LOWER CAPE FEAR HOSPICE

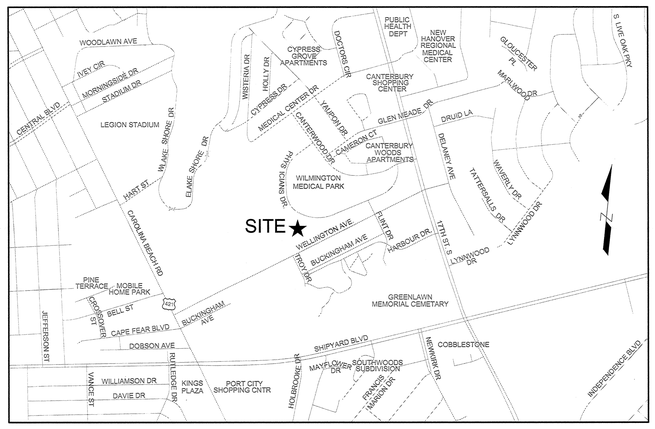
6-BED ADDITION

WILMINGTON, NORTH CAROLINA

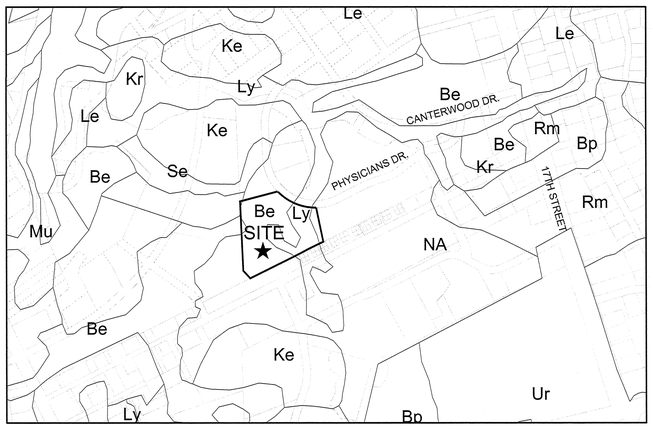
DESIGN DOCUMENTS

MAY 2013

PROJECT ADDRESS:
1406 PHYSICIANS DRIVE
WILMINGTON, NC 28401



VICINITY MAP
SCALE: 1"=1000'



SOILS MAP
SCALE: 1"=500'

NCDENR PWSS WATER PERMIT #:	
WATER CAPACITY:	GPD
DWQ SEWER PERMIT #:	
SEWER CAPACITY:	GPD
SEWER SHED # AND PLANT:	
SEWER TO FLOW THROUGH NEI:	YES or NO (CIRCLE ONE)

For each open utility cut of City streets, a $325 permit shall be required from the City prior to occupancy and/or project acceptance.

CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: 5/30/13 Permit # 20130015
Signed:

Approved Construction Plan

	Name	Date
Planning	Dawn Snotherly	5/30/13
Traffic	Will Gilbert Davis	5/30/13
Fire	S. Thomas	5/30/13

NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

CONTACT "CAROLINA ONE CALL" AT
1-800-632-4949

CONTACT THESE UTILITIES

CITY OF WILMINGTON, DEVELOPMENT SERVICES
ATTN: DAWN SNOTHERLY
PH: 910-341-5815

PIEDMONT NATURAL GAS
ATTN: CARL PAQUET
PH: 910-350-2242

EMERGENCY DIAL 911
POLICE - FIRE - RESCUE

CAPE FEAR PUBLIC UTILITY AUTHORITY (WATER & SEWER)
ATTN: FRANK STYERS
PH: 910-332-6670

PROGRESS ENERGY
ATTN: KEVIN LEATHERWOOD
PH: 910-602-4304

BELL SOUTH
ATTN: STEVE DAYVAULT
PH: 910-392-8712

TIME WARNER CABLE
PH: 910-763-4638

Lower Cape Fear Hospice & LifeCareCenter

LOWER CAPE FEAR HOSPICE WILMINGTON CARE CENTER - SIX BED ADDITION 1406 PHYSICIANS DR.

LS3P

LS3P ASSOCIATES LTD.
2528 INDEPENDENCE BLVD. SUITE 200
WILMINGTON, NORTH CAROLINA 28412
TEL. 910.790.9901 FAX 910.790.3111
WWW.LS3P.COM

NORTH CAROLINA PROFESSIONAL SEAL 031591 ENGINEER ROBERT P. BALLAND

OWNER:
LOWER CAPE FEAR HOSPICE & LIFE CARE CENTER
1406 PHYSICIANS DRIVE
WILMINGTON, NORTH CAROLINA 28401
ATTN: LAUREN L. BYSTROM (910) 772-5444

ENGINEER (CIVIL):
PARAMOUNTE ENGINEERING, INC.
5911 OLEANDER DRIVE, SUITE 201
WILMINGTON, NORTH CAROLINA 28403
ATTN: ROB BALLAND, P.E. (910) 791-6707

ARCHITECT:
LS3P & ASSOCIATES LTD.
2528 INDEPENDENCE BLVD., SUITE 200
WILMINGTON, NORTH CAROLINA 28412
ATTN: TAYLOR B. SIMMS AIA, LEED AP BD+C
(910) 790-9901

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
SV-1 - SV-2	EX. CONDITIONS SURVEY
C-1.0	GENERAL NOTES
C-1.1 - C-1.2	DEMOLITION PLAN
C-2.0	OVERALL SITE LAYOUT
C-2.1 - C-2.2	SITE & UTILITY LAYOUT
C-2.3	SITE INVENTORY MAP
C-3.0 - C-3.1	GRADING, DRAINAGE & EROSION CONTROL PLAN
C-5.0 - C5.1	LANDSCAPE PLAN
C-6.0 - C-6.4	DETAILS

PREPARED BY:

PARAMOUNTE
ENGINEERING, INC.
5911 Oleander Drive, Suite 201
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846
PROJECT # 12217.PE

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REVISIONS:

No.	Description	Date

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

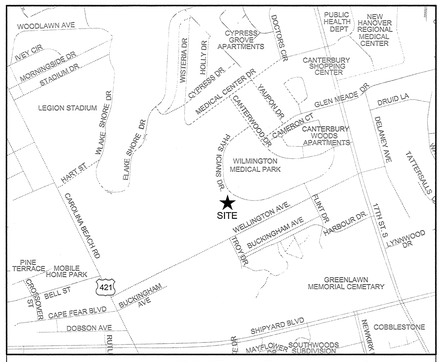
PROJECT: 12217.PE
DATE: MAY 29, 2013
DRAWN BY: RPB
CHECKED BY: RPB

CP 1280

COVER SHEET

C-0.0

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN



VICINITY MAP

SCALE: 1" = 500'

NORTH

SEE SHEET SV-2

MAP BOOK 51, PAGE 351

PARAMOUNTE ENGINEERING, INC

WILMINGTON, NC FAYETTEVILLE, NC

5911 Oleander Drive, Suite 201
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

Lower Cape Fear Hospice & LifeCareCenter

LOWER CAPE FEAR HOSPICE WILMINGTON CARE CENTER - SIX BED ADDITION 1406 PHYSICIANS DR.

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WILMINGTON, NORTH CAROLINA 28412
TEL. 910.790.9901 FAX 910.790.3111
WWW.LS3P.COM

LEGEND:

○ IPF	IRON PIPE FOUND
● IRF	IRON ROD FOUND
● IRS	IRON ROD SET
□	CONCRETE MONUMENT FOUND
	SIGN
C&G	CONCRETE CURB & GUTTER
EP	EDGE OF PAVEMENT
	LIGHT POLE
	UTILITY POLE
	GUY ANCHOR
	TRANSFORMER
	TELEPHONE RISER
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	IRRIGATION VALVE
	CLEAN-OUT
	SANITARY SEWER MANHOLE
	STORM DRAINAGE MANHOLE
	CURB INLET
	CATCH BASIN
	GAS METER
OHE	OVERHEAD UTILITIES
UGT	BURIED TELEPHONE LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM DRAINAGE LINE
G	UNDERGROUND GAS LINE
X	CHAINLINK FENCE
	BRICK PAVING
	LANDSCAPED AREA

REFERENCES:

1. DEED BOOK / PAGE
   1626 / 749
   1831 / 746
   1970 / 323
   5643 / 271
2. MAP BOOK / PAGE
   34 / 141
   34 / 175
   35 / 207
   42 / 316
3. NEW HANOVER COUNTY PARCEL #: 3126-34-7646, 3126-34-6862, 3126-35-5297, 3126-34-9694
4. TAX PARCEL IDENTIFICATION #: R06014-005-007-000, R06014-005-010-000, R06015-001-017-000, R06014-005-011-000

NOTES:

1. HORIZONTAL DATUM- NAD83 (2001).
2. VERTICAL DATUM- NAVD 88, COUNTOUR INTERVAL IS 1-FOOT.
3. UTILITIES SHOWN ON THIS MAP WERE PLOTTED FROM VISIBLE INFORMATION IN THE FIELD AND PLANS PROVIDED BY OTHERS, OTHER UTILITIES NOT SHOWN ON THIS MAP MAY EXIST. PRIOR TO ANY LAND DISTURBING ACTIVITIES THE APPROPRIATE UTILITY COMPANIES MUST BE CONTACTED.
4. THIS PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE AS INDICATED ON FEMA FIRM PANEL NO. 3720312600J BEARING AN EFFECTIVE DATE OF APRIL 3, 2006.

For each open utility cut of City streets, a $325 permit shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan

	Name	Date
Planning		5/30/13
Traffic		5/30/13
Fire		5/30/13

CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: 5/31/13 Permit #: 20130215
Signed:

NCDENR PWSS WATER PERMIT #: _____
WATER CAPACITY: _____GPD
DWQ SEWER PERMIT #: _____
SEWER CAPACITY: _____GPD
SEWER SHED # AND PLANT: _____
SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

NEW HANOVER COUNTY
DB 5197 PG 2789
ZONED O&I-1
LAND USE CODE: 958 UNUSED LAND

MAP BOOK 34, PAGE 141 (MADE 2007)

N02°31'38"W 562.89'

MEDSERV COMPANY
DB 5240 PG 822
ZONED O&I-1
LAND USE CODE: 804 OTHER MEDICAL & HEALTH
DEED BOOK 4902, PAGE 810

N42°42'00"W 80.55'

WOODS

OVERFLOW PARKING - GRASS SURFACE

GRASS & SMALL TREES

LANDSCAPING

EXISTING SIDEWALK

EXISTING CONCRETE SIDEWALK

PUBLIC UTILITY ESMT DB. 3370, PG. 359 MB. 42, PG. 316

FLAG POLE

S46°53'50"W 45.26'

S32°28'33"W 60.00'

S63°25'42"W 118.53'

GRAVEL PATH

EXISTING SIDEWALK

WALL

GARDEN

STATUE

SWING

1 STORY BRICK BUILDING (18,400sf) FFE = 26.77 12-BED FACILITY

LOT 8R-2
DEED BOOK 1828, PAGE 749
MAP BOOK 51, PAGE 351

CANOPY

CONC.

ROOF OVERHANG

CONCRETE

UTILITY VAULT

EXISTING SIDEWALK

GENERATORS

OXYGEN TANK

SHED

LOWER CAPE FEAR HOSPICE
DB 1970 PG 323
ZONED O&I-1
LAND USE CODE: 804 OTHER MEDICAL & HEALTH

LOT 8R-3
MAP BOOK 51, PAGE 351

S26°36'36"E 324.96'

10' BELL SOUTH ESMT., MB. 42, PG. 316

30' DRAINAGE ESMT DB. 1802, PG. 728

45' R/W

350.39'
S63°23'23"W 645.94'

295.55'

WELLINGTON PLACE LTD PARTNERSHIP
DB 1779 PG 913
ZONED MF-M
LAND USE CODE: 12 - 3+ FAMILY RESIDENCE
DEED BOOK 1779, PAGE 913

GLEN VILLA HOA INC.
DB 1254 PG 1243
ZONED O&I-1
LAND USE CODE: 961 CONDOMINIUM COMMON AREA
DEED BOOK 1254, PAGE 1243

GRAPHIC SCALE
0 10 20 40 80
SCALE: 1"=20'

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REVISIONS:

No.	Description	Date
1.	COW Planning Comments	3/5/13
2.	COW Planning Comments	5/29/13

PROJECT: 12217.PE
DATE: MAY 29, 2013
DRAWN BY: DME
CHECKED BY: DME

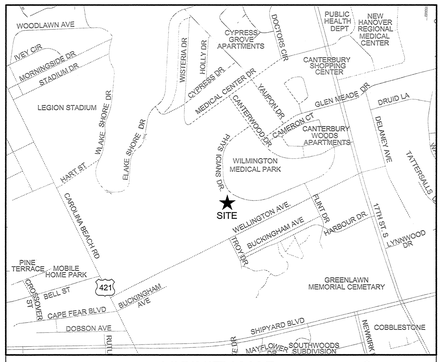
CP 1280

EXISTING CONDITIONS SURVEY

SV-1

SOLUTIONS THROUGH LISTENING

SERVICE BY DESIGN



VICINITY MAP

SCALE: 1" = 500'

NORTH

LEGEND:

○ IPF	IRON PIPE FOUND
● IRF	IRON ROD FOUND
● IRS	IRON ROD SET
⊡	CONCRETE MONUMENT FOUND
	SIGN
C&G	CONCRETE CURB & GUTTER
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	LIGHT POLE
	UTILITY POLE
	GUY ANCHOR
TR	TRANSFORMER
	TELEPHONE RISER
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	IRRIGATION VALVE
	CLEAN-OUT
	SANITARY SEWER MANHOLE
	STORM DRAINAGE MANHOLE
	CURB INLET
	CATCH BASIN
G	GAS METER
OHE	OVERHEAD UTILITIES
UGT	BURIED TELEPHONE LINE
W W W	WATER LINE
SS SS	SANITARY SEWER LINE
SD SD	STORM DRAINAGE LINE
G G G	UNDERGROUND GAS LINE
X X X	CHAINLINK FENCE
	BRICK PAVING
	LANDSCAPED AREA

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Approved Construction Plan

	Name	Date
Planning		5/30/13
Traffic		5/30/13
Fire	S. Howell	5/30/13

CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: 5/30/13 Permit # 203015
Signed:

NCDENR PWSS WATER PERMIT #: _____
WATER CAPACITY: _____ GPD
DWQ SEWER PERMIT #: _____
SEWER CAPACITY: _____ GPD
SEWER SHED # AND PLANT: _____
SEWER TO FLOW THROUGH NEE: YES or NO (CIRCLE ONE)

LOWER CAPE FEAR HOSPICE
DB 5643 PG 271
ZONED O&I-1
LAND USE CODE: 958 UNUSED LAND

MAP BOOK 34, PAGE 141 (NC)

OLD DIRT ROAD

LOT 11
MAP BOOK 38, PAGE 171
DEED BOOK 2472, PAGE 389
LOWER CAPE FEAR HOSPICE
DB 5643 PG 271
ZONED O&I-1
LAND USE CODE: 958 UNUSED LAND

NEW HANOVER COUNTY
DB 5197 PG 2789
ZONED O&I-1
LAND USE CODE: 958 UNUSED LAND

LOT 2
MAP BOOK 38, PAGE 170
DEED BOOK 2472, PAGE 395

END OF 6' CHAIN LINK FENCE

N75°07'11"E 314.49'

LOT 8R-1
DEED BOOK 1826, PAGE 749
MAP BOOK 51, PAGE 351

WOODS

RONALD D. & SONITA S. GAITROS
DB 5200 PG 2797
ZONED O&I-1
LAND USE CODE: 958 UNUSED LAND

CCSA, LLC
DB 2508 PG 741
ZONED O&I-1
LAND USE CODE: 801 PHYSICIAN

BENCHMARK
TOP OF MONUMENT
ELEV= 22.08' (NAVD88)
N = 164940.60
E = 2323831.60

PUBLIC UTILITY ESMT DB. 3370, PG. 359 MB. 42, PG. 316

PUBLIC UTILITY ESMT DB. 3370, PG. 359 MB. 42, PG. 316

OVERFLOW PARKING - GRASS SURFACE

GRASS & SMALL TREES

EXISTING SIDEWALK

EXISTING CONCRETE SIDEWALK

EXISTING SIDEWALK

GRAVEL PATH

LANDSCAPING

LANDSCAPING

EXISTING CONC. SIDEWALK

PHYSICIANS DRIVE
60' PUBLIC ROW

R=430.00'
L=349.25'
S36°55'35"W
32.10'

S 46°53'50"W
45.26'

S67°01'25"E
CH=339.73'

S32°28'33"W 60.00'

S63°25'42"W 118.53'

N0°31'38"W 562.99'

6' CHAINLINK FENCE

4' CMU RETAINING WALL

WALL

GARDEN

SWING

FLAG POLE

STATUE

UTILITY VAULT

GENERATOR

ABOVE GROUND FUEL TANKS

BELL SOUTH EQUIPMENT EASEMENT DB. 1970, PG. 323 MB. 35, PG. 207

SEE SHEET SV-1

GRAPHIC SCALE
0 10 20 40 60
SCALE: 1"=20'

PARAMOUNTE ENGINEERING, INC.
WILMINGTON, NC FAYETTEVILLE, NC
5911 Oleander Drive, Suite 201
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

Lower Cape Fear Hospice & LifeCareCenter

LOWER CAPE FEAR HOSPICE WILMINGTON CARE CENTER - SIX BED ADDITION 1406 PHYSICIANS DR.

LS3P

LS3P ASSOCIATES LTD.
2528 INDEPENDENCE BLVD. SUITE 200
WILMINGTON, NORTH CAROLINA 28412
TEL. 910.790.9901 FAX 910.790.3111
WWW.LS3P.COM

NORTH CAROLINA SEAL L-3247 REGISTERED LANDSCAPE ARCHITECT DAVID M. EDWARDS
05/29/13

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REVISIONS:

No.	Description	Date
1.	COW Planning Comments	3/5/13
2.	COW Planning Comments	5/29/13

PROJECT: 12217.PE
DATE: MAY 29, 2013
DRAWN BY: DME
CHECKED BY: DME

CP 1280

EXISTING CONDITIONS SURVEY

SV-2

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN

COORDINATION NOTES:

1. THE CONTRACTOR IS REQUIRED TO OBTAIN ANY/ALL PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND WITH THE CITY OF WILMINGTON, NEW HANOVER COUNTY, CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA), AND THE STATE OF NORTH CAROLINA.
3. THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THE PROJECT. IN ADDITION, THE CONTRACTOR IS TO COMPUTE THE LAYOUT OF THE ENTIRE SITE PLAN IN ADVANCE OF BEGINNING ANY WORK ASSOCIATED WITH THE SUBJECT PLANS. CONTRACTOR SHALL EMPLOY A PROFESSIONAL SURVEYOR TO PERFORM SITE IMPROVEMENT STAKEOUT(S).
4. ANYTIME WORK IS PERFORMED OFF-SITE OR WITHIN AN EXISTING EASEMENT, THE CONTRACTOR IS TO NOTIFY THE HOLDER OF SAID EASEMENT AS TO THE NATURE OF PROPOSED WORK, AND TO FOLLOW ANY GUIDELINES OR STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RECORDED EASEMENT.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS BY OTHERS FOR ALL BUILDING DIMENSIONS AND DETAILS.

E

GENERAL NOTES:

1. EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY COMPLETED BY PARAMOUNTE ENGINEERING, INC. THE SURVEY SHALL BE FIELD VERIFIED BY CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE OWNER, OWNERS REPRESENTATIVE AND/OR ENGINEER IMMEDIATELY.
2. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF ALL EXISTING UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF DITCHING OPERATIONS BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES. IN ORDER TO LOCATE EXISTING UTILITIES IN ADVANCE OF TRENCHING OPERATIONS SO AS TO ELIMINATE OR MINIMIZE DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS RESULTING FROM ANY DAMAGE TO THE EXISTING UTILITY LINES INCLUDING LOSS OF UTILITY REVENUES. CONTRACTOR SHALL ARRANGE FOR TEMPORARY SUPPORT OF EXISTING UTILITIES, SUCH AS POLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE CABLES, WATER LINES, ETC.
3. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT.
4. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK, SUITABLE BARRIERS, FENCES, SIGNS OR OTHER ADEQUATE PROTECTION, INCLUDING FLAGMEN AND WATCHMEN AS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC AS WELL AS THOSE ENGAGED IN THE CONSTRUCTION WORK. CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "CONSTRUCTION AND MAINTENANCE OPERATIONS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE DOT.
5. ALL MATERIAL CLEARED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. ALL WORK BY THE CONTRACTOR SHALL BE WARRANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER THE OWNER ACCEPTS THE WORK.
7. CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL CENTER AT 1 (800) 632-4949 AN ALLOW THE CENTER TO LOCATE EXISTING UTILITIES BEFORE DIGGING.

DEMOLITION NOTES:

1. CONTRACTOR TO COORDINATE WITH THE OWNER TO PROPERLY MAINTAIN OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN NECESSARY.

D

2. CONTRACTOR IS TO WALK THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF DEMOLITION REQUIRED. ALL DEMOLITION WORK REQUIRED TO CONSTRUCT NEW SITE IMPROVEMENTS WILL BE PERFORMED BY THE CONTRACTOR AND WILL BE CONSIDERED UNCLASSIFIED EXCAVATION.
3. DEMOLITION SHALL INCLUDE BUT IS NOT LIMITED TO THE EXCAVATION, HAULING AND OFFSITE DISPOSAL OF CONCRETE PADS, CONCRETE DITCHES, FOUNDATIONS, SLABS, STEPS, AND STRUCTURES; ABANDONED UTILITIES, BUILDINGS, PAVEMENTS AND ALL MATERIALS CLEARED AND STRIPPED TO THE EXTENT NECESSARY AS DIRECTED BY THE SOILS ENGINEER FOR THE INSTALLATION OF THE NEW IMPROVEMENTS AND WITHIN THE LIMITS OF CLEARING AND GRADING AND AS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES AND UTILITIES ON THE PROPERTY NOT TO BE DEMOLISHED. DAMAGE TO PROPERTIES OF OTHERS DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NO COST TO OWNER.
5. ELECTRIC, TELEPHONE, SANITARY SEWER, WATER AND STORM SEWER UTILITIES THAT SERVICE OFF-SITE PROPERTIES SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL PRODUCE A PHOTOGRAPHIC RECORD (DIGITAL) OF DEVELOPMENT COMMENCING WITH A RECORD OF THE SITE AS IT APPEARS BEFORE DEMOLITION HAS BEGUN. AFTERWARDS, A PHOTOGRAPHIC RECORD SHALL BE MAINTAINED WEEKLY DURING CONSTRUCTION AND ENDING WITH A PHOTOGRAPHIC RECORD OF THE DEVELOPMENT AS IT APPEARS AFTER DEMOLITION. THIS RECORD SHALL BE DELIVERED TO THE OWNER.
7. EXISTING CURB AND GUTTER, LIGHTS, SIDEWALK, AND UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING DEMOLITION.
8. ALL EXISTING IMPROVEMENTS INDICATED OR REQUIRED TO BE DEMOLISHED SHALL INCLUDE REMOVAL FROM THE PROPERTY AND PROPER DISPOSAL.
9. CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES INCLUDING CABLE, GAS, TELEPHONE AND ELECTRIC AND ANY OTHER UTILITIES THROUGH THE SITE WITH THE RESPECTIVE COMPANIES.
10. PROVIDE SMOOTH SAW CUT OF EXISTING PAVEMENTS, CURBS AND GUTTERS AND SIDEWALKS TO BE DEMOLISHED.
11. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS OSHA REGULATIONS.

C

12. EXISTING FIRE HYDRANTS ARE TO REMAIN IN SERVICE.
13. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS OF THE MAINS BY DIGGING TEST PITS BY HAND.

TRAFFIC NOTES:

1. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY & FOR DRIVEWAY(S) ARE TO BE THERMOPLASTIC & MEET CITY AND/OR NCDOT STANDARDS.
2. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
3. ALL TRAFFIC CONTROL SIGNS AND MARKINGS NOT WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
4. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
5. ANY OPEN CUTTING OF A CITY STREET REQUIRES A UTILITY CUT PERMIT. CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES, AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
6. CONTACT TRAFFIC ENGINEERING, AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN. CALL TRAFFIC ENGINEERING FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION IN THE R/W.
7. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND/OR CURBING SHALL BE REPLACED.
8. TACTILE WARNING MATS TO BE INSTALLED AT ALL WHEELCHAIR RAMPS.
9. A LANDSCAPING PLAN, INDICATING THE LOCATION OF REQUIRED STREET- YARD PLANTINGS SHALL BE PROVIDED FOR REVIEW OF SIGHT DISTANCES AND ANY OTHER REQUIREMENTS OF TRAFFIC ENGINEERING.
10. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.

EROSION CONTROL AND SEQUENCE OF CONSTRUCTION NOTES:

NOTE: THESE EROSION CONTROL AND SEQUENCE OF CONSTRUCTION NOTES ARE INTENDED FOR EACH "PHASE" OF CONSTRUCTION. THE ORDER AND STEPS TAKEN MUST BE IMPLEMENTED AS EACH PART OF THE PROJECT IS DEVELOPED; WHETHER AS A WHOLE OR IN PHASES. ANY EROSION CONTROL DEVICES/MEASURES MUST REMAIN IN PLACE UNTIL THE ENTIRE BASIN DESIGNED TO HANDLE SEDIMENTATION AND EROSION IS STABILIZED AND ALL IMPROVEMENTS WITHIN THE BASIN ARE COMPLETE.

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1. CONSTRUCT TEMPORARY GRAVEL CONSTRUCTION ENTRANCE(S), ESTABLISH THE LIMITS OF DISTURBANCE, AND TEMPORARY SILT FENCE.
2. CLEAR AND REMOVE FROM SITE ALL TREES (ONLY ONES TO BE REMOVED), ROOTS, ROOT MAT, ETC. FROM THE AREA WITHIN THE DESIGNATED CLEARING LIMITS.
3. INSTALL REMAINING EROSION CONTROL MEASURES AS SHOWN ON THE PLANS WITHIN THE AREA DISTURBED. ALL EROSION CONTROL MEASURES MUST BE INSTALLED BEFORE COMMENCING CONSTRUCTION.
4. PLANT GRASS OVER ALL GRADED AREAS WITHIN 15 WORKING DAYS OF CEASE OF ANY GRADING ACTIVITY.
5. IMMEDIATELY UPON THE INSTALLATION OF ANY STORM DRAINAGE CATCH BASIN, DROP INLET, ETC., THE CONTRACTOR SHALL INSTALL INLET PROTECTION TO STOP ANY SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM.
6. IMMEDIATELY UPON THE INSTALLATION OF ANY STORM DRAINAGE SYSTEM, THE CONTRACTOR SHALL INSTALL OUTLET PROTECTION AS SHOWN ON THE PLANS AND DETAILS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND RESTORING TO PRE-CONSTRUTION CONDITIONS ANY AREAS OUTSIDE THE PROJECT LIMITS THAT MAY INADVERTENTLY BE DAMAGED DUE TO THE FAILURE OF THE EROSION CONTROL MEASURES.
8. DURING GRADING AND AFTER GRADING HAS BEEN COMPLETED, THE CONTRACTOR SHALL CONTINUE TO MAINTAIN PERMANENT AND TEMPORARY EROSION CONTROL MEASURES UNTIL FINAL INSPECTION AND APPROVAL BY NEW HANOVER COUNTY.
9. UPON RECEIVING FINAL INSPECTION AND APPROVAL BY NEW HANOVER COUNTY, THE CONTRACTOR CAN REMOVE TEMPORARY EROSION CONTROL MEASURES.
10. THE CONTRACTOR SHALL CONTINUE TO WATER, FERTILIZE, MOW AND MAINTAIN SPRIGGED, SODDED, AND PLANTED AREAS UNTIL ALL CONSTRUCTION IS COMPLETE.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. THE EROSION CONTROL PLAN SHALL INCLUDE PROVISIONS FOR GROUNDCOVER ON ALL EXPOSED PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1 WITHIN 7 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACTIVITY. GROUND COVER SHALL BE PROVIDED ON ALL OTHER DISTURBED AREAS WITHIN 14 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACTIVITY.
2. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL HANDBOOK. (NO SEPARATE PAYMENT).
3. THE CONTRACTOR SHALL NOTIFY PLAN APPROVING AUTHORITY ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO FINAL INSPECTION.

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4. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO CLEARING AND/OR LAND DISTURBANCE.
5. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND PERMIT SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
6. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO OFF-SITE BORROW OR WASTE AREAS STAGING OR STORAGE AREAS), THE CONTRACTOR SHALL PREPARE AND SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND TO NEW HANOVER COUNTY FOR APPROVAL. CONTRACTOR SHALL PAY ALL FEES REQUIRED AND SHALL INSTALL NECESSARY MEASURES AT NO SEPARATE PAYMENT. THE CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER A COPY OF THE AMENDED PERMIT.
7. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY EITHER THE REVIEWING AGENCY OR THE ENGINEER. (NO SEPARATE PAYMENT).
8. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
9. ALL AREAS DISTURBED BY CONSTRUCTION UNLESS OTHERWISE IMPROVED SHALL BE SODDED OR SEEDED AS INDICATED AND STABILIZED.
10. DURING DEWATERING OPERATIONS, WATER SHALL BE PUMPED INTO AN APPROVED FILTERING DEVICE PRIOR TO DISCHARGE TO RECEIVING OUTLET.

GENERAL EROSION AND SEDIMENT CONTROL NOTES (CONT.):

11. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
12. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED BY CONTRACTOR ONCE STABILIZATION OR A SUFFICIENT GROUND COVER HAS BEEN ESTABLISHED OR AS DIRECTED BY THE ENGINEER. (NO SEPARATE PAYMENT). NCDENR'S FINAL APPROVAL IS REQUIRED.
13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCE SHALL BE REQUIRED AT ALL CONSTRUCTION STAGING AREA ENTRANCES AND ALL CONSTRUCTION ACCESS LOCATIONS INTO NON-PAVED AREA. (NO SEPARATE PAYMENT).
14. WHEN CROSSING CREEK OR DRAINAGE-WAY, THE DIVISION OF WATER QUALITY SHALL BE CONTACTED PRIOR TO DISTURBING A CREEK. THE CONTRACTOR SHALL INSTALL RIP-RAP WITH FABRIC ALONG DISTURBED BANKS AND CHANNEL AND RESTORE SLOPES TO ORIGINAL CONTOURS, BUT NOT STEEPER THAN 2:1 MAXIMUM. DISTURBED CREEK AREA SHALL BE STABILIZED IMMEDIATELY.

MAINTENANCE PLAN:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. ALL CONSTRUCTION ENTRANCES WILL BE PERIODICALLY TOP DRESSED WITH AN ADDITIONAL 2 INCHES OF #4 STONE TO MAINTAIN PROPER DEPTH. ANY SEDIMENT THAT IS TRACKED INTO THE STREET WILL BE IMMEDIATELY REMOVED.
3. SEDIMENT WILL BE REMOVED BEHIND THE SEDIMENT FENCE WHEN IT BECOMES 0.5 FEET DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. SILT FENCE STAKES WILL BE SPACED 6 FEET APART UNLESS A WIRE BACKING IS USED WITH 8 FOOT STAKE SPACING.
4. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
5. INLET PROTECTION - INSPECT WIRE AND ROCK INLET PROTECTION AT LEAST ONCE A WEEK AND AFTER EACH SIGNIFICANT (½ INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE SEDIMENT STORAGE AREA TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. PLACE THE SEDIMENT THAT IS REMOVED IN THE DESIGNATED DISPOSAL AREA AND REPLACE THE CONTAMINATED PART OF THE GRAVEL FACING.

PERMANENT SEEDING SCHEDULE - MIXTURE 5CP

Seeding Mixture

SPECIES	RATE (LB/ACRE)
CENTIPEDE GRASS	10-20

Seeding Dates
MARCH - JUNE

Soil Amendments
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 300 LB/ACRE 10-10-10 FERTILIZER.

Mulch
DO NOT MULCH.

Maintenance
FERTILIZE VERY SPARINGLY--20 LB/ACRE NITROGEN IN SPRING WITH NO PHOSPHORUS. CENTIPEDE GRASS CANNOT TOLERATE HIGH PH OR EXCESS FERTILIZER.

TEMPORARY SEEDING-LATE WINTER/EARLY SPRING

Seeding Mixture

WINTER AND EARLY SPRING

SPECIES	RATE (LB/ACRE)
RYE (GRAIN)	120
ANNUAL LESPEDEZA (KOBE IN PIEDMONT AND COASTAL PLAIN, KOREAN IN MOUNTAINS)	50

OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE.

SUMMER

SPECIES	RATE (LB/ACRE)
GERMAN MILLET	40

FALL

SPECIES	RATE (LB/ACRE)
RYE (GRAIN)	120

Seeding dates

COASTAL PLAIN - DEC.1-APR. 15 - LATE WINTER AND EARLY SPRING
APRIL 15 - AUG. 15 - SUMMER
AUG. 15 - DEC. 30 - FALL

Soil amendments
FOLLOW RECOMMENDATIONS 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 STRAW BY TACKING WITH ASPHALT, NETTING OR A MULCH ANCHORING TOOL. .A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

Maintenance
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

SITE NOTES :

1. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
3. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH THE RESPECTIVE UTILITY.
4. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
5. THE GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
6. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
7. ALL UTILITIES TO SERVICE PROPOSED STRUCTURE SHALL BE UNDERGROUND ON SITE.
8. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
9. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
10. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE GIVEN TO THE OWNER FOR REVIEW, NO DEPARTURES FROM THE CONTRACT DOCUMENT SHALL BE MADE WITHOUT THE PERMISSION OF THE OWNER, THE CITY OF WILMINGTON, NEW HANOVER COUNTY, OR CFPUA, RESPECTIVELY.
11. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COST HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE OTHER OBSTRUCTIONS OR FROM DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. CONTACT NORTH CAROLINA ONE CALL" TOLL FREE 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NONSUBSCRIBING UTILITIES.
12. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
13. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
14. ALL LOT STRIPING AND DIRECTIONAL ARROWS TO BE REFLECTIVE MARKINGS AND SHALL CONFORM TO NCDOT. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
15. ALL PARKING LOT DIMENSIONS ARE FROM FACE OF CURB.
16. LANDSCAPE PLANTINGS AT ENTRANCE/ EXITS WILL BE INSTALLED AND MAINTAINED SO AS NOT TO INTERFERE WITH SIGHT DISTANCE NEEDS OF DRIVERS IN THE PARKING AREA AND AT ENTRANCE/EXIT LOCATIONS PER LOCAL STANDARDS.
17. SEEDING TO BE INSTALLED TO LOCAL REQUIREMENTS & STANDARD PRACTICES.
18. ALL DIMENSIONS AND RADII ARE TO OUTSIDE FACE OF BUILDING OR TO FACE OF CURB UNLESS OTHERWISE NOTED.

NC ACCESSIBILITY NOTES:

GENERAL NOTES:

1. SPECIAL ATTENTION SHALL BE GIVEN TO COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS), THE NORTH CAROLINA BUILDING CODE/ANSI A117.1, AND APPLICABLE LOCAL LAWS & REGULATIONS.
2. IT IS ESSENTIAL THAT CONTRACTORS ARE AWARE OF THE SITE ACCESSIBILITY REQUIREMENTS. PARAMOUNTE ENGINEERING HAS DEVELOPED THESE NOTES AND DETAILS TO ASSURE THAT CONTRACTORS ARE AWARE OF THE REQUIREMENTS AT THE POINT IN TIME WHEN THEYARE BIDDING THE PROJECT. IN ADDITION, PARAMOUNTE ENGINEERING HAS MADE A POINT IN THESE NOTES AND DETAILS, AS WELL AS IN OUR DRAWINGS, TO PROVIDE SLOPES / GRADES AND DIMENSIONS THAT COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS), THE NORTH CAROLINA BUILDING CODE/ANSI A117.1 AND APPLICABLE LOCAL LAWS & REGULATIONS. IF THESE SLOPES / GRADES AND DIMENSIONS ARE NOT ACHIEVABLE, THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER IMMEDIATELY AND BEFORE MOVING FORWARD WITH THE WORK.
3. THE CONTRACTOR SHALL NOTIFY PARAMOUNTE ENGINEERING IMMEDIATELY OF ANY CONFLICT BETWEEN THESE NOTES AND DETAILS AND OTHER PROJECT DRAWINGS, WHETHER BY PARAMOUNTE ENGINEERING OR OTHERS. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK FOR WHICH THE ALLEGED CONFLICT HAS BEEN DISCOVERED UNTIL SUCH ALLEGED CONFLICT HAS BEEN RESOLVED. NO CLAIM SHALL BE MADE BY THE CONTRACTOR FOR DELAY OR DAMAGES AS A RESULT OF RESOLUTION OF ANY SUCH CONFLICT(S).
4. THESE ACCESSIBILITY NOTES AND DETAILS ARE INTENDED TO DEPICT SLOPE AND DIMENSIONAL REQUIREMENTS ONLY. REFER TO SIDEWALK, CURBING, AND PAVEMENT DETAILS FOR ADDITIONAL INFORMATION.

ACCESSIBLE ROUTE NOTES:

1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS OR SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE.
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.
3. WALKING SURFACES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5.0% AND A MAXIMUM CROSS SLOPE OF 2.0%.
4. ANY WALKING SURFACE THAT IS PART OF AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 5.0% IS A RAMP AND SHALL COMPLY WITH THE GUIDELINES FOR RAMPS OR CURB RAMPS.
5. TRANSITIONS BETWEEN RAMPS, WALKS, LANDINGS, GUTTERS OR STREETS SHALL BE FLUSHAND FREE OF ABRUPT VERTICAL CHANGES (1/4 INCH MAXIMUM VERTICAL CHANGE IN LEVEL PERMITTED).
6. FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.
7. THE MINIMUM CLEAR WIDTH OF EXTERIOR ACCESSIBLE ROUTES SHALL BE FORTY-EIGHT (48) INCHES MINIMUM MEASURED BETWEEN HANDRAILS WHERE HANDRAILS ARE PROVIDED (NC BUILDING CODE 1104.1 & 1104.2).
8. WHERE AN ACCESSIBLE ROUTE MAKES A 180 DEGREE TURN AROUND AN OBJECT THAT IS LESS THAN FORTY-EIGHT (48) INCHES IN WIDTH, CLEAR WIDTH SHALL BE FORTY-TWO (42) INCHES MINIMUM APPROACHING THE TURN, FORTY-EIGHT (48) INCHES MINIMUM DURING THE TURN, AND FORTY-TWO (42) INCHES MINIMUM LEAVING THE TURN. THE CLEAR WIDTH APPROACHING AND LEAVING THE TURN MAY BE THIRTY-SIX (36) INCHES MINIMUM WHEN THE CLEAR WIDTH AT THE TURN IS SIXTY (60) INCHES MINIMUM. .* SEE NOTE 7 ABOVE FOR NC CLEAR WIDTH OF EXTERIOR ACCESSIBLE ROUTES*
9. AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN SIXTY (60) INCHES SHALLPROVIDE PASSING SPACES AT INTERVALS OF TWO HUNDRED (200) FEET MAXIMUM. PASSING SPACES SHALL BE EITHER A SIXTY (60) INCH MINIMUM BY SIXTY (60) INCH MINIMUM SPACE; OR AN INTERSECTION OF TWO (2) WALKING SURFACES THAT PROVIDE A COMPLIANT T-SHAPED TURNING SPACE, PROVIDED THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND FORTY-EIGHT (48) INCHES MINIMUM BEYOND THE INTERSECTION.
10. DOORS, DOORWAYS AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS), THE NORTH CAROLINA BUILDING CODE/ ANSI A117.1, AND APPLICABLE LOCAL LAWS & REGULATIONS.
11. DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE BUILDING ENTRANCE SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES.
12. WHERE POSSIBLE, DRAINAGE INLETS SHALL NOT BE LOCATED ON AN ACCESSIBLE ROUTE. IN THE EVENT THAT A DRAINAGE INLET MUST BE LOCATED ON AN ACCESSIBLE ROUTE, THE GRATE SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS), A117.1, THE NC BUILDING CODE, AND APPLICABLE LOCAL LAWS & REGULATIONS

RAMP NOTES:

1. ANY PART OF AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 5% SHALL BE CONSIDERED A RAMP.
2. THE MAXIMUM RUNNING SLOPE FOR A RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0%.
3. THE CLEAR WIDTH OF AN EXTERIOR RAMP RUN SHALL BE FORTY EIGHT INCHES (NC BUILDING CODE 1104.1). WHERE HANDRAILS ARE PROVIDED ON THE RAMP RUN, THE CLEAR WIDTH SHALL BE MEASURED BETWEEN THE HANDRAILS.
4. THE RISE FOR ANY RAMP RUN SHALL BE THIRTY (30) INCHES MAXIMUM.
5. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF RAMPS. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2.0% IN ANY DIRECTION. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. THE LANDING CLEAR LENGTH SHALL BE SIXTY (60) INCHES LONG MINIMUM. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING OF SIXTY (60) INCHES BY SIXTY (60) INCHES MINIMUM.
6. RAMP RUNS WITH A RISE GREATER THAN SIX (6) INCHES SHALL HAVE HANDRAILS ON BOTH SIDES COMPLYING WITH THE AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS), THE NC BUILDING CODE/ANSI A117.1, AND APPLICABLE LOCAL LAWS & REGULATIONS.
7. FLOOR SURFACES OF RAMPS AND LANDINGS SHALL BE STABLE, FIRM AND SLIP RESISTANT.
8. EDGE PROTECTION COMPLYING WITH AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS), THE NC BUILDING CODE/ANSI A117.1, AND APPLICABLE LOCAL LAWS & REGULATIONS SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND ON EACH SIDE OF RAMP LANDINGS.
9. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY THE AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS), THE NC BUILDING CODE/ANSI A117.1 SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA. WHERE DOORS THAT ARE SUBJECT TO LOCKING ARE ADJACENT TO A RAMP LANDING, LANDINGS SHALL BE SIZED TO PROVIDE A COMPLIANT TURNING SPACE.

CURB RAMP NOTES:

1. THE MAXIMUM RUNNING SLOPE OF A CURB RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0%.
2. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 5%. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS AND STREETS SHALL BE AT THE SAME LEVEL.
3. THE CLEAR WIDTH OF A CURB RAMP SHALL BE 36 INCHES (36) MINIMUM, EXCLUSIVE OF FLARED SIDES, IF PROVIDED. *NOTE NC BUILDING CODE REQUIRES EXTERIOR ACCESSIBLE ROUTES TO BE 48 INCHES MINIMUM WIDE (1104.1 & 1104.2).*
4. LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE THIRTY-SIX (36) INCHES MINIMUM. THE CLEAR WIDTH OF THE LANDING SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING FLARED SIDES, LEADING TO THE LANDING. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2% IN ANY DIRECTION.
5. IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES.
6. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT EXCEED 10%.
7. CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES OR PARKING ACCESS AISLES. CURBS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
8. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.
9. IT IS RECOMMENDED TO PROVIDE CURB RAMPS WITH A TWENTY-FOUR (24) INCH DEEP DETECTABLE WARNING COMPLYING WITH 406.12 A117.1, EXTENDING THE FULL WIDTH OF THE RAMP. REFERTO DETECTABLE WARNING DETAILS AND NOTES FOR PLACEMENT, ORIENTATION AND NOTES. THE NC BUILDING CODE DOES NOT CURRENTLY REQUIRE DETECTABLE WARNINGS AT CURB RAMPS, NOR DO THE 2010 ADA STANDARDS - HOWEVER US DOT ADA REGULATIONS DO REQUIRE THESE.
10. FLOOR SURFACES OF CURB RAMPS SHALL BE DEEP GROOVED, ½ INCH WIDE BY ¼ INCH DEEP, ONE (1) INCH CENTERS TRANSVERSE TO THE RAMP.
11. WHERE PROVIDED, STOP LINES SHALL BE LOCATED IN ADVANCE OF CURB RAMP.
12. WHERE PROVIDED, PEDESTRIAN ACTIVATED SIGNALS SHALL BE LOCATED ADJACENT TO THE SIDEWALK AND NOT ON THE SIDEWALK.
13. WHERE PROVIDED, DRAINAGE INLETS SHALL BE LOCATED UPSTREAM OF CURB RAMPS AND NOT IN THE RAMP AREA.
14. CURB RAMP TYPE AND LOCATION ARE PER PLAN.

PARKING SPACE NOTES:

1. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTES OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE.
2. ACCESSIBLE PARKING SPACES SHALL BE AT LEAST NINETY-SIX (96) INCHES WIDE. ACCESS AISLES SHALL BE 60 INCHES WIDE. ONE OF SIX ACCESSIBLE SPACES SHOULD PROVIDE A VAN ACCESSIBLE AISLE. THE AISLE SHOULD BE 96 INCHES WIDE (OR ACCESSIBLE SPACE IS 11 FEET AND ACCESS AISLE IS FIVE FEET). WHERE PARKING SPACES AND ACCESS AISLES ARE MARKED WITH LINES, THE WIDTH MEASUREMENTS SHALL BE MADE FROM CENTERLINE OF THE MARKINGS. WHERE PARKING SPACES OR ACCESS AISLES ARE NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLES, MEASUREMENTS SHALL BE PERMITTED TO INCLUDE THE FULL WIDTH OF THE LINE DEFINING THE PARKING SPACE OR ACCESS AISLE.
3. PARKING ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND SHALL COMPLY WITH PROVISIONS FORACCESSIBLE ROUTES. MARKED CROSSINGS SHALL BE PROVIDED WHERE THE ACCESSIBLE ROUTE MUST CROSS VEHICULAR TRAFFIC LANES. WHERE POSSIBLE, IT IS PREFERABLE THAT THE ACCESSIBLE ROUTE NOT PASS BEHIND PARKED VEHICLES.
4. TWO (2) ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE.
5. ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACE THEY SERVE.
6. ACCESS AISLES SHALL BE MARKED SO AS TO DISCOURAGE PARKING IN THEM.
7. ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY. ACCESS AISLES SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPTFOR ANGLED VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES.
8. FLOOR SURFACES OF PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL BE STABLE, FIRM AND SLIP RESISTANT. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.
9. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2.0% IN ALL DIRECTIONS.
10. PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE REQUIRED CLEAR WIDTH OF AN ACCESSIBLE ROUTE.
11. PARKING SPACES FOR VANS AND ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF NINETY-EIGHT (98) INCHES MINIMUM. SIGNS SHALL BE PROVIDED AT ENTRANCES TO PARKING FACILITIES INFORMING DRIVERS OF CLEARANCES AND THE LOCATION OF VAN ACCESSIBLE PARKING SPACES.
12. EACH ACCESSIBLE PARKING SPACE SHALL BE PROVIDED WITH SIGNAGE DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE INSTALLED AT A MINIMUM CLEAR HEIGHT OF SIXTY (60) INCHES ABOVE GRADE AND SHALL NOT INTERFERE WITH AN ACCESSIBLE ROUTE FROM AN ACCESS AISLE. SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED WITH BOLLARD PROTECTION.
13. SIGNAGE AT ACCESSIBLE PARKING SPACES REQUIRED BY THE NC BUILDING CODE SECTION 1106.1SHALL COMPLY WITH THE REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTE 20-37.6 AND 136-30 AND THE NCDOT UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES. A SEPARATE SIGN IS REQUIRED FOR EACH SPACE. SIGNS TO INDICATE THE MAXIMUM PENALTY MUST BE PROVIDED AT EACH ACCESSIBLE SPACE.
14. ACCESSIBLE PARKING SPACE, ACCESS AISLE STRIPING, AND INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED BLUE (OR ANOTHER COLOR THAT CAN BE DISTINGUISHED FROM PAVEMENT).

PASSENGER LOADING ZONE NOTES:

1. PASSENGER LOADING ZONES SHALL PROVIDE VEHICULAR PULL-UP SPACE NINETY-SIX (96) INCHES WIDE MINIMUM AND TWENTY (20) FEET LONG MINIMUM.
2. PASSENGER LOADING ZONES SHALL PROVIDE A CLEARLY MARKED ACCESS AISLE THAT IS SIXTY (60) INCHES WIDE MINIMUM AND EXTENDS THE FULL LENGTH OF THE VEHICLE PULL-UP SPACE THEY SERVE.
3. ACCESS AISLE SHALL ADJOIN AN ACCESSIBLE ROUTE AND NOT OVERLAP THE VEHICULAR WAY.
4. VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2.0% IN ALL DIRECTIONS. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.
5. FLOOR SURFACES OF VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL BE STABLE, FIRM AND SLIP RESISTANT.
6. VEHICLE PULL-UP SPACES, ACCESS AISLES SERVING THEM AND A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE, AND FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT SERVING THEM, SHALL PROVIDE A VERTICAL CLEARANCE OF ONE HUNDRED FOURTEEN (114) INCHES MINIMUM.

ACCESSIBLE ENTRANCE NOTES:

1. ACCESSIBLE ENTRANCES SHALL BE PROVIDED AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS) AND THE NORTH CAROLINA BUILDING CODE, AND APPLICABLE LOCAL LAWS & REGULATIONS.
2. ENTRANCE DOORS, DOORWAYS AND GATES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS) THE NC BUILDING CODE/ANSI A117.1 AND SHALL BE ON AN ACCESSIBLE ROUTE.

GENERAL UTILITY NOTES

1. ALL STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WILMINGTON REQUIREMENTS AS SPECIFIED ON THE DRAWINGS AND IN THE PROJECT SPECIFICATIONS.
2. BEDDING FOR ALL STORM SEWER PIPE SHALL BE AS SPECIFIED ON THE DRAWINGS.
3. ALL STORM SEWER PIPES SHOWN AS RCP ON THE PLANS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, UNLESS INDICATED OTHERWISE ON PLANS.

STORM WATER NOTES

1. TOTAL SITE AREA = 556,155 SF (12.77 AC)
2. DISTURBED AREA = 87,120 SF (2.0 AC)
3. IMPERVIOUS AREA DRAINING TO STORMWATER SYSTEM = 154,900 SF (3.56 AC) (EXISTING & PROPOSED)

WETLAND NOTES:

1) WETLANDS WERE DELINEATED BY LAND MANAGEMENT GROUP AS SHOWN ON THE PLANS.

ROOF DRAIN NOTE:

1) PROPOSED BUILDING SHALL DIVERT ROOF DRAINAGE TO STORMWATER COLLECTION SYSTEM.

EXISTING UTILITY NOTES:

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING AND PROPOSED UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.
2. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

LEGEND

- WET = EXISTING WETLANDS
- = EXISTING PROPERTY LINE
- 24 = EXISTING CONTOURS
- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- CMF = CONCRETE MONUMENT
- = TELEPHONE PEDESTAL
- UT UT = UNDERGROUND TELEPHONE
- TR = TRANSFORMER PEDESTAL (PAD)
- = PROPOSED DROP INLET
- = PROPOSED CURB INLET
- = PROPOSED STORM SEWER
- D = PROPOSED STORM DRAIN MANHOLE
- CI-8 = PROPOSED CURB INLET
- DI-8 = PROPOSED DROP INLET
- MH-8 = PROPOSED STORM DRAIN MANHOLE
- PG=49.90 = PROPOSED SPOT ELEVATIONS
- 35 = PROPOSED CONTOUR
- = PROPOSED DRAINAGE AREAS
- = PROPOSED SILT FENCE
- LOD = PROPOSED LIMITS OF DISTURBANCE
- = PROPOSED TREE PROTECTION FENCING
- = PROPOSED INLET PROTECTION
- = PROPOSED TRAFFIC ARROW
- = PROPOSED WOOD SHADOWBOX FENCE
- = PROPOSED SIGN
- SS SS = PROPOSED SANITARY SEWER SERVICE
- C.O. = PROPOSED SANITARY SEWER CLEANOUT
- = EX. ASPHALT AREA TO BE MILLED 1-INCH AND OVERLAYED
- = PROPOSED ASPHALT PAVEMENT SECTION
- = PROPOSED CONCRETE CURB & GUTTER

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

Approved Construction Plan

	Name	Date
Planning	Dawn M. Trofley	5/30/13
Traffic	[signature]	5/30/13
Fire	S. Hawes	5/30/13

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: 5/30/13 Permit # 2013015
Signed: [signature]

For each open utility cut of City streets, a $325 permit shall be required from the City prior to occupancy and/or project acceptance.

NCDENR PWSS WATER PERMIT #: ______
WATER CAPACITY: ______GPD
DWQ SEWER PERMIT #: ______
SEWER CAPACITY: ______GPD
SEWER SHED # AND PLANT: ______
SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

PARAMOUNTE
ENGINEERING, INC.
WILMINGTON, NC FAYETTEVILLE, NC
5911 Oleander Drive, Suite 201
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(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

Lower Cape Fear Hospice & LifeCareCenter

LOWER CAPE FEAR HOSPICE WILMINGTON CARE CENTER - SIX BED ADDITION 1406 PHYSICIANS DR.

LS3P

LS3P ASSOCIATES LTD.
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 031591 ROBERT P. BALLAND 5/29/13

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REVISIONS:

No.	Description	Date
1.	COW Traffic Comments	3/25/13

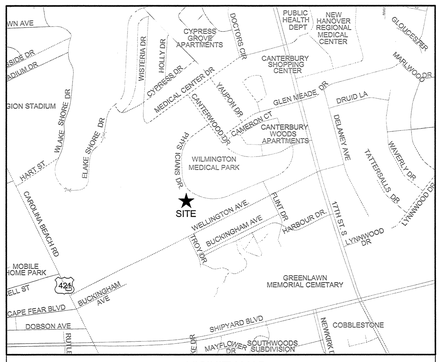
PROJECT: 12217.PE
DATE: MAY 29, 2013
DRAWN BY: RPB
CHECKED BY: RPB

CP 1280

GENERAL NOTES

C-1.0

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN



VICINITY MAP
1"=500'

DEMOLITION QUANTITIES

TOTAL AREA OF ASPHALT TO BE REMOVED:	2,104± SF
TOTAL AREA OF CONCRETE TO BE REMOVED:	4,250± SF
TOTAL AREA OF BRICK TO BE REMOVED:	1,077± SF
TOTAL LENGTH OF CURBING TO BE REMOVED:	259± LF
TOTAL LENGTH OF FENCING TO BE REMOVED:	89± LF
TOTAL UTILITIES TO BE REMOVED:	1 TRANSFORMER 88± LF OF UNDERGROUND ELECTRIC LINE 200± LF OF OVERHEAD ELECTRIC LINE & 4 POWER POLES 90± LF OF SANITARY SEWER SERVICE LINE 1 GREASE INTERCEPTOR 116± LF OF GAS LINE & 1 GAS METER

UTILITY CONTACTS

GAS
OPERATING AUTHORITY: PIEDMONT NATURAL GAS
ADDRESS: 1321 S. 10TH STREET, WILMINGTON, NC 28405
CONTACT: CARL PAQUET
PHONE #: (910) 350-2242
EMAIL: carl.paquet@piedmontng.com

WATER, SANITARY SEWER
OPERATING AUTHORITY: CAPE FEAR PUBLIC UTILITY AUTHORITY
ADDRESS: 235 GOVERNMENT CENTER DRIVE, WILMINGTON, NC 28403
CONTACT: FRANK STYERS, P.E.
PHONE #: (910) 332-6550
EMAIL: Frank.Styers@cfpua.org

TELEPHONE
OPERATING AUTHORITY: BELLSOUTH
ADDRESS: 102 N. 4TH STREET, WILMINGTON, NC 28401
CONTACT: STEVE DAYVAULT
PHONE #: (910) 341-0741

ELECTRIC
OPERATING AUTHORITY: PROGRESS ENERGY
ADDRESS: 404 RALEIGH STREET, WILMINGTON, NC 28412
CONTACT: KEVIN LEATHERWOOD
PHONE #: (910) 602-4304
EMAIL: kevin.leatherwood@pgnmail.com

SYMBOLS LEGEND	
REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND	
	EXISTING ASPHALT TO BE REMOVED
	EXISTING FENCE TO BE REMOVED
	EXISTING CONCRETE TO BE REMOVED
	EXISTING BRICK TO BE REMOVED
	EXISTING TREE TO BE REMOVED
	EXISTING UTILITY LINE TO BE REMOVED

Approved Construction Plan

	Name	Date
Planning	Dawn Scott	5/30/13
Traffic	Willy Attkisson	05/30/13
Fire	S. Flowers	5/30/13

CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: 5/30/13 Permit # 20130015
Signed:

For each open utility cut of City streets, a $325 permit shall be required from the City prior to occupancy and/or project acceptance.

NCDENR PWSS WATER PERMIT #:
WATER CAPACITY: _____GPD
DWQ SEWER PERMIT #:
SEWER CAPACITY: _____GPD
SEWER SHED # AND PLANT:
SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

SEE SHEET C-1.2

NEW HANOVER COUNTY
DB 5197 PG 2789
ZONED O&I-1
LAND USE CODE: 958 UNUSED LAND

MEDSERV COMPANY
DB 5240 PG 822
ZONED O&I-1
LAND USE CODE: 804 OTHER MEDICAL & HEALTH

LOWER CAPE FEAR HOSPICE
DB 1970 PG 323
ZONED O&I-1
LAND USE CODE: 804 OTHER MEDICAL & HEALTH

WELLINGTON PLACE LTD PARTNERSHIP
DB 1779 PG 913
ZONED MF-M
LAND USE CODE: 12 - 3+ FAMILY RESIDENCE

GLEN VILLA HOA INC.
DB 1254 PG 1243
ZONED O&I-1
LAND USE CODE: 961 CONDOMINIUM COMMON AREA

N02°31'38"W 562.89'
S46°53'45"W 60.00'
S32°28'33"W 60.00'
S63°25'42"W 118.53'
S20°36'36"E 324.96'
N42°42'00"W 80.55'
S63°23'23"W 645.94'
350.39'
295.55'
1 STORY BRICK BUILDING (18,400sf) FFE = 26.77 12-BED FACILITY
20' BUFFERYARD
WOODS
GRAVEL PATH
EXISTING SIDEWALK
EXISTING CONCRETE SIDEWALK
CONCRETE
CANOPY
ROOF OVERHANG
CONC.
GENERATORS
OXYGEN TANK
SHED
GARDEN
WALL
STATUE
FLAG POLE
EXISTING FENCE TO REMAIN
BLOCK RETAINING WALL
EXISTING WALLS TO REMAIN
EXISTING GARDEN & SUPPORTING WALL TO BE REMOVED & RELOCATED. COORDINATE RELOCATION WITH OWNER OR OWNER'S REPRESENTATIVE
EXISTING WOODEN TRELLIS TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH OWNER OR OWNER'S REPRESENTATIVE
CONTRACTOR SHALL COORDINATE RELOCATION OF FLAG POLE WITH OWNER OR OWNER'S REPRESENTATIVE.
CONTRACTOR SHALL COORDINATE WITH PIEDMONT NATURAL GAS FOR RELOCATION OF GAS METER
REMOVE 120 LF OF CURB & GUTTER
REMOVE 10± LF OF CURBING
REMOVE ±55 LF OF CURB & GUTTER
REMOVE 89 LF OF FENCE
REMOVE 534± SF OF ASPHALT
REMOVE 1,570± SF OF ASPHALT
REMOVE 2,085± SF OF CONCRETE
REMOVE 969± SF OF BRICK
REMOVE 90± LF OF SANITARY SEWER SERVICE LINE
REMOVE 108± SF OF BRICK
REMOVE 58± SF OF CONCRETE
REMOVE 88± LF OF UNDERGROUND ELECTRICAL LINE & 1 TRANSFORMER
REMOVE 190± SF OF CONCRETE
REMOVE 1,777± SF OF CONCRETE
REMOVE 116± LF OF GAS LINE
RIM=24.88 INV=18.64
RIM=24.76 INV=18.31
RIM=25.50 INV=18.38
RIM=24.67 INV=17.97
RIM=25.33 INV=15.90
RIM=24.46 INV=15.11
RIM=22.83 INV=18.08
RIM=25.03 INV=20.57
RIM=25.29 INV=20.68
RIM=25.33 INV=20.56
RIM=25.16 INV=20.00
RIM=25.33 INV=19.94
RIM=25.04 INV=19.53
RIM=23.98 INV(IN)=19.13 INV(OUT)=18.98
RIM=24.87 INV=18.87
18"RCP
24"RCP
8"PVC
C&G
EP
SD
SS
W
UE
GRAPHIC SCALE 0 10 20 40 60 SCALE: 1"=20'

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Lower Cape Fear Hospice & LifeCareCenter

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LS3P

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WWW.LS3P.COM

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 039391 5/29/13 RICHARD P. BALLARD

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REVISIONS:

No.	Description	Date
1.	COW Planning Comments	3/5/13
2.	COW Planning Comments	4/29/13

PROJECT: 12217.PE
DATE: MAY 29, 2013
DRAWN BY: RPB
CHECKED BY: RPB

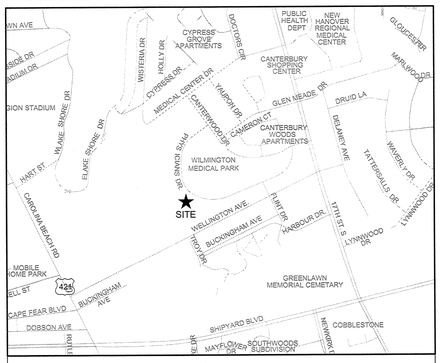
CP 1280

DEMOLITION PLAN

C-1.1

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN



VICINITY MAP
1"=500'

TREES TO BE REMOVED

	REGULATED TREES	TREE SIZE	LOCATION	REASON FOR REMOVAL	NO. OF TREES
1.	CRAPE MYRTLE	5"	BUILDING	SITE IMPROVEMENTS	1
2.	CHERRY	6"	PARKING AREA	SITE IMPROVEMENTS	1
3.	OAK	6"	PARKING AREA	SITE IMPROVEMENTS	1
4.	OAK	8"	BUILDING	SITE IMPROVEMENTS	2
5.	OAK	9"	PARKING AREA	SITE IMPROVEMENTS	1
6.	OAK	10"	BUILDING	SITE IMPROVEMENTS	1
7.	OAK	12"	BUILDING	SITE IMPROVEMENTS	1
8.	OAK	20"	BUILDING	SITE IMPROVEMENTS	1
9.	PINE	12"	BUILDING	SITE IMPROVEMENTS	9
10.	PINE	12"	PARKING AREA	SITE IMPROVEMENTS	9
11.	PINE	12"	STORM DRAIN	SITE IMPROVEMENTS	1
12.	PINE	13"	PARKING AREA	SITE IMPROVEMENTS	12
13.	PINE	14"	BUILDING	SITE IMPROVEMENTS	3
14.	PINE	14"	PARKING AREA	SITE IMPROVEMENTS	3
15.	PINE	14"	STORM DRAIN	SITE IMPROVEMENTS	1
16.	PINE	15"	PARKING AREA	SITE IMPROVEMENTS	1
17.	PINE	16"	PARKING AREA	SITE IMPROVEMENTS	3
18.	PINE	17"	PARKING AREA	SITE IMPROVEMENTS	1
19.	MAPLE	16"	BUILDING	SITE IMPROVEMENTS	1
					53

	SIGNIFICANT TREES	TREE SIZE	LOCATION	REASON FOR REMOVAL	NO. OF TREES
1.	MAGNOLIA	9"	BUILDING	SITE IMPROVEMENTS	1

TREES TO BE PRESERVED

	REGULATED TREES	TREE SIZE	NO. OF TREES
1.	MAGNOLIA	4"	2
2.	MAGNOLIA	5"	1
3.	MAGNOLIA	6"	1
4.	MAGNOLIA	8"	1
5.	CRAPE MYRTLE	5"	13
6.	CHERRY	7"	2
7.	CHERRY	8"	1
8.	OAK	5"	1
9.	OAK	6"	1
10.	OAK	8"	13
11.	OAK	9"	4
12.	OAK	10"	8
13.	OAK	13"	1
14.	OAK	14"	1
15.	OAK	18"	1
16.	PINE	12"	32
17.	PINE	13"	17
18.	PINE	14"	19
19.	PINE	15"	8
20.	PINE	16"	2
21.	PINE	17"	1
22.	PINE	18"	1
23.	PINE	20"	1
24.	TREE - UNKNOWN	6"	1
25.	TREE - UNKNOWN	12"	1
26.	BAY BUSH		1
			135

SYMBOLS LEGEND	
REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND	
	EXISTING ASPHALT TO BE REMOVED
	EXISTING FENCE TO BE REMOVED
	EXISTING CONCRETE TO BE REMOVED
	EXISTING BRICK TO BE REMOVED
	EXISTING TREE TO BE REMOVED
	EXISTING UTILITY LINE TO BE REMOVED

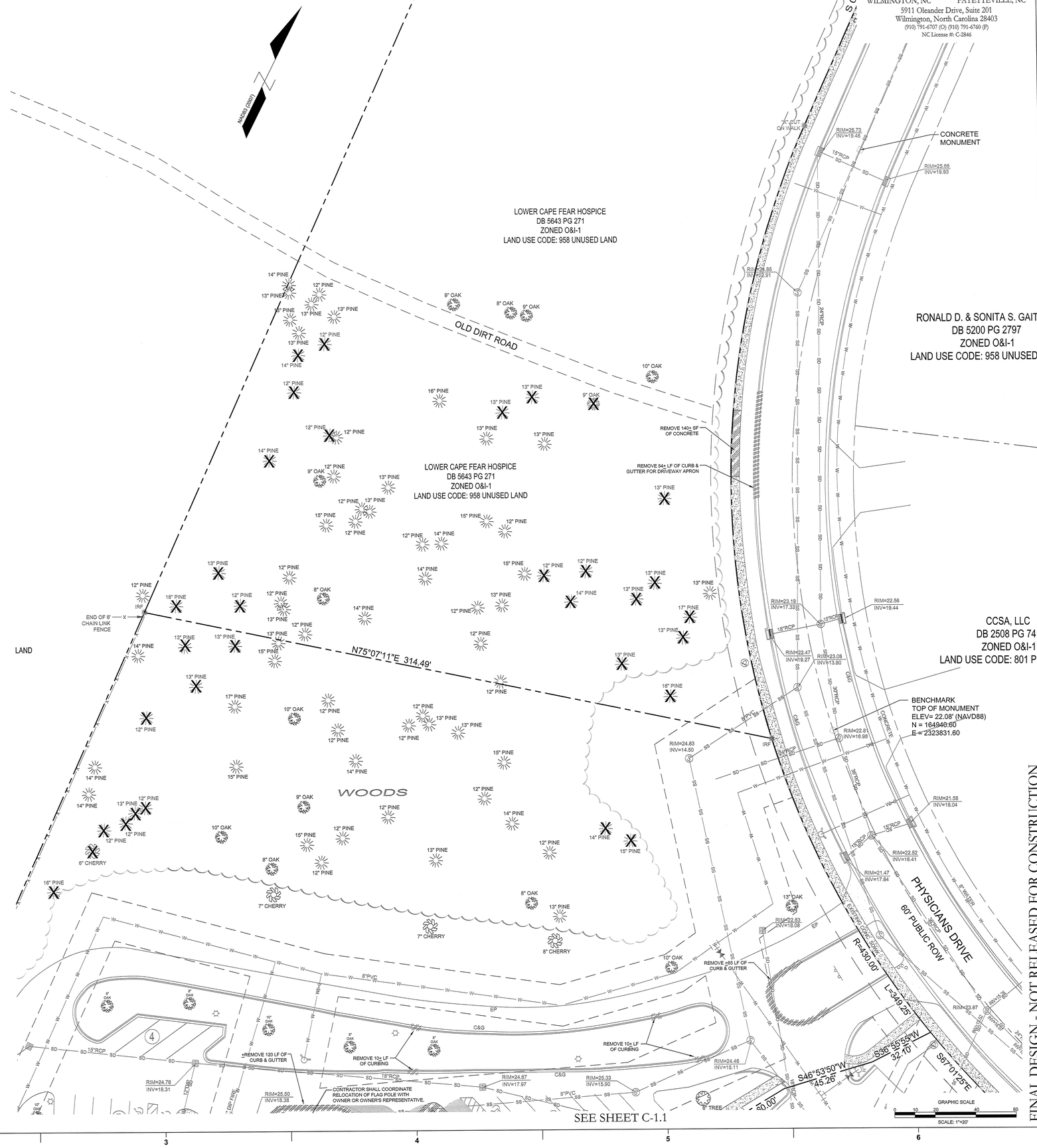
Approved Construction Plan

	Name	Date
Planning	Dawn M. Bradley	5/30/13
Traffic	Will Saunders	05/30/13
Fire	S. Huven	5/30/13

CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: 5/30/13 Permit # 20130115
Signed:

For each open utility cut of City streets, a $325 permit shall be required from the City prior to occupancy and/or project acceptance.

NCDENR PWSS WATER PERMIT #: _____
WATER CAPACITY: _____GPD
DWQ SEWER PERMIT #: _____
SEWER CAPACITY: _____GPD
SEWER SHED # AND PLANT: _____
SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)



SEE SHEET C-1.1

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 03591 5/29/13 ROBERT P. SALAD

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REVISIONS:

No.	Description	Date
1.	COW Planning Comments	3/5/13
2.	COW Planning Comments	4/29/13

PROJECT: 12217.PE
DATE: MAY 29, 2013
DRAWN BY: RPB
CHECKED BY: RPB

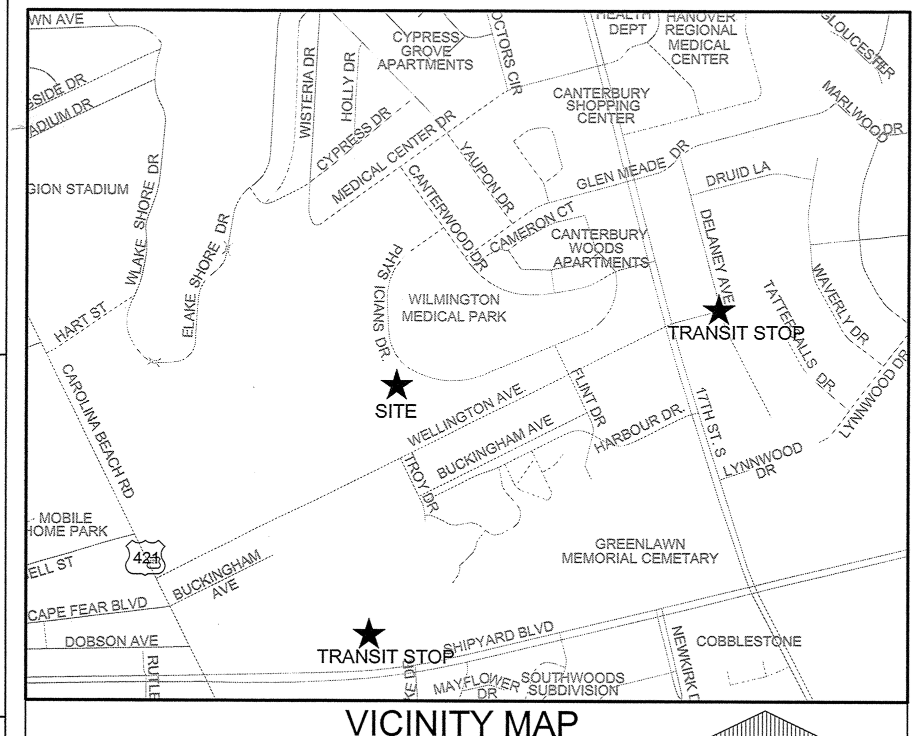
CP 1280

DEMOLITION PLAN

C-1.2

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION



SITE DATA TABULATION

CURRENT ZONING: O&I-1 (OFFICE AND INSTITUTIONAL DISTRICT 1)

LOWER CAPE FEAR HOSPICE & LIFECARE CENTER
1406 PHYSICIANS DRIVE
NEW HANOVER COUNTY PARCEL #: 3126-34-7646 (4.67ac), 3126-35-5297 (4.1ac), 3126-34-9694 (2.58ac), 3126-34-6862 (1.42ac)
TAX PARCEL IDENTIFICATION #: R06014-005-007-000, R06015-001-017-000, R06014-005-010-000 , R06014-005-011-000
RECORDED LOT #: 8R-3, M.B. 51, PG 351
CAMA LAND USE CLASSIFICATION: URBAN
MAXIMUM BUILDING HEIGHT: 45'

PROPOSED USE: MEDICAL FACILITY (12 EXISTING BEDS PLUS 6 PROPOSED BEDS, 18 TOTAL)

SETBACK STANDARDS

	PROVIDED	REQUIRED
MINIMUM FRONT SETBACK	256 FT.	20 FT.
MINIMUM SIDE SETBACK	49 FT. (WEST)	10 FT.
	10 FT. (EAST)	10 FT.
MINIMUM REAR SETBACK	84 FT.	25 FT.

SITE INFORMATION

MINIMUM LOT SIZE	556,155 SF (12.77 AC)	15,000 SF
PROPOSED IMPERVIOUS AREA		
TOTAL BUILDING (PROPOSED FOOTPRINT)	12,261 SF	
ROOF OVERHANG AREA (PROPOSED)	4,094 SF	
ON-SITE PARKING & DRIVEWAYS (PROPOSED)	32,089 SF	
ON-SITE SIDEWALKS (PROPOSED)	4,045 SF	
TOTAL PROPOSED IMP. AREA	52,489 SF	

EXISTING IMPERVIOUS AREA (LIFE CARE CENTER AND ADMINISTRATION BUILDING)	
BUILDING (EXISTING)	30,059 SF
ON-SITE PARKING (EXISTING)	67,548 SF
ON-SITE SIDEWALKS (EXISTING)	12,087 SF
ON-SITE MISCELLANEOUS	1,140 SF
TOTAL EXISTING IMP. AREA	110,834 SF
ON-SITE EXIST. TO BE DEMOLISHED	7,431 SF
	103,403 SF
PROPOSED PERCENT IMPERVIOUS	155,892 / 556,155 = 28.0%
DISTURBED AREA:	87,120 SF (2.0 AC)

BUILDING INFORMATION

40% MAXIMUM LOT COVERAGE (BUILDING)	
NUMBER OF BUILDINGS	1
EX. BUILDING AREA (12-BED FACILITY + ADMIN.)	30,059 SF
PROPOSED BUILDING (6-BED ADDITION, KITCHEN EXPANSION AND TOILET EXPANSION)	12,261 SF
HEIGHT (AT HIGHEST POINT)	20'-0" (1-STORY)
LOT COVERAGE	7.6% (EXISTING + PROPOSED)

SITE PARKING

18-BED IN-PATIENT FACILITY:	
MINIMUM PARKING REQUIRED:	1 PER 2 BEDS (18), 1 PER SUPERVISOR & STAFF (16) = 25 SPACES
MAXIMUM PARKING ALLOWED:	1 PER 2 BEDS, 1 PER SUPERVISOR & STAFF = 38 SPACES (150%)
MINIMUM PARKING REQUIRED:	1 SPACE PER 300 SF (OFFICE/PROFESSIONAL) 19,500/300 = 65 SPACES
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MINIMUM PARKING REQUIRED (TOTAL):	90 SPACES
MAXIMUM PARKING ALLOWED (TOTAL):	136 SPACES
TOTAL PARKING PROVIDED:	90 SPACES
HANDICAP PARKING REQUIRED:	4 SPACES
HANDICAP PARKING PROVIDED:	4 SPACES

BICYCLE PARKING:

FIRST 25 PARKING SPACES:	5 BICYCLE SPACES REQUIRED
EACH ADDITIONAL 100 SPACES ABOVE 25:	5 BICYCLE SPACES REQUIRED
PARKING PROVIDED:	90 SPACES (TOTAL)
BICYCLE SPACES REQUIRED:	10 SPACES
BICYCLE SPACES PROVIDED:	10 SPACES (THIS PROJECT IS UTILIZING 10 SPACES FROM THE ADMINISTRATION BUILDING)

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TOTAL AREA OF LANDSCAPE ISLANDS PROVIDED = 3,100 SF
(MINIMUM ISLAND PERMITTED = 216 SF)

SHADING REQUIRED = 20% OF NEW PARKING AREA (32,089 SF) = 6,418 SF REQUIRED [8,333 SF PROVIDED]

FOUNDATION PLANTING = 12% OF WALL AREA FOR ANY PORTION OF THE BUILDING ADJACENT TO PARKING
NORTH: 141 SF REQUIRED [148 SF PROVIDED]
SOUTH: 181 SF REQUIRED [182 SF PROVIDED]

STREETYARD BUFFER

MINIMUM STREET YARD: 4,050 SF (18 X LF OF STREET FRONTAGE = 18 X 225=4,050 SF) [4,475 SF PROVIDED]
(DEVELOPED PORTION ONLY)

BUFFERYARD SETBACK STANDARDS

	PROVIDED	REQUIRED
MINIMUM FRONT YARD:	0 FT	0 FT
MINIMUM SIDE YARD:	0 FT	0 FT
MINIMUM REAR YARD (ADJ. TO RESIDENTIAL):	20 FT	20 FT

FLOOD NOTE

THIS PARCEL DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN AS DETERMINED BY FEMA PANEL 3720312600J WITH AN EFFECTIVE DATE OF APRIL 3, 2006.

SITE LIGHTING

EXTERIOR SITE LIGHTING MUST BE INSTALLED SO AS NOT TO SHINE ONTO ADJACENT RESIDENTIALLY USED OR ZONED PROPERTY.

NOTES:

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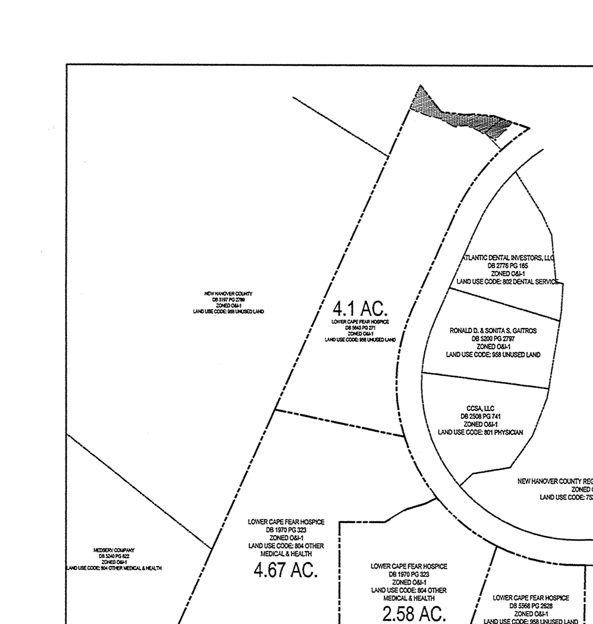
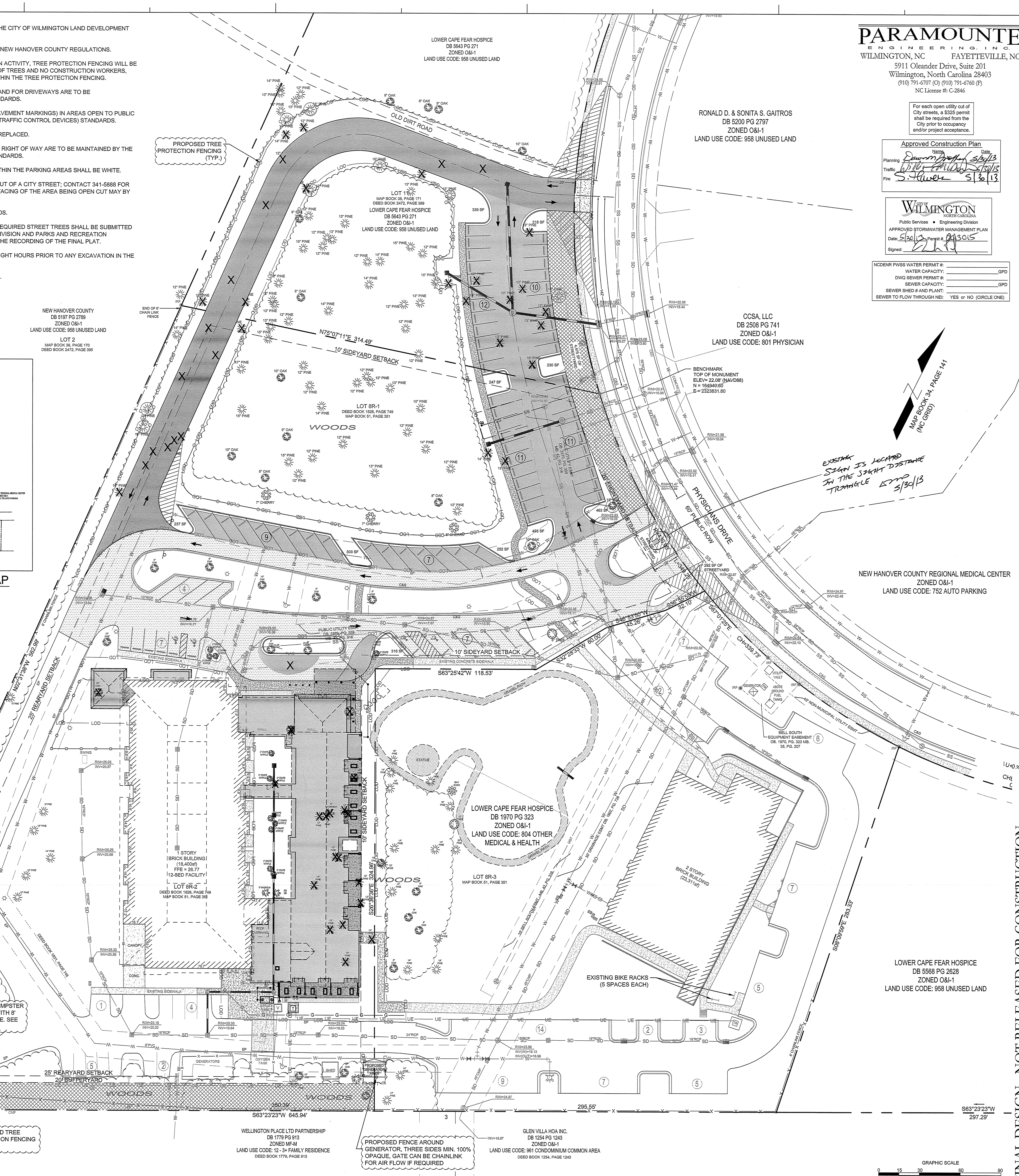


OVERALL BOUNDARY MAP
SCALE: 1" = 300'



PARAMOUNTE
ENGINEERING, INC.
WILMINGTON, NC FAYETTEVILLE, NC
5911 Oleander Drive, Suite 201
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

For each open utility cut of City streets, a $325 permit shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan

	Name	Date
Planning	Dawn [signature]	5/30/13
Traffic	[signature]	5/30/13
Fire	S. Hawes	5/30/13

CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: 5/30/13 Permit # 2013015
Signed: [signature]

NCDENR PWSS WATER PERMIT #:	
WATER CAPACITY:	GPD
DWQ SEWER PERMIT #:	
SEWER CAPACITY:	GPD
SEWER SHED # AND PLANT:	
SEWER TO FLOW THROUGH NEI:	YES or NO (CIRCLE ONE)

Lower Cape Fear Hospice & LifeCareCenter

LOWER CAPE FEAR HOSPICE WILMINGTON CARE CENTER - SIX BED ADDITION 1406 PHYSICIANS DR.

LS3P

LS3P ASSOCIATES LTD.
2528 INDEPENDENCE BLVD. SUITE 200
WILMINGTON, NORTH CAROLINA 28412
TEL. 910.790.9901 FAX 910.790.3111
WWW.LS3P.COM

NORTH CAROLINA PROFESSIONAL SEAL 031591 ENGINEER ROBERT P. BALLAND 5/29/13

MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

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REVISIONS:

No.	Description	Date
1.	COW Planning Comments	3/5/13
2.	COW Traffic Comments	3/25/13
3.	COW Planning Comments	4/29/13

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

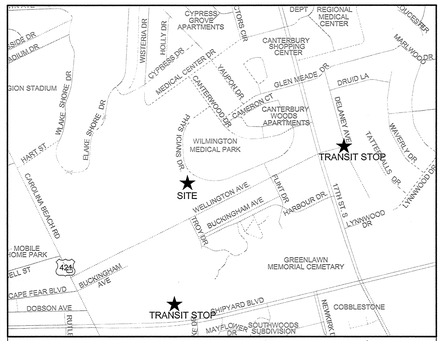
PROJECT:	12217.PE
DATE:	MAY 29, 2013
DRAWN BY:	RPB
CHECKED BY:	RPB

CP 1280

OVERALL SITE LAYOUT

C-2.0

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN



VICINITY MAP

SCALE: 1" = 500'

NORTH

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SITE DATA TABULATION

CURRENT ZONING: O&I-1 (OFFICE AND INSTITUTIONAL DISTRICT 1)

LOWER CAPE FEAR HOSPICE & LIFECARE CENTER
1406 PHYSICIANS DRIVE
NEW HANOVER COUNTY PARCEL #: 3126-34-7646 (4.67ac), 3126-35-5297 (4.1ac), 3126-34-9694 (2.58ac), 3126-34-6862 (1.42ac)
TAX PARCEL IDENTIFICATION #: R06014-005-007-000, R06015-001-017-000, R06014-005-010-000 , R06014-005-011-000
RECORDED LOT #: BR-3, M.B. 51, PG 351
CAMA LAND USE CLASSIFICATION: URBAN
MAXIMUM BUILDING HEIGHT: 45'

PROPOSED USE: MEDICAL FACILITY (12 EXISTING BEDS PLUS 6 PROPOSED BEDS, 18 TOTAL)

SETBACK STANDARDS

	PROVIDED	REQUIRED
MINIMUM FRONT SETBACK	256 FT.	20 FT.
MINIMUM SIDE SETBACK	49 FT. (WEST)	10 FT.
	10 FT. (EAST)	10 FT.
MINIMUM REAR SETBACK	84 FT.	25 FT.

SITE INFORMATION

MINIMUM LOT SIZE	556,155 SF (12.77 AC) / 15,000 SF
PROPOSED IMPERVIOUS AREA	
TOTAL BUILDING (PROPOSED FOOTPRINT)	12,261 SF
ROOF OVERHANG AREA (PROPOSED)	4,094 SF
ON-SITE PARKING & DRIVEWAYS (PROPOSED)	32,089 SF
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BUFFERYARD SETBACK STANDARDS

	PROVIDED	REQUIRED
MINIMUM FRONT YARD:	0 FT	0 FT
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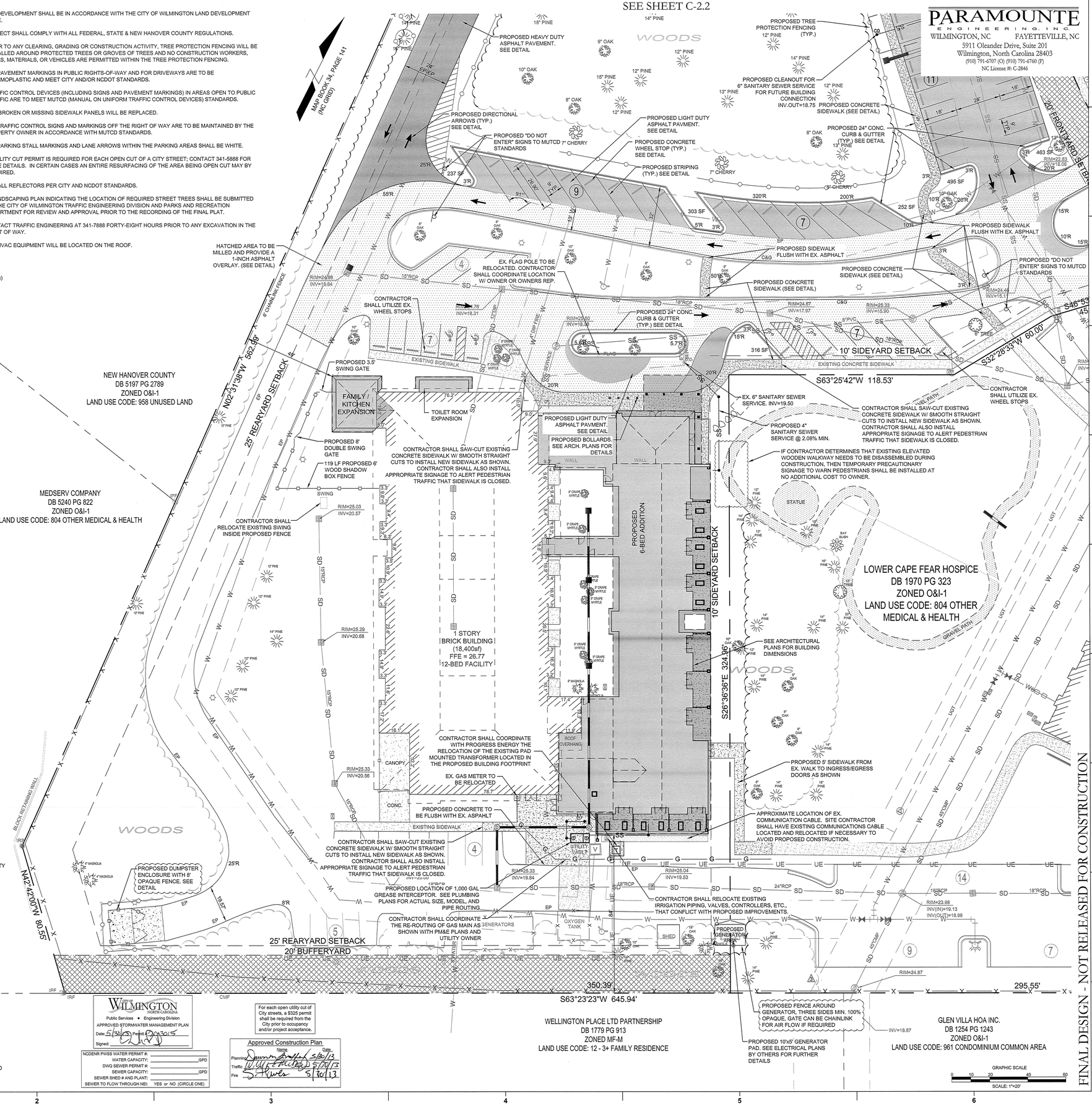

Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: 5/20/13 Permit # 20130315
Signed:

NCDENR PWSS WATER PERMIT #:
WATER CAPACITY: GPD
DWQ SEWER PERMIT #:
SEWER CAPACITY: GPD
SEWER SHED # AND PLANT:
SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

For each open utility cut of City streets, a $325 permit shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan

	Name	Date
Planning		5/8/13
Traffic		5/10/13
Fire		5/8/13

GRAPHIC SCALE
0 10 20 40 60
SCALE: 1"=20'

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

PARAMOUNTE ENGINEERING, INC
WILMINGTON, NC FAYETTEVILLE, NC
5911 Oleander Drive, Suite 201
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

Lower Cape Fear Hospice & LifeCare Center

LOWER CAPE FEAR HOSPICE WILMINGTON CARE CENTER - SIX BED ADDITION
1406 PHYSICIANS DR.

LS3P ASSOCIATES LTD.
2528 INDEPENDENCE BLVD. SUITE 200
WILMINGTON, NORTH CAROLINA 28412
TEL. 910.790.9901 FAX 910.790.3111
WWW.LS3P.COM

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 03159 ANTHONY P. BALLARD

MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

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REVISIONS:

No.	Description	Date
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3.	COW Planning Comments	4/23/13
4.	COW Planning Comments	4/29/13

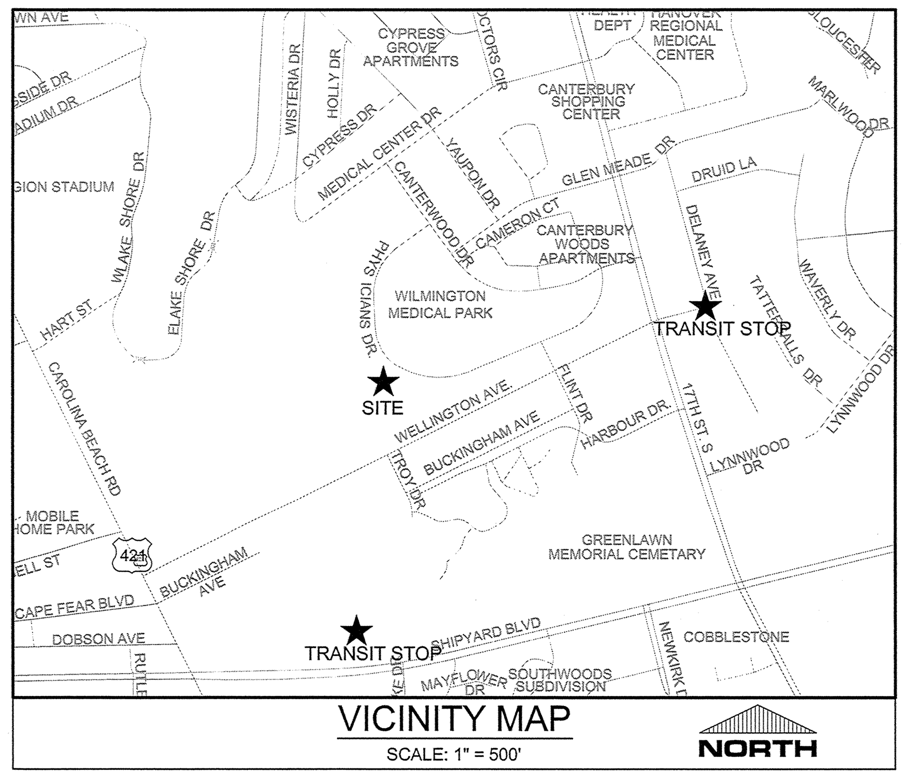
PROJECT: 12217.PE
DATE: MAY 29, 2013
DRAWN BY: RPB
CHECKED BY: RPB

CP 1280

SITE & UTILITY LAYOUT

C-2.1

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN



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	PROVIDED	REQUIRED
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MAXIMUM PARKING ALLOWED (TOTAL):	136 SPACES
TOTAL PARKING PROVIDED:	90 SPACES
HANDICAP PARKING REQUIRED:	4 SPACES
HANDICAP PARKING PROVIDED:	4 SPACES

BICYCLE PARKING:

FIRST 25 PARKING SPACES:	5 BICYCLE SPACES REQUIRED
EACH ADDITIONAL 100 SPACES ABOVE 25:	5 BICYCLE SPACES REQUIRED
PARKING PROVIDED:	90 SPACES (TOTAL)
BICYCLE SPACES REQUIRED:	10 SPACES
BICYCLE SPACES PROVIDED:	10 SPACES (THIS PROJECT IS UTILIZING 10 SPACES FROM THE ADMINISTRATION BUILDING)

UTILITY INFORMATION

SANITARY SEWER
EX. SANITARY SEWER SERVICE IS PROVIDED IN FRONT OF PROPOSED ADDITION WITH A 6-INCH SERVICE.
SANITARY SEWER ALLOCATION PROVIDED BY CFPUA.
WATER
AN 8-INCH WATER MAIN IS LOOPED AROUND THE CAMPUS AND IS LOCATED AT THE FRONT AND REAR OF THE PROPOSED ADDITION. THE PROPOSED ADDITION WILL CONNECT WATER SERVICE TO EXISTING BUILDING.
EX. FIRE LINE IS ADEQUATE TO SUPPORT PROPOSED ADDITION.
GAS
BASED ON THE EXISTING CONDITIONS SURVEY, THERE IS A GAS METER AT THE REAR OF THE EXISTING 18-BED FACILITY THAT WILL NEED TO BE RELOCATED TO MEET CODE. GAS IS PROVIDED BY PIEDMONT NATURAL GAS

LANDSCAPING

15 TREES PER DISTURBED ACRE = 30 TREES TO BE RETAINED OR PLANTED IN AREA DISTURBED.

TOTAL AREA OF LANDSCAPE ISLANDS PROVIDED = 3,100 SF
(MINIMUM ISLAND PERMITTED = 216 SF)

SHADING REQUIRED = 20% OF NEW PARKING AREA (32,089 SF) = 6,418 SF REQUIRED [8,333 SF PROVIDED]

FOUNDATION PLANTING = 12% OF WALL AREA FOR ANY PORTION OF THE BUILDING ADJACENT TO PARKING
NORTH: 141 SF REQUIRED [148 SF PROVIDED]
SOUTH: 181 SF REQUIRED [182 SF PROVIDED]

STREETYARD BUFFER

MINIMUM STREET YARD: 4,050 SF (18 X LF OF STREET FRONTAGE = 18 X 225=4,050 SF) [4,475 SF PROVIDED]
(DEVELOPED PORTION ONLY)

BUFFERYARD SETBACK STANDARDS

	PROVIDED	REQUIRED
MINIMUM FRONT YARD:	0 FT	0 FT
MINIMUM SIDE YARD:	0 FT	0 FT
MINIMUM REAR YARD (ADJ. TO RESIDENTIAL):	20 FT	20 FT

FLOOD NOTE

THIS PARCEL DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN AS DETERMINED BY FEMA PANEL 3720312600J WITH AN EFFECTIVE DATE OF APRIL 3, 2006.

SITE LIGHTING

EXTERIOR SITE LIGHTING MUST BE INSTALLED SO AS NOT TO SHINE ONTO ADJACENT RESIDENTIALLY USED OR ZONED PROPERTY.

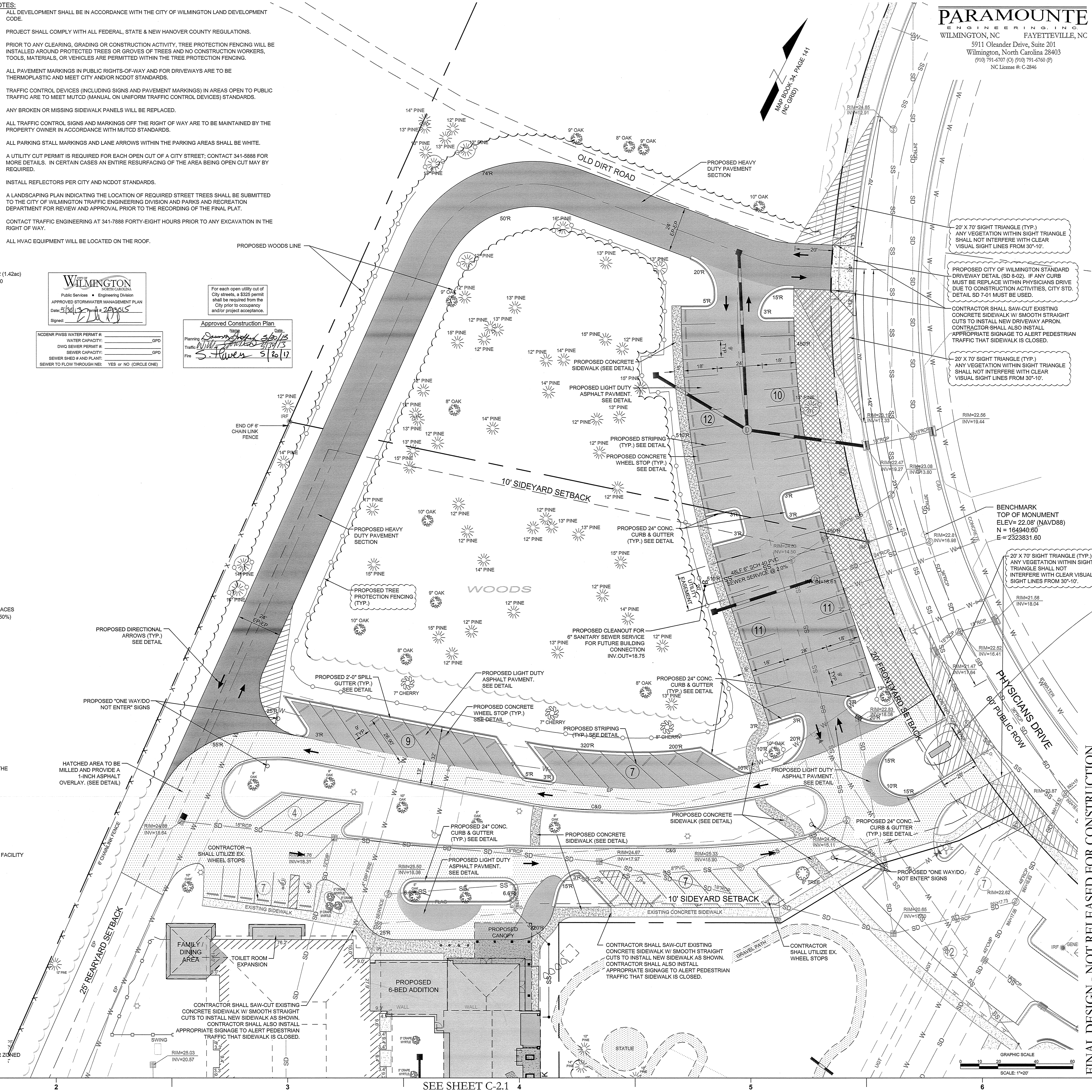
CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: 5/30/13 Permit # 2013015
Signed:

NCDENR PWSS WATER PERMIT #:	
WATER CAPACITY:	GPD
DWQ SEWER PERMIT #:	
SEWER CAPACITY:	GPD
SEWER SHED # AND PLANT:	
SEWER TO FLOW THROUGH NEI:	YES or NO (CIRCLE ONE)

For each open utility cut of City streets, a $325 permit shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan

	Name	Date
Planning		5/30/13
Traffic		5/30/13
Fire	S. Hawes	5/30/13



SEE SHEET C-2.1

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

PARAMOUNTE ENGINEERING, INC.
WILMINGTON, NC FAYETTEVILLE, NC
5911 Oleander Drive, Suite 201
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

Lower Cape Fear Hospice & LifeCareCenter

LOWER CAPE FEAR HOSPICE WILMINGTON CARE CENTER - SIX BED ADDITION 1406 PHYSICIANS DR.

LS3P

LS3P ASSOCIATES LTD.
2528 INDEPENDENCE BLVD. SUITE 200
WILMINGTON, NORTH CAROLINA 28412
TEL. 910.790.9901 FAX 910.790.3111
WWW.LS3P.COM

NORTH CAROLINA PROFESSIONAL SEAL 031591 ENGINEER ROBERT P. BALLAND 5/29/13

MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

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REVISIONS:

No.	Description	Date
1.	COW Planning Comments	3/5/13
2.	COW Traffic Comments	3/25/13
3.	COW Planning Comments	4/29/13

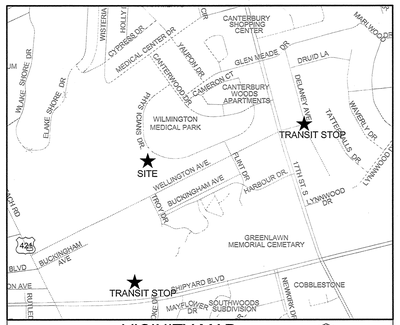
PROJECT: 12217.PE
DATE: MAY 29, 2013
DRAWN BY: RPB
CHECKED BY: RPB

CP 1280

SITE & UTILITY LAYOUT

C-2.2

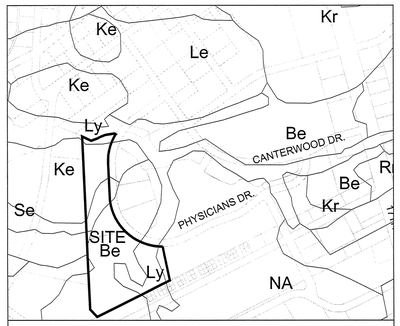
SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN



VICINITY MAP

SCALE: 1" = 500'

NORTH



SOILS MAP

1"=500'

SITE INVENTORY DATA

1. PREPARER OF THE PLAN:	PARAMOUNTE ENGINEERING 5911 OLEANDER DRIVE, SUITE 201 WILMINGTON, NC 28403
2. APPLICANT NAME:	LOWER CAPE FEAR HOSPICE
3. SITE ADDRESS:	1406 PHYSICIANS DRIVE WILMINGTON, NC 28401
4. PROPERTY OWNER:	LOWER CAPE FEAR HOSPICE
5. DEVELOPER:	LOWER CAPE FEAR HOSPICE
6. PROPERTY BOUNDARY:	SEE PLAN
7. ZONING:	O&I-1
8. ADJACENT PROPERTY INFORMATION (OWNER AND ZONING):	SEE PLAN
9. VICINITY MAP:	SEE MAP BELOW
10. TOPOGRAPHY:	SEE PLAN
11. 100 YEAR FLOOD PLAIN BOUNDARY:	SITE IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN
12. LOCATION OF EXISTING DITCHES, CREEKS, AND STREAMS:	SEE PLAN
13. SOILS:	Be - BAYMEADE Ly - LYNN HAVEN FINE SAND (SEE SOILS MAP ABOVE)
14. CAMA AEC & ASSOCIATED SETBACKS:	N/A
15. CAMA LAND CLASSIFICATION:	URBAN
16. CONSERVATION RESOURCES:	N/A
17. LOCAL, STATE, OR FEDERAL HISTORIC OR ARCHAEOLOGICAL SITE:	N/A
18. LOCATION OF CEMETERIES, BURIAL SITES, OR BURIAL GROUNDS:	GREENLAWN MEMORIAL PARK 1311 SHIPYARD BLVD. SEE VICINITY MAP BELOW
19. SQUARE FOOTAGE OF FORESTED AREA, HABITAT, AND DOMINANT SPECIES:	SITE IS PARITALLY WOODED ON SURVEY
20. SECTION 404 WETLANDS AND SECTION 10 WATERS:	WETLANDS EXISTING ON THE NORTHERN MOST PORTION OF THE LAND AS DELINIEATED BY LAND MANAGEMENT GROUP AND A JD ISSUED BY THE USCOE.
21. PROTECTED SPECIES OR HABITAT:	N/A
22. THOROUGHFARES, BIKE ROUTES, SIDEWALKS, TRANSIT FACILITIES (EXISTING OR PROPOSED):	SEE PLAN AND VICINITY MAP

CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: 5/30/13 Permit # 2013015
Signed:

NCDENR PWSS WATER PERMIT #: _____
WATER CAPACITY: _____GPD
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SEWER TO FLOW THROUGH NE: YES or NO (CIRCLE ONE)

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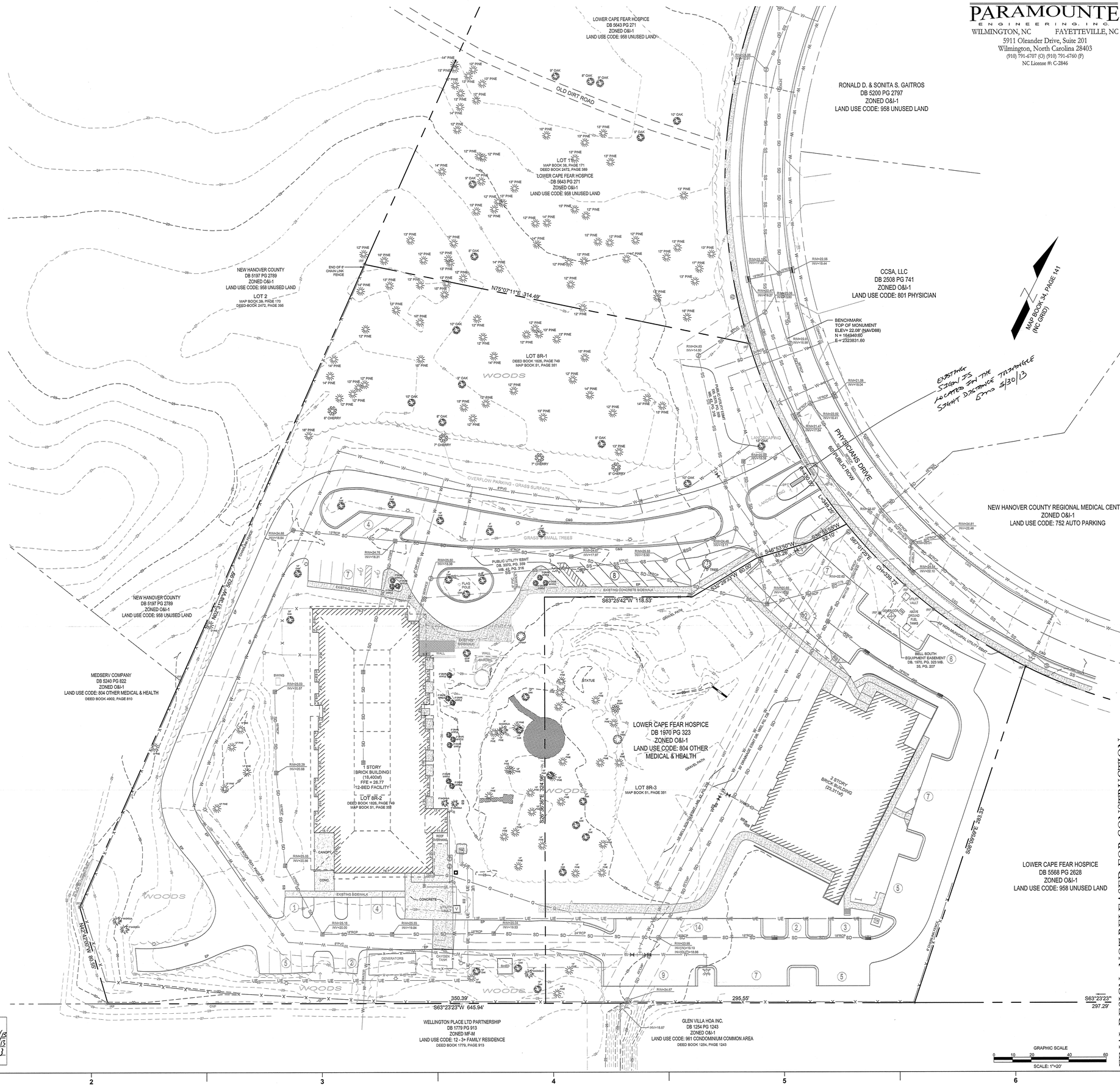

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REVISIONS:

No.	Description	Date
1.	COW Planning Comments	4/29/13
2.	COW Planning Comments	5/29/13

PROJECT: 12217.PE
DATE: MAY 29, 2013
DRAWN BY: RPB
CHECKED BY: RPB

CP1280

SITE INVENTORY MAP

C-2.3

SOLUTIONS THROUGH LISTENING

SERVICE BY DESIGN