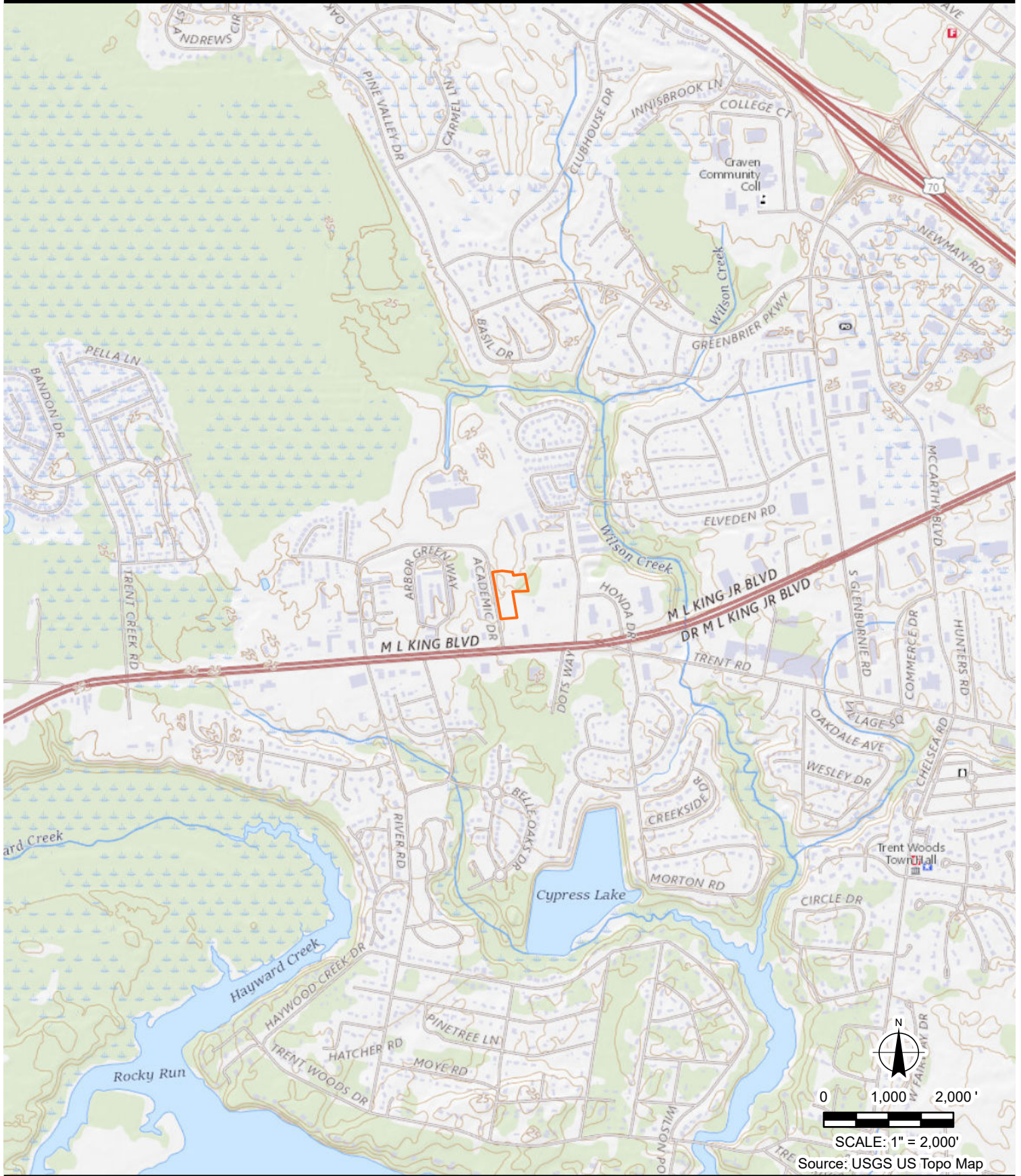


PALATINE MEADOWS
EARLY NOTICE FLOODPLAIN AND WETLANDS MAPS

- **Proposed Project Location Maps**
- **FEMA FIRMettes**
- **Site Layout with Drainage Ditch Location**
- **National Wetlands Inventory Maps**
- **Site Plan showing impacts**



11001 Hampshire Avenue S
 Minneapolis, MN 55438
 952.995.2000
 braunintertec.com

Project No:
 B2111827

Drawing No:
 B2111827_Fig1_SiteLoc

Drawn By: JPM
 Date Drawn: 1/7/2022
 Checked By: JW
 Last Modified: 8/5/2022

Palatine Meadows

4100 Academic Drive

New Bern, North Carolina

Site Location Map

Figure 1



F:\2021\B211827\GIS\B211827.dwg



Drawing Information

Project No:
B2111827

Drawing No:
Fig2_SiteLayout

Drawn By: JPM
Drawn Date: 1/7/2022
Checked By: JW
Last Modified: 8/5/2022

Project Information

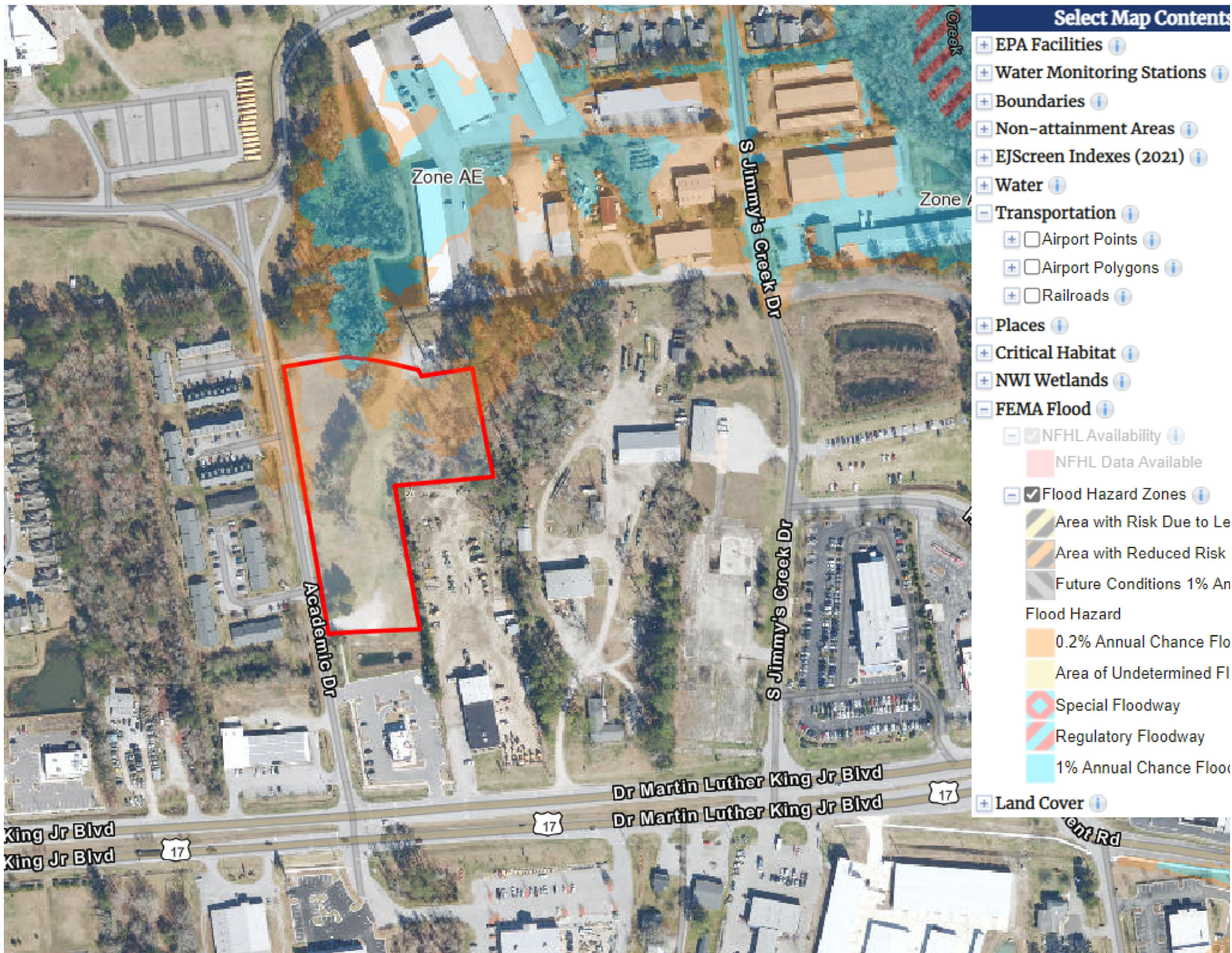
Palatine Meadows

4100 Academic Drive

New Bern, North Carolina

Site Layout

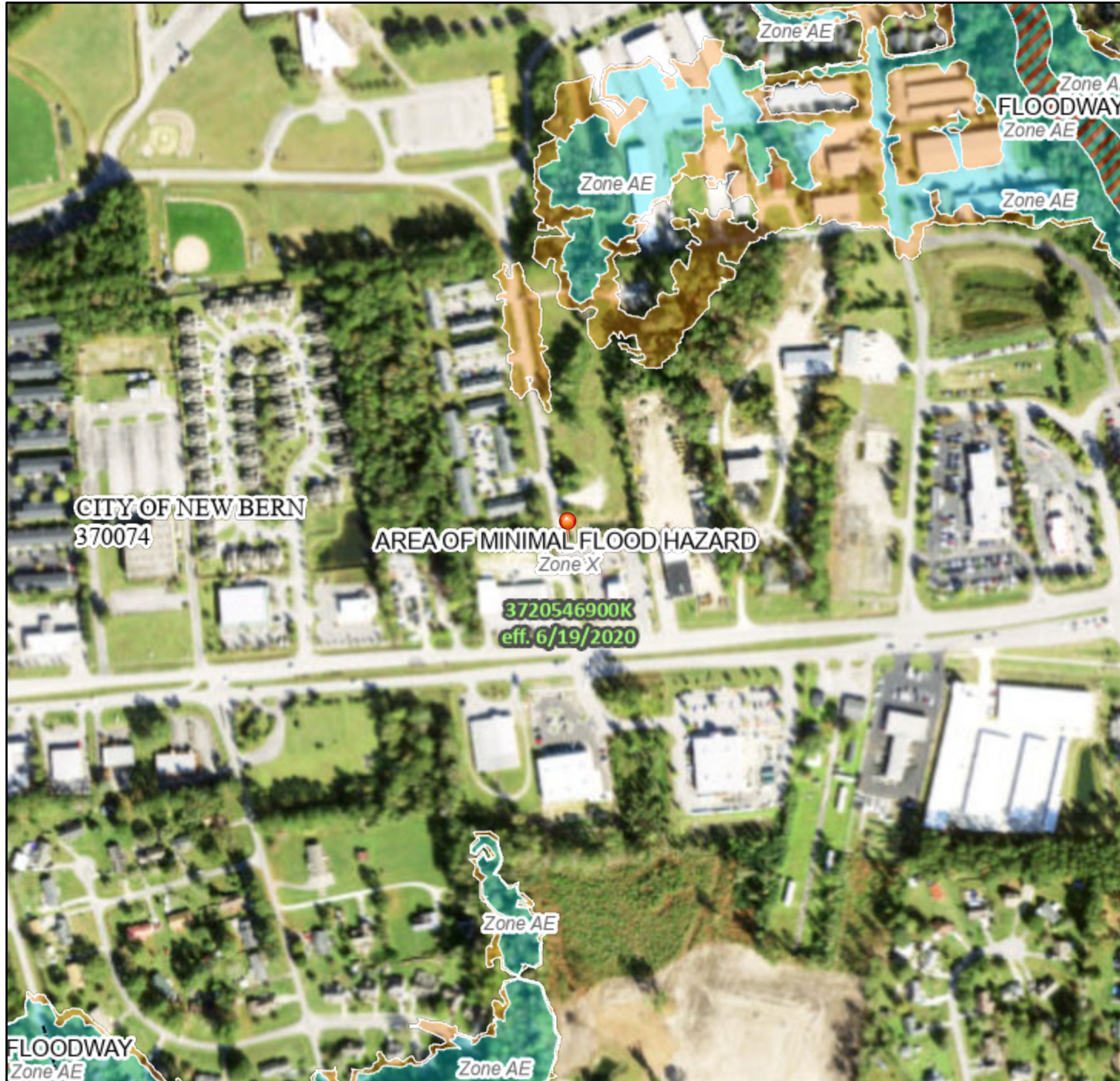
Figure 2



National Flood Hazard Layer FIRMMette



77°7'6"W 35°6'1"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
	Profile Baseline	
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/13/2022 at 12:03 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.







This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

77°6'29"W 35°5'31"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020



-  Approximate Site Boundary
-  Proposed Stormwater Pond
-  Floodplain
-  Ditch
-  Wet Section of Ditch
-  Approximate Outfall Location



Drawing Information

Project No:
B2111827

Drawing No:
Fig3_ProposedPlan

Drawn By: JPM
Drawn Date: 1/7/2022
Checked By: JW
Last Modified: 8/18/2022

Project Information

Palatine Meadows

4100 Academic Drive

New Bern, North
Carolina

**Proposed
Project Plan**

Figure 3

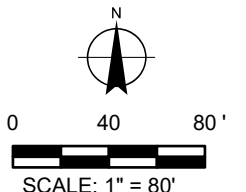
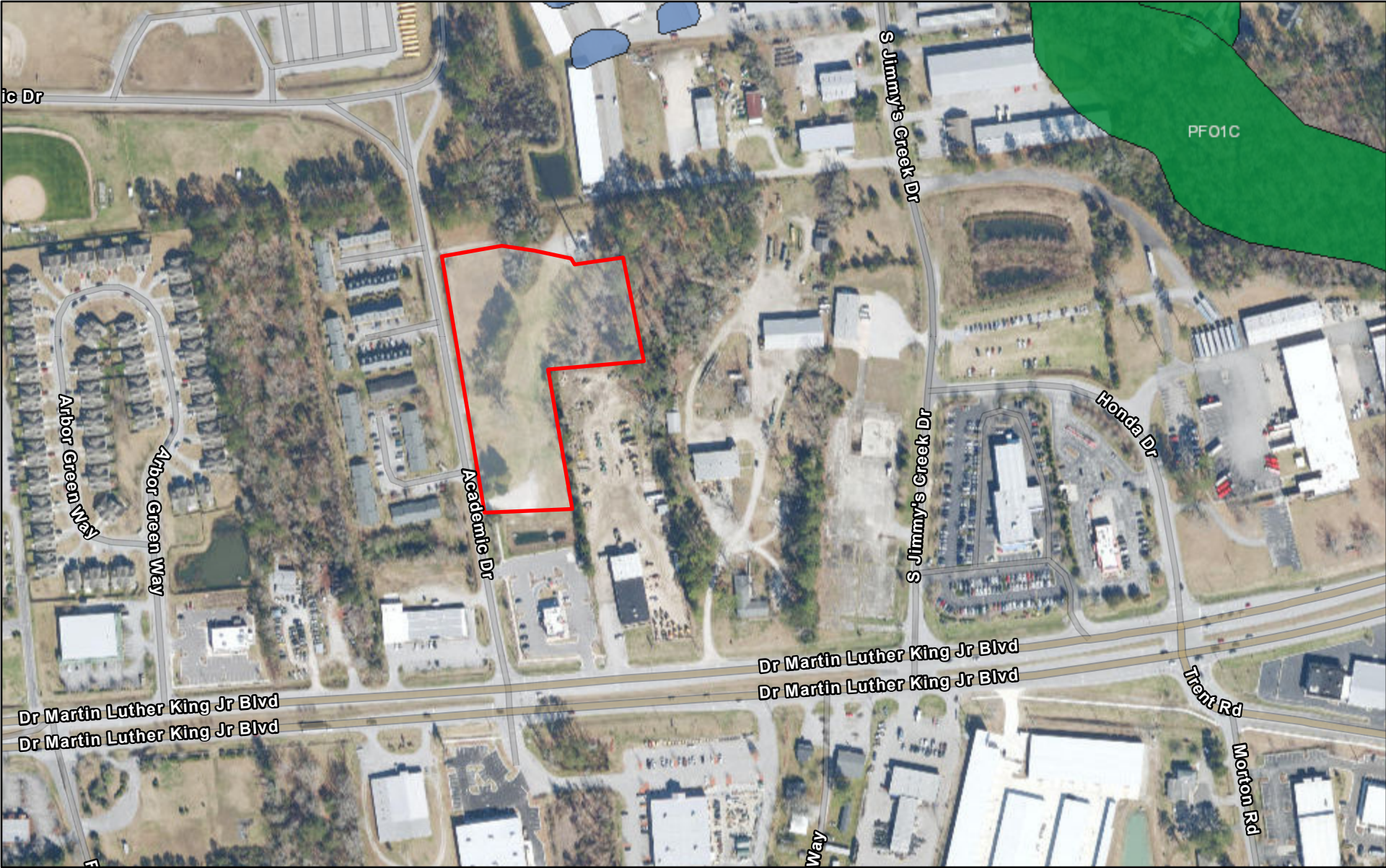


Image Source: Google Earth Imagery











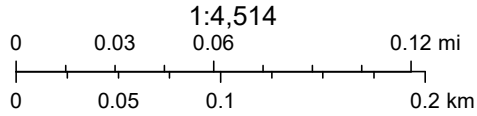
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Palatine Meadows - NWI Wetlands



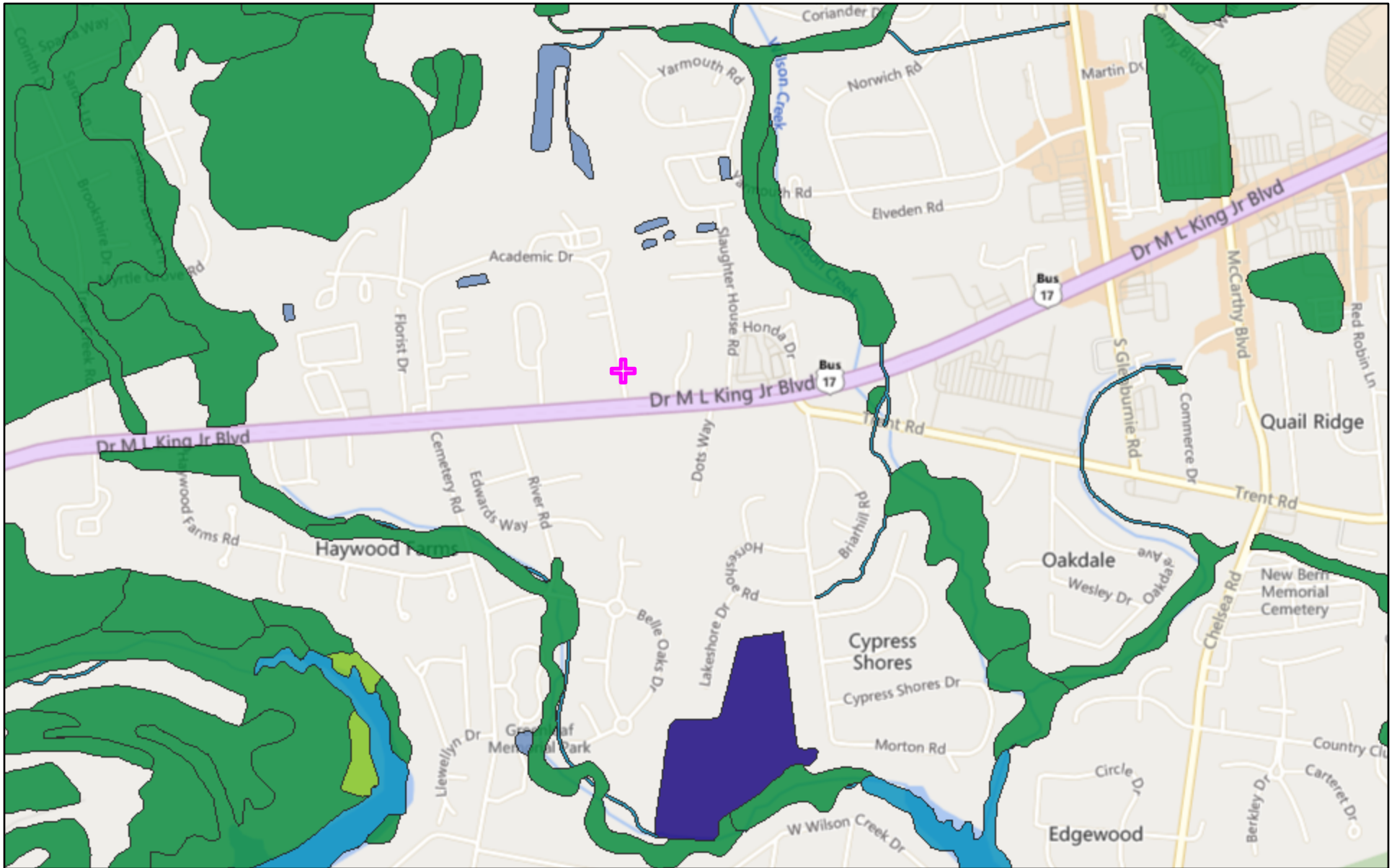
July 22, 2022

- Wetlands
-  Freshwater Emergent Wetland
 -  Lake
 -  Estuarine and Marine Deepwater
 -  Freshwater Forested/Shrub Wetland
 -  Other
 -  Estuarine and Marine Wetland
 -  Freshwater Pond
 -  Riverine











U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov, NC CGIA, Maxar, Esri Community Maps

National Wetlands Inventory Map

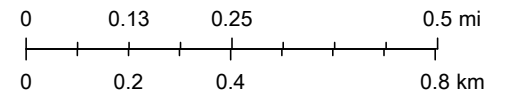


January 6, 2022

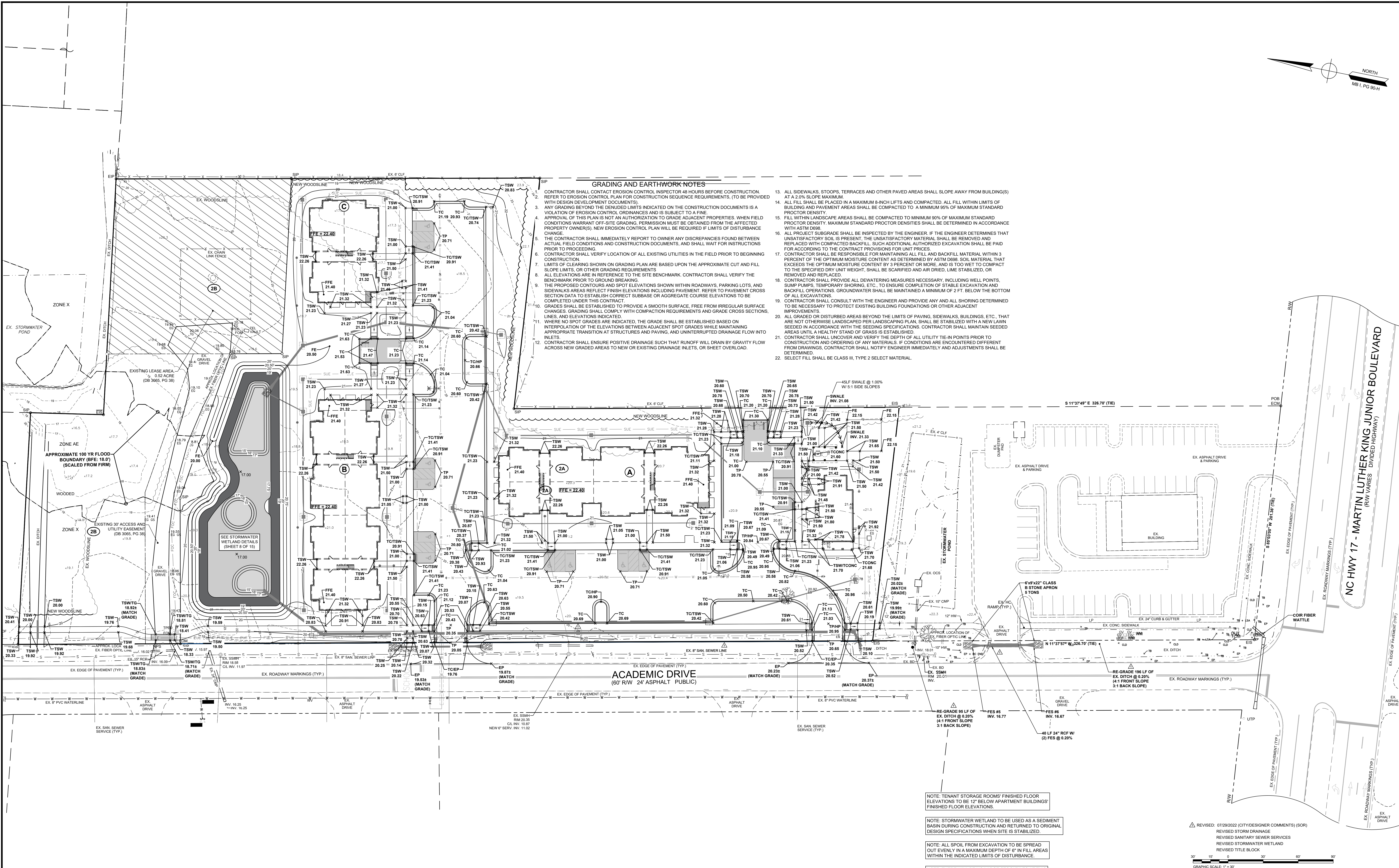
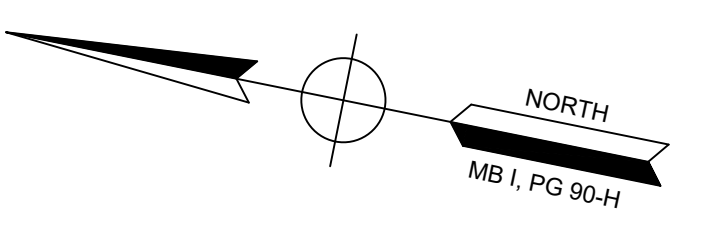
Wetlands

- | | |
|---|---|
|  Freshwater Emergent Wetland |  Lake |
|  Estuarine and Marine Deepwater |  Other |
|  Estuarine and Marine Wetland |  Freshwater Pond |
|  Freshwater Forested/Shrub Wetland |  Riverine |

1:18,056



U.S. Fish and Wildlife Service, National Standards and Support Team,



GRADING AND EARTHWORK NOTES

1. CONTRACTOR SHALL CONTACT EROSION CONTROL INSPECTOR 48 HOURS BEFORE CONSTRUCTION. REFER TO EROSION CONTROL PLAN FOR CONSTRUCTION SEQUENCE REQUIREMENTS. (TO BE PROVIDED WITH DESIGN DEVELOPMENT DOCUMENTS)
2. ANY GRADING BEYOND THE DENOTED LIMITS INDICATED ON THE CONSTRUCTION DOCUMENTS IS A VIOLATION OF EROSION CONTROL ORDINANCES AND IS SUBJECT TO A FINE.
3. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER(S). NEW EROSION CONTROL PLAN WILL BE REQUIRED IF LIMITS OF DISTURBANCE CHANGE.
4. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS, AND SHALL WAIT FOR INSTRUCTIONS PRIOR TO PROCEEDING.
5. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
6. LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.
7. ALL ELEVATIONS ARE IN REFERENCE TO THE SITE BENCHMARK. CONTRACTOR SHALL VERIFY THE BENCHMARK PRIOR TO GROUND BREAKING.
8. THE PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN WITHIN ROADWAYS, PARKING LOTS, AND SIDEWALKS ARE REFLECT FINISH ELEVATIONS INCLUDING PAVEMENT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
9. GRADES SHALL BE ESTABLISHED TO PROVIDE A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. GRADING SHALL COMPLY WITH COMPACTION REQUIREMENTS AND GRADE CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
10. WHERE NO SPOT GRADES ARE INDICATED, THE GRADE SHALL BE ESTABLISHED BASED ON INTERPOLATION OF THE ELEVATIONS BETWEEN ADJACENT SPOT GRADES WHILE MAINTAINING APPROPRIATE TRANSITION AT STRUCTURES AND PAVING, AND UNINTERRUPTED DRAINAGE FLOW INTO INLETS.
11. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SUCH THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW GRADED AREAS TO NEW OR EXISTING DRAINAGE INLETS, OR SHEET OVERLOAD.
12. ALL SIDEWALKS, STAIRS, TERRACES AND OTHER PAVED AREAS SHALL SLOPE AWAY FROM BUILDING(S) AT A 2.0% SLOPE MAXIMUM.
13. ALL FILL SHALL BE PLACED IN A MAXIMUM 8-INCH LIFTS AND COMPACTED. ALL FILL WITHIN LIMITS OF BUILDING AND PAVEMENT AREAS SHALL BE COMPACTED TO A MINIMUM 95% OF MAXIMUM STANDARD PROCTOR DENSITY. MAXIMUM STANDARD PROCTOR DENSITIES SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D698.
14. ALL PROJECT SUBGRADE SHALL BE INSPECTED BY THE ENGINEER. IF THE ENGINEER DETERMINES THAT UNSATISFACTORY SOIL IS PRESENT, THE UNSATISFACTORY MATERIAL SHALL BE REMOVED AND REPLACED WITH COMPACTED BACKFILL. SUCH ADDITIONAL AUTHORIZED EXCAVATION SHALL BE PAID FOR ACCORDING TO THE CONTRACT PROVISIONS FOR UNIT PRICES.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL FILL AND BACKFILL MATERIAL WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698. SOIL MATERIAL THAT EXCEEDS THE OPTIMUM MOISTURE CONTENT BY 3 PERCENT OR MORE, AND IS TOO WET TO COMPACT TO THE SPECIFIED DRY UNIT WEIGHT, SHALL BE SCARIFIED AND AIR DRIED, LINE STABILIZED, OR REMOVED AND REPLACED.
16. CONTRACTOR SHALL PROVIDE ALL DEWATERING MEASURES NECESSARY, INCLUDING WELL POINTS, SUMP PUMPS, TEMPORARY SHORING, ETC. TO ENSURE COMPLETION OF STABLE EXCAVATION AND BACKFILL OPERATIONS. GROUNDWATER SHALL BE MAINTAINED A MINIMUM OF 2 FT. BELOW THE BOTTOM OF ALL EXCAVATIONS.
17. CONTRACTOR SHALL CONSULT WITH THE ENGINEER AND PROVIDE ANY AND ALL SHORING DETERMINED TO BE NECESSARY TO PROTECT EXISTING BUILDING FOUNDATIONS OR OTHER ADJACENT IMPROVEMENTS.
18. ALL GRADED OR DISTURBED AREAS BEYOND THE LIMITS OF PAVING, SIDEWALKS, BUILDINGS, ETC., THAT ARE NOT OTHERWISE LANDSCAPED PER LANDSCAPING PLAN, SHALL BE STABILIZED WITH A NEW LAWN SEED IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS. CONTRACTOR SHALL MAINTAIN SEEDED AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
19. CONTRACTOR SHALL UNCOVER AND VERIFY THE DEPTH OF ALL UTILITY TIE-IN POINTS PRIOR TO CONSTRUCTION AND ORDERING OF ANY MATERIALS. IF CONDITIONS ARE ENCOUNTERED DIFFERENT FROM DRAWINGS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY AND ADJUSTMENTS SHALL BE DETERMINED.
20. SELECT FILL SHALL BE CLASS III, TYPE 2 SELECT MATERIAL.

NOTE: TENANT STORAGE ROOMS' FINISHED FLOOR ELEVATIONS TO BE 12" BELOW APARTMENT BUILDINGS' FINISHED FLOOR ELEVATIONS.

NOTE: STORMWATER WETLAND TO BE USED AS A SEDIMENT BASIN DURING CONSTRUCTION AND RETURNED TO ORIGINAL DESIGN SPECIFICATIONS WHEN SITE IS STABILIZED.

NOTE: ALL SPOIL FROM EXCAVATION TO BE SPREAD OUT EVENLY IN A MAXIMUM DEPTH OF 6" IN FILL AREAS WITHIN THE INDICATED LIMITS OF DISTURBANCE.

NOTE: THERE WILL BE NO LARGE STOCKPILES AT THIS SITE. ALL TOPSOIL & SPOIL FROM EXCAVATED AREAS SHALL BE USED IN FILL SECTIONS AND TO TOP DRESS AREAS WHERE STRUCTURAL IMPROVEMENTS WILL NOT BE PLACED.

NOTE: ANY BORROW MATERIAL ONTO THIS SITE MUST BE FROM A LEGALLY OPERATED MINE OR OTHER APPROVED SOURCE. ANY SOIL WASTE THAT LEAVES THIS SITE CAN BE TRANSPORTED TO A PERMITTED MINE OR SEPARATELY PERMITTED CONSTRUCTION SITES WITHOUT ADDITIONAL PERMITS UNDER NCGS 74-49(7)(g). DISPOSAL AT ANY OTHER LOCATION WOULD HAVE TO BE INCLUDED AS A PERMIT REVISION FOR THIS APPROVAL.

CONTACT PERSON RESPONSIBLE FOR MAINTENANCE: LANCE PAULICK (919) 210-9592

NOTE: STORAGE ROOMS' FINISHED FLOOR ELEVATIONS TO BE 2" BELOW BUILDINGS' FINISHED FLOOR ELEVATIONS

REVISED: 07/29/2022 (CITY/DESIGNER COMMENTS) (SOR)
REVISED STORM DRAINAGE
REVISED SANITARY SEWER SERVICES
REVISED STORMWATER WETLAND
REVISED TITLE BLOCK

GRAPHIC SCALE: 1" = 30'

SHEET 4 OF 15
GRADING PLAN

PALATINE MEADOWS
LOT 2A
REFERENCE: DEED BOOK 3084, PAGE 210 OF THE CRAVEN COUNTY REGISTER OF DEEDS

CITY OF NEW BERN, NUMBER 8 TOWNSHIP, CRAVEN COUNTY, NC
OWNER: PALATINE MEADOWS, LP
ADDRESS: 500 SOUTH FRONT STREET, 10TH FLOOR, COLUMBUS, OH 43215
PHONE: (614) 396-3200

	DESIGNED: IP	APPROVED: IP
	DRAWN: MAHWRHSOR	DATE: 01/27/2022
CHECKED: IP	SCALE: 1" = 30'	



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE PLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 PART 1926, SUBPART, OR AS AMENDED.

04 - GRADING.dwg DESKTOP-20250120