOOR (GROSS)	1,400 SF
1ST FLOOR	1,400 SF
2ND FLOOR	1,400 SF
EXISTING IMPERVIOUS AREAS:	2,190 SF
PROPOSED ONSITE IMPERVIOUS AREA:	41,600 SF
PROPOSED BUILDING FOOTPRINT	48,411 SF
PROPOSED ASPHALT	22,379 SF
PROPOSED CONCRETE	0 SF
FUTURE	0 SF
TOTAL IMPERVIOUS AREA	112,389 SF (51.6%)
IMPERVIOUS ALLOTTED: (90% OF 217,800)	196,020 SF
PROPOSED OFFSITE IMPERVIOUS AREA:	1,387 SF
PARKING REQUIRED:	NO MINIMUM / NO MAXIMUM (DETACHED DWELLING)
SPACES PROPOSED:	53 SPACES
MOTORCYCLE/MOPED SPACES REQUIRED (1/25)	3 SPACES
MOTORCYCLE/MOPED SPACES PROPOSED	5 SPACES
ELECTRIC VEHICLE REQUIRED (NONE FOR RESIDENTIAL DETACHED)	0 SPACES
ELECTRIC VEHICLE PROPOSED	0 SPACES
HANDICAP PARKING REQUIRED	2 SPACES/PROVIDED
1 PER 25	53/25 = 2.12
BICYCLE SPACES REQUIRED (1/5 DWELLING UNITS (MULTIPLE/TOWNHOUSE))	5 BICYCLE SPACES
BICYCLE SPACES PROPOSED	8 BICYCLE SPACES
PUBLIC WATER AND SEWER BY C/PWA	
EXISTING WATER FLOW:	300 GPD
EXISTING SEWER FLOW:	270 GPD
PROPOSED WATER FLOW:	6,190 GPD
PROPOSED SEWER FLOW:	5,625 GPD
(-75 GPD/BDPM * 25 HOUSES + 3 BDPM/HOUSE)	

LEGEND

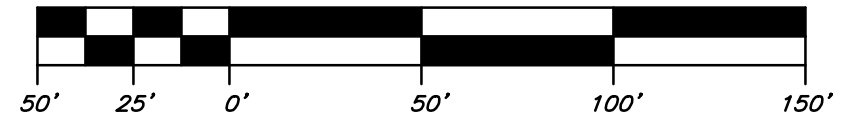
- (M.E.G.) MATCH EXISTING GRADE
- RUN OFF ARROWS
- EXIST. SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- SS SEWER
- W WATER
- SD STORM WATER
- LIMITS OF DISTURBANCE
- X- TEMPORARY SILT FENCE
- TREE PROTECTION FENCE

SEE SHEETS C2A & C2B FOR FINE GRADING AND STORMWATER PIPES INFO

**NOTE:
1) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.

SITE PLAN

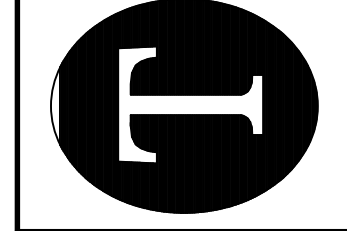
BAR SCALE 1"=50'



RECEIVED
By Todd Rademacher at 10:20 am, Nov 22, 2024

OVERALL GRADING, DRAINAGE, EROSION CONTROL AND STORMWATER MANAGEMENT VISTA VERDE
 5651 GREENVILLE LOOP RD
 WILMINGTON, NORTH CAROLINA

TRIPP ENGINEERING, P.C.
 419 Chestnut Street
 Wilmington, North Carolina 28401
 Phone 910-763-5100
 Fax 910-763-5631
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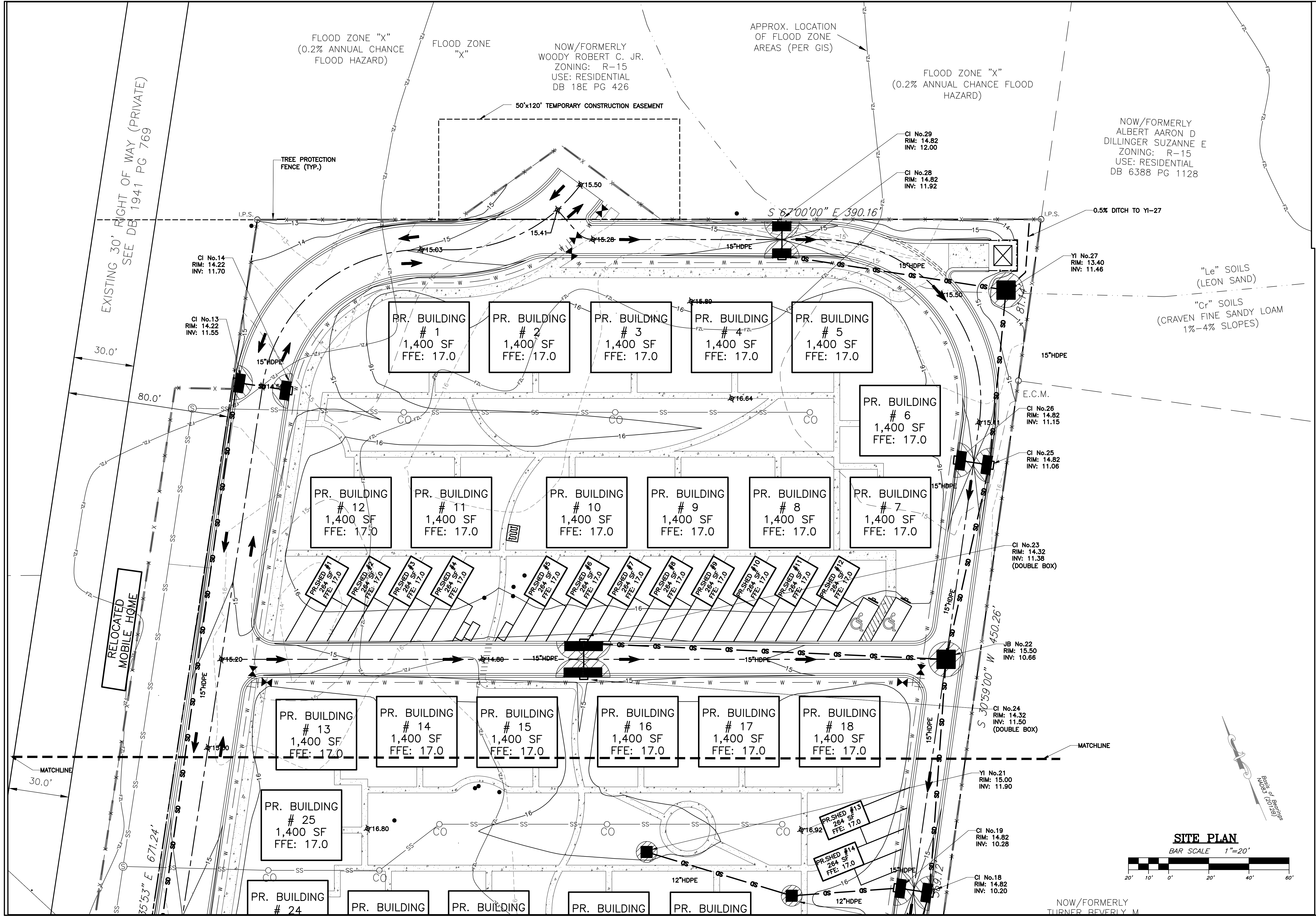


PRELIMINARY (DO NOT USE FOR CONSTRUCTION)

DATE 09-02-24
DESIGN PGT
DRAWN LAM

C2

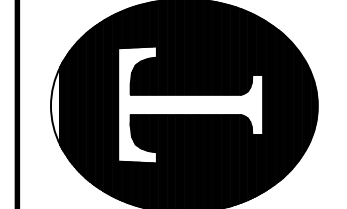
24010



REVISIONS		
No./Date	Description	By

SPOT GRADING, DRAINAGE, EROSION CONTROL AND STORMWATER MANAGEMENT (NORTH)
VISTA VERDE
 5651 GREENVILLE LOOP RD
 WILMINGTON, NORTH CAROLINA

TRIPP ENGINEERING, P.C.
 419 Chestnut Street
 Wilmington, North Carolina 28401
 Phone 910-763-5100
 Fax 910-763-5631
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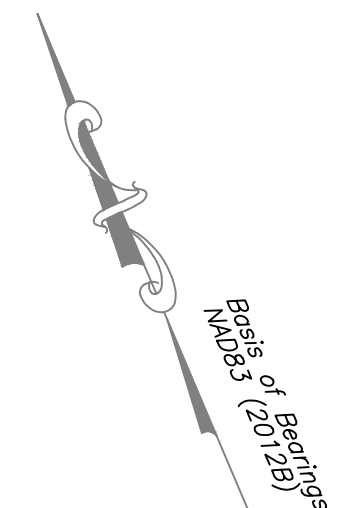
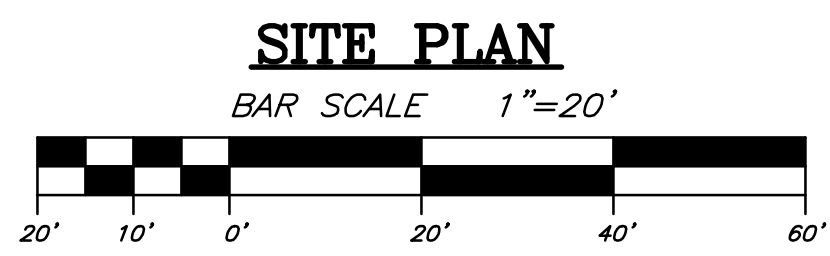


**PRELIMINARY
 (DO NOT USE FOR
 CONSTRUCTION)**

DATE 09-02-24
 DESIGN PGT
 DRAWN LAM

C2A

24010



NOW/FORMERLY
 TURNER, BEVERLY M.

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCGO1 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 NCGO1 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sedimentation 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.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes		
Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

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 fasteners. Hydroseeding. Roller 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 fasteners. Geotextile fabric such as permanent soil reinforcement matting. Hydroseeding. Stakes 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. Roller erosion control products with grass seed.

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.

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 and size of waste containers (e.g. dumpster, trash receptacle) on site to contain construction and domestic wastes.
- 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 or provide secondary containment. 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. Clean up immediately if containers overflow.
- Dispose waste off-site at an approved disposal facility.
- On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

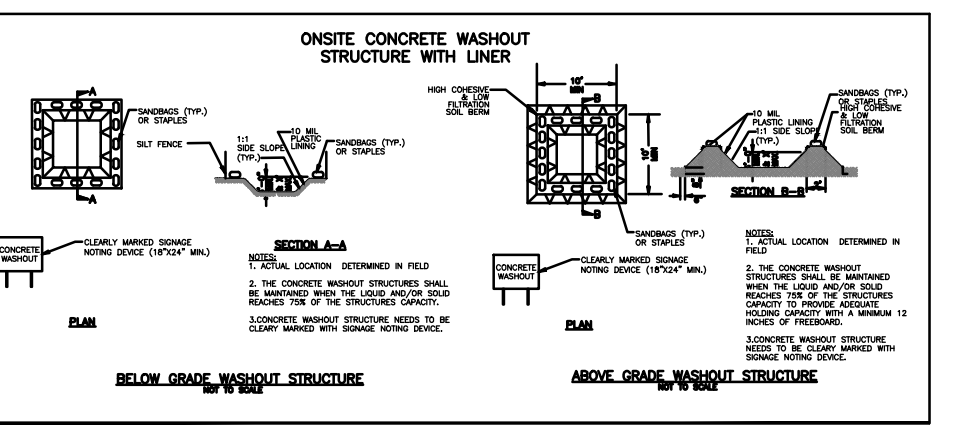
- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
- Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Contain liquid wastes in a controlled area.
- Containment must be labeled,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

PORTABLE TOILETS

- Install portable toilets on level ground, at least 50 feet 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 a gravel pad and surround with sand bags.
- Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas and facilities.
- 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 controls and surface waters unless it can be shown no other alternatives are reasonably available.
- Protect stockpile with silt fence installed along toe of slope with a minimum offset of 5 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, concrete residue in accordance with local and state solid waste regulations and at an approved facility.
- Locate washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within 10 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 inlet(s) 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 controls 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 leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand 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 levees, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
- Do not store these materials onsite.

HAZARDOUS AND TOXIC WASTE

- Create designated hazardous waste collection area 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.

NCGO1 GROUND STABILIZATION AND MATERIALS HANDLING EFFECTIVE: 04/01/19

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

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 equal to or 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:
(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 with 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. Description, evidence and date of corrective actions taken, 7. Identification of the discharge outfalls inspected, 8. Date and time of the inspection, 9. Name of the person performing the inspection, 10. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 11. Indication of visible sediment leaving the site, 12. Description, evidence, and date of corrective actions taken, 13. Actions taken to clean up or stabilize the sediment that has left the site limits, 14. Description, evidence, and date of corrective actions taken, and 15. An explanation as to the actions taken to control future releases.
(3) Stormwater outfalls (S/Os)	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 outfalls 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. Indication of visible sediment leaving the site, 6. Description, evidence, and date of corrective actions taken, 7. Identification of the outfalls inspected, 8. Date and time of the inspection, 9. Name of the person performing the inspection, 10. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 11. Indication of visible sediment leaving the site, 12. Description, evidence, and date of corrective actions taken, 13. Actions taken to clean up or stabilize the sediment that has left the site limits, 14. Description, evidence, and date of corrective actions taken, and 15. An explanation as to the actions taken to control future releases.
(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. Identification of the perimeter 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. Indication of visible sediment leaving the site, 6. Description, evidence, and date of corrective actions taken, 7. Identification of the perimeter inspected, 8. Date and time of the inspection, 9. Name of the person performing the inspection, 10. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 11. Indication of visible sediment leaving the site, 12. Description, evidence, and date of corrective actions taken, 13. Actions taken to clean up or stabilize the sediment that has left the site limits, 14. Description, evidence, and date of corrective actions taken, and 15. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	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 stream or wetland 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. Indication of visible sediment leaving the site, 6. Description, evidence, and date of corrective actions taken, 7. Identification of the stream or wetland inspected, 8. Date and time of the inspection, 9. Name of the person performing the inspection, 10. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 11. Indication of visible sediment leaving the site, 12. Description, evidence, and date of corrective actions taken, 13. Actions taken to clean up or stabilize the sediment that has left the site limits, 14. Description, evidence, and date of corrective actions taken, and 15. An explanation as to the actions taken to control future releases.
(6) Ground stabilization measures	After each phase of grading	1. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

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

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

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 kept on site and available for inspection at all times during normal business hours.

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 must include 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 to indicate 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 to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&S measures have been performed.	Complete, date and sign an inspection report.
(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 to indicate the completion of the corrective action.

2. Additional Documentation to be kept on Site

In addition to the E&S plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

- This General Permit as well as the Certificate of Coverage, after it is received.
- Records of the inspections made during the previous twelve months. 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 shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years

All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

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 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 149-215.85.
 - 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 reporting instructions listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

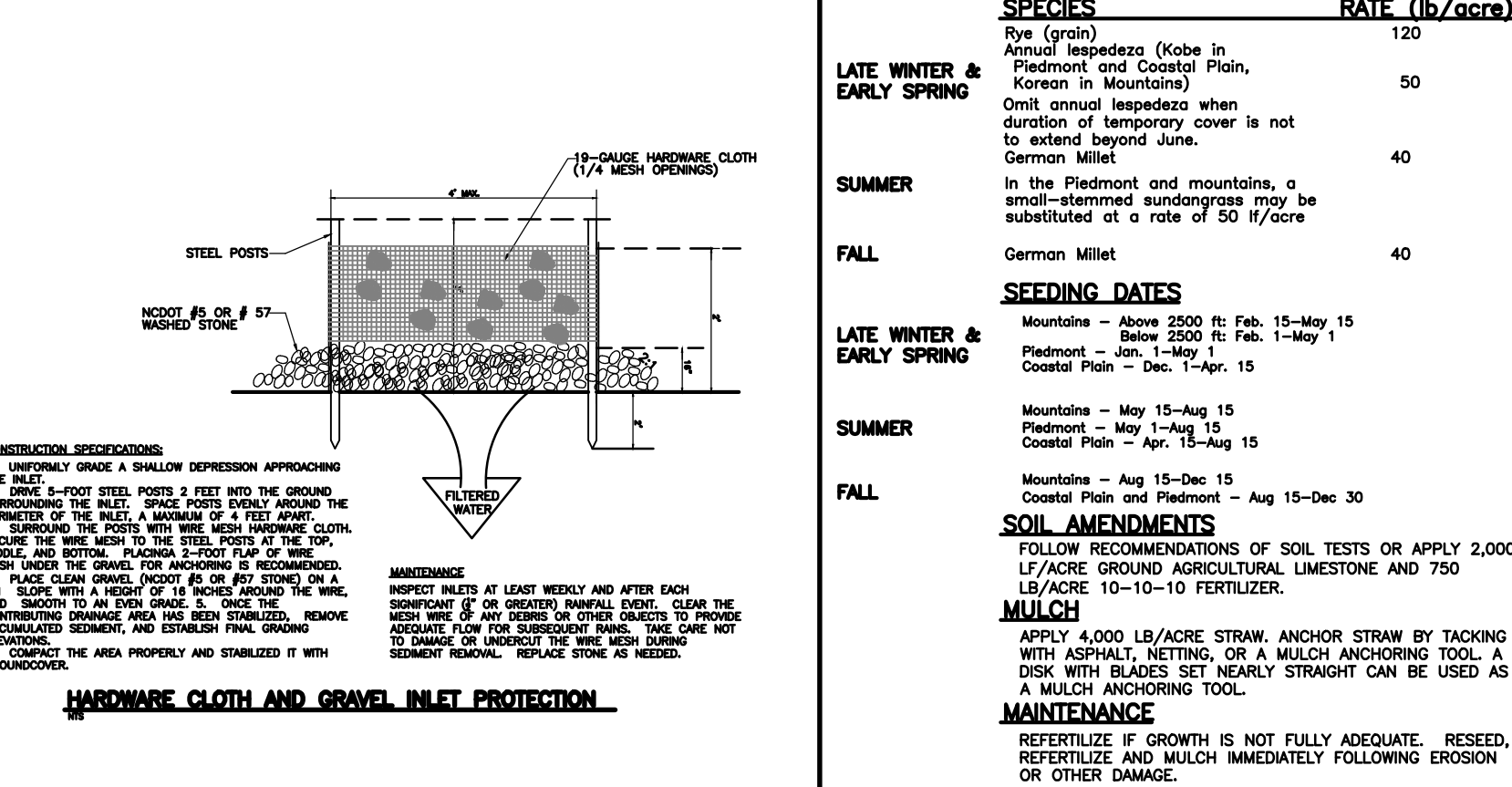
Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	<ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that contains a description of the sediment and actions 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 <i>NC 303(d) List</i> 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 of hazardous substances per Item 1(b) above	<ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release. A report at least ten days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect on the bypass. Within 24 hours, an oral or electronic notification. Within 14 calendar days, a report that includes an evaluation of the quality and effect of the bypass. 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 period 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(i)(6)]. Division staff may waive the requirement for a written report on a case-by-case basis.

PART II, SECTION G, ITEM (4) DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

- The E&S plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&S plan authority has approved these terms.
- The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item 2(c) and (d) of this permit.
- Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems.
- Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above.
- Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices.
- Sediment removed from the dewatering treatment devices described in (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

NCGO1 SELF-INSPECTION, RECORDKEEPING AND REPORTING EFFECTIVE: 04/01/19



TEMPORARY SEEDING SPECIFICATION

SEEDING MIXTURE SPECIES	RATE (lb/acre)
Rye (gran)	120
Perennial Ryegrass (Kobe in Piedmont and Coastal Plain, Korean Ryegrass)	50
Onion annual lespedeza when used in conjunction with temporary cover is not to extend beyond June	40
German Millet	40

SEEDING DATES
Mountains - Aug 2020 to Feb. 15-May 15
Piedmont - Nov 2020 to Feb. 1-May 1
Coastal Plain - Dec. 1-Apr. 15

SOIL AMENDMENTS
EXISTING SURFACE SOILS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

MULCH
APPLY 4,000 LB/ACRE STRAW ANCHOR STRAP BY TACKLING MULCH TO WETTING OR ON WALKER ANCHORING TOOL. DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS ALTERNATE MULCHING TOOL.

SEEDING NOTES (SPRING-SUMMER)
1. WHERE A NEAR APPROPRIATE DESERIAL, OBTAIN SEEDS. A TEST: BENALAGORIS MAY BE REPLACED WITH 5 1/2% CENTRODORIS.

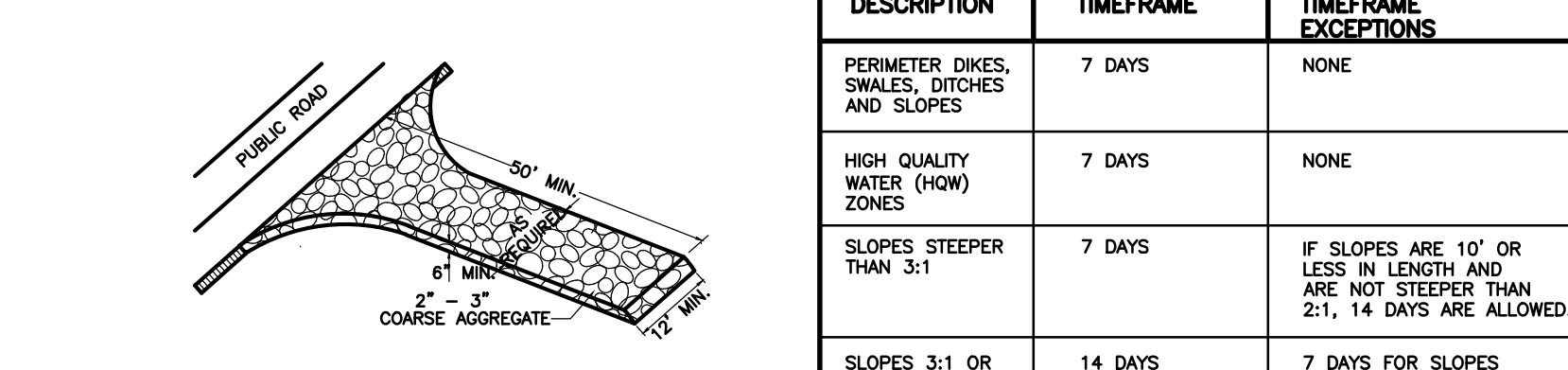
SEEDING DATES
APRIL - JULY 15

SOIL AMENDMENTS
APPLY LIKE AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 3,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 500 LB/ACRE 10-10-10 FERTILIZER.

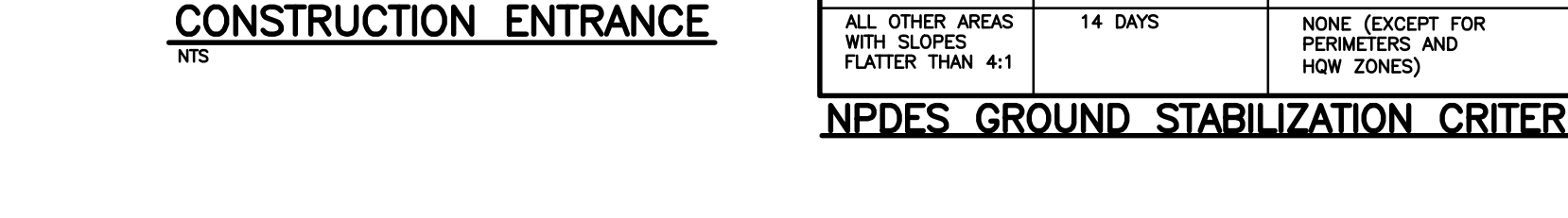
MULCH
APPLY 4,000 LB/ACRE STRAW ANCHOR STRAP BY TACKLING MULCH TO WETTING OR ON WALKER ANCHORING TOOL. DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE
REPERFECTURE THE FOLLOWING APRIL WITH 50 LB/ACRE NITROGEN. REPEAT AS GROWTH REQUIRES. MAINTAIN IRON SHALL BE CLASS 50.

TEMPORARY SILT FENCE



TEMPORARY GRAVELLED CONSTRUCTION ENTRANCE



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 EARTHEN--MATERIAL STOCK PILE 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 ON-SITE, 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.
 - ALL 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 HAVE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:
 - ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
 - ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
 - CONDITIONS--IN MEETING THE STABILIZATION REQUIREMENTS ABOVE, THE FOLLOWING CONDITIONS OR APPLICABLE:
 - EXTENSIONS OF TIME MAY BE APPROVED BY THE PERMITTING AUTHORITY BASED ON THE FOLLOWING FACTORS:
 - EXTENSIVE TURBIDITY OR OTHER SITE-SPECIFIC CONDITIONS THAT MAKE COMPLIANCE IMPRACTICABLE.
 - ALL SLOPES 10' OR LESS IN LENGTH SHALL APPLY TO GROUND COVER WITHIN 7 DAYS FROM THE DATE OF THE STOP OF THE DISTURBING ACTIVITY.
 - SLOPES LESS THAN 50' SHALL APPLY GROUND COVER WITHIN 14 DAYS EXCEPT WHEN SLOPES ARE STEEPER THAN 3:1, THE 7-DAY REQUIREMENT APPLIES TO SLOPES WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
 - ALL SLOPED FLATTER THAN 4:1 SHALL BE EXEMPT FROM THE 7-DAY GROUND COVER REQUIREMENT.
 - SLOPES 10' OR LESS IN LENGTH SHALL BE EXEMPT FROM THE 7-DAY GROUND COVER REQUIREMENT EXCEPT WHEN THE SLOPE IS STEEPER THAN 2:1.
 - ALTHOUGH STABILIZATION IS USUALLY SPECIFIED AS GROUND COVER, OTHER METHODS, SUCH AS CHEMICAL STABILIZATION, MAY BE ALLOWED ON A CASE-BY-CASE BASIS.
 - FOR PORTIONS OF PROJECTS WITHIN THE SEDIMENT CONTROL COMMISSION--DEFINED "HIGH QUALITY WATER ZONE" (15a NCGO 04A. 0105), STABILIZATION WITH GROUND COVER SHALL BE ACHIEVED AS SOON AS PRACTICABLE, BUT IN ANY EVENT ON ALL AREAS OF THE SITE WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACT.

EXCELSIOR MATTING INSTALLATION



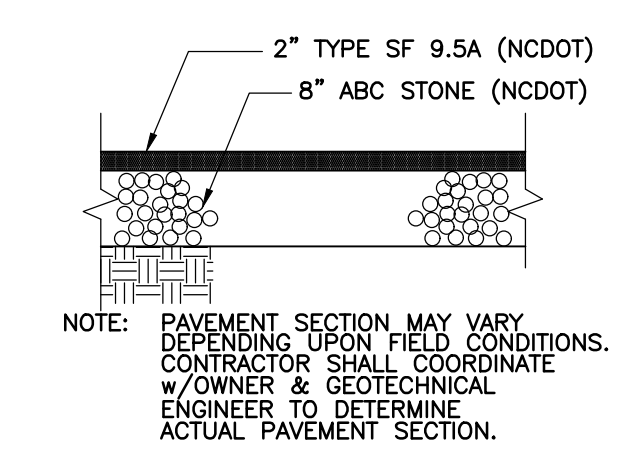
REVISIONS

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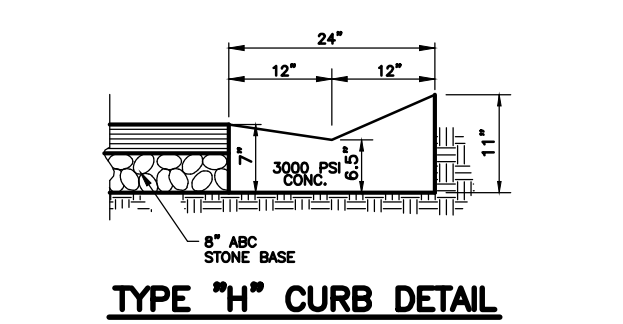
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIARIZED WITH EXISTING CONDITIONS BOTH ON AND IMMEDIATELY ADJACENT TO THE SITE.
- CLEARING: CONTRACTOR SHALL REMOVE ALL TREES AND VEGETATION WITHIN LIMITS OF CONSTRUCTION UNLESS OTHERWISE DESIGNATED TO REMAIN.
- GRUBBING AND STRIPPING: CONTRACTOR SHALL GRADE AND REMOVE ROOTS, STUMPS, VEGETATION, DEBRIS, EXISTING STRUCTURES ABOVE AND BELOW GRADE, ORGANIC MATERIAL OR ANY OTHER UNSUITABLE MATERIAL WITHIN LIMITS OF CONSTRUCTION.
- MUCKINGS: CONTRACTOR SHALL COORDINATE WITH OWNER AND THEIR GEOTECHNICAL REPRESENTATIVE TO COORDINATE REMOVAL OF ANY SOFT AREAS.
- DISPOSAL: CLEARED, GRUBBED, STRIPPED OR OTHER WASTE MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A PROPERLY PERMITTED FACILITY.
- FILL AND COMPLY WITH ALL SPECIFICATIONS AND REQUIREMENTS OF THE PERMIT.
- THE CONTRACTOR SHALL NOTE THAT THE GRADING PLAN MAY NOT REPRESENT A BALANCED EARTHWORK CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUT AND FILL QUANTITIES AND COMPLETE INSTALLATION BEFORE COMMENCING ANY EXCAVATIONS IN OR ALONG ROADWAYS OR RIGHT-OF-WAYS, PUBLIC AREAS OR IN PRIVATE EASEMENTS. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE PERSONNEL OF THEIR INTENT EXCAVATE. IN WRITING NOT LESS THAN 10 DAYS PRIOR TO EXCAVATING.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE DISCONNECTION/RECONNECTION AND/OR THE RELOCATION OF ALL EXISTING UTILITIES WITH APPROPRIATE PERSONNEL.
- APPROPRIATE PERSONNEL BY INTRACASTAL LAND SURVEYING, PLLC
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE. FURTHERMORE THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES OR QUESTIONS TO THE ENGINEER PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL PROVIDE ANY AND ALL LAYOUT REQUIRED TO CONSTRUCT HIS WORK UNLESS OTHERWISE DIRECTED BY OWNER.
- ALL PVC UTILITY MAINS SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER AT FINAL GRADE.
- ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO MEET ALL LOCAL AND STATE CODES. METERS, TAPS, MATERIALS, WORKMANSHIP AND ALL FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL REQUIREMENTS OF THE PERMIT SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
- ALL PAVEMENT, BASE AND SUBGRADE SHALL CONFORM TO NCDOT STANDARDS INCLUDING WORKMANSHIP, MATERIALS AND EQUIPMENT. APPROPRIATE BARRICADES, SIGNS, LIGHTS OR OTHER TRAFFIC CONTROL DEVICES SHALL BE PROVIDED IN ACCORDANCE WITH NCDOT TO MAINTAIN SAFETY AND TWO WAY TRAFFIC.
- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INSTALLATION. ALL AREAS SHALL BE GRADED AT 4% TIMES.
- CONCRETE STORM DRAINAGE PIPE SHALL BE CLASS II WITH RUBBER GASKET JOINTS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
- USE WHITE LAQUER MARKING PAINT. PAINT SHALL BE A CHLORINATED RUBBER ALKYD, FS II-15, TYPE II, FACTORY MILD, QUICK DRYING, NON BLEEDING, REFLECTIVE MATERIAL MAY BE ADDED AT OWNER'S OPTION FOR NIGHT REFLECTING.
- SMALLER IRON SHALL BE CLASS 50.
- CONCRETE FOR WALKS, CURBS AND DRIVES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS - AIR ENTRAINED.
- FIELD TESTING SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY PAID FOR BY THE OWNER. FURTHER TESTING REQUIRED DUE TO A FAILED TEST WILL BE PAID FOR BY THE CONTRACTOR.
- SEE GEOTECHNICAL REPORT NO. _____ DATED _____ BY _____ FOR ADDITIONAL REQUIREMENTS.

CONSTRUCTION SEQUENCE

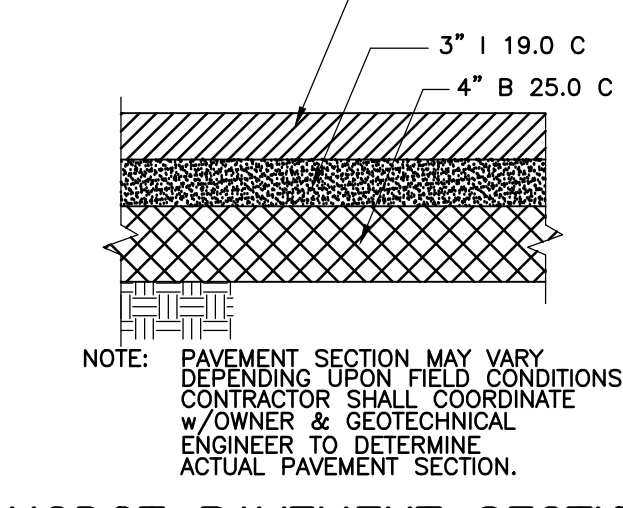
- NO CUT SLOPE OR FILL SLOPE SHALL EXCEED A RISE OR FALL OF ONE FOOT FOR EVERY RUN OF 3 FEET (1 VERTICAL TO 3 HORIZONTAL).
- NO SEDIMENT WILL BE ALLOWED TO EXIT THE SITE. ALL EROSION SHALL BE CONTROLLED INCLUDING DURING CONSTRUCTION.
- INSTALL PRIMARY EROSION CONTROL MEASURES BEFORE BEGINNING CONSTRUCTION BUT NOT LIMITED TO GRAVELLED CONSTRUCTION ENTRANCE, SILT FENCE, CHECK DAMS, ETC. INSTALL ALL SECONDARY EROSION CONTROL MEASURES AS SOON AS POSSIBLE AFTER BEGINNING CONSTRUCTION.
- ALL EROSION CONTROL MEASURES TO BE INSPECTED AFTER EACH RAIN. SILT FENCE AND INLET PROTECTION ARE TO BE CLEANED WHEN 0.5 FEET OF SEDIMENT HAVE ACCUMULATED IN FRONT OF THE DEVICE OR WHEN THEY LEAK OR FAIL. SEDIMENT TRAPS ARE CLEANED OUT AS STATED OR WHEN HALF FULL.
- IF APPLICABLE, CONSTRUCTION PROPOSED RETENTION POND TO ACT AS A SEDIMENT BASIN D



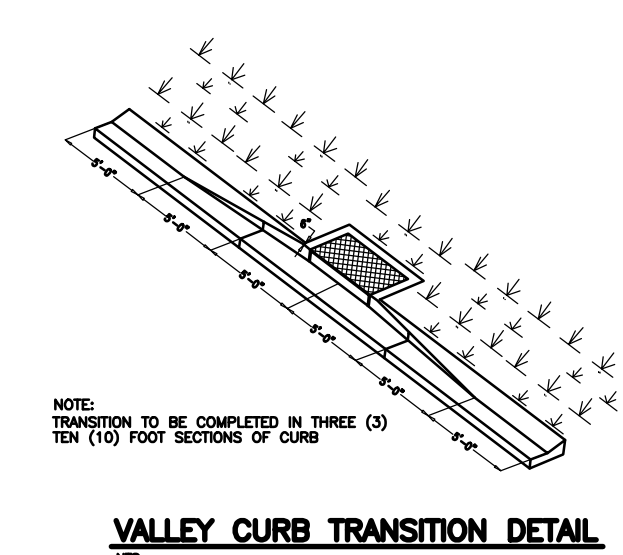
ASPHALT SECTION
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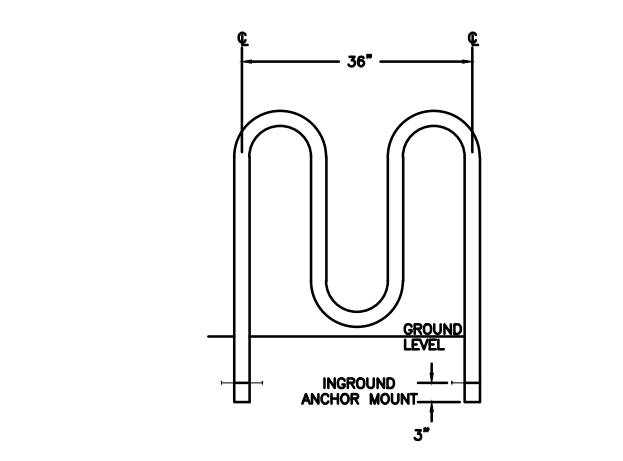
TYPE "H" CURB DETAIL
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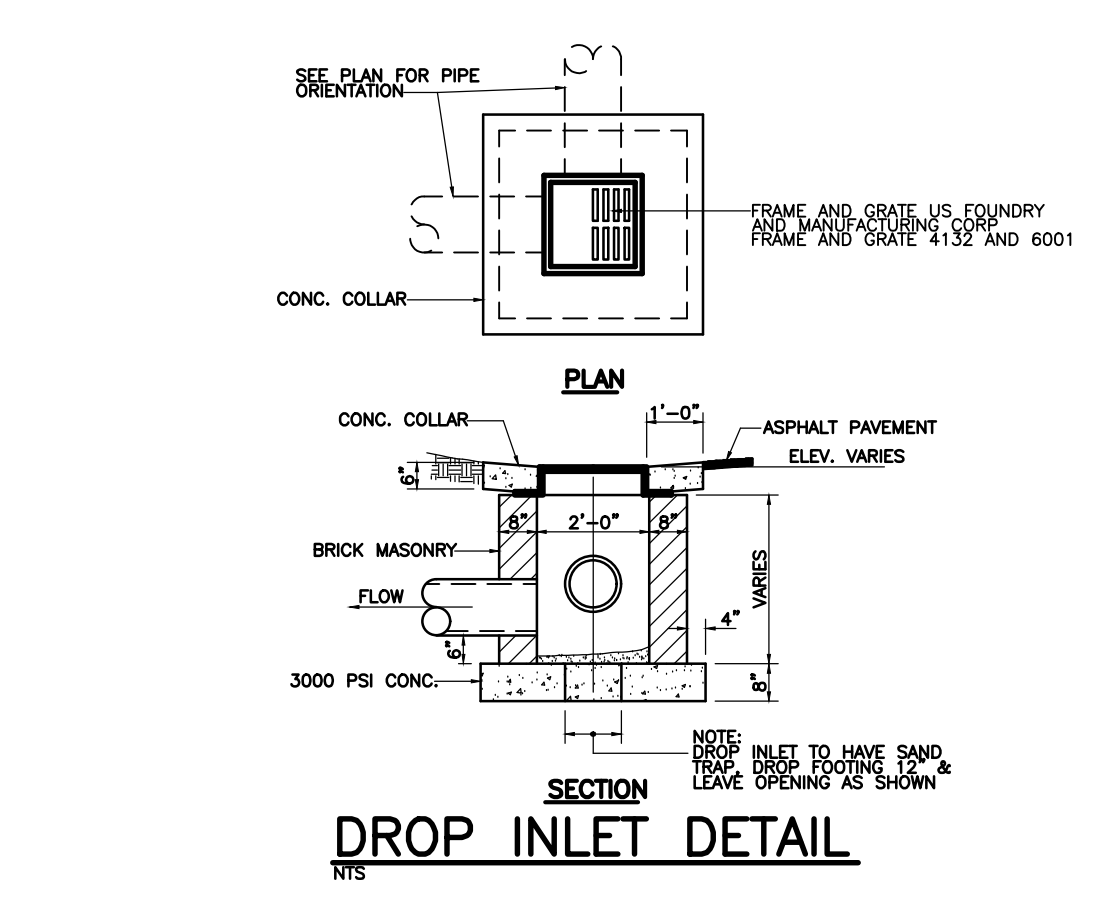
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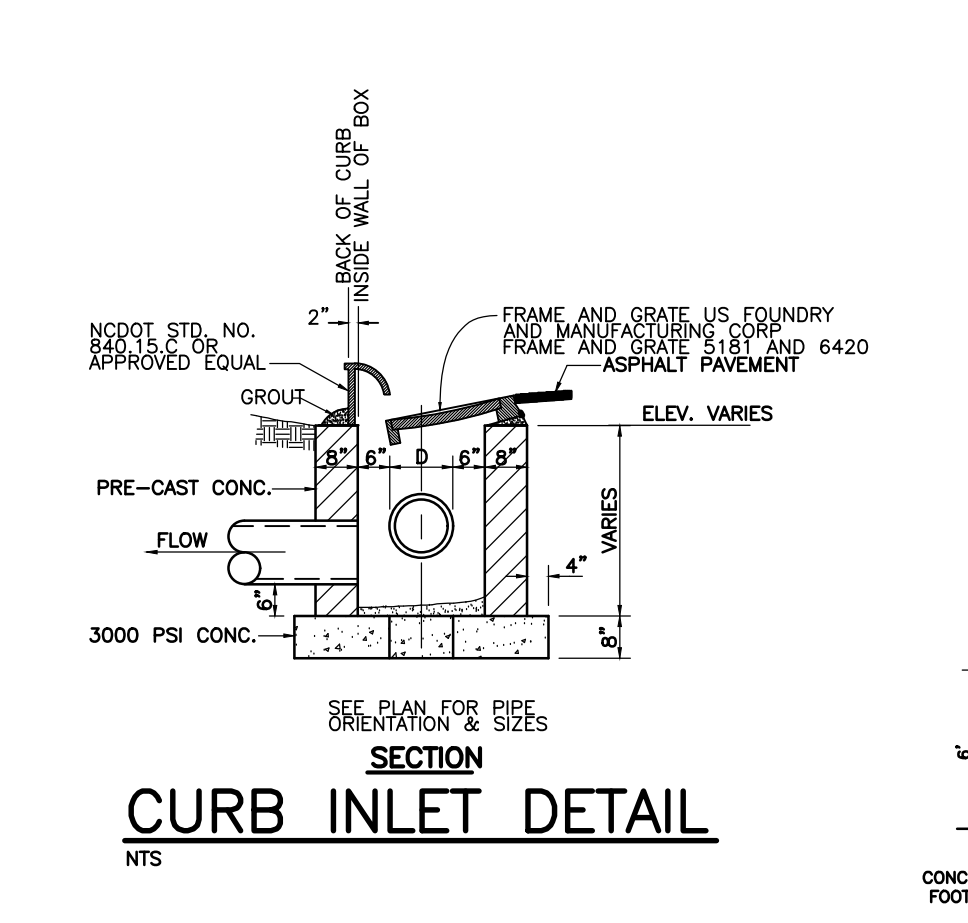
VALLEY CURB TRANSITION DETAIL
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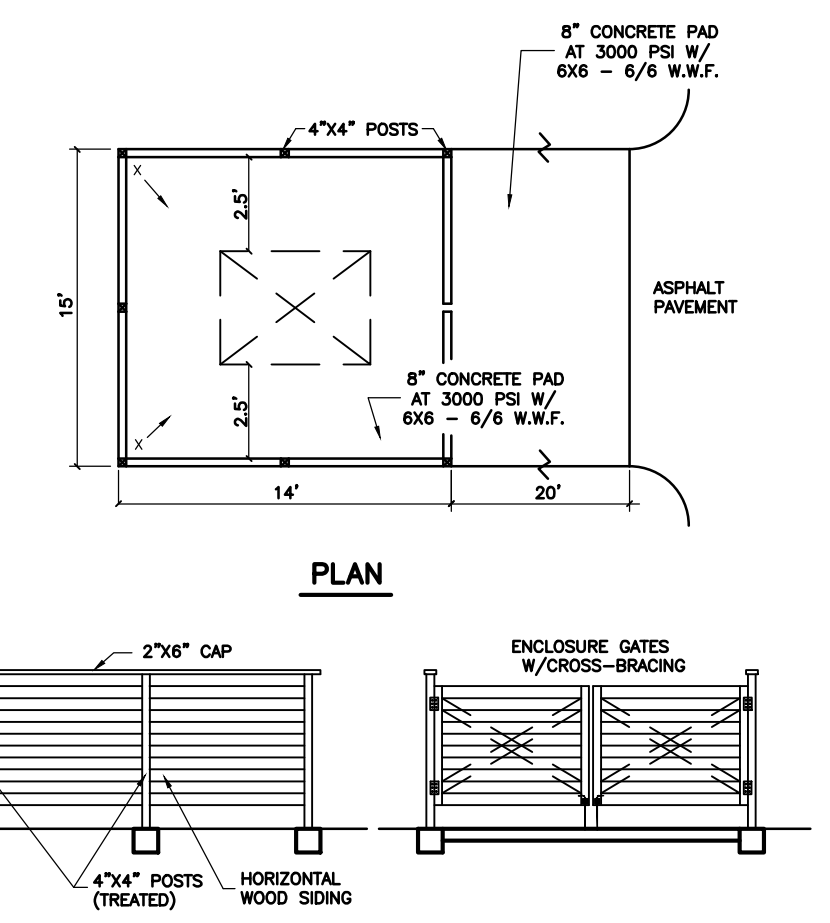
4 CAPACITY BIKE RACK
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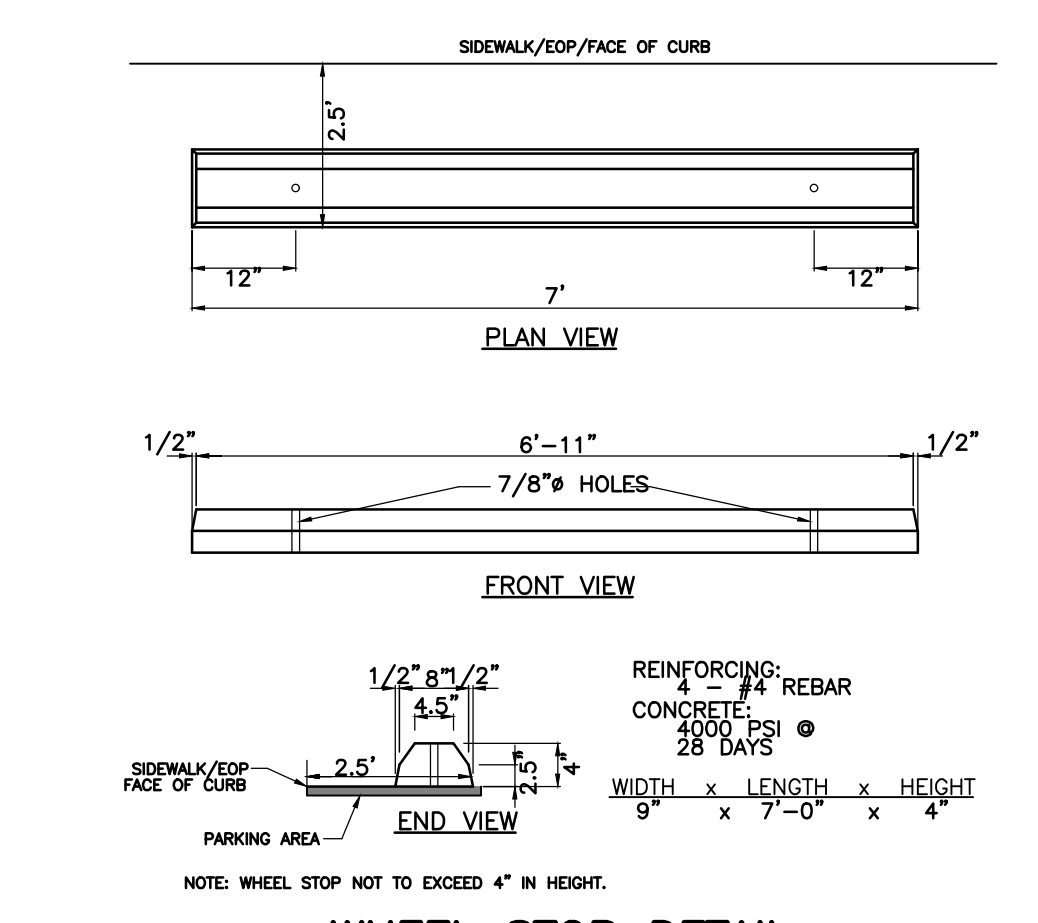
DROP INLET DETAIL
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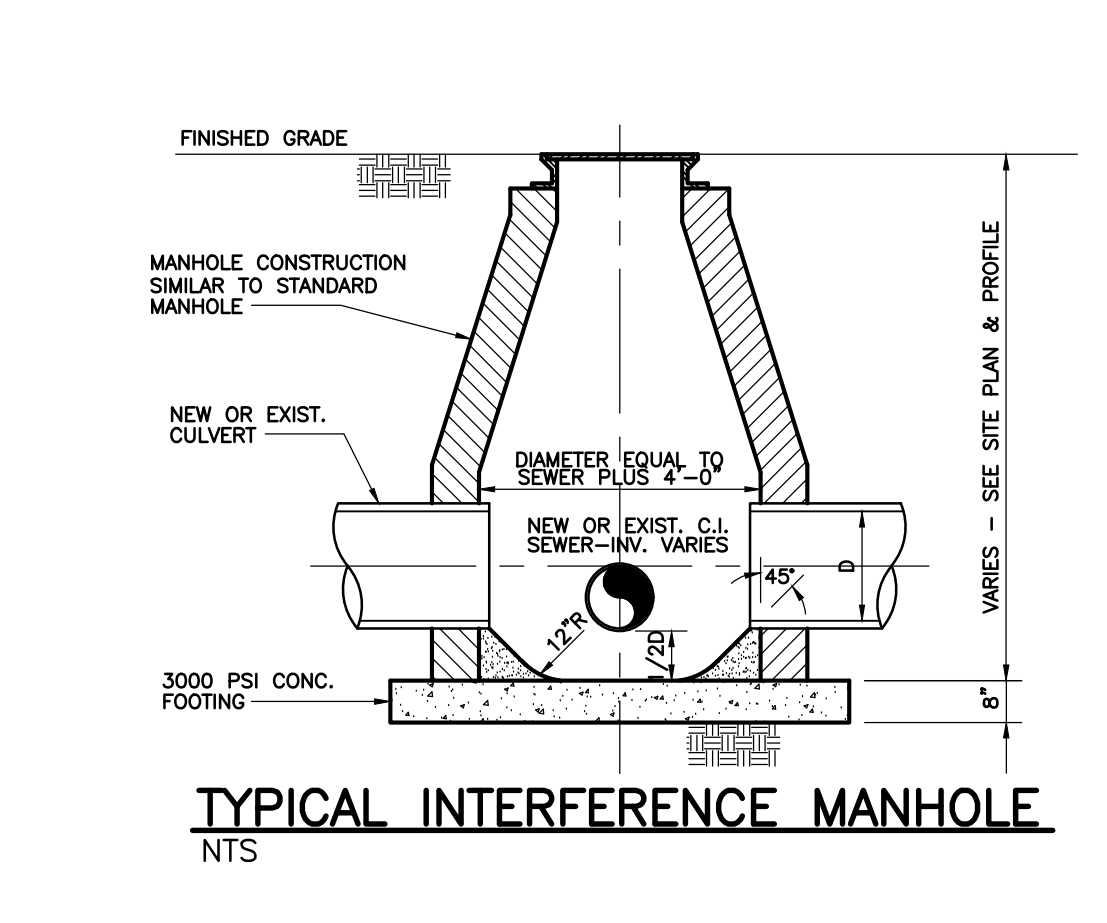
CURB INLET DETAIL
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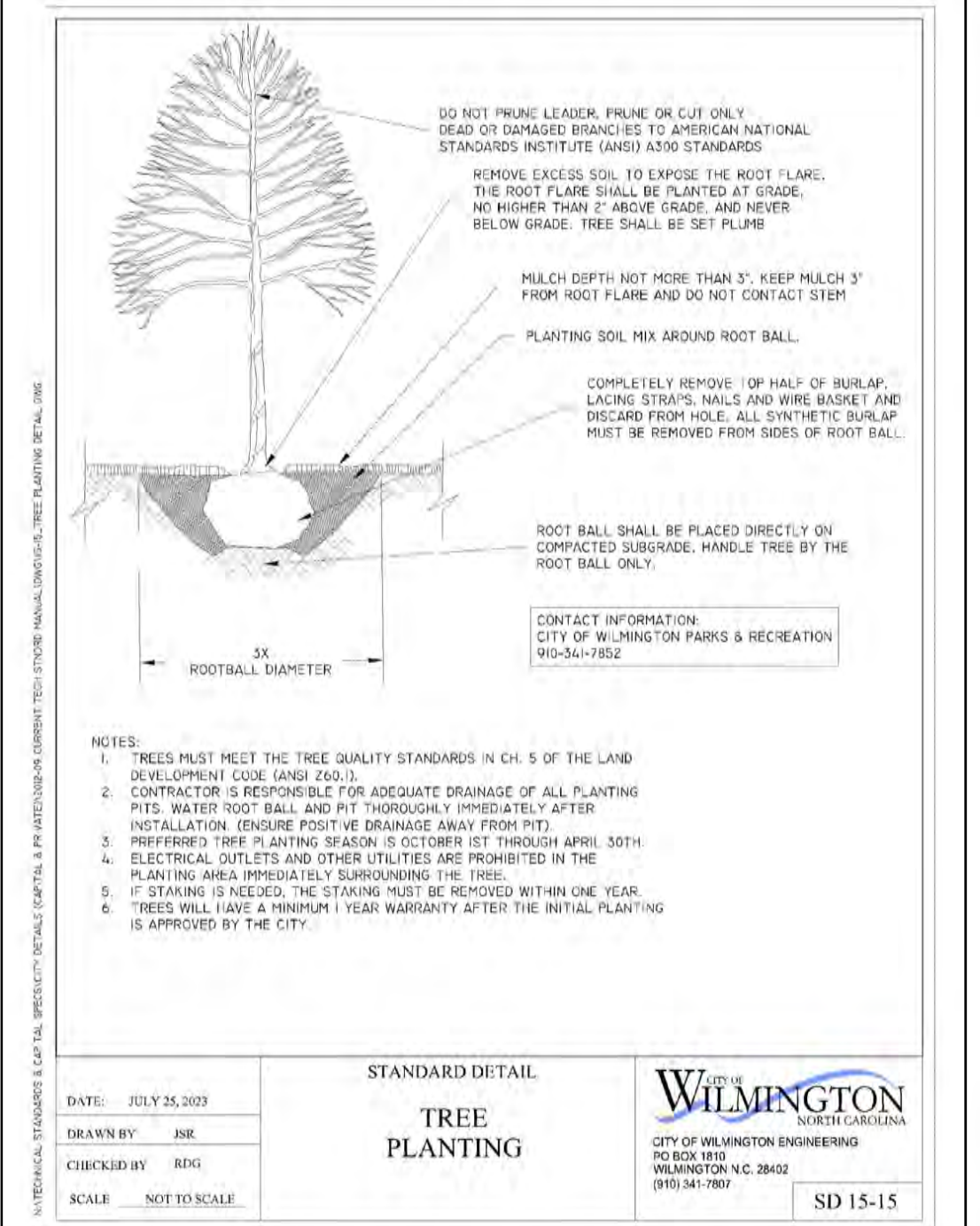
DUMPSTER PAD & ENCLOSURE DETAIL
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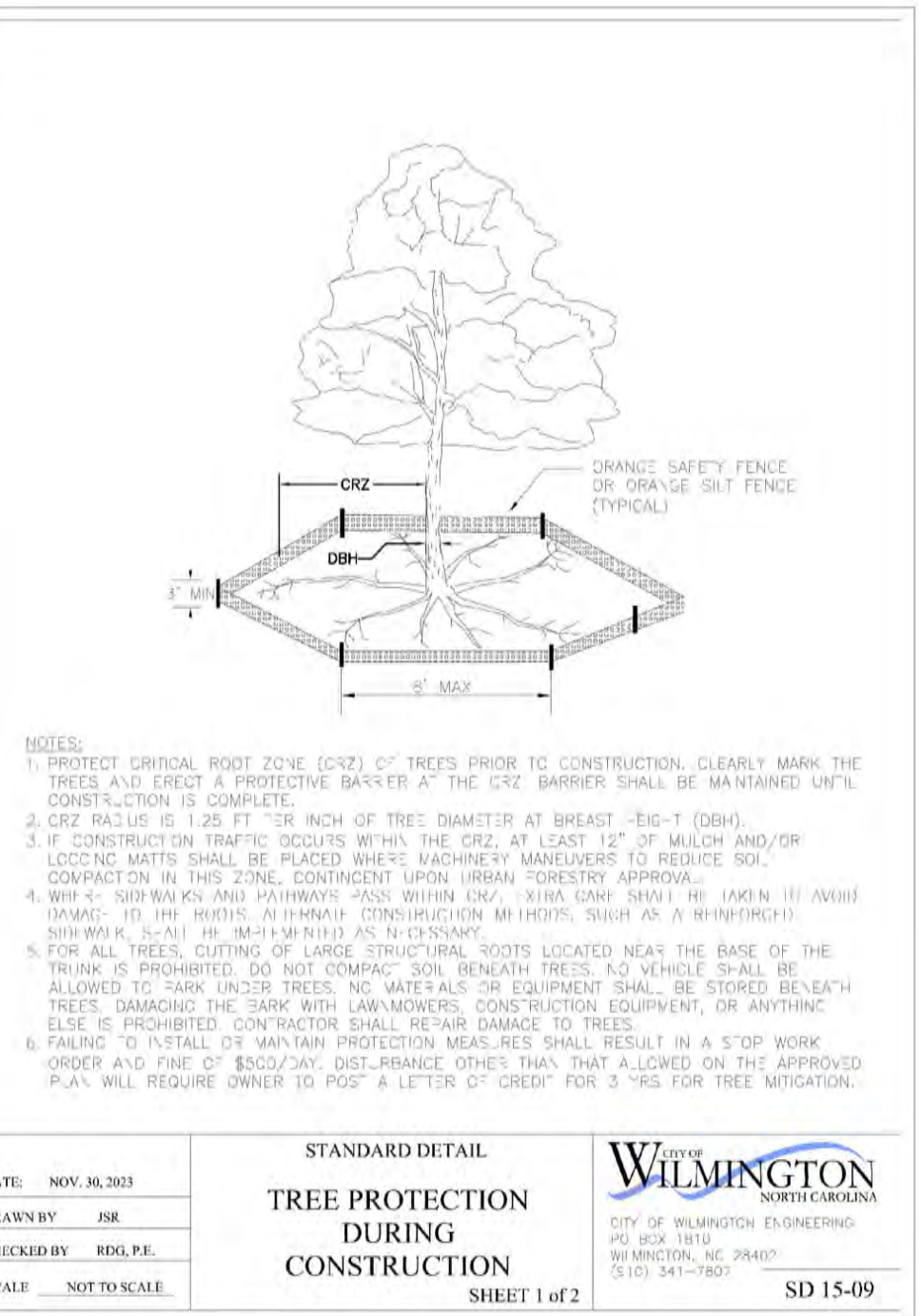
WHEEL STOP DETAIL
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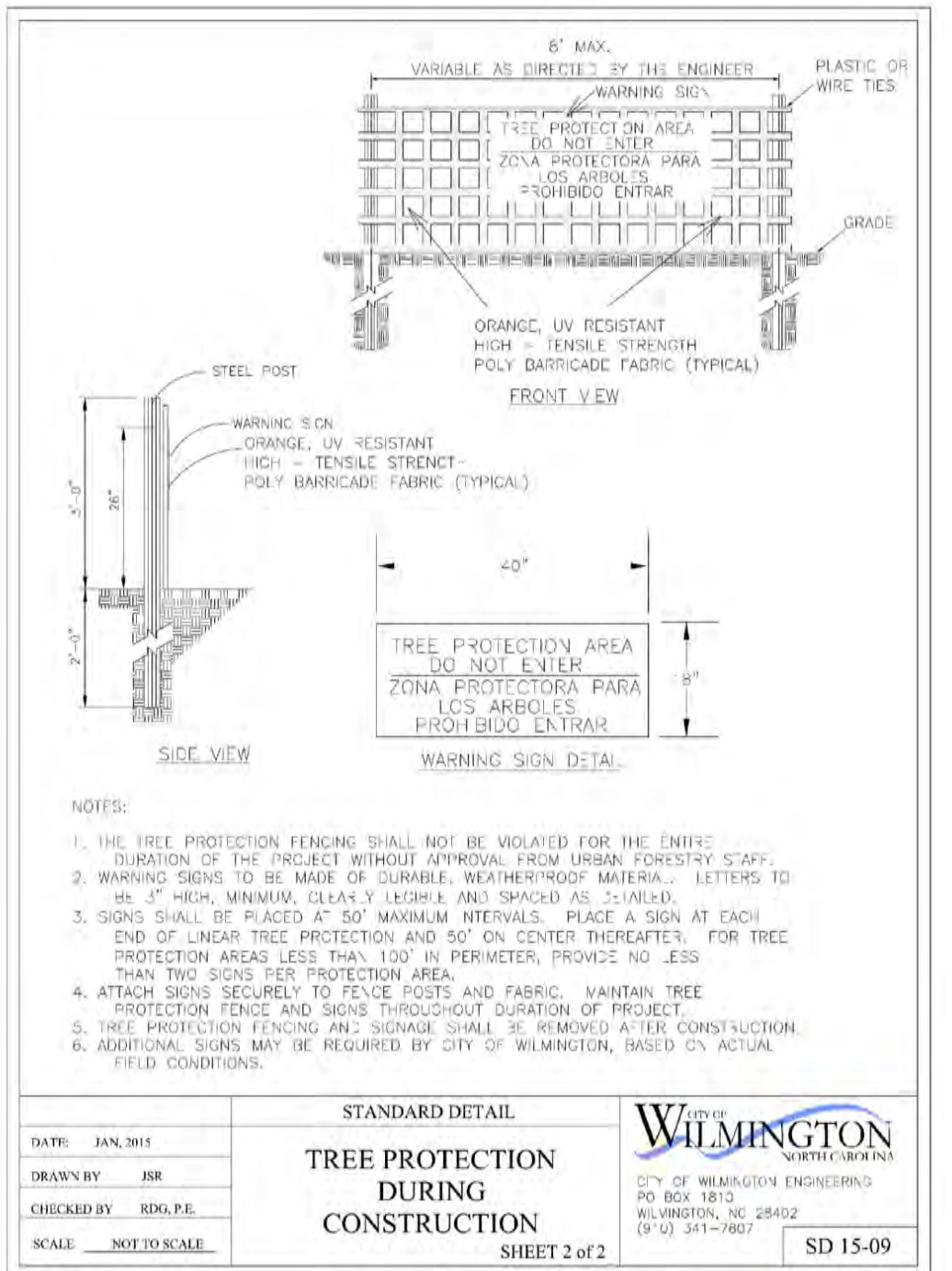
TYPICAL INTERFERENCE MANHOLE
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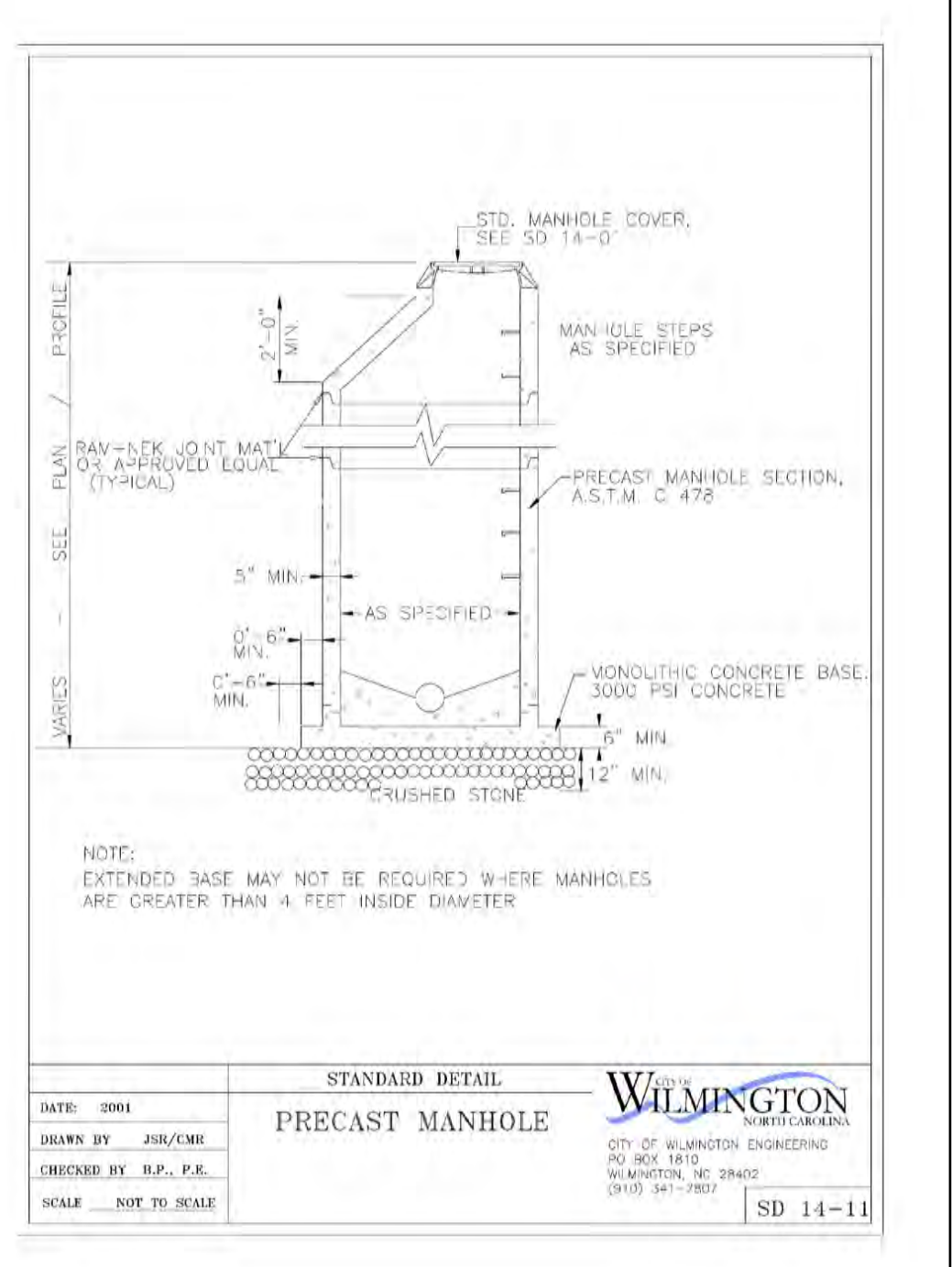
TREE PLANTING
SD 15-15



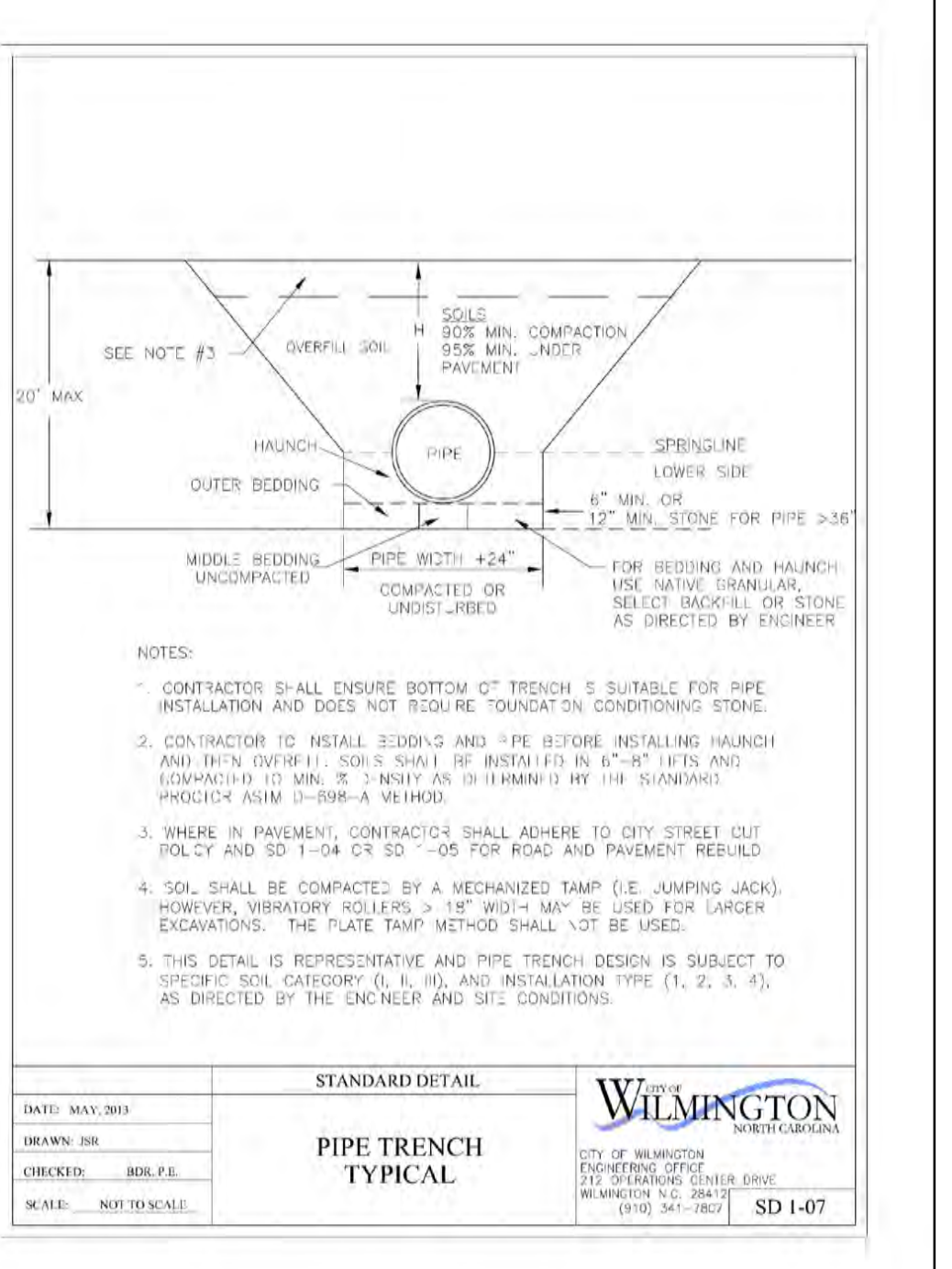
TREE PROTECTION DURING CONSTRUCTION
SD 15-09



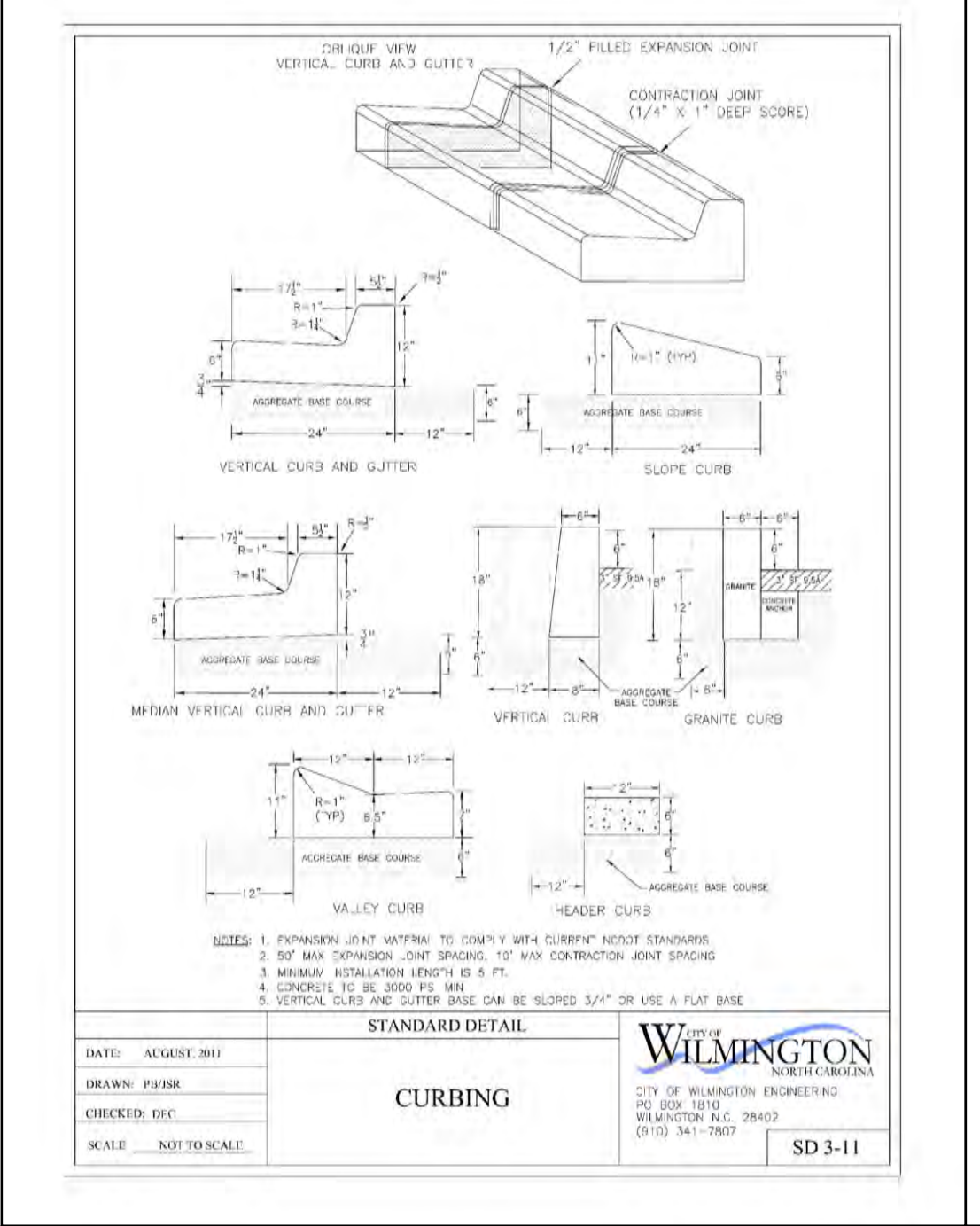
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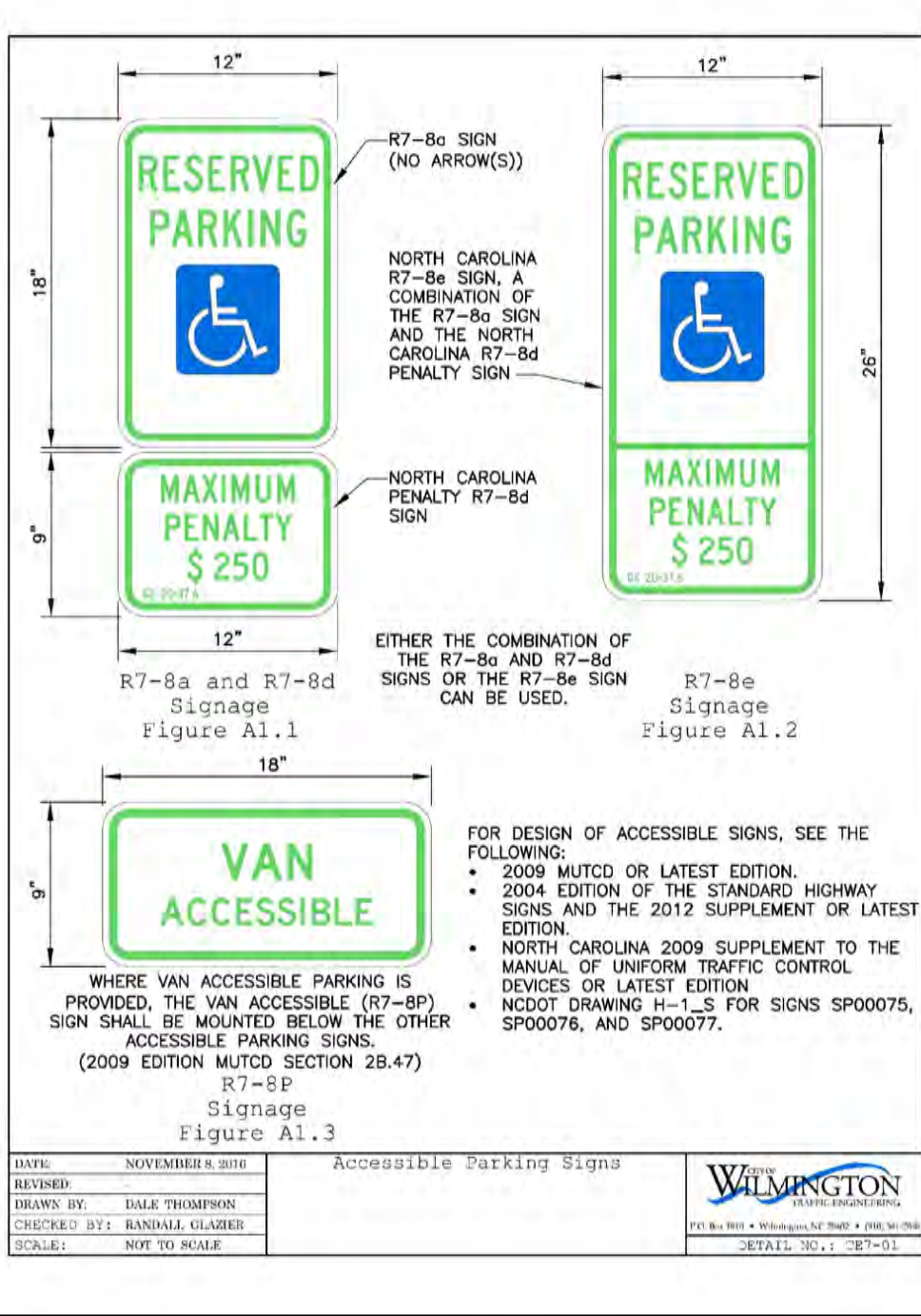
PRECAST MANHOLE
SD 14-11



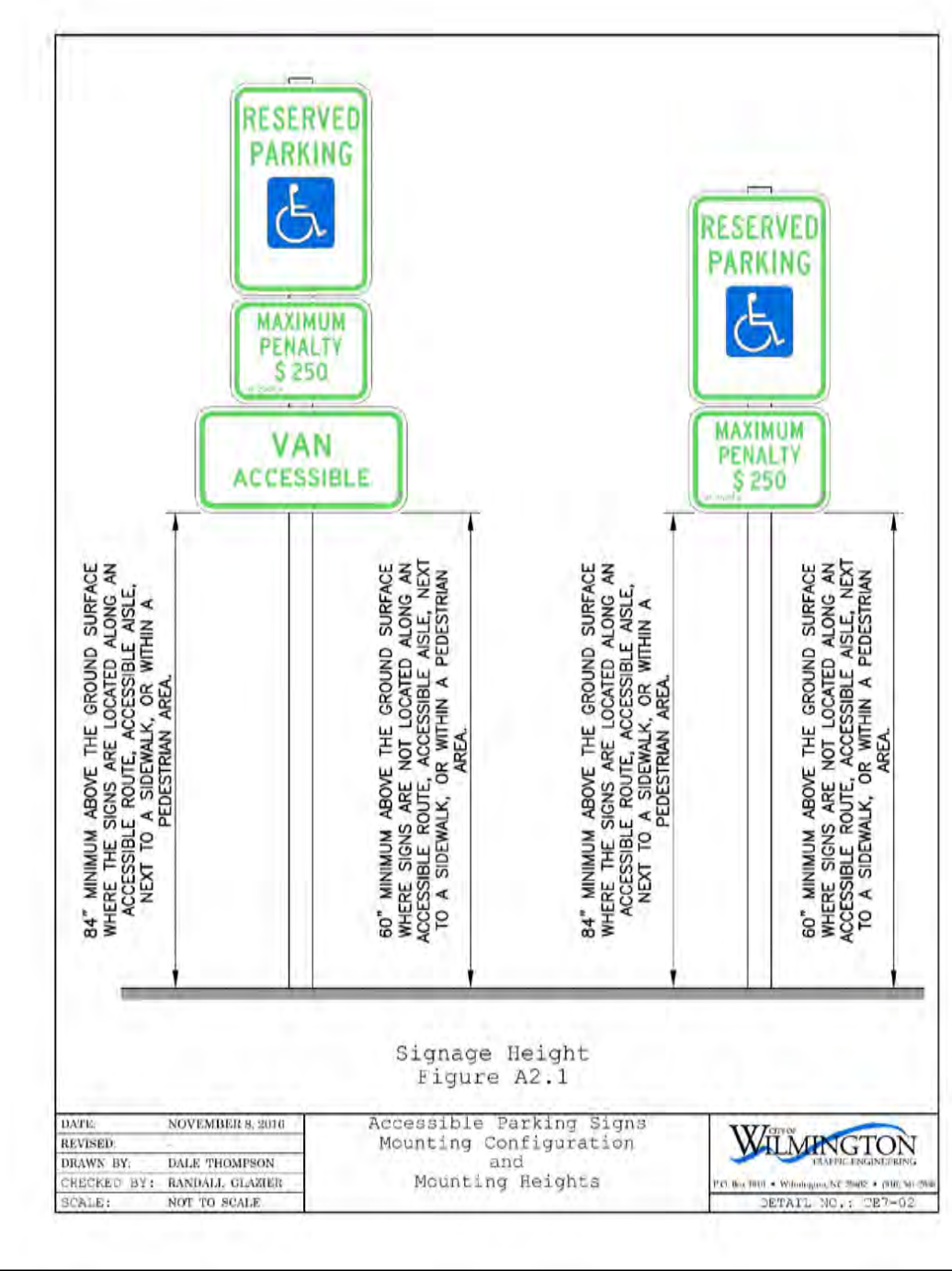
PIPE TRENCH TYPICAL
SD 1-07



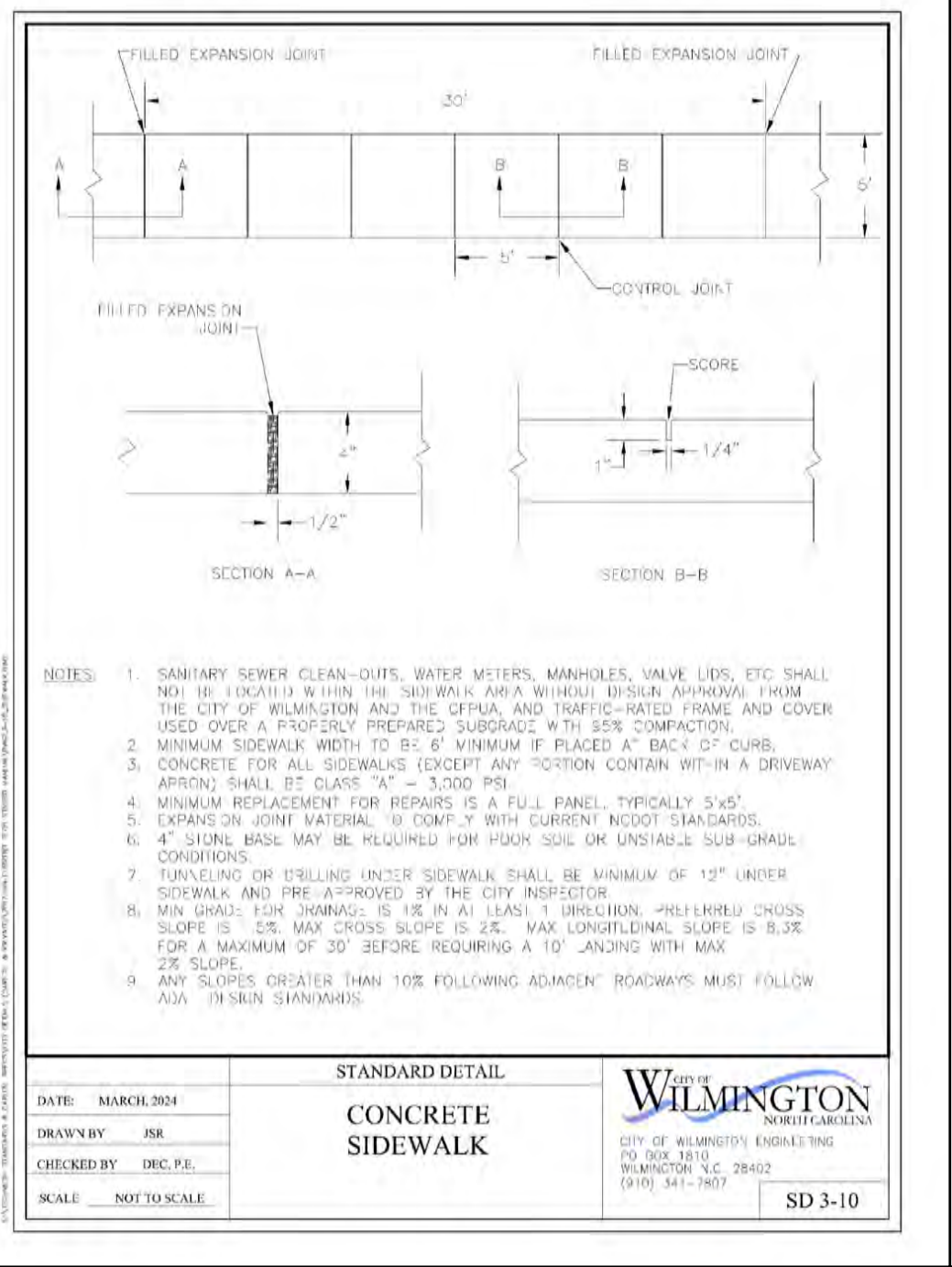
CURBING
SD 3-11



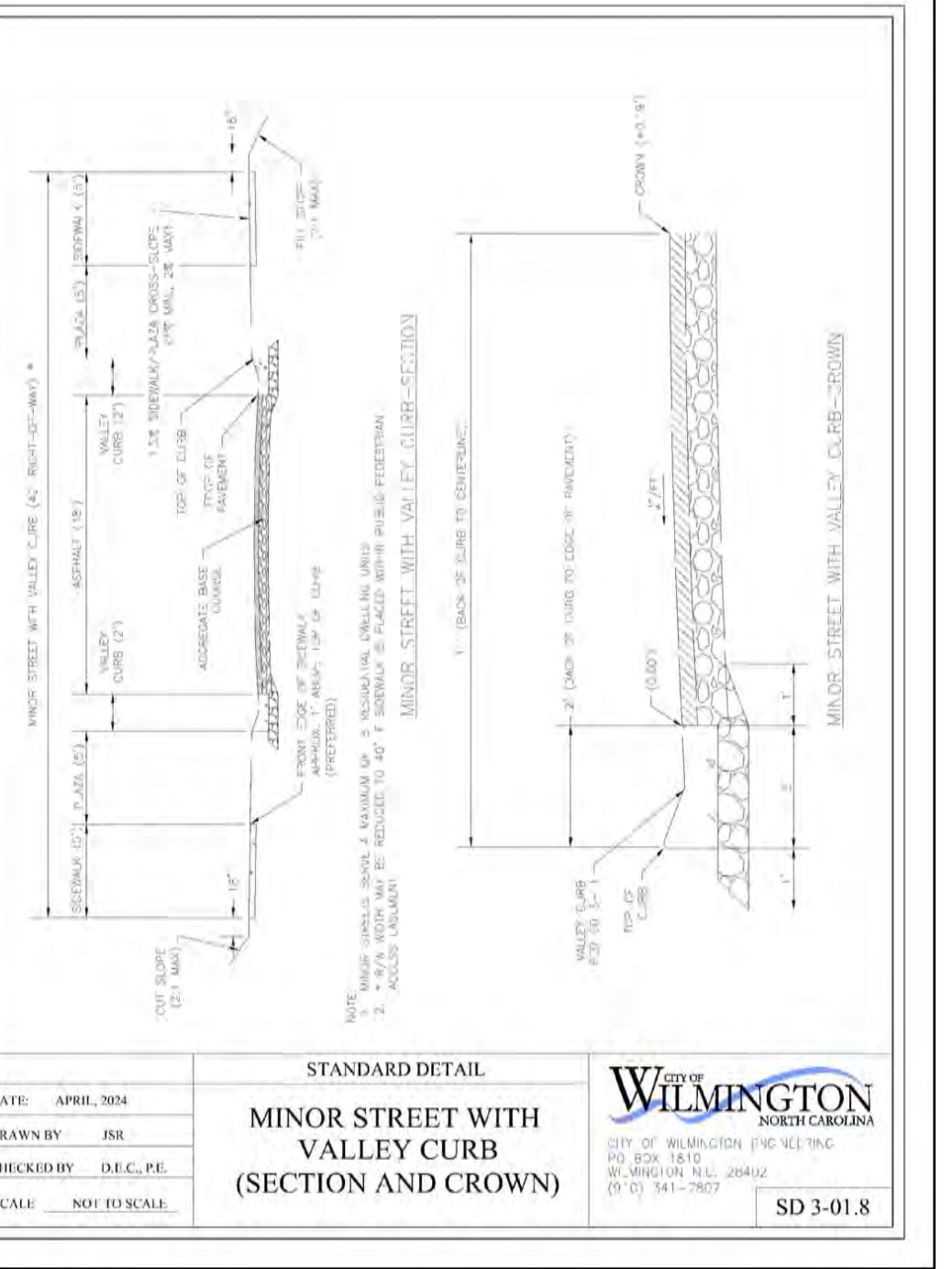
RESERVED PARKING SIGNAGE
SD 3-11



ACCESSIBLE PARKING SIGNAGE
SD 3-11



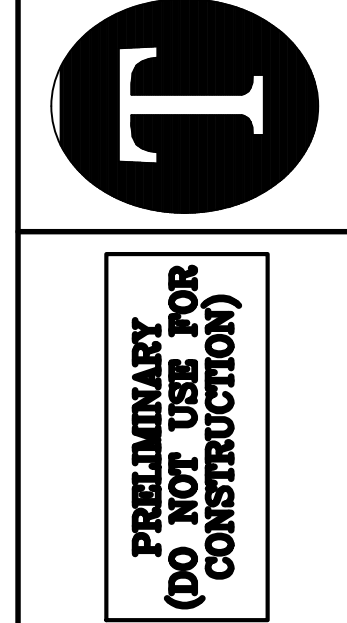
CONCRETE SIDEWALK
SD 3-10



MINOR STREET WITH VALLEY CURB (SECTION AND CROWN)
SD 3-01.8

REVISIONS		
No./Date	Description	By

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