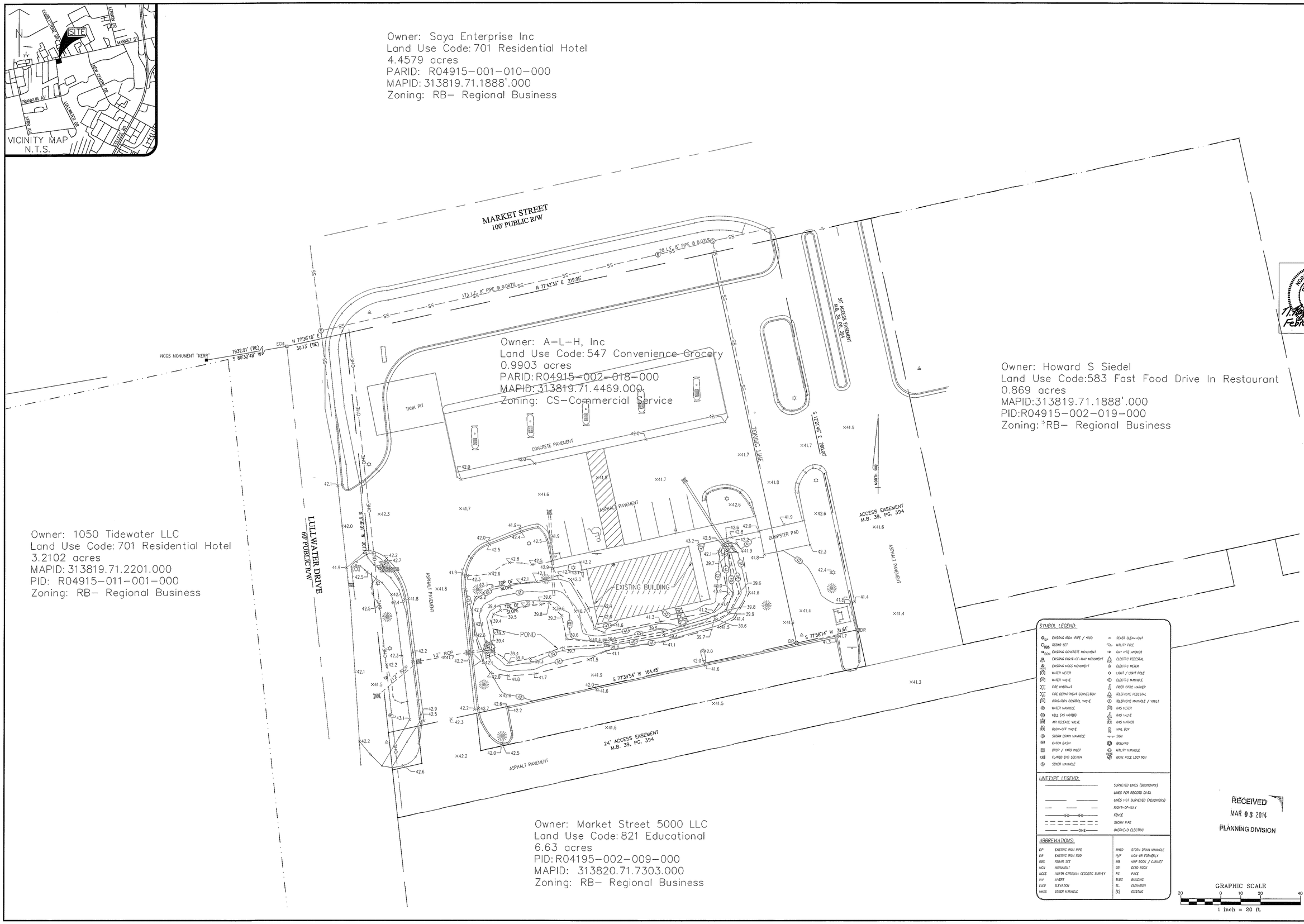


RECEIVED
MAR 03 2014
PLANNING DIVISION

DATE 12/12/13
CADD DWG. NO.
DRAWN BY nrw
CHECKED BY nrw
REVISIONS

WATSON LAND DESIGN SERVICES, PLLC
3650 ROGERS ROAD, #245
WAKE FOREST, NORTH CAROLINA 27587
919-453-1529/FAX 866-437-2610
NC CERTIFICATE OF LICENSURE P-0493

NORTH CAROLINA PROFESSIONAL SEAL 11682 WATSON
February 13, 2014

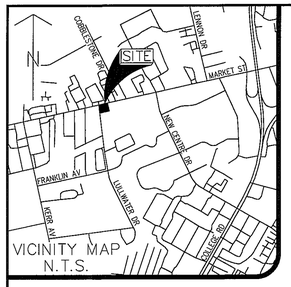
SHERMAN ARCHITECTURE PLLC

2411 LEMON SPRINGS ROAD, SANFORD, NORTH CAROLINA
(919)-775-2355

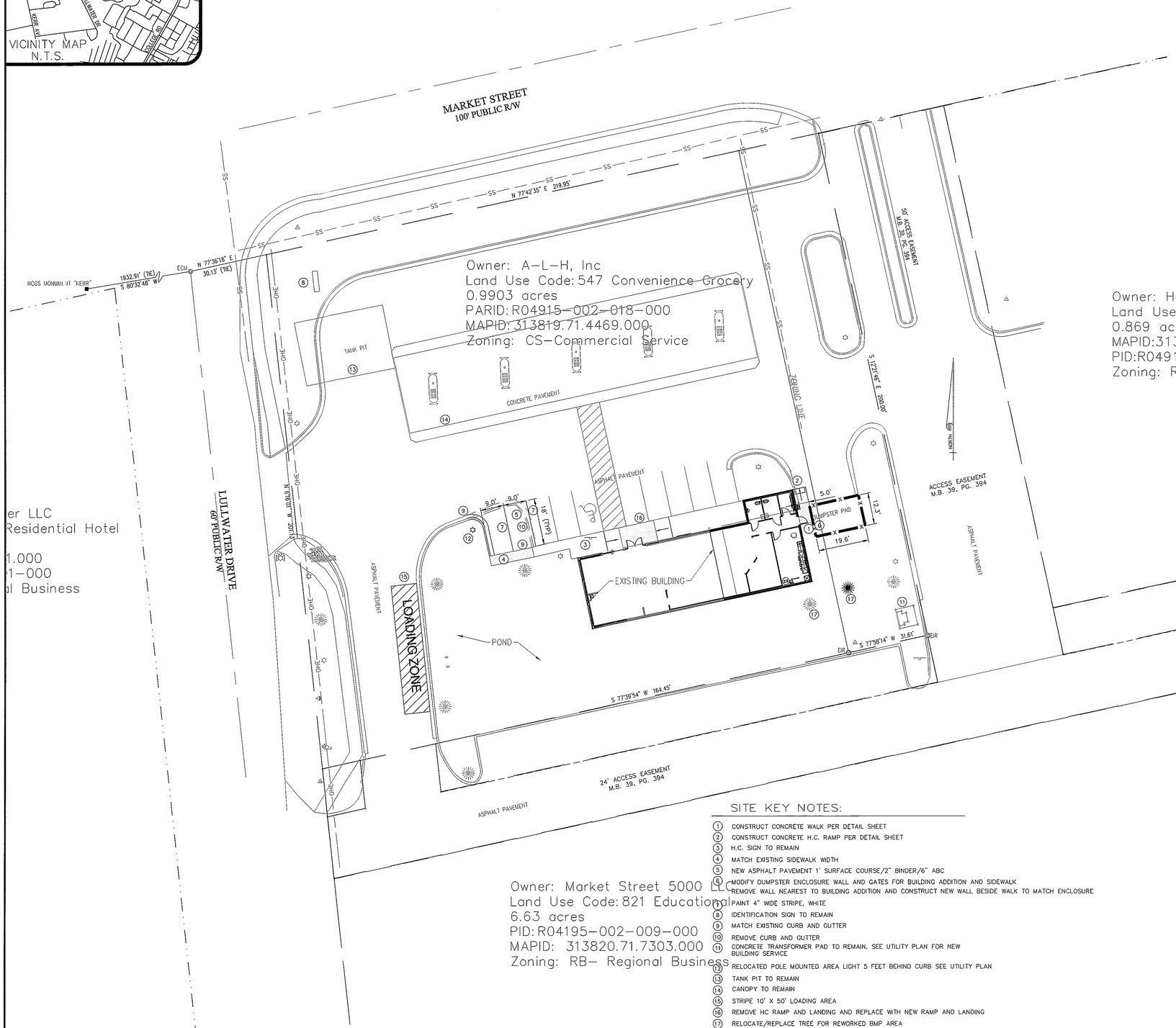
ADDITION AND RENOVATIONS
HAN-DEE HUGO #28
5002 MARKET STREET
WILMINGTON, NORTH CAROLINA

EXISTING CONDITIONS PLAN

SHEET C100 OF



Owner: Sajd Enterprise Inc
Land Use Code: 701 Residential Hotel
4.4579 acres
PARID: R04915-001-010-000
MAPID: 313819.71.1888'.000
Zoning: RB- Regional Business



Owner: Howard S S
Land Use Code:583
0.869 acres
MAPID:313819.71.188
PID:R04915-002-019-
Zoning: RB- Regional

Owner: Market Street 5000 LLC
Land Use Code: 821 Educational
6.63 acres
PID: R04195-002-009-000
MAPID: 313820.71.7303.000
Zoning: RB- Regional Business

SITE KEY NOTES:

1. CONSTRUCT CONCRETE WALK PER DETAIL SHEET
2. CONSTRUCT CONCRETE H.C. RAMP PER DETAIL SHEET
3. H.C. SIGN TO REMAIN
4. MATCH EXISTING SIDEWALK WIDTH
5. NEW ASPHALT PAVEMENT 1' SURFACE COURSE/2" BINDER/6" ABC
6. MODIFY DUMPSTER ENCLOSURE WALL AND GATES FOR BUILDING ADDITION AND SIDEWALK
7. REMOVE WALL NEAREST TO BUILDING ADDITION AND CONSTRUCT NEW WALL BESIDE WALK TO MATCH ENCLOSURE
8. PAINT 4" WIDE STRIPE, WHITE
9. IDENTIFICATION SIGN TO REMAIN
10. MATCH EXISTING CURB AND GUTTER
11. REMOVE CURB AND GUTTER
12. CONCRETE TRANSFORMER PAD TO REMAIN, SEE UTILITY PLAN FOR NEW BUILDING SERVICE
13. RELOCATED POLE MOUNTED AREA LIGHT 5 FEET BEHIND CURB SEE UTILITY PLAN
14. TANK PIT TO REMAIN
15. CANOPY TO REMAIN
16. STRIPE 10' X 50' LOADING AREA
17. REMOVE HC RAMP AND LANDING AND REPLACE WITH NEW RAMP AND LANDING
18. RELOCATE/REPLACE TREE FOR REWORKED BMP AREA

1. Prior to any clearing, grading or construction activity, tree protection fencing shall be installed around protected trees or groves of trees, No construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.

2. Any trees and/or areas designated to be protecjed 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.

3. 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.

4. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards.

5.Once streets are open to traffic, contact Traffic Engineering regarding the installation of traffic and street name ' signs. Proposed street names must be approved prior to installation of street name signsls.

6. Traffic control devices (including signs and pavement markings) in areas open to public trafiic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards.

7..Contact Traffic Engineering at |910-341-7888 to ensure that all traffic signal facilities and equipment are shown on the plan.

8. .Call Traffic Engineering at 910-341-7888 forty-eight (48) hours prior to any excavation in the right-of-way.

9. Traffic Engineering must approve of pavement marking prior to actual striping.

10. All parking stall markings and lane arrows within the parking areas shall be white.

11. All traffic control signs and markings off the right-of-way are to be maintained by the property owner.

12. Stop signs and street signs to remain in place during construction.

13. Tactile warning mats will be installed on all wheelchair ramps.

14. A utility cut permit is required for each open cut of a city street.

15. Any broken or missing sidewalk panels will be replaced.

16. Contact Karen Dixon at 910-341-7888 to discuss street lighting options.

17. Water and sewer service shall meet Cape Fear Public Utility Authority (CFPUA) details and specifications.

18, Project shall comply with CFPUA Cross Connection Control requirements. Water meter(s) cannot be released until all requirements are met and the State has given their final approval. Call 910.343-3910 for information.

19. 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

20. Any irrigation system supplied by CFPUA water shall comply with thg CFPUA Cross Connection Control regulations. Call 919-343-3910 for information.

21 . Any irrigation system shall be equipped with a rain and freezer sensor.

22. Any backflow prevention devices required by the CFPUA will need to be on the list of approved devices by USCFCCCHR or ASSE.

23. Contracvtor to field verify existing water and sewer service locations, sizes and materials prior to construction. Engineer to be notified of any conflicts

24. Contractor shall maintain all-weather access for emergency vehicles at all times during construction.

25. Underground fire line(s) must be permitted and inspected by the Wilmington Fire Department from the publicright-of-way to the building. Contacj the wilmington Fire Department Division of Firc.and Lib Safety at 910-3414696.

26. No obstrudions are permitted in the space betu,een thirty (30) incfies and ten (10) feet above the ground within the triangular sight distance

27. Contacty the North Carolina One Call Center at 1-800-632.4949 prior to doing any digging, dearing, or grading.

SITE DATA TABULATION	
PROJECT NAME	HANDEE HUGO #28 REMODEL
PROJECT ADDRESS	5002 MARKET STREET WILMINGTON, NC 28405
PARCEL ID	R04915-002-018-000
ZONING DISTRICT	CS - COMMERCIAL SERVICES RB-REGIONAL BUSINESS DISTRICT
BUILDING SETBACKS - CS REQUIRED FRONT SIDE INTERIOR SIDE CORNER	 35 FEET 15 FEET 15 FEET 35 FEET
PROPOSED FRONT SIDE REAR CORNER	133 FEET (Building Addition) 8 FEET TO ZONING LINE, 38 FEET TO PROPERTY LINE 30 FEET (Existing) 110 FEET (Existing)
TOTAL ACREAGE	1.08 CALCULATED 46,607 SQUARE FEET 1.088 NEW HANOVER CNS RECORDS
BUILDING SIZE EXISTING PROPOSED	1344 SQUARE FEET 2430 SQUARE FEET
BUILDING LOT COERAGE EXISTING PROPOSED	1344/46067 = 0.0292 2.92% 2430/46067 = 0.0527, 5.27%
BUILDING HEIGHT NUMBER OF STORIES	14'-3" EXISTING AND PROPOSED 1 STORY, EXISTING AND PROPOSED
IMPERVIOUS AREA EXISTING PROPOSED	28,416 SQUARE FEET - 63.8% 30,666 -66.5%
OFF STREET PARKING BASIS EXISTING PROPOSED	 1/400 SF MINIMUM, 1/200 SF MAXIMUM 2028/400 = 6.5 MINIMUM 2028/200 = 13 MAXIMUM 8 SPACES/ INCLUDING 1 HC SPACE 10 SPACES/INCLUDING 1 HC
CAMA LAND USE CLASSIFICATION	DEVELOPED 547-Convenience Grocery

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — HANDICAP PARKING STALL
- HANDICAP RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- CONCRETE
- PAINT STRIPING
- —X—X—X— FENCE

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

DATE 12/12/13
CADD DWG. NO.
DRAWN BY nrw
CHECKED BY nrw
REVISIONS

WATSON LAND DESIGN SERVICES, PLLC
3650 ROGERS ROAD, #245
WAKE FOREST, NORTH CAROLINA 27587
919-453-1529/FAX 866-437-2610
NC CERTIFICATE OF LICENSURE P-0493

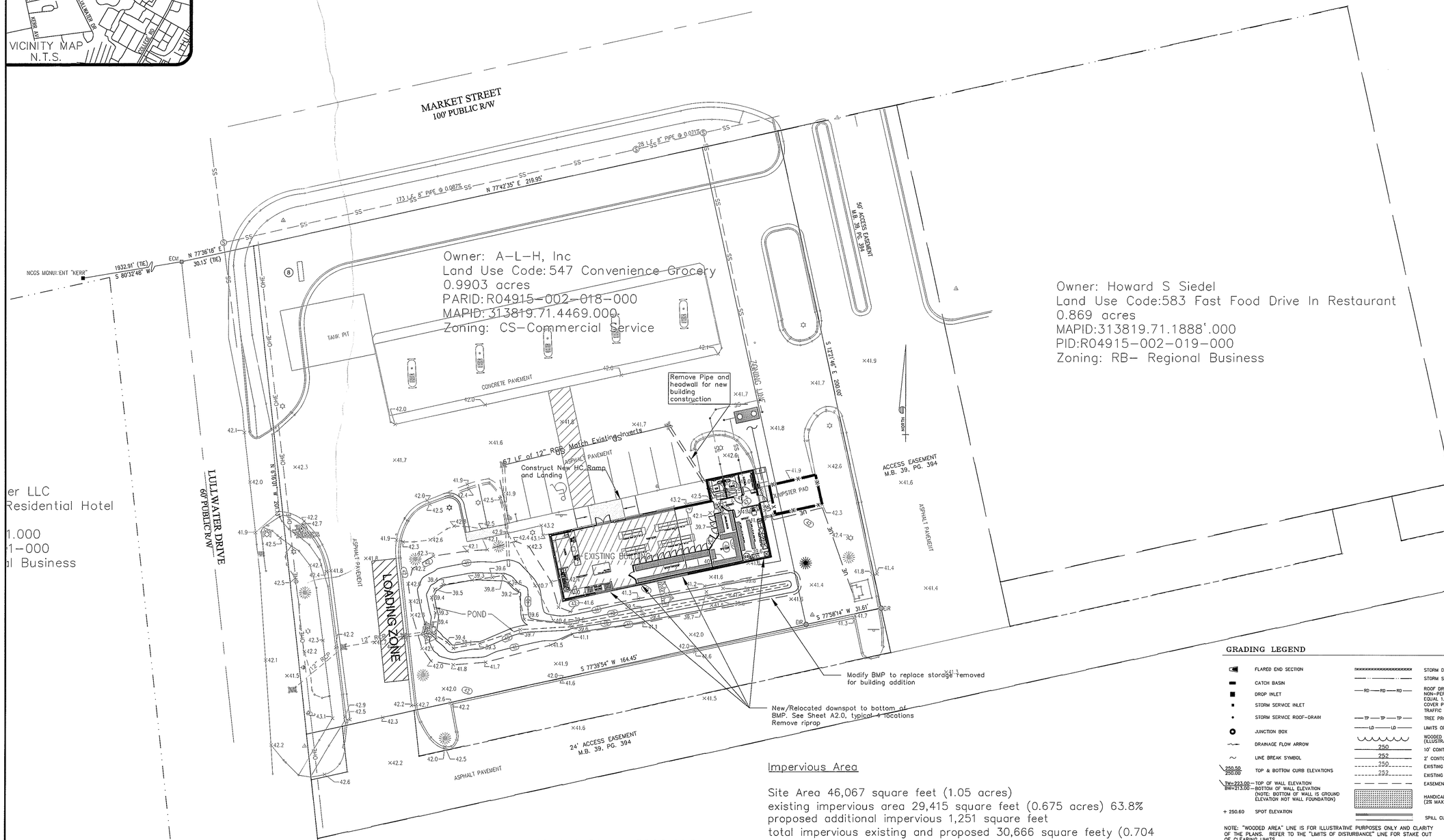
NORTH CAROLINA PROFESSIONAL SEAL 11682 ENGINEER
February 4, 2014

SHERMAN ARCHITECTURE PLLC
2411 LEMON SPRINGS ROAD, SANFORD, NORTH CAROLINA
(919)-775-2355

ADDITION AND RENOVATIONS
HAN-DEE HUGO #28
5002 MARKET STREET
WILMINGTON, NORTH CAROLINA
SITE PLAN

SHEET
C101
OF

Owner: Saya Enterprise Inc
Land Use Code: 701 Residential Hotel
4.4579 acres
PARID: R04915-001-010-000
MAPID: 313819.71.1888'.000
Zoning: RB- Regional Business



er LLC
Residential Hotel
1.000
1-000
al Business

Owner: Market Street 5000 LLC
Land Use Code: 821 Educational
6.63 acres
PID: R04195-002-009-000
MAPID: 313820.71.7303.000
Zoning: RB- Regional Business

Impervious Area

Site Area 46,067 square feet (1.05 acres)
existing impervious area 29,415 square feet (0.675 acres) 63.8%
proposed additional impervious 1,251 square feet
total impervious existing and proposed 30,666 square feety (0.704 acres) 66.5%

Exisiting Contour area	surface area	volume	accumulated volume
top of slope	3508.94	2276.423	4929.72
41	2561.52	2020.255	2653.2975
40	1478.99	633.0425	633.0425
39.5 bottom of pond	1053.18	0	0

Proposed Contour area	surface area	volume	accumulated volume
top of slope	3471	2276.835	4955.3825
41	2600.56	2050.125	2678.5475
40	1499.69	628.4225	628.4225
39.5 bottom of pond	1014	0	0

GRADING LEGEND

FLARED END SECTION	STORM DRAINAGE
CATCH BASIN	STORM SERVICE LINE
DROP INLET	ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
STORM SERVICE INLET	
STORM SERVICE ROOF-DRAIN	TREE PROTECTION
JUNCTION BOX	LIMITS OF DISTURBANCE
DRAINAGE FLOW ARROW	WOODED AREA *SEE NOTE (ILLUSTRATIVE ONLY)
LINE BREAK SYMBOL	10' CONTOUR
	2' CONTOUR
250.50 / 250.00 TOP & BOTTOM CURB ELEVATIONS	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
TW=223.00 — TOP OF WALL ELEVATION BW=213.00 — BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)	EASEMENT LINE
	HANDICAP AREA (2% MAX. SLOPE)
+ 250.60 SPOT ELEVATION	SPILL CURB

NOTE: "WOODED AREA" LINE IS FOR ILLUSTRATIVE PURPOSES ONLY AND CLARITY OF THE PLANS. REFER TO THE "LIMITS OF DISTURBANCE" LINE FOR STAKE OUT OF CLEARING LIMITS.

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

DATE 12/12/13
CADD DWG. NO.
DRAWN BY nrw
CHECKED BY nrw
REVISIONS

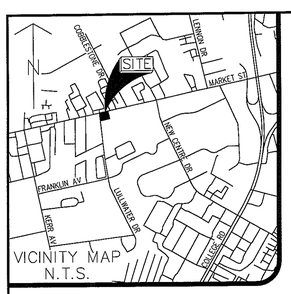
WATSON LAND DESIGN SERVICES, PLLC
3650 ROGERS ROAD, #245
WAKE FOREST, NORTH CAROLINA 27587
919-453-1529/FAX 866-437-2610
NC CERTIFICATE OF LICENSURE P-0493

NORTH CAROLINA PROFESSIONAL SEAL 11682 ENGINEER
February 10, 2014

SHERMAN ARCHITECTURE PLLC
2411 LEMON SPRINGS ROAD, SANFORD, NORTH CAROLINA
(919)-775-2355

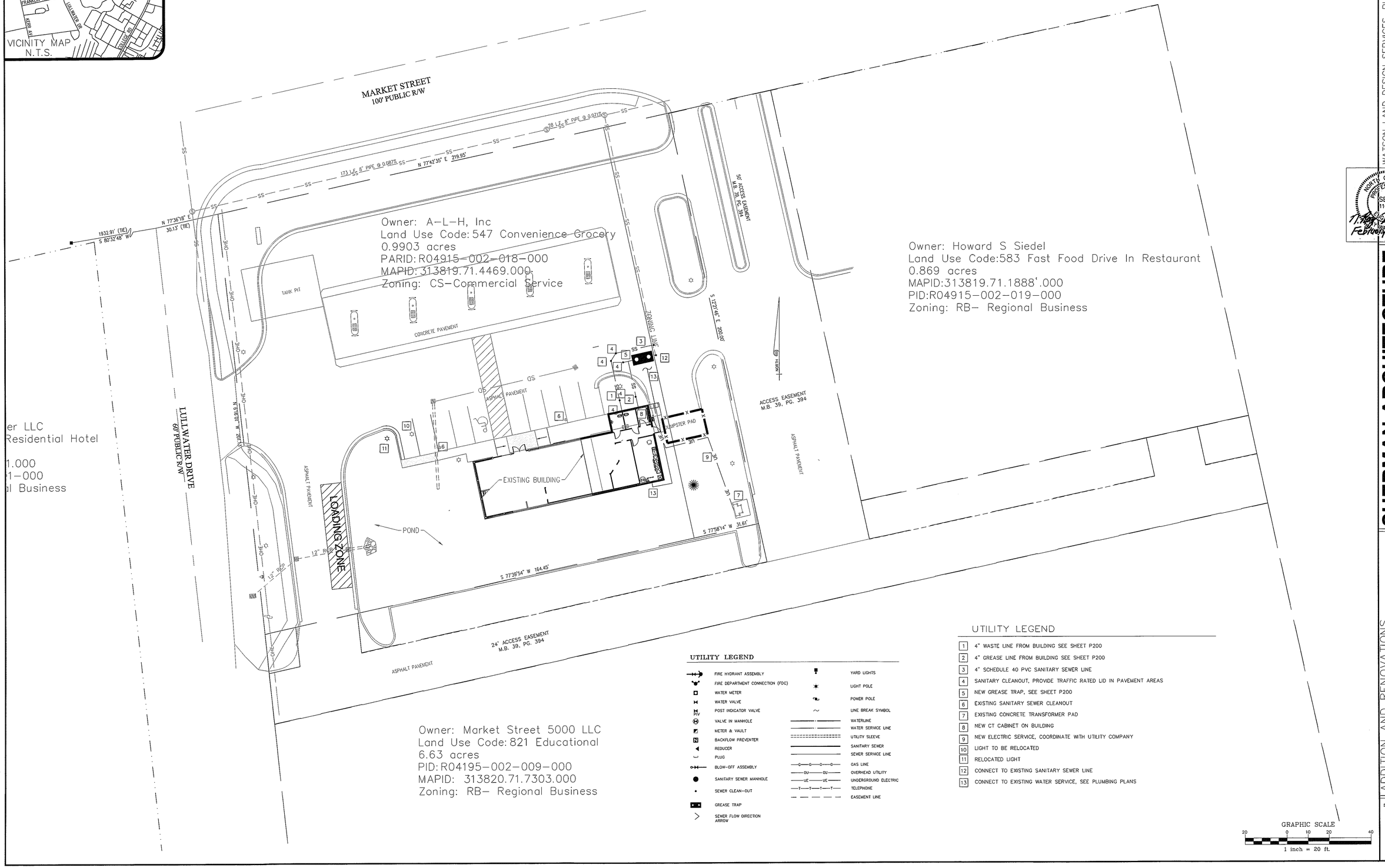
ADDITION AND RENOVATIONS
HAN-DEE HUGO #28
5002 MARKET STREET
WILMINGTON, NORTH CAROLINA
GRADING AND STORMWATER PLAN

SHEET
C102
OF



VICINITY MAP
N.T.S.

Owner: Saya Enterprise Inc
Land Use Code: 701 Residential Hotel
4.4579 acres
PARID: R04915-001-010-000
MAPID: 313819.71.1888'.000
Zoning: RB- Regional Business



er LLC
Residential Hotel
1.000
1-000
l Business

UTILITY LEGEND

FIRE HYDRANT ASSEMBLY	YARD LIGHTS
FIRE DEPARTMENT CONNECTION (FDC)	LIGHT POLE
WATER METER	POWER POLE
WATER VALVE	LINE BREAK SYMBOL
POST INDICATOR VALVE	WATERLINE
VALVE IN MANHOLE	WATER SERVICE LINE
METER & VAULT	UTILITY SLEEVE
BACKFLOW PREVENTER	SANITARY SEWER
REDUCER	SEWER SERVICE LINE
PLUG	GAS LINE
BLOW-OFF ASSEMBLY	OVERHEAD UTILITY
SANITARY SEWER MANHOLE	UNDERGROUND ELECTRIC
SEWER CLEAN-OUT	TELEPHONE
GREASE TRAP	EASEMENT LINE
SEWER FLOW DIRECTION ARROW	

UTILITY LEGEND

1. 4" WASTE LINE FROM BUILDING SEE SHEET P200
2. 4" GREASE LINE FROM BUILDING SEE SHEET P200
3. 4" SCHEDULE 40 PVC SANITARY SEWER LINE
4. SANITARY CLEANOUT, PROVIDE TRAFFIC RATED LID IN PAVEMENT AREAS
5. NEW GREASE TRAP, SEE SHEET P200
6. EXISTING SANITARY SEWER CLEANOUT
7. EXISTING CONCRETE TRANSFORMER PAD
8. NEW CT CABINET ON BUILDING
9. NEW ELECTRIC SERVICE, COORDINATE WITH UTILITY COMPANY
10. LIGHT TO BE RELOCATED
11. RELOCATED LIGHT
12. CONNECT TO EXISTING SANITARY SEWER LINE
13. CONNECT TO EXISTING WATER SERVICE, SEE PLUMBING PLANS

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

DATE 12/12/13
CADD DWG. NO.
DRAWN BY nrw
CHECKED BY nrw
REVISIONS

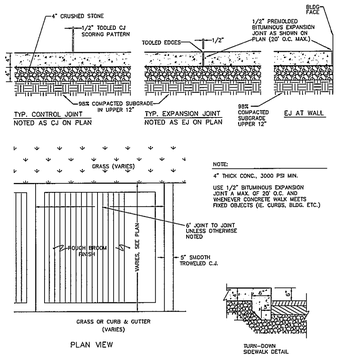
WATSON LAND DESIGN SERVICES, PLLC
3650 ROGERS ROAD, #245
WAKE FOREST, NORTH CAROLINA 27587
919-453-1529/FAX 866-437-2610
NC CERTIFICATE OF LICENSURE P-0493

NORTH CAROLINA PROFESSIONAL SEAL 11682 WATSON
February 13, 2014

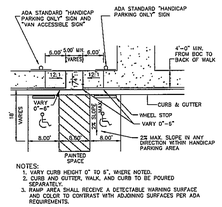
SHERMAN ARCHITECTURE PLLC
2411 LEMON SPRINGS ROAD, SANFORD, NORTH CAROLINA
(919)-775-2355

ADDITION AND RENOVATIONS
HAN-DEE HUGO #28
5002 MARKET STREET
WILMINGTON, NORTH CAROLINA
UTILITY PLAN

SHEET C103 OF



SIDEWALK DETAIL



NOTES:
1. VARY CURB HEIGHT 0" TO 6", WHERE NOTED.
2. CURB AND GUTTER, WALK, AND CURB TO BE POURED SEPARATELY.
3. RAMP AREA SHALL RECEIVE A DETECTABLE WARNING SURFACE AND COLOR TO CONTRAST WITH ADJOINING SURFACES PER ADA REQUIREMENTS.

TYPICAL HANDICAP PARKING RAMP AND SIGN LOCATIONS

DATE
12/12/13

CADD DWG. NO.

DRAWN BY
nrw

CHECKED BY
nrw

REVISIONS

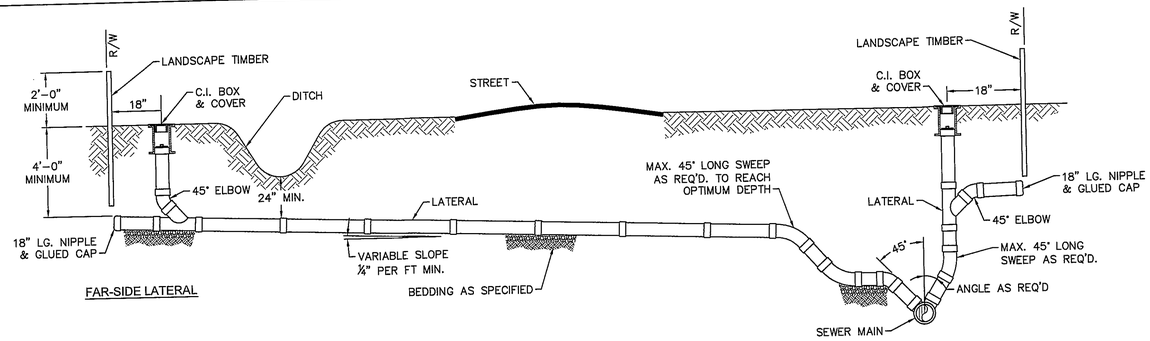
WATSON LAND DESIGN SERVICES, PLLC
3650 ROGERS ROAD, #245
WAKE FOREST, NORTH CAROLINA 27587
919-453-1529/FAX 866-437-2610
NC CERTIFICATE OF LICENSURE P-0493

NORTH CAROLINA PROFESSIONAL SEAL 11682
T. Hugh Watson
FEBRUARY 28, 2014

SHERMAN ARCHITECTURE PLLC
2411 LEMON SPRINGS ROAD, SANFORD, NORTH CAROLINA
(919)-775-2355

ADDITION AND RENOVATIONS
HAN-DEE HUGO #28
5002 MARKET STREET
WILMINGTON, NORTH CAROLINA
DETAIL SHEET

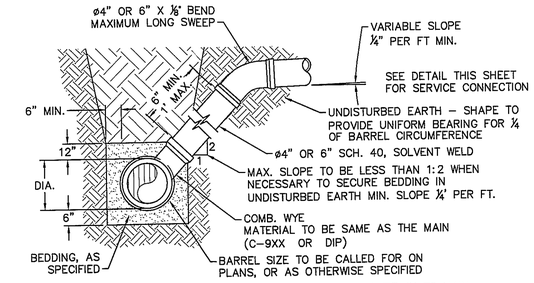
SHEET
C200
OF



NOTE: FOR PRIVATE 8" SERVICES, MANHOLES ARE REQUIRED FOR TIE-IN TO MAIN

STANDARD SERVICE CONNECTION TO SANITARY SEWER

NOT TO SCALE

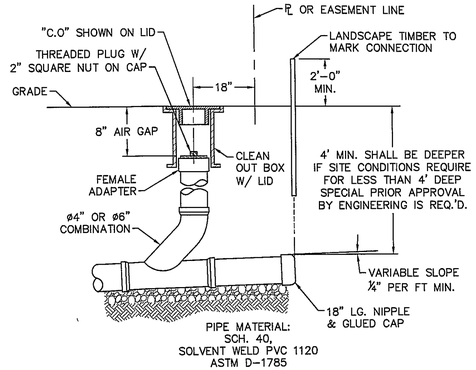


NOTE: FOR PRIVATE 8" SERVICES, MANHOLES ARE REQUIRED FOR TIE-IN TO MAIN

STANDARD SERVICE LATERAL

(MAIN DEPTH LESS THAN 8FT)

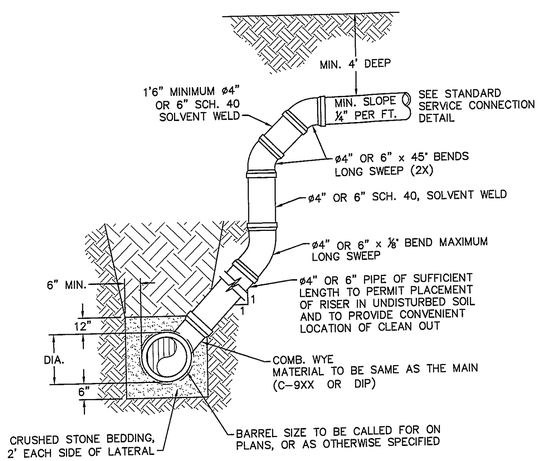
NOT TO SCALE



NOTE: FOR PRIVATE 8" SERVICES, MANHOLES ARE REQUIRED FOR TIE-IN TO MAIN

SERVICE CONNECTION & CLEAN-OUT

NOT TO SCALE

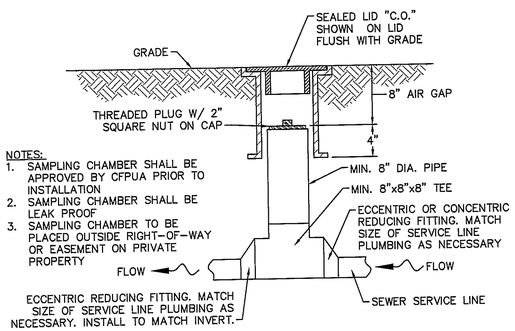


NOTES:
1. SPECIAL CARE SHALL BE TAKEN DURING BACKFILL OPERATIONS. THE RISER SHALL BE PLUMB AND TRUE AT ALL TIMES, AND REST ON FIRM, STABLE FOUNDATION.
2. FOR PRIVATE 8" SERVICES, MANHOLES ARE REQUIRED FOR TIE-IN TO MAIN.

DEEP SERVICE LATERAL

(MAIN DEPTH GREATER THAN 8FT)

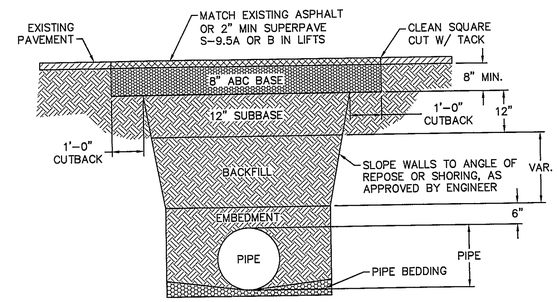
NOT TO SCALE



NOTES:
1. SAMPLING CHAMBER SHALL BE APPROVED BY CFPUA PRIOR TO INSTALLATION
2. SAMPLING CHAMBER SHALL BE LEAK PROOF
3. SAMPLING CHAMBER TO BE PLACED OUTSIDE RIGHT-OF-WAY OR EASEMENT ON PRIVATE PROPERTY

SAMPLING CHAMBER

NOT TO SCALE

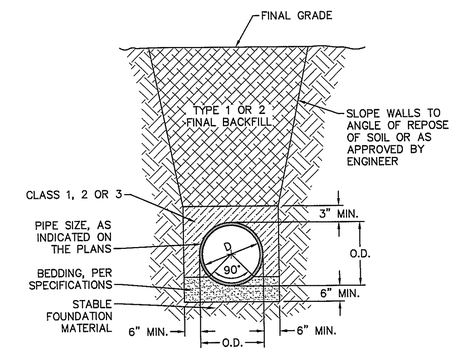


NOTES:
1. BACKFILL SHALL BE SUITABLE MATERIAL THAT IS FREE FROM HEAVY CLAY, GUMBOS, DEBRIS, ORGANICS AND LITTLE TO NO EXCESSIVE MOISTURE.
2. SELECT BACKFILL MAY BE SUBSTITUTED OR REQUIRED BY CITY TO ACHIEVE COMPACTION, (I.E. #57, ABC, CRUSHED LIMESTONE, CLEAN SAND, FLOWABLE FILL, ETC).
3. 8-INCH OF ABC BASE MATERIAL SHALL BE USED ON CITY STREETS.
4. BACKFILL AND BASE MATERIALS SHALL BE COMPACTED 12" MINIMUM LIFTS
5. SOIL SHALL BE COMPACTED BY A MECHANIZED TAMPER (I.E JUMPING JACK), HOWEVER, VIBRATORY ROLLERS > 18" WIDTH MAY BE USED FOR LARGER EXCAVATIONS. THE PLATE TAMP METHOD SHALL NOT BE USED.
6. ALL APPROVED CASTINGS SHALL BE SET FLUSH TO GRADE AND SUPPORTED IF APPLICABLE.
7. ABC BASE AND SUBBASE COMPACTED TO 98% AND BACKFILL AND EMBEDMENT COMPACTED TO 90% AS DETERMINED BY THE MODIFIED PROCTOR AASHTO METHOD T-99.
8. 1-FOOT CUTBACKS OF ASPHALT SHALL BE PREPARED ON UNDISTURBED SOIL. MINIMUM ASPHALT DENSITY IS 90%.

(FOR PRIVATE ROADS AND PAVED AREAS; CONTRACTOR TO MEET MIN. REQUIREMENTS AS DEFINED BY RIGHT-OF-WAY OWNER FOR PUBLIC ROAD REPAIRS)

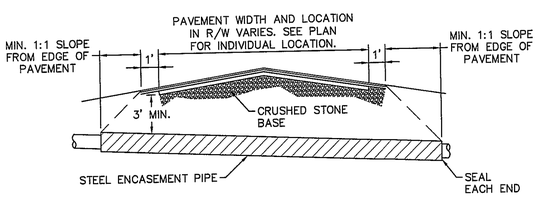
PAVEMENT REPAIR WHERE PIPE INSTALLED

NOT TO SCALE



CL 50 DUCTILE IRON DR 18 PVC PIPE TRENCH DETAIL

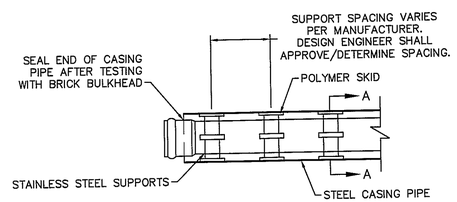
NOT TO SCALE



NOTES:
1. CASING WILL BE INSTALLED AT LINE AND GRADE SHOWN ON INDIVIDUAL PROFILE FOR EACH CROSSING. BORING/JACKING TO LINE AND GRADE IS REQUIRED.
2. TRACER WIRE SHALL BE CONTINUED THROUGH CASING.

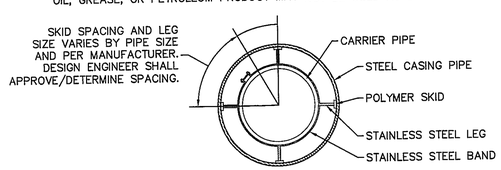
TYPICAL BORING/ JACKING DETAIL

NOT TO SCALE



PLAN

NOTE: PIPE SUPPORT TO BE PLACED TO PROVIDE PROPER SUPPORT, ALIGNMENT, AND GRADE AS SPECIFIED. CONTINUOUS SUPPORTS MAY BE USED AS ALTERNATIVE. OIL, GREASE, OR PETROLEUM PRODUCT MAY NOT BE USED AS LUBRICANT.



SECTION A-A

PIPE CASING SUPPORT DETAIL

NOT TO SCALE

GENERAL NOTES:
1. NO EXCAVATED MATERIAL SHALL BE PLACED IN ANY STREAM, DITCH OR DRAINAGE-WAY.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION BEGINS.
3. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES WHILE CONSTRUCTION IS IN PROGRESS.
4. THE CONTRACTOR IS RESPONSIBLE FOR STABILIZATION OF ALL DISTURBED AREAS.
5. THE CONTRACTOR IS RESPONSIBLE FOR LAY DOWN AND STOCKPILE AREAS (TO ARRANGE AND ENSURE COMPLIANCE WITH ALL LOCAL AND STATE REGULATIONS).

THE DETAILS SHOWN HEREON SUPERCEDE CFPUA WRITTEN TECHNICAL SPECIFICATIONS VERSIONS 1.00 - 1.04

REV:	DESCRIPTION:	DATE:
1	SAMPLING CHAMBER REVISED	10/26/12

CFPUA SANITARY SEWER

STANDARD DETAILS

CAPE FEAR PUBLIC UTILITY AUTHORITY
235 GOVERNMENT CENTER DRIVE
WILMINGTON, NC 28403
OFFICE: (910)332-6560
Stewardship. Sustainability. Service.

DATE: 1/9/12
SCALE: N/A
DRAWN BY: CFPUA
CHECKED BY: CFPUA
PROJECT NO.:

SHEET NO: SSD-2