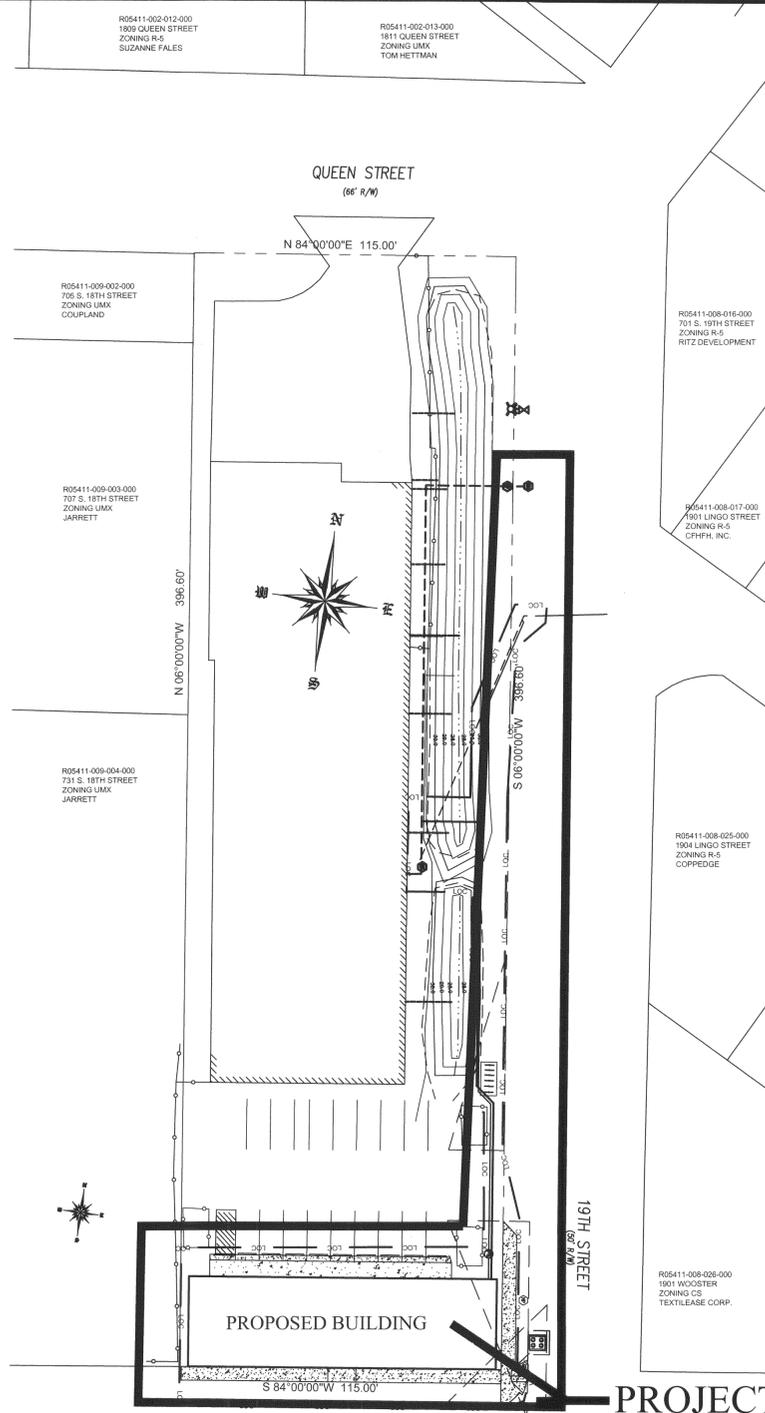


CONSTRUCTION PLANS FOR BAYSIDE ELECTRIC COMPANY

1815 WOOSTER STREET
WILMINGTON, NC 28403-2343



VICINITY MAP
SCALE: 1" = 300 FT
FENRUARY, 2016



PROJECT AREA



SITE OVERVIEW
SCALE: 1" = 30 FT

CIVIL ENGINEER
JBS CONSULTING, PA
BRAD SEDGWICK, PE
7332 COTESWORTH DRIVE
WILMINGTON, NC 28405
1-910-619-9990

SURVEYOR
C.I. GLOVER COMPANY
MR. CHRIS GLOVER
4405 JASMINE COVE WAY
WILMINGTON, NC 28412
910-792-1011

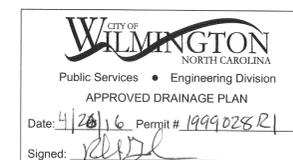
GENERAL CONTRACTOR
TMC TAYLOR
MR. GREG TAYLOR
1406 CASTLE HAYNE ROAD
WILMINGTON, NC 28401
1-910-251-1181

NOTES

- PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING (IF REQUIRED) WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION.
- ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING OR STAGING OF MATERIALS OCCUR IN THOSE AREAS.
- NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT, AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION METHODS.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAY ARE TO BE THERMO PLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- 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 SIGN NAMES.
- TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS AND BE MAINTAINED BY THE OWNER.
- CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
- TRAFFIC ENGINEERING TO BE NOTIFIED AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
- TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN PARKING AREAS SHALL BE WHITE. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY FOR DRIVEWAY ARE TO BE THERMO PLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
- STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
- TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEEL CHAIR RAMPS.
- A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET.
- ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY DETAILS AND SPECIFICATIONS.
- PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.
- IF THE CONTRACTOR DESIRES CFPWA WATER FOR CONSTRUCTION HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST SUPPLY A RPZ BACKFLOW PREVENTION DEVICE ON THE DEVELOPERS SIDE OF THE WATER METER BOX.
- ANY IRRIGATION SYSTEM SUPPLIED BY CFPWA SHALL COMPLY WITH THE CFPWA CROSS CONNECTION REGULATIONS.
- ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZE SENSOR.
- ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCF00CHR.
- CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF CONFLICTS.
- ALL WEATHER DRIVING SURFACE FOR EMERGENCY VEHICLES MUST BE MAINTAINED DURING CONSTRUCTION.
- UNDERGROUND FIRE LINE(S) MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC ROW TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT/DIVISION OF FIRE AND LIFE SAFETY AT 910-341-0696.
- NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (TEN) FEET ABOVE THE GROUND WITHIN THE TRIANGLE SIGHT DISTANCE.
- CONTRACTOR IS TO NOTIFY (AT A MINIMUM) THE FOLLOWING COMPANIES FOR LOCATION SERVICES:
ULOOD1-800-632-4949, 48 HOURS IN ADVANCE
BELL SOUTH.....1-800-392-8712 (STEVE DAYVAULT)
CAROLINA ONE CALL CENTER 1-800-632-4949
- MAINTAIN AN ALL WEATHER EMERGENCY VEHICLE ACCESS AND TURNAROUND AREA ACCESSIBLE TO THE STORAGE OCCUPANCY.
- THERE SHALL BE NO ENCUMBRANCES WITHIN THE NCDOT RIGHT OF WAY.

LIST OF DRAWINGS

XX	COVER SHEET
C1	SITE PLAN
C2	UTILITIES, S&E & LANDSCAPE PLAN



RECEIVED
APR 25 2016
PLANNING DIVISION

Approved Construction Plan	
Name	Date
Planning: [Signature]	4-25-16
Traffic: [Signature]	4/27/16
Fire: [Signature]	4/27/16
CFPUA:	



DESIGN BY: BDS
 DRAWN BY: BDS
 CHECKED BY: BDS
 DATE: FEBRUARY, 2016

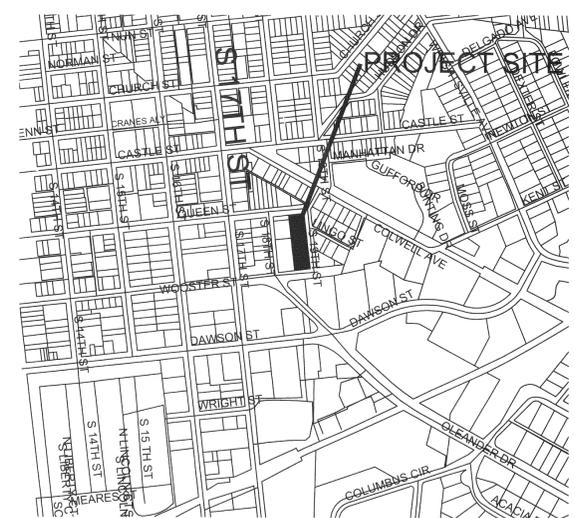
SITE PLAN
BAYSIDE ELECTRIC SUPPLY CO., INC.
1805 WOOSTER
WILMINGTON, NC

CONTRACTOR/CLIENT
TMC TAYLOR CONSTRUCTION, INC.
MR. GREG TAYLOR
1406 CASTLE HAYNE ROAD
WILMINGTON, NC 28401
1-910-251-1181



JBS CONSULTING, PA
 7332 Catesworth Drive
 Wilmington, NC 28405
 (910) 619-9990
 License Number C-2525
 PLANNING - ENGINEERING - PROJECT MANAGEMENT

SHEET
C1
 of X
 JOB NO. 032-017



SITE DATA **VICINITY MAP**
 SCALE 1" = 600'

ADDRESS: 1815 WOOSTER STREET
 WILMINGTON, NC 28403-2343
 PARCEL ID NUMBERS: R05411-009-001-000
 DEED BOOK & PAGE: D.B. 2310 PG. 306
 MAP BOOK & PAGE: MB 2 PG. 56
 ZONING: UMX CITY OF WILMINGTON
 TOTAL LOT AREA: 1.05 ACRES
 CAMA LAND USE CLASSIFICATION: URBAN
 OVERLAY DISTRICT: PROPERTY IS NOT IN A SPECIAL HIGHWAY OVERLAY DISTRICT
 PROPOSED USE: RETAIL LIGHTING SHOWROOM
 FLOOD INFO: ZONE X - MINIMAL FLOOD ZONE
 PANEL 3127
 MAP # 3720312700J
 5/2006
 NUMBER OF BUILDINGS: 1 EXISTING, 1 PROPOSED
 EX. BUILDING SQUARE FOOTAGE: 15,380 SF
 PROPOSED ADDITION: 3,520 SF
 TOTAL: 18,900 SF
 LOT COVERAGE: 18,900 SF / (1.05 AC X 43560) = 35%

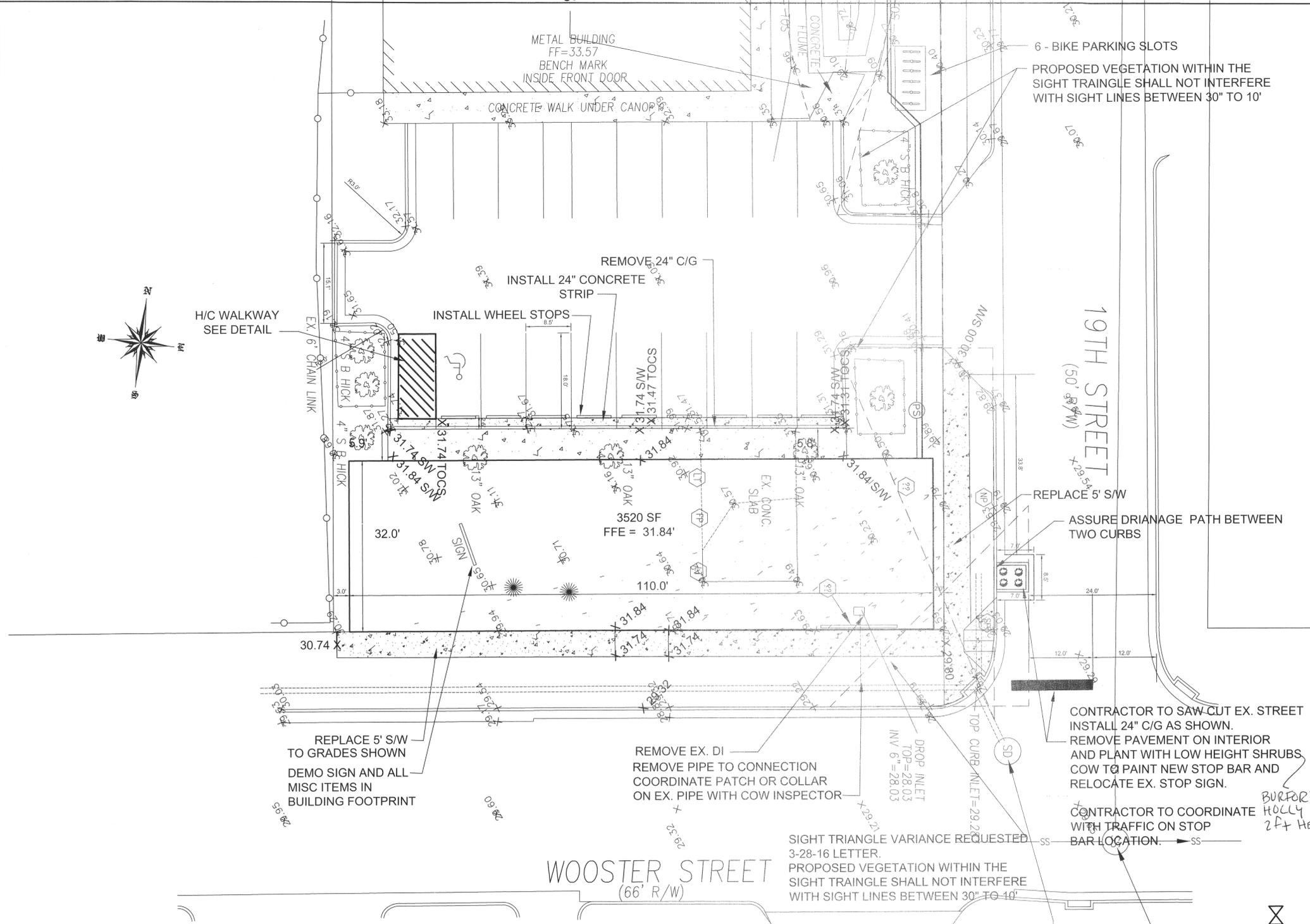
	REQUIRED	PROPOSED
MIN. LOT AREA	N/A	1.05 ACRES
MIN. LOT WIDTH	N/A	115'
MAX. LOT COVERAGE	N/A	35%
FRONT BUILDING SETBACK	N/A	0'
REAR BUILDING SETBACK	N/A	N/A
SIDE BUILDING SETBACK	N/A	N/A
RIGHT SIDE	N/A	0'
LEFT SIDE	N/A	4.5'
MAX. BUILDING HEIGHT	45'	20'

PAVEMENT/BUA CALCULATIONS

	EXISTING	PROPOSED
ASPHALT BUILDING	11,360 SF	15,380 SF
	26,740 SF	4,023 SF
S/W BUILDING		503 SF
		3,520 SF
		4,023 SF
TOTAL BUA AFTER PROJECT	= 30,763 SF	

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 PLANNING DIVISION

PARKING REQUIREMENTS
 NO PARKING REQUIREMENTS PER SECTION 18-204 OF WILMINGTON CITY CODE
 1 - HANDICAP PARKING SPOT INCLUDED SEE PLAN TO SATISFY ADA REQUIREMENTS (1 SPOT FOR FIRST 25 SPACES)
SOLID WASTE - SOLID WASTE DISPOSAL WILL BE BY EX. DUMPSTER LOCATED ON NORTHSIDE OF SITE
UTILITY INFORMATION
 SANITARY SEWER - BY SIMPLEX PUMP STATION CONNECTING INTO EXISTING SERVICE
 WATER WILL BE EXTENDED FROM EXISTING SERVICE LINE AND RPZ INSTALLED AT BUILDING LINE.
 ALL PROPOSED UTILITIES TO BE UNDERGROUND TO SERVE THIS SITE
LANDSCAPE REQUIREMENTS
 PER SECTION 18-204 STREET TREES IN BELOW GRADE PLANTERS 1 TREE PER 30 FT.
 FRONTAGE = 165 LF / 30 = 5.5 - PROVIDE 6 TREES



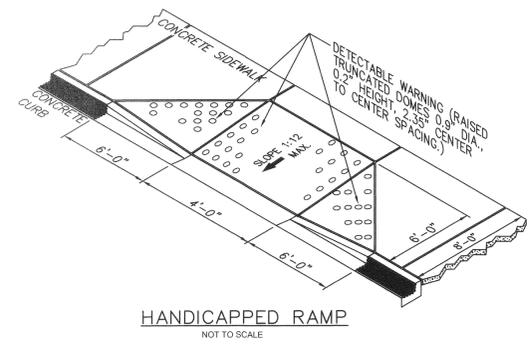
SITE PLAN
 SCALE 1" = 10'

Approved Construction Plan

Name	Date
Planning	4-25-16
Traffic	4-27-16
Fire	4-25-16

CFPUA

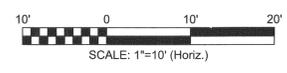
CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED DRAINAGE PLAN
 Date: 4/28/16 Permit # 199902821
 Signed: [Signature]



LEGEND

EX. ASPHALT PAVEMENT	[Symbol]
EX. SPOT ELEVATION	29.63
PROPOSED SPOT ELEVATION	x 33.33
TREE PROTECTION FENCE	[Symbol]
PRO. CONC. PAVEMENT	[Symbol]
PRO. TOP CONCRETE STRIP	TOCS

REVISION	DATE	NUMBER
RELEASED FOR COW SIGNATURE/CONSTRUCTION	4/25/16	R2
2/25/16 COW TRC COMMENTS ADDRESSED	3/30/16	R1



NO WETLAND WITHIN PROJECT AREA

4" x 4" WYE FITTING
4" x 2" REDUCER
TIE INTO EXISTING SEWER SERVICE

3/4" USC APPROVED RPZ BACKFLOW PREVENTOR (WATTS 909) IN A CFPWA APPROVED ABOVE GROUND ENCLOSURE. INSTALL OUTSIDE ROW

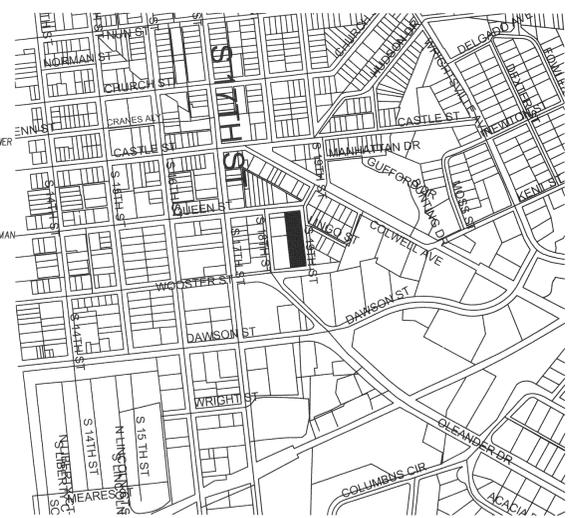
+/- 230 LF 2" SEWER SERVICE
WATER & SEWER IN SAME TRENCH
MINIMUM 18" WATER OVER SEWER

+/- 190 LF 3/4" WATER SERVICE
TIE INTO EXISTING SERVICE MAIN
STREET SIDE OF EX. RPZ. REMOVE EX. RPZ AND MOVE TO ROW AS SHOWN. EITHER USE EXISTING OR INSTALL NEW RPZ

BURFORD HOLLY
4 - Dwarf Yaupon - see planting sch.
SIMPLEX PUMP STATION

19TH STREET
(50' R/W)

ROOF SLOPE IS TOWARD EX. PARKING LOT. ALL DOWNSPOUTS TO DRAIN INTO EXISTING PARKING LOT.



VICINITY MAP
SCALE 1" = 600'

LANDSCAPE DATA

LANDSCAPE REQUIREMENTS
1 TREE PER 30' FRONTAGE 165' FRONTAGE
165 LF FRONTAGE = 6 TREES REQUIRED - 6 PROVIDED

LANDSCAPE NOTES

ALL PLANTED AND RETAINED LIVING MATERIAL, REQUIRED TO MEET THE PROVISIONS OF THE CITY OF WILMINGTON, LAND DEVELOPMENT CODE, SHALL BE PERPETUALLY PROTECTED AND MAINTAINED, TO PROFESSIONALLY ACCEPTED STANDARDS BY JOINT AND SEVERAL RESPONSIBILITY OF THE OWNER, OCCUPANTS, TENANT AND RESPECTIVE LIVE AGENTS OF THE PROPERTY ON WHICH THE MATERIAL IS LOCATED.

Scientific Name	Common Name	Size	Symbol	Quantity
<i>Quercus heterophylla</i>	Willow Oak	Min 2" Caliper	●	6
BURFORD HOLLY		3gal 2 1/4qt		4

SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES ABOUT 0.5 FEET DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED OR POST SPACING AT 6' WITHOUT WIRE FENCING

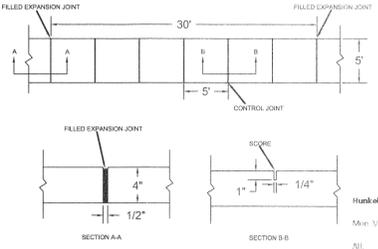
- GRADING NOTES**
- INITIATE EROSION CONTROL SEQUENCE BEFORE BEGINNING CLEARING, GRUBBING AND GRADING OPERATIONS.
 - CLEAR AREAS TO BE GRADED OF ALL VEGETATION. PROTECT VEGETATION BEYOND GRADING LIMITS.
 - STRIP TOPSOIL TO FULL DEPTH IN AREAS TO BE GRADED AND STOCKPILE.
 - COMPACT ALL FILL AREAS TO 95% OF MAXIMUM DENSITY OR AS SPECIFIED ON FOUNDATION PLAN.
 - ALL BANKS AND SWALE SIDE SLOPES SHALL BE GRADED WITH NO GREATER THAN 3:1 SLOPES.
 - ALL AREAS ARE TO BE GRADED SO THAT NO AREAS OF STANDING WATER OCCUR.
 - PROPOSED SPOT ELEVATIONS ARE SHOWN AT FINISHED GRADE.
 - OPERATOR SHALL FIELD VERIFY EXISTING TOPOGRAPHY IN RELATION TO THE PROPOSED GRADES TO ENSURE DRAINAGE IN THE DIRECTIONS INDICATED ON THE PLAN.

- CONSTRUCTION SEQUENCE**
- OBTAIN ALL NECESSARY PERMIT APPROVALS PRIOR TO ANY LAND DISTURBING ACTIVITY.
 - HOLD A PRE-CONSTRUCTION MEETING WITH THE EROSION CONTROL INSPECTOR.
 - INSTALL SILT FENCE, COMMENCE CLEARING AND ROUGH GRADING.
 - ROUGH GRADE SITE AND INSTALL UNDERGROUND UTILITIES.
 - PROVIDE TEMPORARY PROTECTION MEASURES AND DEVICES AS REQUIRED UNTIL UNDERGROUND UTILITIES AND PAVEMENT SECTION IS COMPLETE AND FINAL GRADES ARE STABILIZED WITH TEMPORARY VEGETATIVE COVER.
 - STABILIZE (FERTILIZE, SEED, AND MULCH) ALL DISTURBED AREAS AS SOON AS FINAL GRADES ARE ESTABLISHED.
 - ONCE CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED, REMOVE TEMPORARY EROSION CONTROL MEASURES.

UTILITES, S&E & LANDSCAPE PLAN
SCALE 1" = 20'

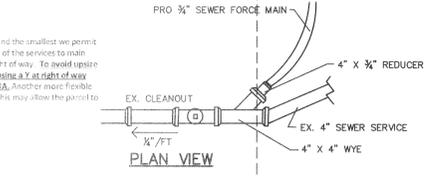
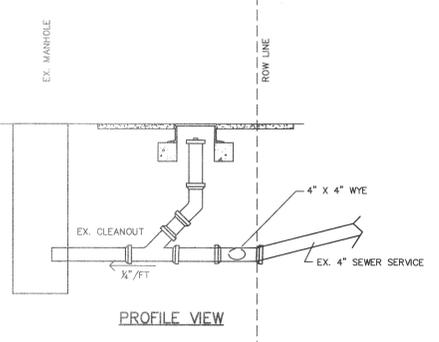
LANDSCAPE SCHEDULE

Scientific Name	Common Name	Size	Symbol	Quantity
<i>CLERUCUS PHELLOS</i>	WILLOW OAK	2" CALIPER	●	6
<i>Ilex vomitoria 'nana'</i>	Dwarf Yaupon	3-Gal	●	4

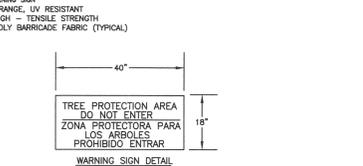
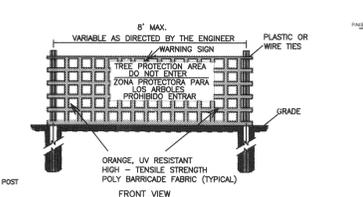
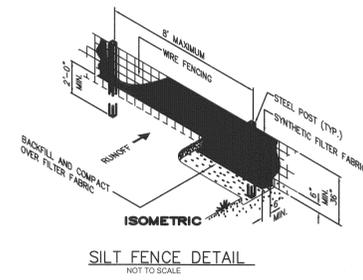


NOTES:

- JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
- SANITARY SEWER CLEAN-OUTS, WATER METERS, MANHOLES, AND VALVE LIDS TO BE LOCATED OUTSIDE SIDEWALK WHERE FEASIBLE.
- MINIMUM SIDEWALK WIDTH TO BE 6" MINIMUM IF PLACED AT BACK OF CURB.
- CONCRETE FOR ALL SIDEWALKS EXCEPT ANY PORTION CONTAIN WITHIN A DRIVEWAY APRON SHALL BE CLASS 9" 3000 PSI.
- MINIMUM REPLACEMENT FOR REPAIRS IS A 6" X 6" PANEL.
- 4" STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS.
- MINIMUM DEPTH FOR TUNNELING BELOW SIDEWALK IS 12"
- MIN GRADE FOR PROPER DRAINAGE IS 1% IN AT LEAST 1 DIRECTION. MAX CROSS SLOPE IS 2%. MAX CONDITIONAL SLOPE IS 8% (1% IF LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN THE SLOPE OF THE EXISTING ADJACENT ROAD)



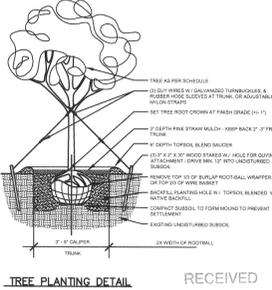
SEWER CONNECTION DETAIL
NOT TO SCALE



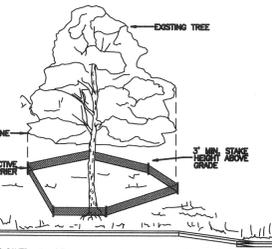
NOTES:

- THE TREE PROTECTION FENCING SHALL NOT BE VIOLATED FOR THE ENTIRE DURATION OF THE PROJECT WITHOUT APPROVAL FROM URBAN FORESTRY STAFF.
- WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH, MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILLED.
- SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AREA AND 50' ON CENTER THEREAFTER. FOR TREE PROTECTION AREAS LESS THAN 100' IN PERIMETER, PROVIDE NO LESS THAN TWO SIGNS PER PROTECTION AREA.
- ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE AND SIGNS THROUGHOUT DURATION OF PROJECT.
- TREE PROTECTION FENCING AND SIGNAGE SHALL BE REMOVED AFTER CONSTRUCTION.
- ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF WILMINGTON, BASED ON ACTUAL FIELD CONDITIONS.

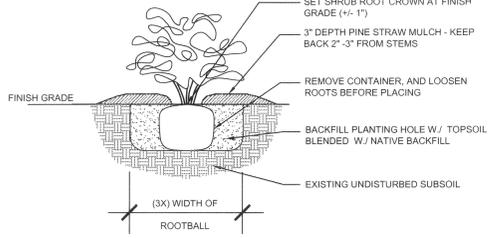
TREE PROTECTION DURING CONSTRUCTION
SD 15-09
NOT TO SCALE



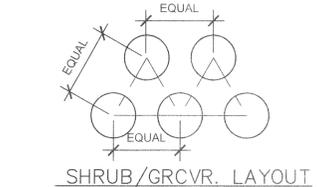
TREE PLANTING DETAIL



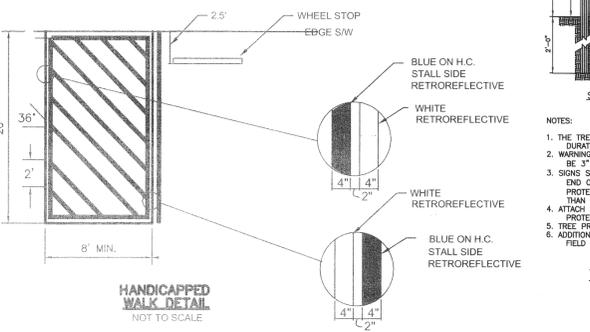
METHOD OF TREE PROTECTION DURING CONSTRUCTION
SD 15-08
NOT TO SCALE



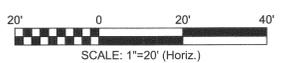
SHRUB/GRCVR. PLANTING DETAIL
N.T.S.



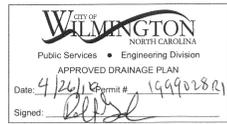
SHRUB/GRCVR. LAYOUT



HANDICAPPED WALK DETAIL
NOT TO SCALE



NO WETLAND WITHIN PROJECT AREA



Approved Construction Plan

Name	Date
Planning	4-25-16
Traffic	4-27-16
Fire	4-25-16



DESIGN BY: BOS
DRAWN BY: BOS
CHECKED BY: BOS
DATE: FEBRUARY, 2016

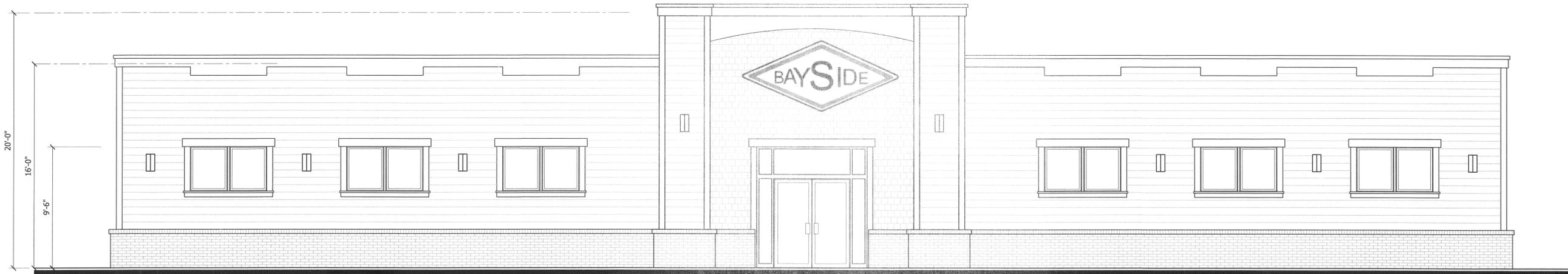
UTILITES, S&E & LANDSCAPE PLAN
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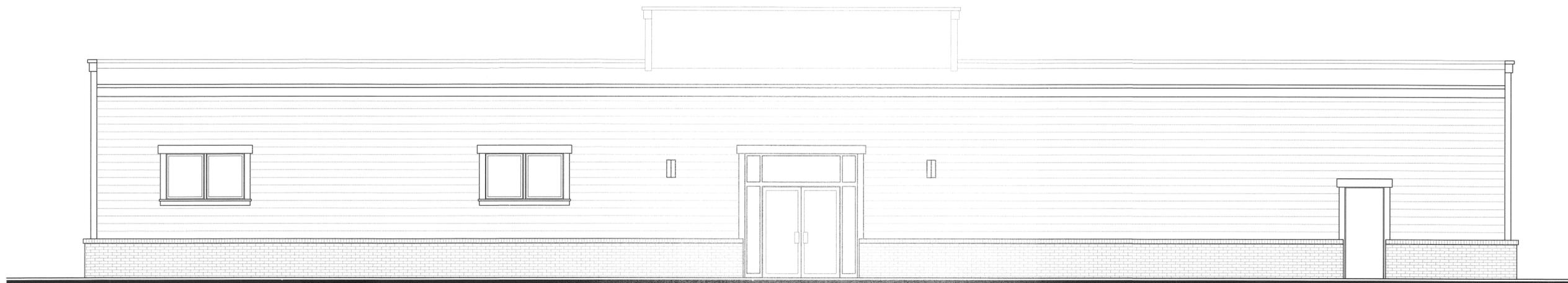


JBS CONSULTING, PA
7332 Colesworth Drive
Wilmington, NC 28405
(910) 619-9990
License Number C-2525
PLANNING - ENGINEERING - PROJECT MANAGEMENT

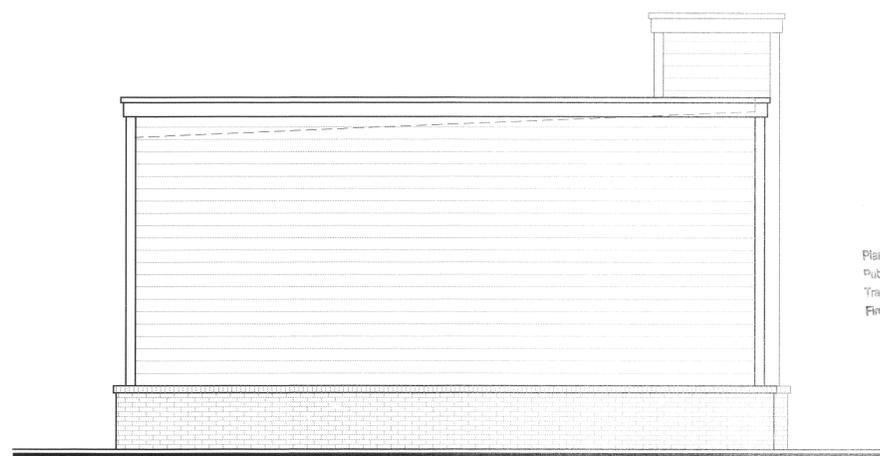
SHEET
C2
JOB NO. 032-017



A WOOSTER ST ELEVATION
SCALE: 1/4" = 1'-0"



B PARKING LOT ELEVATION
SCALE: 1/4" = 1'-0"



C LEFT ELEVATION
SCALE: 1/4" = 1'-0"

Approved Const. Plan
 Name: J. Lee Date: 4-25-16
 Planning: n/a
 Public Utilities: n/a
 Traffic: n/a
 Fire: n/a



D STREET ELEVATION
SCALE: 1/4" = 1'-0"

RECEIVED
 APR 25 2016
 PLANNING DIVISION

