

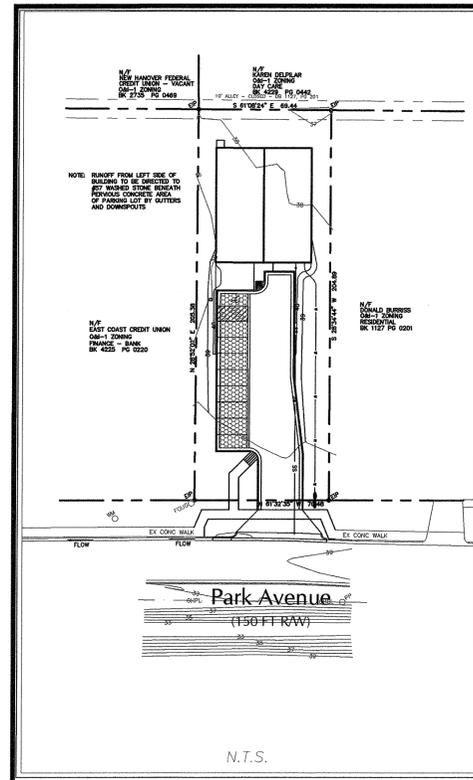
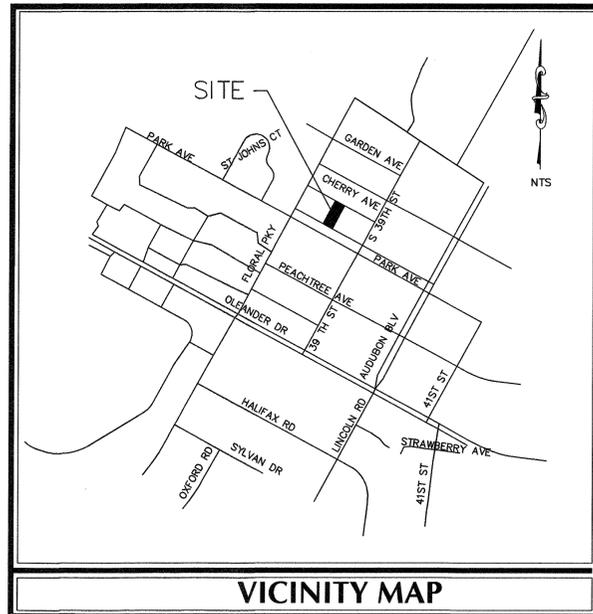
# Site Development For

# *MAD MAX BUILDING*

## 3819 PARK AVENUE

## MARCH, 2015

## WILMINGTON, NORTH CAROLINA



**OWNER**

**MADMAX TIDAL POOL  
INVESTMENT, LLC  
3804-B PARK AVENUE  
WILMINGTON, NC 28403  
TEL: 910-523-5477**

**PORT CITY CONSULTING  
ENGINEERS, PLLC  
6216 STONEBRIDGE ROAD  
WILMINGTON, NC 28409  
910-599-1744 LICENSE No. P-1032**



INDEX OF SHEETS	
SHT C-0	COVER SHEET
SHT C-1	GENERAL NOTES
SHT C-2	EXISTING CONDITIONS & DEMOLITION PLAN
SHT C-3	SITE LAYOUT PLAN & GRADING PLAN
SHT C-4	EROSION CONTROL PLAN
SHT C-5	MISCELLANEOUS DETAILS
SHT 1 OF 1	LANDSCAPE PLAN

LEGEND		
DESCRIPTION	EXISTING	PROPOSED
PROPERTY BOUNDARY	———	———
EASEMENT	———	———
STREAM	———	———
STRUCTURE	———	———
MINOR CONTOURS	- - - - - 8 - - - - -	- - - - - 8 - - - - -
MAJOR CONTOURS	- - - - - 10 - - - - -	- - - - - 10 - - - - -
GAS LINE	- - - - - 6 - - - - -	- - - - - 6 - - - - -
OVERHEAD POWER	- - OHP - - - - -	- - OHP - - - - -
WATER LINE	- - W - - - - -	- - W - - - - -
SANITARY SEWER LINE	- - SS - - - - -	- - SS - - - - -
SANITARY SEWER MANHOLE	⊙	⊙
STORM DRAINAGE PIPE	———	———
STORM DRAINAGE STRUCTURE	○ □	● ■
TREE	1 1" OAK ●	⊕ ⊗ ⊙ ⊛
CONCRETE	[Pattern]	[Pattern]
SILT FENCE	- SF - - - - -	- SF - - - - -
TREE PROTECTION FENCE	- TP - - - - -	- TP - - - - -
FIRE HYDRANT ASSEMBLY	⊕	⊕

SITE DATA TABLE	
<b>GENERAL NOTES:</b>	
1. NEW HANOVER COUNTY PARCEL NOS. PID 05518-001-001-000	
2. TOTAL AREA: 0.36 AC.±	
3. EXISTING ZONING: O & I - 1	
4. THIS PROPERTY IS NOT A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #3720313700J, EFFECTIVE DATE APRIL 3, 2006.	
5. CAMA LAND CLASSIFICATION: URBAN	
<b>DEVELOPMENT DATA:</b>	
TOTAL TRACT AREA = 0.36 ac	
TOTAL DEVELOPMENT AREA = 0.36 ac	
BUILDING COVERAGE - 3,000 SF (19.1%)	
2-STORY @ 50' X 60'	
FRONT SETBACK:	REQ'D 20 FT    PROV'D 125 FT
REAR SETBACK:	20 FT    20 FT
INTERIOR SIDE SETBACK:	10 FT    10 FT
MAX HEIGHT:	45 FT    23.5 FT
TOTAL GROSS FLOOR AREA - 2,810 SF (HEATED)	
HEIGHT OF BLDG - 23' - 6"	
IMPERVIOUS SURFACES - PROPOSED BUA	
BLDG -	3,000 S.F.
PAVEMENT -	3,186 S.F.
PERVIOUS CONCRETE (1,175 SF @ 25% IMP)	294 SF
SIDEWALK -	240 S.F.
TOTAL -	6,720 S.F. (46.8%)
<b>PARKING:</b>	
1 SP/200 SF - MAX	
1 SP/300 SF - MIN.	
MAX ALLOWED: 14	
MINIMUM ALLOWED: 9	
PROVIDED: 8 SPACES WITH 1 HC FOR TOTAL OF 9 SPACES	
1 HC - REQ'D	
1 HC - PROV'D	
<b>UTILITY CAPACITY REQUESTS:</b>	
PROPOSED SEWER CAPACITY: 8 EMPLOYEES @ 25 GPD = 200 GPD	
PROPOSED WATER CAPACITY: 8 EMPLOYEES @ 25 GPD = 200 GPD	
<b>BUILDING MATERIALS:</b>	
ASPHALT SHINGLE ROOF	
FIBEROUS CEMENT LAP SIDING	
VINYL SHAKE SIDING	
TRASH: CITY ROLL CART WILL BE USED	
<b>NOTE:</b> ALL DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH CITY OF WILMINGTON & THE STATE OF NORTH CAROLINA	

**COORDINATION NOTES**

1. THE CONTRACTOR IS REQUIRED TO OBTAIN ANY/ALL PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS.
2. ALL WORK IS TO BE IN ACCORDANCE WITH THE CITY OF WILMINGTON AND THE CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA).
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 ASSOCIATION 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.

**GENERAL NOTES:**

1. EXISTING TOPOGRAPHY, BOUNDARY AND UTILITIES, HAVE BEEN PREPARED BY FIELD SURVEY BY GARY W. KEYES LAND SURVEYING, P.C.
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 WARRANTED 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 AND ALLOW THE CENTER TO LOCATE EXISTING UTILITIES BEFORE DIGGING.
8. CONTRACTOR SHALL REMOVE ASPHALT, AGGREGATE BASE COURSE, AND CONCRETE CURB & GUTTER WITHIN LIMITS OF DEMOLITION AS SHOWN ON PLAN.

**DEMOLITION NOTES**

1. CONTRACTOR TO COORDINATE WITH THE OWNER TO PROPERLY MAINTAIN OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN NECESSARY
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 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 NEEDED 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. EXISTING UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING DEMOLITION
7. ALL EXISTING IMPROVEMENTS INDICATED OR REQUIRED TO BE DEMOLISHED SHALL INCLUDE REMOVAL FROM THE PROPERTY AND PROPER DISPOSAL.
8. CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING OVER HEAD AND UNDERGROUND UTILITIES INCLUDING CABLE, GAS, TELEPHONE AND ELECTRIC AND ANY OTHER UTILITIES THROUGH THE SITE WITH THE RESPECTIVE COMPANIES.
9. PROVIDE SMOOTH SAW CUT OF EXISTING PAVEMENTS, CURBS AND GUTTERS AND SIDEWALKS TO BE DEMOLISHED.
10. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS OSHA REGULATIONS.
11. 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.

**EROSION AND SEDIMENT CONTROL NOTES**

**GENERAL NOTES:**

1. CLEAR AND REMOVE FROM SITE ALL TREES, ROOTS, ROOT MAT, ETC. FROM THE AREA WITHIN DESIGNATED CLEARING LIMITS.
2. PLANT GRASS OVER ALL GRADED AREAS AS SHOWN IN THE TABLE ON THIS SHEET OF CEASE OF ANY GRADING ACTIVITY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND RESTORING TO PRE-CONSTRUCTION CONDITIONS ANY AREAS OUTSIDE THE PROJECT LIMITS THAT MAY INADVERTENTLY BE DAMAGED DUE TO THE FAILURE OF THE EROSION MEASURES
4. DURING GRADING AND AFTER GRADING HAS BEEN COMPLETED, CONTRACTOR SHALL CONTINUE TO MAINTAIN PERMANENT AND TEMPORARY EROSION CONTROL MEASURES UNTIL FINAL INSPECTION AND APPROVAL BY NEW HANOVER COUNTY.
5. WATER, FERTILIZE, MOW AND MAINTAIN SPRIGGED, SODDED AND PLANTED AREAS UNTIL FINAL APPROVAL BY NEW HANOVER COUNTY.
6. ANY BORROW MATERIAL BROUGHT ONTO SITE MUST BE FROM A LEGALLY OPERATED MINE OR OTHER APPROVED SOURCE.
7. ANY EXCESS MATERIAL REMOVED FROM SITE MUST BE HAULED TO A LEGALLY OPERATED MINE OR OTHER APPROVED SOURCE.

**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 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. ALL SLOPES WILL BE STABILIZED WITHIN 21 CALENDAR DAYS. ALL OTHER AREAS WILL BE STABILIZED WITHIN 15 WORKING DAYS.

**PERMANENT SEEDING SCHEDULE**

Seeding Mixture	SPECIES	RATE (LB/ACRE)
	CAROLINA COASTAL SEED MIX (BLEND)	200

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 By Owner  
FERTILIZE VERY SPARINGLY LB/ACRE NITROGEN IN SPRING WITH NO PHOSPHORUS. CENTPEDE GRASS CANNOT TOLERATE HIGH PH OR EXCESS FERTILIZER.

**TEMPORARY SEEDING-LATE WINTER/EARLY SPRING**

Seeding Mixture	SPECIES	RATE (LB/ACRE)
	WINTER AND EARLY SPRING	

	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.		

Seeding Mixture	SPECIES	RATE (LB/ACRE)
	SUMMER	
	GERMAN MILLET	40

Seeding Mixture	SPECIES	RATE (LB/ACRE)
	FALL	
	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.

**NPDES WATER QUALITY STABILIZATION TIMEFRAMES**

SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES & SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HOW) 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
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50'
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE, EXCEPT FOR PERIMETER AND HOW ZONES

**GENERAL GRADING NOTES**

1. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF SUCH UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF THE DITCHING OPERATION BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES IN ORDER TO LOCATE EXISTING UTILITIES IN ADVANCE OF THE TRENCHING OPERATIONS SO AS TO AVOID AND PREVENT DAMAGE TO THE EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST RESULTING FROM ANY DAMAGE TO THE EXISTING UTILITY LINES INCLUDING BUT NOT LIMITED TO REPAIRS AND LOSS SERVICE REVENUE. CONTRACTOR SHALL ARRANGE FOR TEMPORARY SUPPORT OF EXISTING UTILITIES, SUCH AS POLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE CABLES, WATER LINES, ETC...
2. 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.
3. 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 FLAG MEN 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 NCDOT.
4. ALL MATERIAL CLEARED AND GRUBBED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK, SUCH AS TREES, VEGETATION, FENCING, ETC... SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE OR BURNED IF PROPER PERMITS ARE RECEIVED.

**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. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND R.O.W.'S PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
3. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
4. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH THE RESPECTIVE UTILITY.
5. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
6. THE GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
7. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
8. 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.
9. 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.
10. 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.
11. ALL PERMITS RELATIVE TO PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION
12. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY, AND LOCAL CODES.
13. FOR BUILDING DIMENSIONS, SEE ARCHITECTURAL DRAWINGS.
14. ALL DIMENSIONS AND RADII ARE TO OUTSIDE FACE OF BUILDING OR TO FACE OF CURB UNLESS OTHERWISE NOTED.
15. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
16. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

**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.

**UTILITY CONTACTS:**

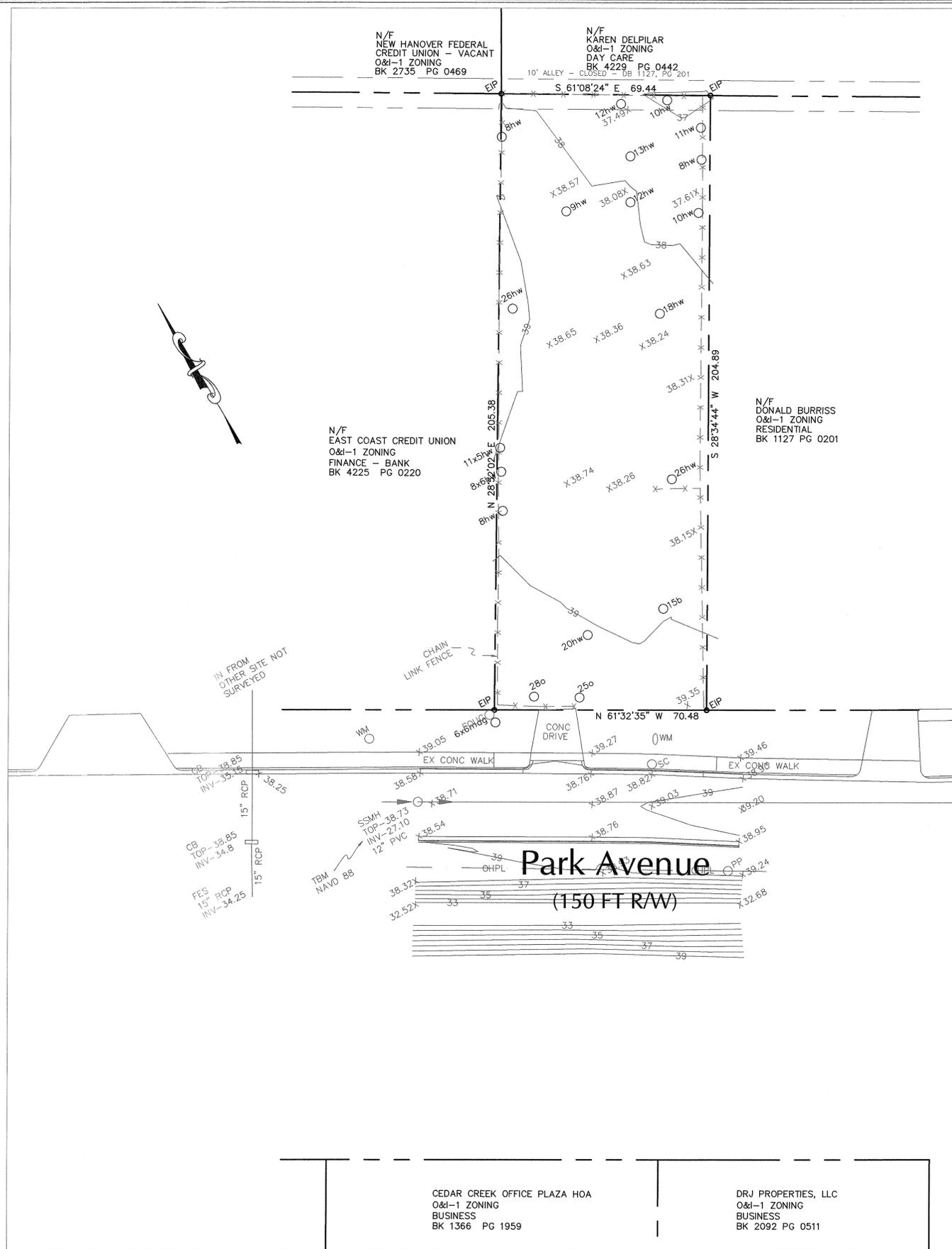
1. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING AND DIGGING. 1-800-632-4949

**NOTICE REQUIRED**

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY CONTRACTOR 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 ANY EXCAVATION OR DEMOLITION.

CONTACT "CAROLINA ONE CALL" AT 1-800-632-4949  
EMERGENCY DIAL 911 POLICE - FIRE - RESCUE



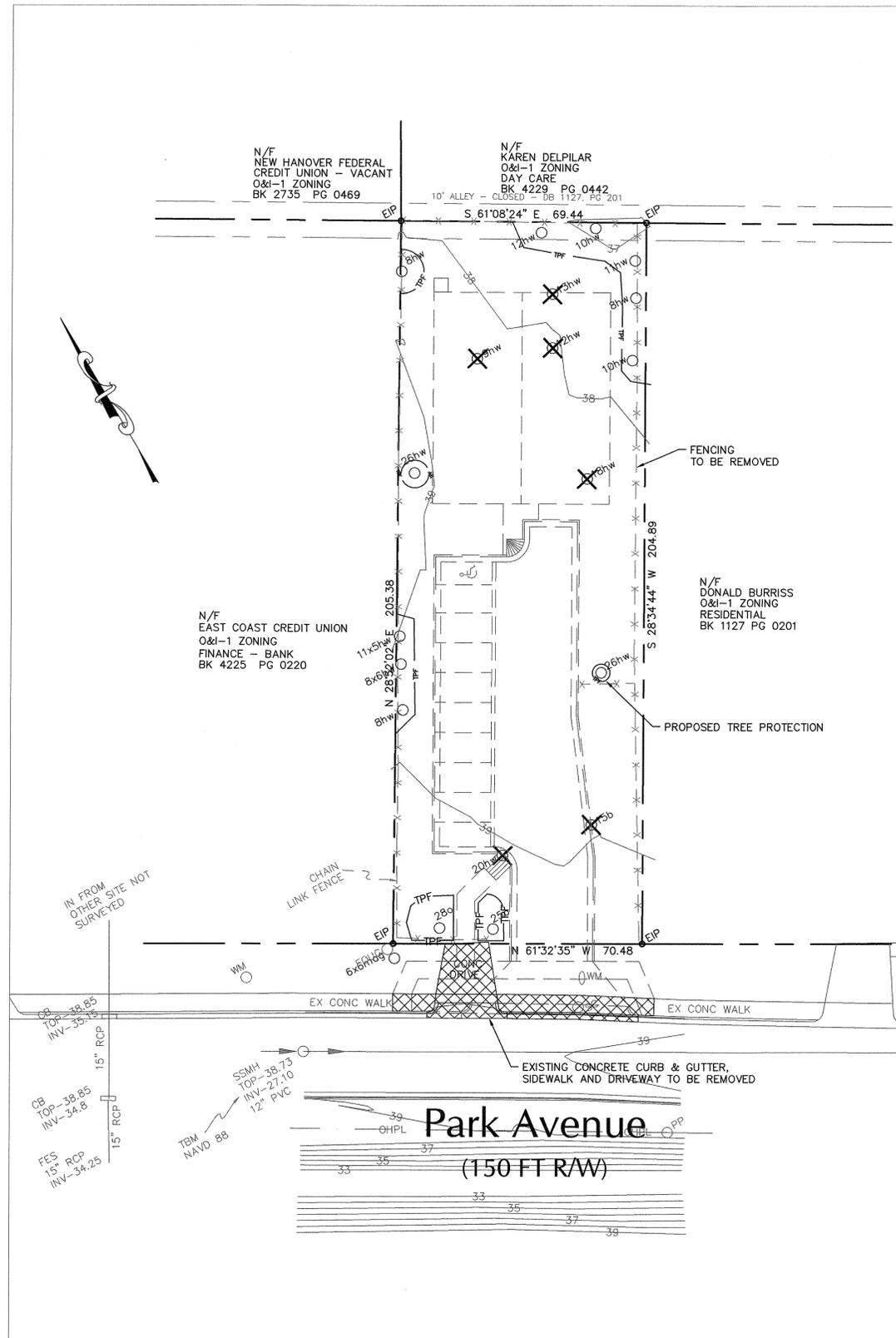


**EXISTING CONDITIONS**

NOTE: FIELD SURVEYING PREPARED BY GARY W. KEYES LAND SURVEYING, P.C. (910-228-4773)

CEDAR CREEK OFFICE PLAZA HOA  
 O&I-1 ZONING  
 BUSINESS  
 BK 1366 PG 1959

DRJ PROPERTIES, LLC  
 O&I-1 ZONING  
 BUSINESS  
 BK 2092 PG 0511

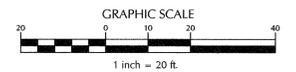


**DEMOLITION PLAN**

**CITY OF WILMINGTON**  
 NORTH CAROLINA  
 Public Services Engineering Division  
 APPROVED DRAINAGE PLAN  
 Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
 Signed: \_\_\_\_\_

**Approved Construction Plan**  
 Name \_\_\_\_\_ Date \_\_\_\_\_  
 Planning \_\_\_\_\_  
 Traffic \_\_\_\_\_  
 Fire \_\_\_\_\_

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



No.	Revision	Date	By

Designer	MNH	Scale	AS SHOWN
Drawn By	MNH	Date	MARCH, 2015
Checked By	MNH	Job No.	

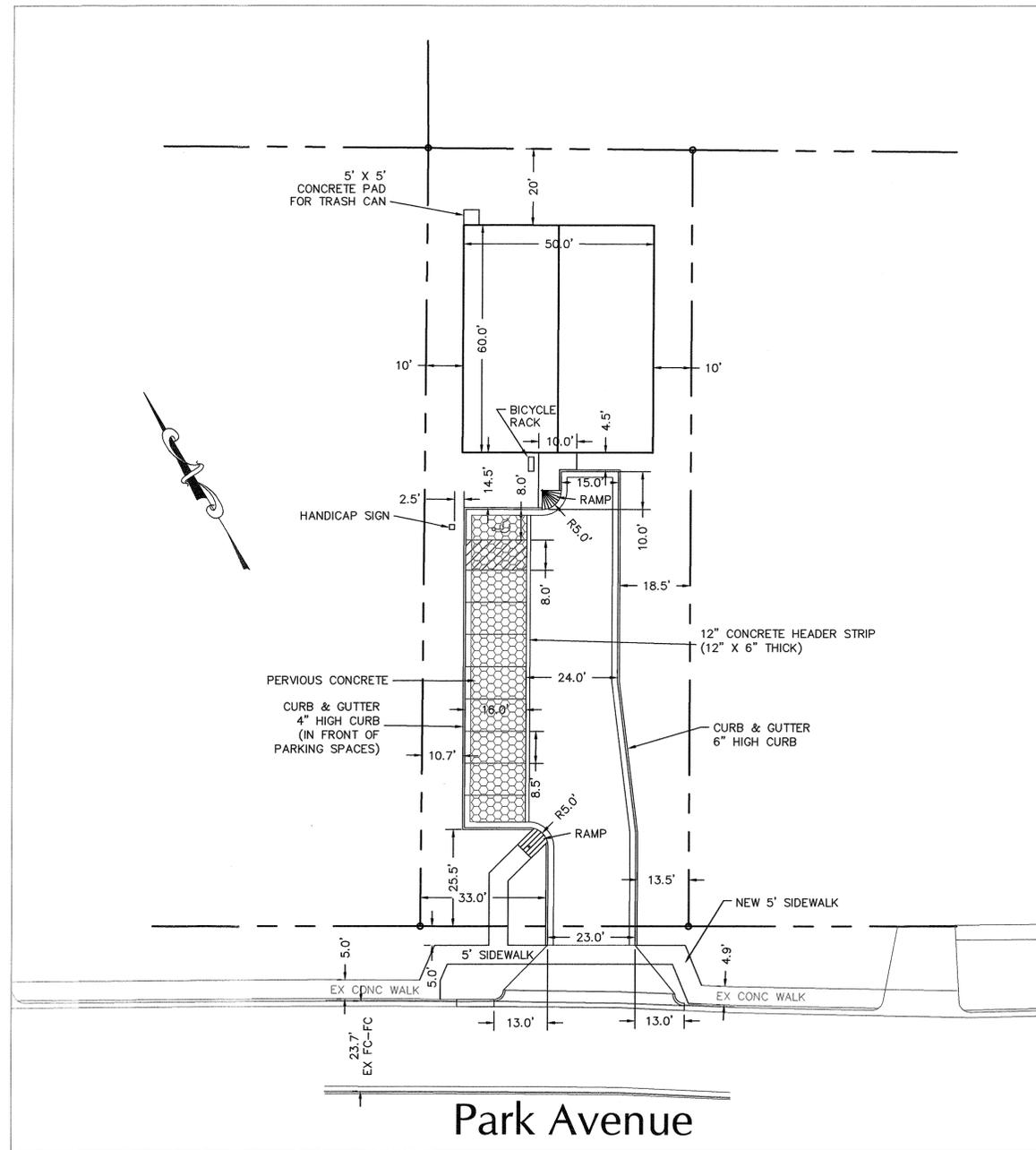
**MAD MAX BUILDING**  
 3819 PARK AVENUE  
 WILMINGTON, NORTH CAROLINA

MADMAX TIDAL POOL INVESTMENT, LLC  
 3804-B PARK AVENUE  
 WILMINGTON, NC 28403

PORT CITY CONSULTING  
 ENGINEERS, PLLC  
 6216 STONEBRIDGE ROAD  
 WILMINGTON, NC 28409  
 910-599-1744 LICENSE No. P-1032

**EXISTING CONDITIONS & DEMOLITION PLAN**

Sheet No. **C-2**

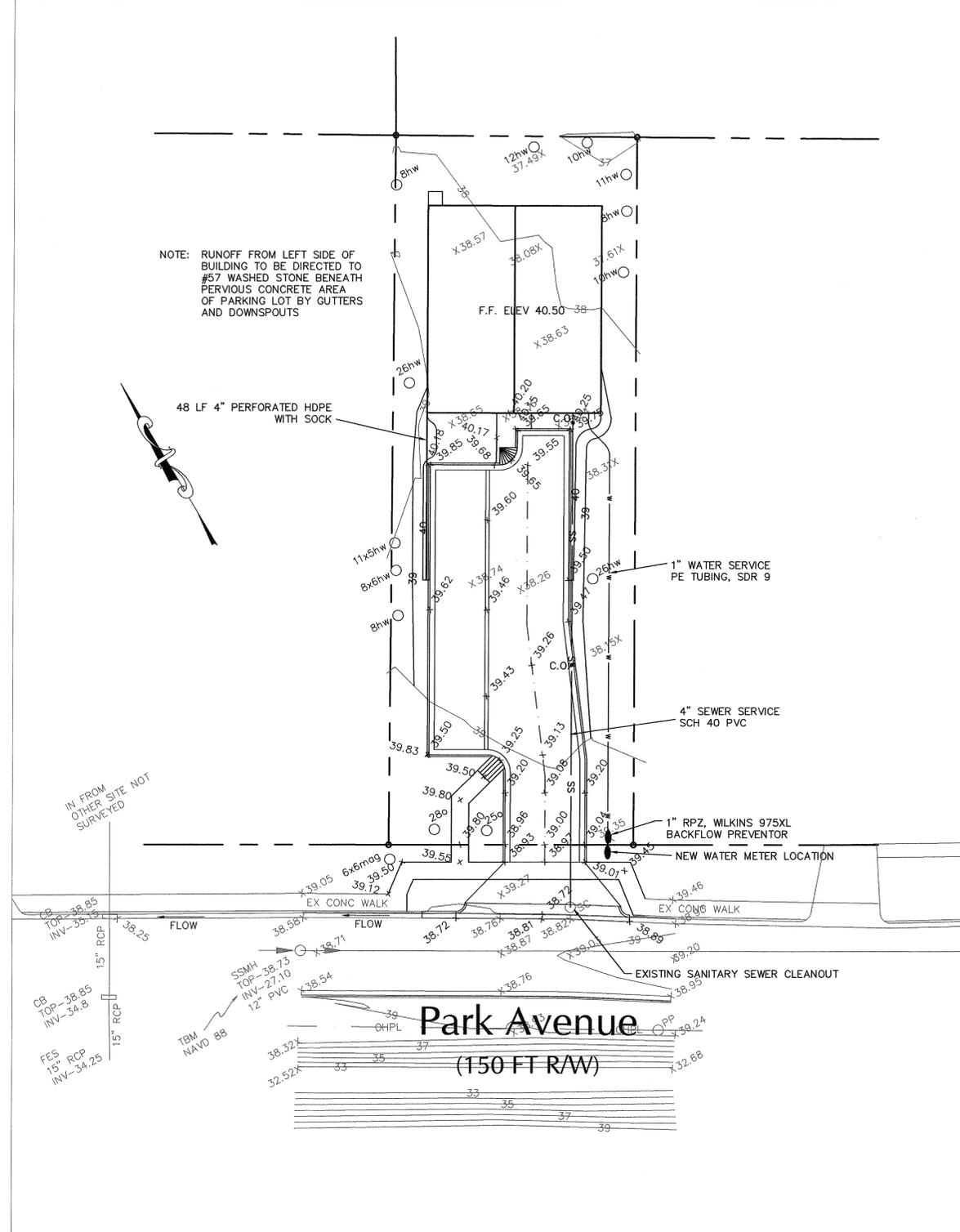


### Park Avenue

### SITE LAYOUT PLAN

**NOTES:**

- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND/N FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS
- ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE
- A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 341-5888 FOR MORE DETAILS.
- ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC DIVISION AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO RECORDING THE FINAL PLAT.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 FORTY EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.



### GRADING PLAN/UTILITY PLAN



**CITY OF WILMINGTON**  
NORTH CAROLINA  
Public Services Engineering Division  
APPROVED DRAINAGE PLAN  
Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
Signed: \_\_\_\_\_

**Approved Construction Plan**  
Name \_\_\_\_\_ Date \_\_\_\_\_  
Planning \_\_\_\_\_  
Traffic \_\_\_\_\_  
Fire \_\_\_\_\_

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



No.	Revision	Date	By

Designer	MNH	Scale	AS SHOWN
Drawn By	MNH	Date	MARCH, 2015
Checked By	MNH	Job No.	

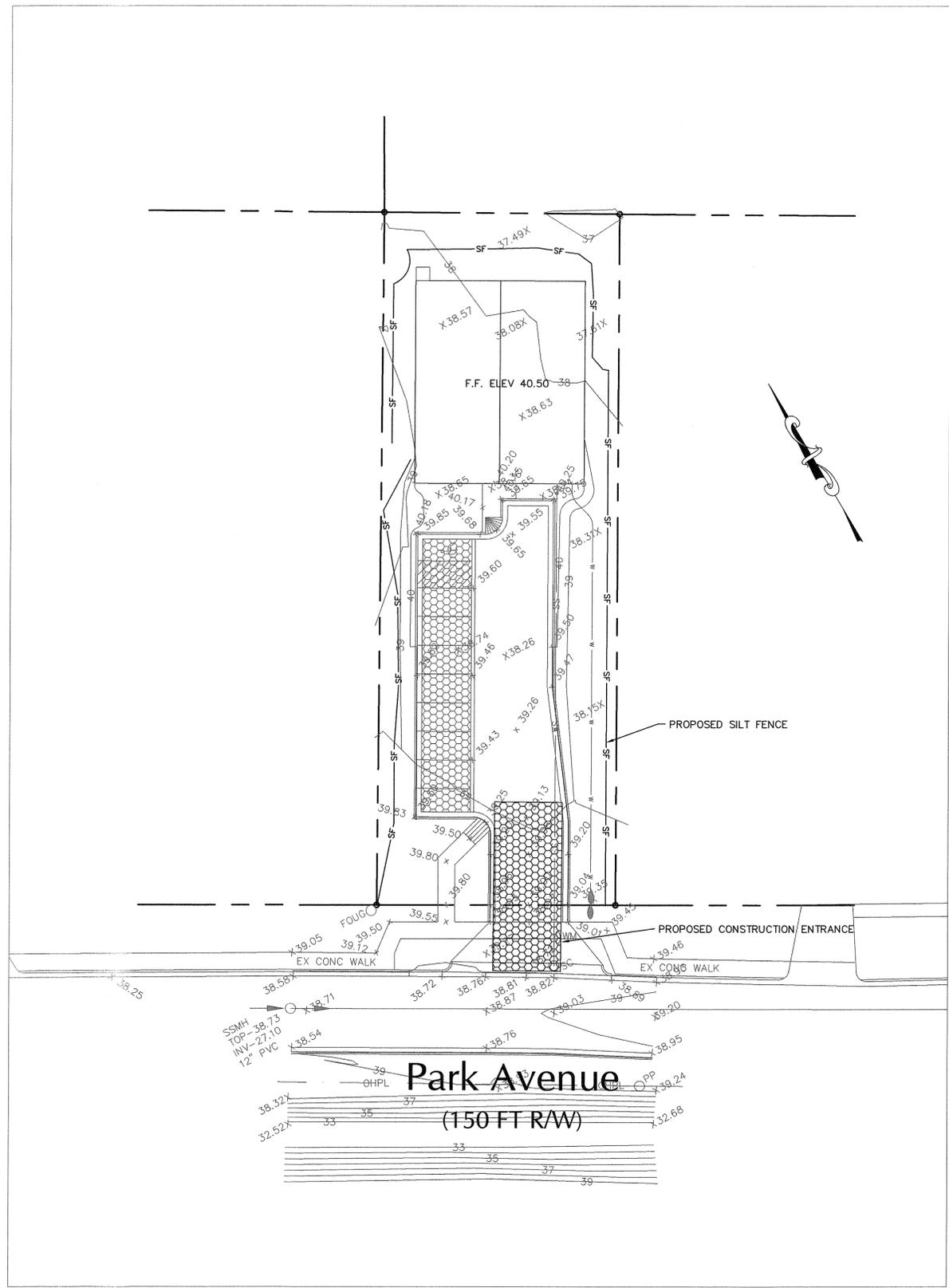
**MAD MAX BUILDING**  
3819 PARK AVENUE  
WILMINGTON NORTH CAROLINA

MADMAX TIDAL POOL INVESTMENT, LLC  
3804-B PARK AVENUE  
WILMINGTON, NC 28403

PORT CITY CONSULTING  
ENGINEERS, PLLC  
6216 STONEBRIDGE ROAD  
WILMINGTON, NC 28409  
910-599-1744 LICENSE No. P-1032

**SITE LAYOUT & GRADING PLAN**

Sheet No.  
**C-3**

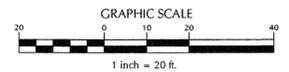


EROSION CONTROL PLAN

  
 CITY OF WILMINGTON  
 NORTH CAROLINA  
 Public Services Engineering Division  
 APPROVED DRAINAGE PLAN  
 Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
 Signed: \_\_\_\_\_

Approved Construction Plan	
Name	Date
Planning _____	_____
Traffic _____	_____
Fire _____	_____

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



No.	Revision	Date	By

Designer	MNH	Scale	AS SHOWN
Drawn By	MNH	Date	MARCH, 2015
Checked By	MNH	Job No.	

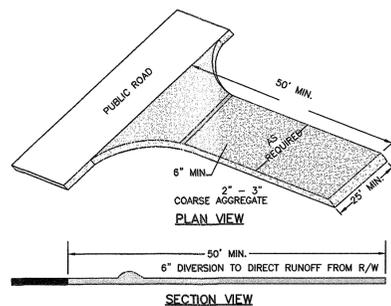
**MAD MAX BUILDING**  
 3819 PARK AVENUE  
 WILMINGTON NORTH CAROLINA

MADMAX TIDAL POOL INVESTMENTS, LLC  
 3804-B PARK AVENUE  
 WILMINGTON, NC 28403

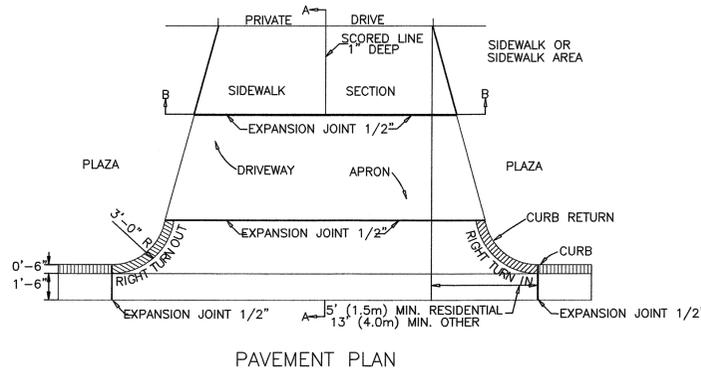
PORT CITY CONSULTING  
 ENGINEERS, PLLC  
 6216 STONEBRIDGE ROAD  
 WILMINGTON, NC 28409  
 910-599-1744 LICENSE No. P-1032

EROSION CONTROL PLAN

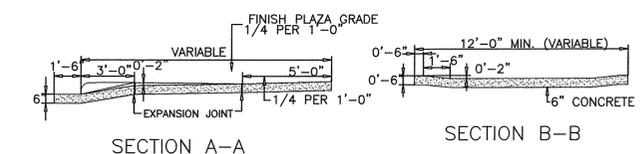
Sheet No.  
**C-4**



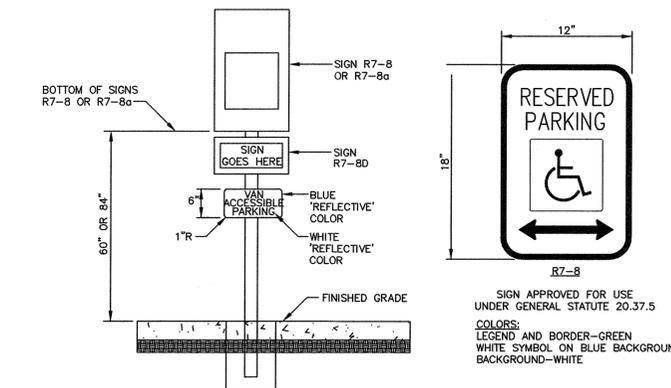
TEMPORARY CONSTRUCTION ENTRANCE  
N.T.S.



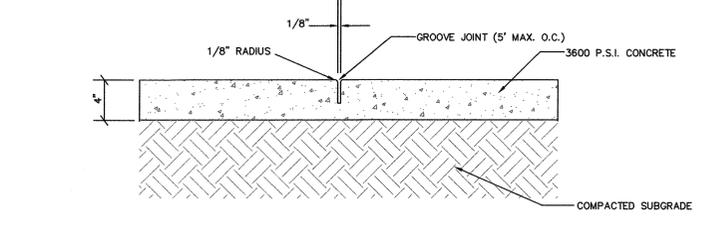
PAVEMENT PLAN



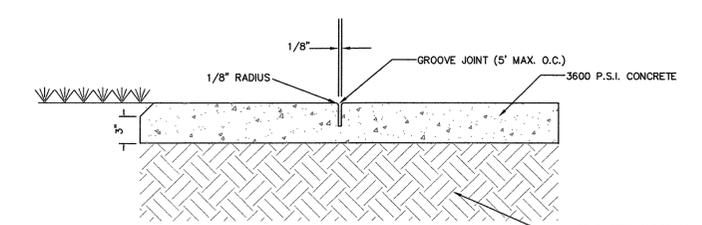
STANDARD DRIVEWAY DETAIL  
SD 8-02  
N.T.S.



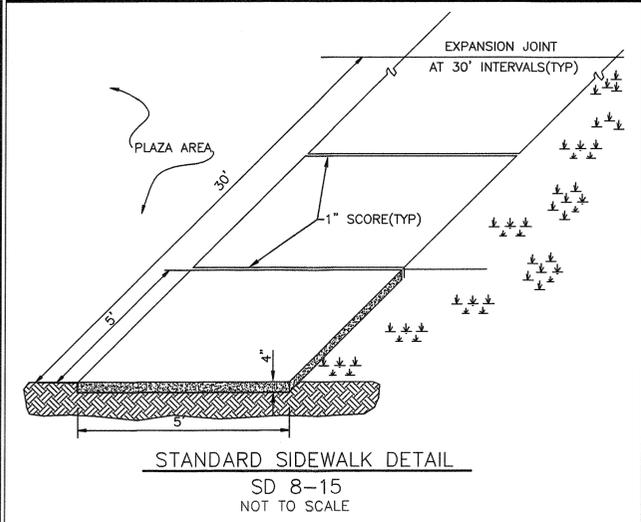
HANDICAP PARKING SIGNAGE  
N.T.S.



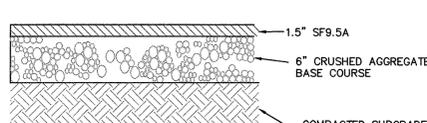
CONCRETE SIDEWALK DETAIL



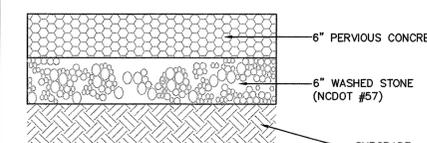
SIDEWALK ADJACENT TO GRASSED AREAS AND PLANTERS



STANDARD SIDEWALK DETAIL  
SD 8-15  
NOT TO SCALE

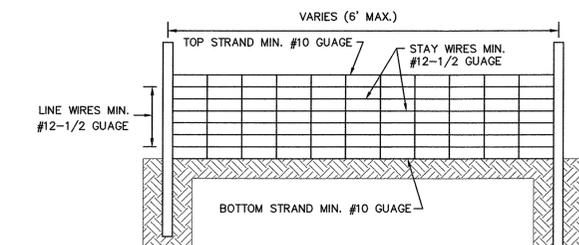


PAVEMENT DETAIL  
N.T.S.



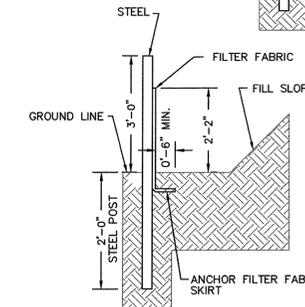
PERVIOUS CONCRETE  
N.T.S.

GENERAL NOTES:  
A GROOVE JOINT 1\"/>

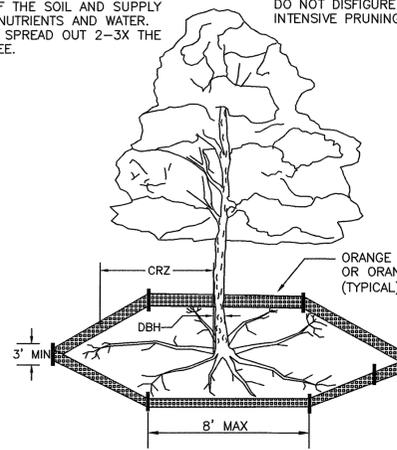


SILT FENCE  
N.T.S.

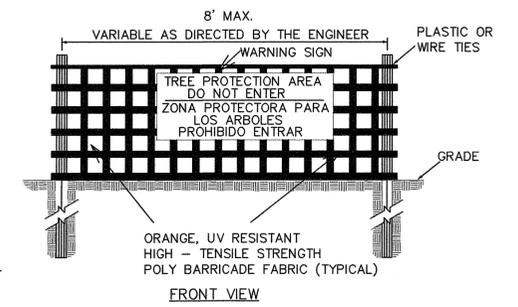
- NOTES:
1. WIRE SHALL BE A MINIMUM OF 32\"/>



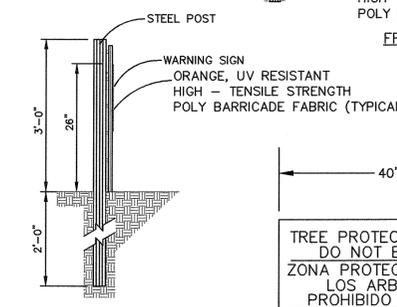
NOTE: THE CRITICAL ROOT ZONE (CRZ) OF A TREE IS WHERE THE MAJORITY OF A TREE'S ROOTS LAY. 85% OF MOST TREE ROOTS ARE FOUND IN THE TOP 24\"/>



- NOTES:
1. PROTECT CRITICAL ROOT ZONE (CRZ) OF TREES PRIOR TO CONSTRUCTION. CLEARLY MARK THE TREES AND ERECT A PROTECTIVE BARRIER AT THE CRZ. BARRIER SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
  2. CRZ RADIUS IS 1 FT PER INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH).
  3. IF CONSTRUCTION OCCURS WITHIN THE CRZ, AT LEAST 12\"/>



FRONT VIEW

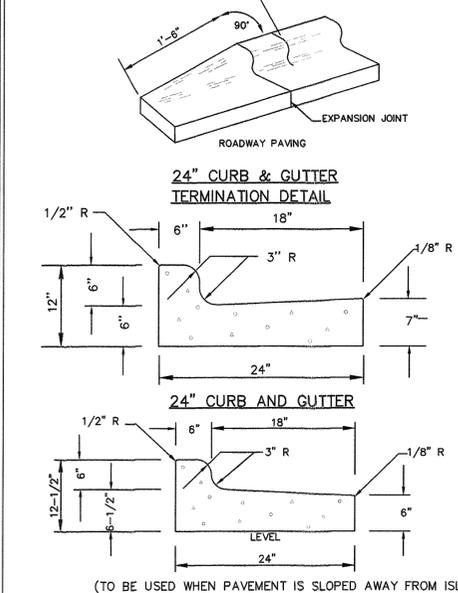


SIDE VIEW

WARNING SIGN DETAIL

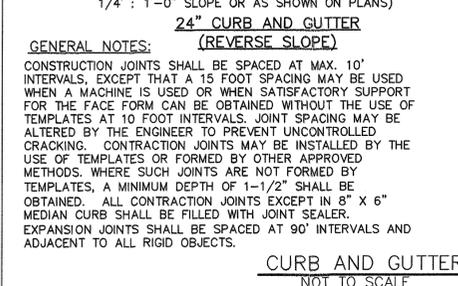
- NOTES:
1. THE TREE PROTECTION FENCING SHALL NOT BE VIOLATED FOR THE ENTIRE DURATION OF THE PROJECT WITHOUT APPROVAL FROM URBAN FORESTRY STAFF.
  2. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE 3\"/>

TREE PROTECTION DURING CONSTRUCTION  
N.T.S.

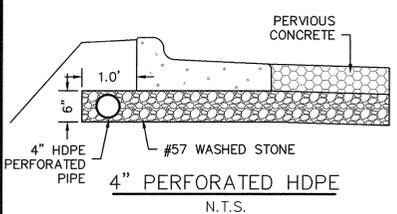
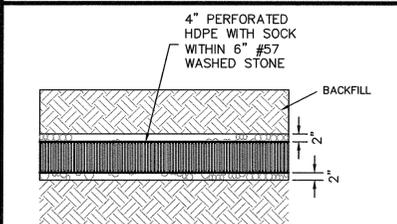


24\"/>

24\"/>



CURB AND GUTTER  
NOT TO SCALE



4\"/>

**CITY OF WILMINGTON**  
NORTH CAROLINA  
Public Services Engineering Division  
APPROVED DRAINAGE PLAN

Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
Signed: \_\_\_\_\_

**Approved Construction Plan**

Name \_\_\_\_\_ Date \_\_\_\_\_  
Planning \_\_\_\_\_  
Traffic \_\_\_\_\_  
Fire \_\_\_\_\_

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

No.	Revision	Date	By

Designer	MNH	Scale	AS SHOWN
Drawn By	MNH	Date	MARCH, 2015
Checked By	MNH	Job No.	

**MAD MAX BUILDING**  
3819 PARK AVENUE  
WILMINGTON NORTH CAROLINA

**MADMAX TIDAL POOL INVESTMENT, LLC**  
3804-B PARK AVENUE  
WILMINGTON, NC 28403

**PORT CITY CONSULTING ENGINEERS, PLLC**  
6216 STONEBRIDGE ROAD  
WILMINGTON, NC 28409  
910-599-1744 LICENSE No. P-1032

**MISCELLANEOUS DETAILS**

Sheet No. **C-5**



PLANT LIST

KEY	NO.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	PLANTING REMARKS
BN	3	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	8-10' / 2.5" CAL.	LG. SHADE TREE
EF	10	EUONYMUS FORTUNEI 'VEGETUS'	EVERGREEN BITTERSWEET	12-15"	FOUNDATION SHRUB
IC	9	ILEX CRENATA 'GOLD TIP HELLER'	JAPANESE HOLLY	12-15" HGT.	SHRUB
IV	22	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	12-15" HGT.	SHRUB
LJ	32	LIGUSTRUM JAPONICUM 'ROUNDIFOLIUM'	WAX-LEAF LIGUSTRUM	36" HGT.	MED. SHRUB

O.C. - "ON CENTER" CAL. - "CALIPER AT 6" ABOVE GRADE" GAL. - "GALLON CONTAINER"

Plant Key

- BN (River Birch)
- EF (Evergreen Bittersweet)
- IC (Japanese Holly)
- IV (Dwarf Yaupon Holly)
- LJ (Wax-leaf Ligustrum)

Landscape Calculations:

	Req'd.	Prov'd.
Park Avenue Primary Streetyard 70 l.f. frontage - 24' driveway = 46 l.f. X 15' (OI-1 District Factor)	828 s.f.	828 s.f.
@ 1 Large shade trees / 600 s.f. @ 6 shrubs / 600 s.f.	1 6	2 (Existing) 13
Parking Area Interior Shading - 4474 s.f. x 20% Shading Min. 75% Lg. Shade/Canopy @ 707 s.f. Max. 25% Sm. Shade/Canopy at 314 s.f.	895 s.f. 1	895+ s.f. 1 Ex. + 2
Parking Area Perimeter - N/A		
Foundation Plantings Front Bldg. Facade - 50 l.f. X 20' facade hgt. X 12%	120 s.f.	138 s.f.
Bufferyard - 10' Alt. w/ Fence along Eastern Property Boundary - 150 l.f. @ 3 Min. 20' High Trees/100 l.f. 2 Row Evergreen Shrubs @ 12' O.C.	5 30	5 30
Pond Perimeter - N/A		
Overall Site - 0.3 ac. ± development area x 15 trees/ac.	5	13+
Mitigation - N/A		

Landscape Notes:

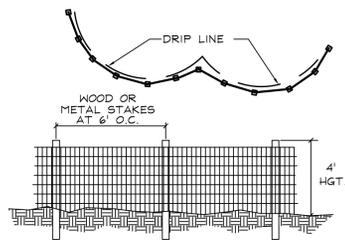
- Key letters refer to Plant List.
- All plants shall meet or exceed the minimum standards set forth in "The American Standard for Nursery Stock" by the American Association of Nurserymen.
- All planting beds shall receive a min. of 4" pine bark mulch.
- All areas disturbed and not specified as mulched planting beds will be grassed. Lawn areas may be seeded with grass.
- Contractor shall use whatever method of tree staking he deems fit. However, he will be held liable for any damages caused to trees by improper staking methods (or absence of staking) and is responsible for uprighting & replanting trees which are blown over.
- Contractor shall warranty all trees & shrubs for a period of one (1) year from the date of final acceptance of the work of the landscape plan.
- If discrepancy or lack of availability is found in the plant species and/or minimum sizes req'd., contractor shall notify Landscape Architect. Authorization will be made for substitutions, as long as the plants follow the original intended form & function.

Additional City requirements:

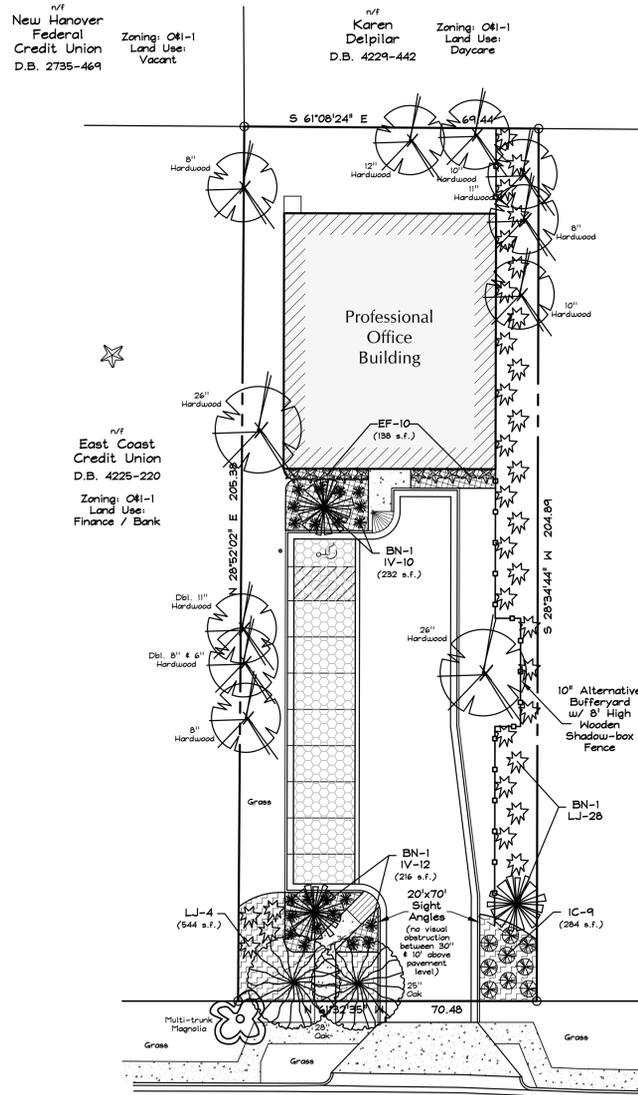
- All plantings shall be curbed or otherwise physically protected from vehicular traffic.
- All planted and retained living material, required to meet the provisions (landscaping) of this section, shall be perpetually protected and maintained to professionally accepted standards by joint and several responsibility of the owner, occupant, tenant, and/or respective agents of the property on which the material is located.

Tree Protection Notes:

- Tree Preservation / Removal Permit is required prior to clearing & land disturbance.
- Prior to any clearing, grading or construction activity, tree protection fencing will be installed around protected trees or groves of trees and no construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.
- Protective fencing is to be maintained throughout the duration of the project. Land clearing and construction contractors shall receive adequate instruction on tree protection requirements and methods.
- Label protective fencing with signs to be placed every 50 linear feet, or at least two (2) per acre, in both English & Spanish "Tree Protection Area: Do Not Enter."

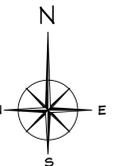


Tree Protection Fence Detail



General Notes:

- New Hanover County Parcel Nos.:  
PIN 313718-31-0098  
[PID 5518-001-001-000]
- Total Tract Area: 14,352 s.f.  
(0.330 Ac. ±)
- Zoning District: OI-1
- CAMA Land Classification: Urban



P.O. Box 7223  
Wilmington, NC 28406  
Tel. 910-620-2374

Design Solutions

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  
Public Services • Engineering Division  
APPROVED DRAINAGE PLAN

Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
Signed: \_\_\_\_\_

Approved Construction Plan

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Planning \_\_\_\_\_  
Traffic \_\_\_\_\_  
Fire \_\_\_\_\_

Project No.: 2014-03  
Scale: 1" = 20'  
Date: 04/22/15

Owner:  
Madmax Tidal Pool Investment, L.L.C.  
3804-B Park Avenue  
Wilmington, NC 28403

Landscape Plan

Property Address: 3819 Park Avenue

# Mad Max Building

Wilmington Township / New Hanover County / North Carolina

Sheet No.  
1  
of 1

C:\Users\kwhart\OneDrive\Documents\14-03\Madmax\Office\kwhart\Plan\Apr22.dwg - Thursday, April 23, 2015 8:34:36 AM - C:\UCS