

DEVELOPMENT PLANS FOR TEMPLE OF ISRAEL CENTER 922 MARKET STREET Wilmington, North Carolina



Coastal Land Design, PLLC
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
NCBELS Firm License No: P-0369
P.O. Box 1172 Wilmington, NC 28402 www.cleng.com Phone: 910-254-9333 Fax: 910-254-0902



OWNER:
Temple of Israel
902 Market Street
Wilmington, NC 28401
Contact: Alfred Schnog
schnog@bellsouth.net

ARCHITECT:
H R Associates
2202 Wrightsville Ave Ste 212
Wilmington, NC 28403
Phone: (910) 343-6008



VICINITY MAP
NORTH
SCALE

INDEX SHEET INDEX	SHEET INDEX
SD-1	EX CONDITIONS/TREE INVENTORY
SD-2	SITE PLAN
SD-3	GRADING & DRAINAGE PLAN
SD-4	SITE DETAILS
L-1	LANDSCAPE PLAN
A2.1	BUILDING ELEVATIONS

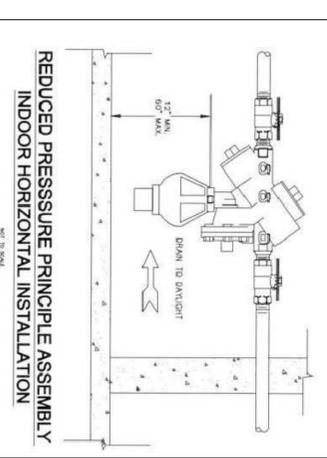
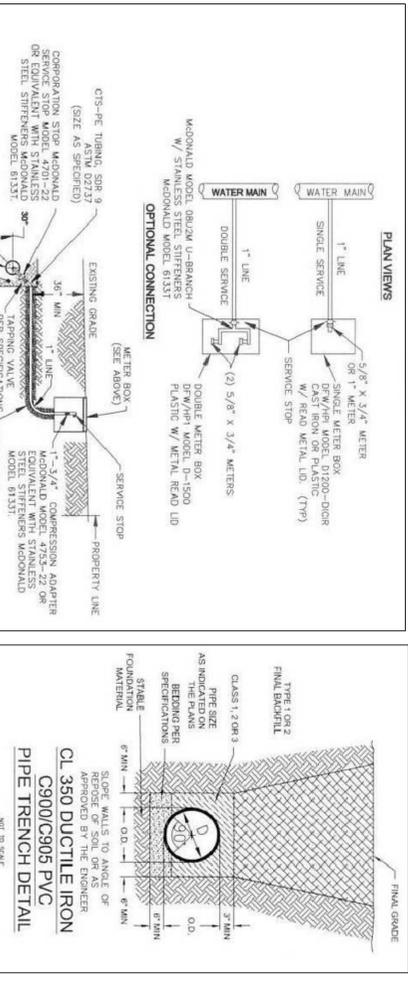
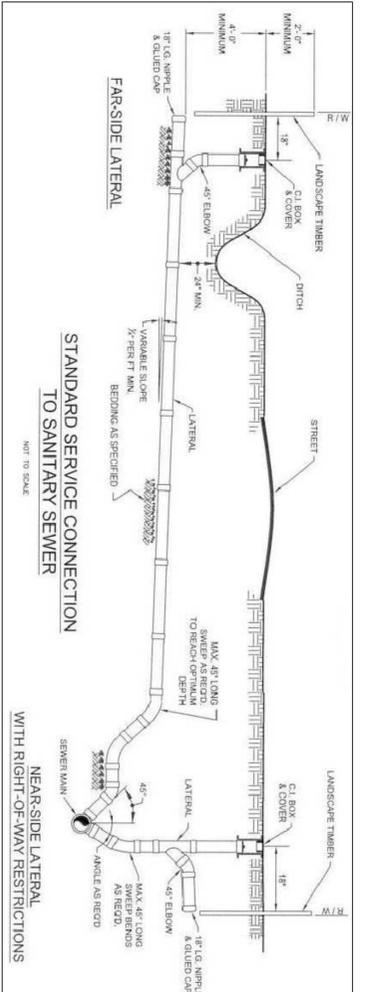
- General Notes:**
- Prior to any clearing, grading, or construction activity, tree protection fencing will be installed around protected trees or groves of trees and no construction workers, materials, or vehicles are permitted within the tree protection fencing.
 - All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards.
 - Once streets are open to traffic, contact Traffic Engineering to request installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.
 - 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.
 - Contact Traffic Engineering at 341-7888 to ensure that all traffic signals facilities and equipment are shown on the plan. Add a note to call Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right-of-way.
 - Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
 - Contact Karen Dixon at 341-7888 to discuss street lighting options.
 - Project shall comply with the CFPUA Cross Connection Control requirements. Water meter(s) cannot be released until all requirements are met and the State has given their Final Approval. Call 332-6419 for information.
 - If the contractor desires CFPUA water for construction he shall apply in advance for this service and must provide a reduced pressure zone (RPZ) backflow prevention device on the developer's side of the water meter box.
 - Any irrigation system supplied by CFPUA water shall comply with the CFPUA's Connection Control regulations. Call 332-6419 for information.
 - Any backflow prevention devices required by the CFPUA will need to be on the list of approved devices for USCFCOCHR or ASSE.
 - A Landscaping Plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and the Parks and Recreation Department for review and approval prior to the recording of the final plat.
 - Permitting of business identification signage is a separate process. NCDOT/City of Wilmington will not allow obstructions within the right of way.
 - 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.
 - All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.

For each open utility cut of City streets a \$925 shall be required from the City prior to occupancy and/or project acceptance.

WILMINGTON
NORTH CAROLINA
Public Service Engineering Division
APPROVED DRAINAGE PLAN
Date: _____ Permit #: _____
Signed: _____

WILMINGTON
NORTH CAROLINA
Approved Construction Plan
Name _____ Date _____
Planning _____
Traffic _____
Fire _____

PROTRAK #2014008



For each open utility cut of City streets, a \$325 permit shall be required from the City Engineer or other authority to occupy or project acceptance.

- GENERAL NOTES:**
1. NO EXCAVATED MATERIAL SHALL BE PLACED IN ANY STREET, DITCH OR DRAINAGE WAY.
 2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION BEGINS.
 3. MEASUREMENTS WHILE CONSTRUCTION IS IN PROGRESS.
 4. THE CONTRACTOR IS RESPONSIBLE FOR STABILIZATION OF ALL DISTURBED AREAS.
 5. THE CONTRACTOR IS RESPONSIBLE FOR LAY DOWN & STORAGE AREAS (TO ARRIVE AND INSURE COMPLIANCE WITH ALL LOCAL AND STATE REGULATIONS).

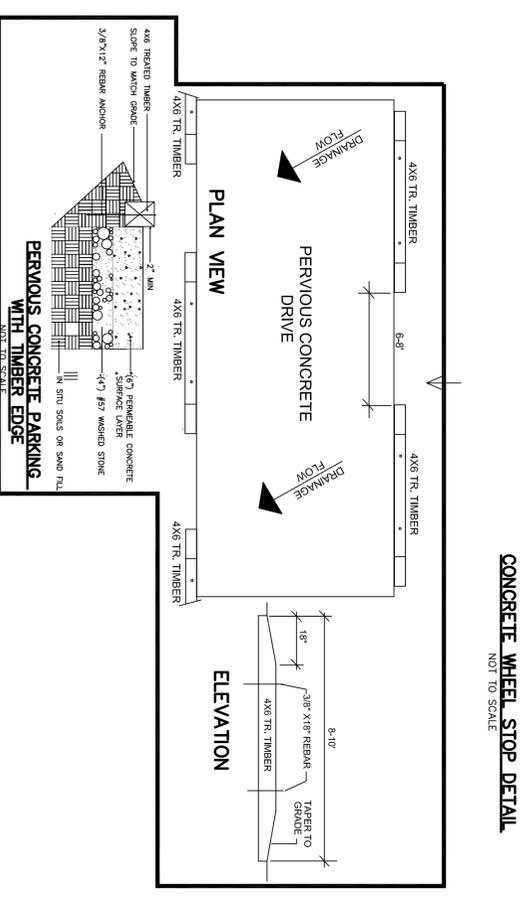
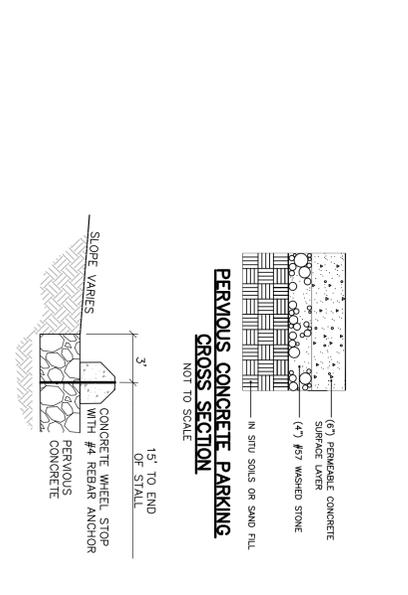
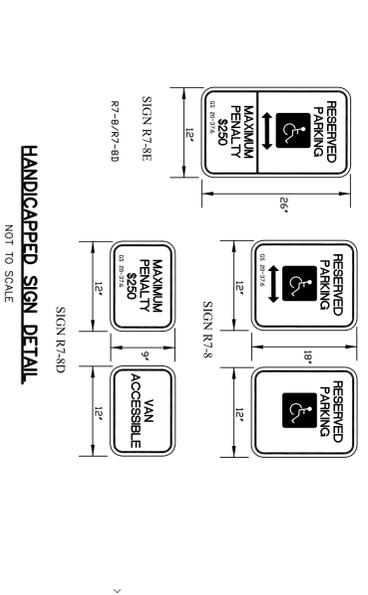
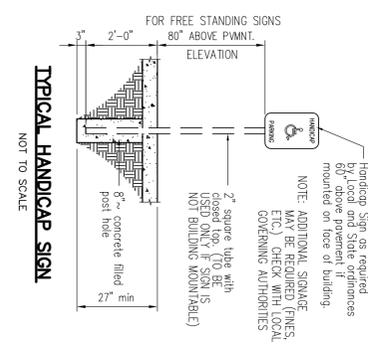
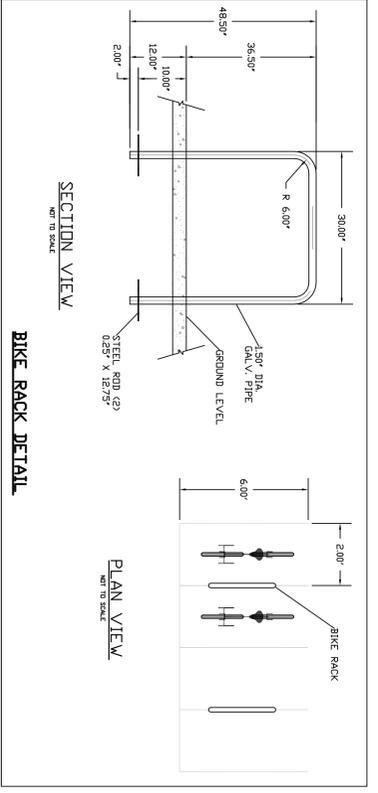
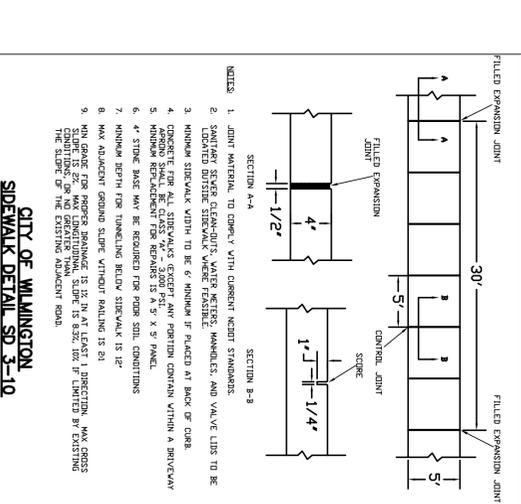
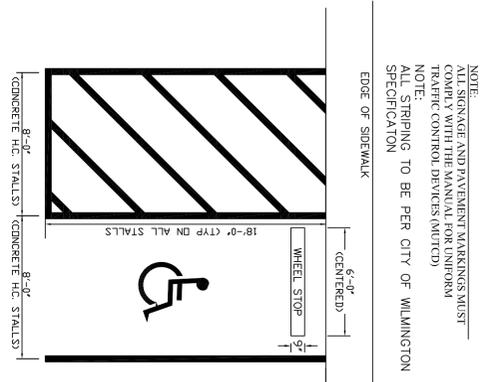
WILMINGTON
Public Services Engineering Division
APPROVED DRAINAGE PLAN

Date: _____
Signed: _____
Permit # _____

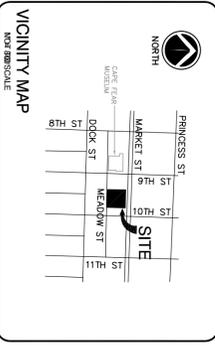
WILMINGTON
Approved Construction Plan

Planning _____
Traffic _____
Fire _____

Date _____
Name _____



- NOTES:**
1. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCOT STANDARDS.
 2. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAVEL ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
 3. CALL TRAFFIC ENGINEERING AT 910-341-7888 FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
 4. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKINGS PRIOR TO ACTUAL STRIPING.
 5. ALL PARKING STALL MARKINGS AND LANE ARROW WITHIN THE PARKING AREAS SHALL BE WHITE.
 6. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 7. STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
 8. TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
 9. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. REQUIRED CUTS SHALL BE NOTED ON THE PLAN AND THE CUT CONTRACTED AT 910-341-7888 FOR DETAILS. IN CERTAIN CASES, AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
 10. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 11. CONTACT KAREN DIXON AT 910-341-7888 TO DISCUSS STREET LIGHT OPTIONS.
 12. CONTRACTOR SHALL MAINTAIN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
 13. NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
 14. CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING, OR GRADING.



LEGEND

REV.#	DESCRIPTION	DATE
1	CITY REVIEW RESPONSES	3/28/14
2	2ND PROTRAK REVIEW	3/28/14
1	CITY REVIEW RESPONSES	3/17/14
1	1ST PROTRAK REVIEW	3/17/14

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

OWNER:
Temple Of Israel
1 South 4th Street
Wilmington, NC 28401

Coastal Land Design, PLLC
Land Planning/Construction Management
1000 S. 1st Street, Suite 100
Wilmington, NC 28402
Phone: 910-254-6533
Fax: 910-254-6092

Temple of Israel Center

DETAILS

147-01

SD-4

NOW OR FORMERLY
 F&W PARTNERSHIP
 BOOK 984 PAGE 1893
 ZONING OAK
 LAND USE: OFFICE
 EXISTING 8' SIDEWALK

NOW OR FORMERLY
 F&W PARTNERSHIP LLC
 BOOK 984 PAGE 1893
 ZONING OAK
 LAND USE: OFFICE
 EXISTING 8' SIDEWALK

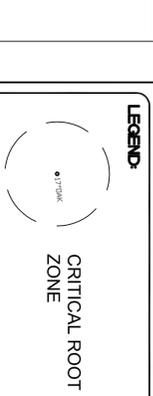
NOW OR FORMERLY
 R&R CO. WILMINGTON LLC
 BOOK 4385 PAGE 0888
 ZONING CO REPAIR
 LAND USE: AUTO REPAIR

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



WILMINGTON
 Public Service Engineering Division
 APPROVED DRAINAGE PLAN
 Date: _____ Permit #: _____
 Signed: _____

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



ALL TREES TO BE REMOVED ARE WITHIN THE CONSTRUCTION LIMIT AND/OR IN POOR HEALTH. SITE MEETING WITH CITY ARBORIST 1/27/14

TREE REMOVAL

- 45" SYCAMORE
- 43" SYCAMORE
- 9" OAK
- 9" OAK
- 9" GUM

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

OWNER:
 Temple of Israel
 1 South 4th Street
 Wilmington, NC 28401

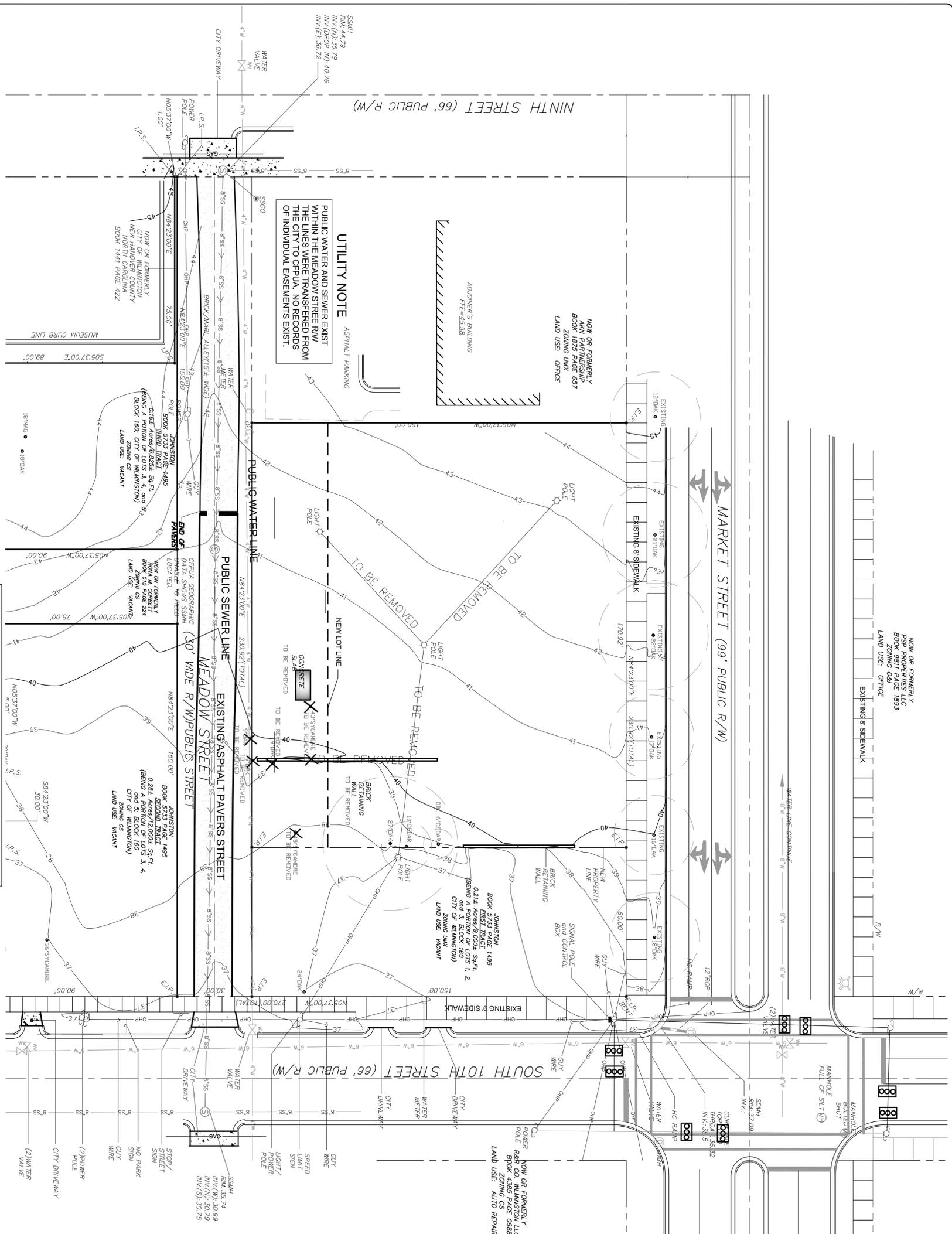
Coastal Land Design, PLLC
 Land Planning / Construction Management
 NCBELS Firm License No. P4899
 P.O. Box 1172 Wilmington, NC 28402 www.cldesign.com Phone 910-254-8588 Fax 910-254-0082

DRAMA: J. Petroff
PROJECT: 147-01
DESIGN: F. Broxton
NUMBER: 1
SCALE: 1" = 20'
APPROVED: J. F. Broxton
DATE: 4 Feb 14
FILE NAME: 1

Temple of Israel Center

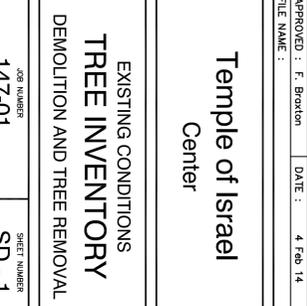
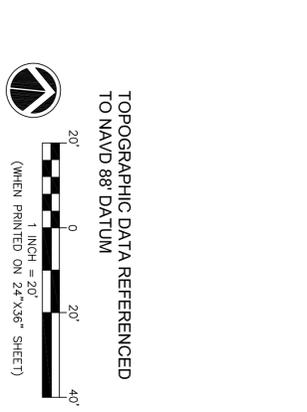
EXISTING CONDITIONS TREE INVENTORY DEMOLITION AND TREE REMOVAL

JOB NUMBER 147-01 SHEET NUMBER SD - 1



GENERAL UTILITY NOTE:
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS FROM THE UTILITY COMPANY AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS EXISTING UTILITIES. ANY CONFLICTS SHALL BE BROUGHT TO THE OWNERS AND ENGINEERS' ATTENTION IMMEDIATELY.

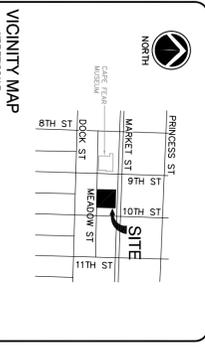
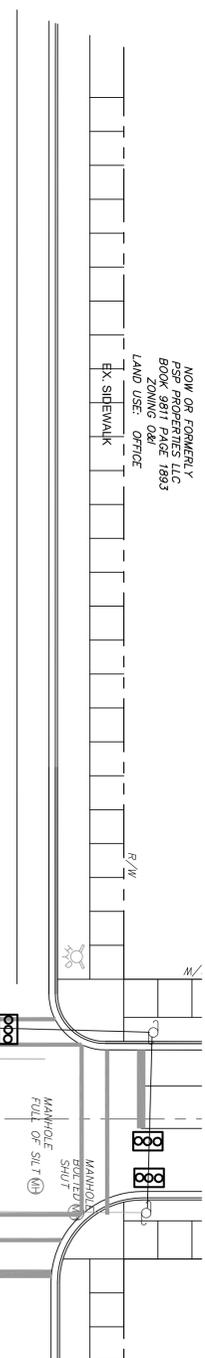
GENERAL NOTES:
 SURVEY PROVIDED BY UNDERWOOD AND ASSOCIATES, WILMINGTON NC



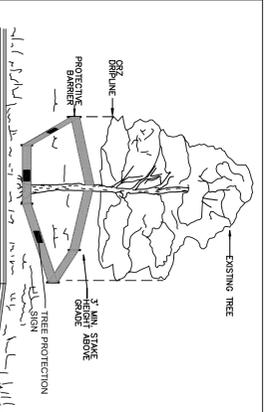
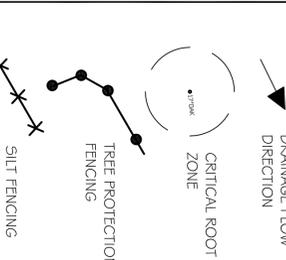
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

NOW OR FORMERLY PSP PROPERTIES LLC
BOOK 9811 PAGE 1893
LAND USE: OFFICE

NOW OR FORMERLY EX SIDEWALK



LEGEND



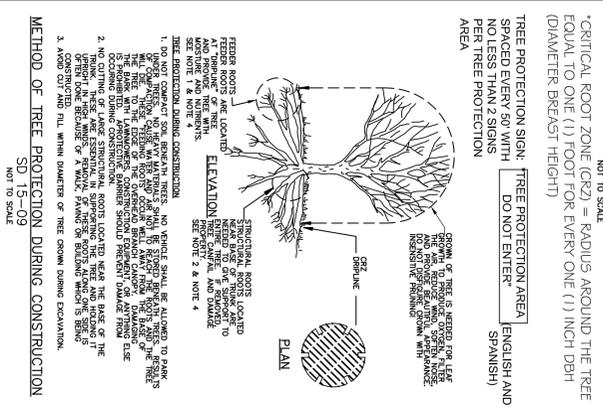
NOTE: TO BE SAVED WILL BE CLEARLY MARKED PRIOR TO CONSTRUCTION AND A PROTECTIVE BARRIER IS TO BE INSTALLED AT THE DRAINAGE PROTECTION LINE - THE LINE OF THE OUTSIDE FENCING THE TREE EXTENDING OUT TO THE PERIPHERY OF THE CRITICAL ROOT ZONE.

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

*CRITICAL ROOT ZONE (CRZ) = RADIUS AROUND THE TREE EQUAL TO ONE (1) FOOT FOR EVERY ONE (1) INCH DBH (DIAMETER BREAST HEIGHT)

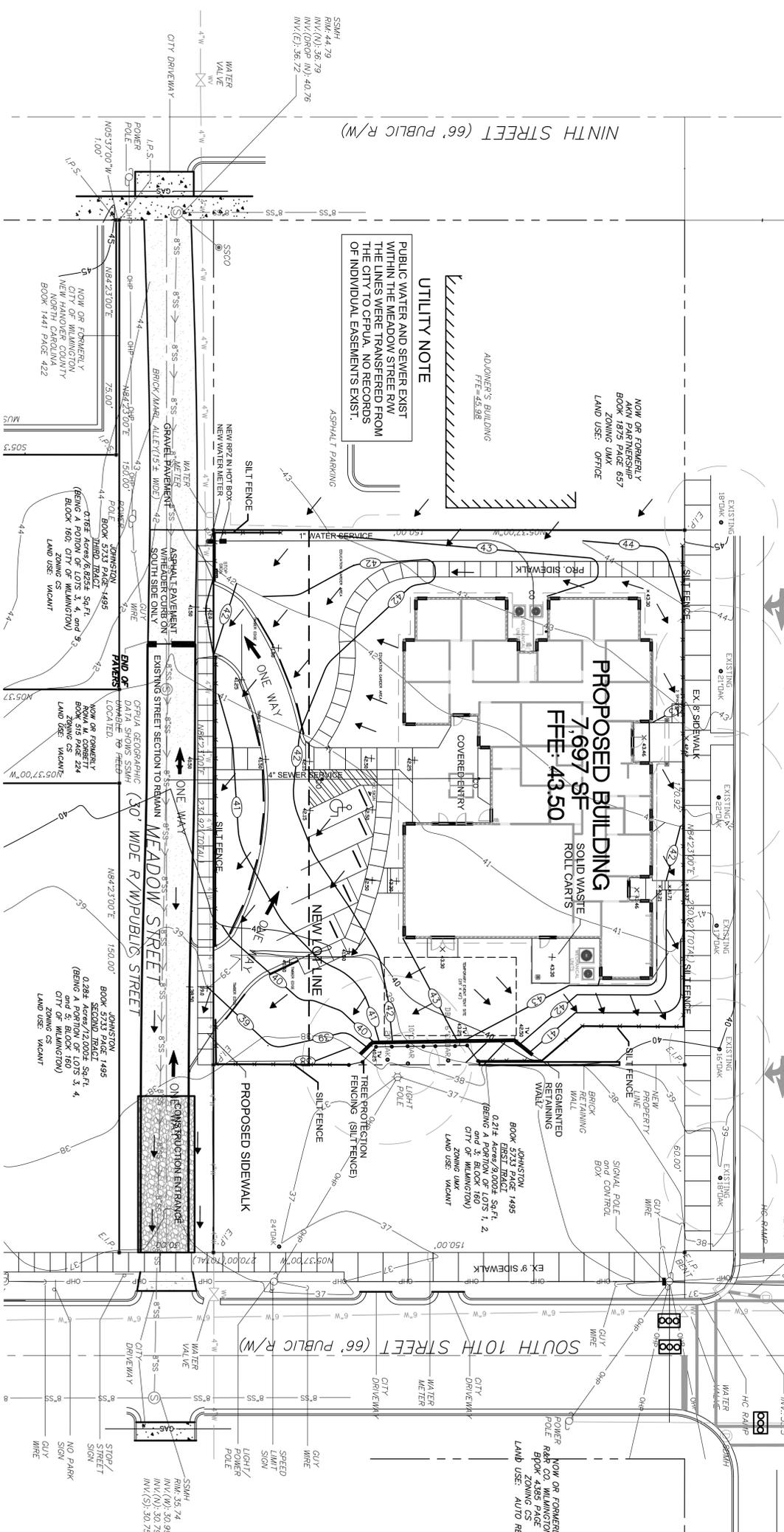
TREE PROTECTION SIGN - (ENGLISH AND SPANISH)
DO NOT ENTER

TREE PROTECTION AREA
NO LESS THAN 2 SIGNS PER TREE PROTECTION AREA



METHOD OF TREE PROTECTION DURING CONSTRUCTION
NOT TO SCALE

1. TREE PROTECTION LINE CONSTRUCTION: TO PROTECT SHALL BE PLACED TO AROUND THE TREE TRUNK. THE PROTECTIVE BARRIER SHALL BE CLEARLY MARKED PRIOR TO CONSTRUCTION AND A PROTECTIVE BARRIER IS TO BE INSTALLED AT THE DRAINAGE PROTECTION LINE - THE LINE OF THE OUTSIDE FENCING THE TREE EXTENDING OUT TO THE PERIPHERY OF THE CRITICAL ROOT ZONE.
2. TREE PROTECTION SIGN: (ENGLISH AND SPANISH) DO NOT ENTER
3. A SIGN SHALL BE PLACED AT THE DRAINAGE PROTECTION LINE - THE LINE OF THE OUTSIDE FENCING THE TREE EXTENDING OUT TO THE PERIPHERY OF THE CRITICAL ROOT ZONE.

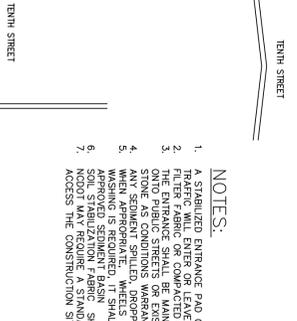
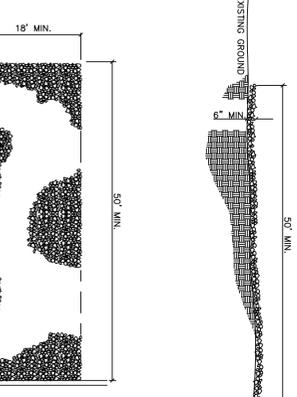
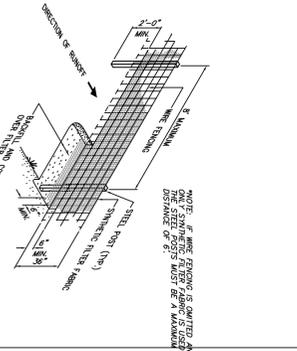


UTILITY NOTE

PUBLIC WATER AND SEWER EXIST WITHIN THE MEADOW STREET ROW. THE LINES WERE TRANSFERRED FROM THE CITY TO CFPA. NO RECORDS OF INDIVIDUAL EASEMENTS EXIST.

SEDIMENT FENCE CONSTRUCTION SPECIFICATIONS:

- (1) SILT FENCE IS TO BE TRENCHED IN WITH TRENCHING MACHINE IN ORDER TO HAVE THE MINIMUM AREA OF DISTURBANCE (NON-EVASIVE) UPON THE EXISTING SURFACE.
- (2) HEIGHT OF SEDIMENT FENCE IS NOT TO EXCEED 18" ABOVE THE GROUND SURFACE.
- (3) SURFACE TO BE CONSTRUCTED FROM CONTINUOUS ROLL OUT 30' LENGTH NONWOVEN GEOTEXTILES ARE NECESSARY. FILTER CLOTH IS TO BE SECURELY FASTENED TO SUPPORT POSTS WITH OVERLAP TO THE NEXT POST.
- (4) POSTS ARE TO BE SUPPORTED BY WIRE MESH FASTENED SECURELY TO THE UPGRADE SIDE OF THE POSTS USING HEAVY DUTY STRIPES AT LEAST 1" LONG ON THE WIRE. EXTEND WIRE MESH SUPPORT TO THE BOTTOM OF A MAXIMUM OF 8' STAKE SPACING IS ALLOWED WHEN WIRE MESH SUPPORT IS USED. SUPPORT POSTS SHOULD BE DRIVEN SECURELY INTO THE GROUND A DISTANCE OF AT LEAST 18" - POST SPACES DOES NOT REQUIRE TO POSTS.
- (5) TRENCH APPROXIMATELY 4" WIDE AND 6" DEEP ALONG THE FILTER FABRIC.
- (6) EXPOSED ENDPOSTS AND HANGERS FROM THE BARRIER WIRE MESH SUPPORT FENCE STABLE OR GRAVEL PLACED OVER THE FILTER FABRIC.
- (7) DO NOT ATTACH FILTER FABRIC TO EXISTING TREES.
- (8) DO NOT ATTACH FILTER FABRIC TO EXISTING TREES.
- (9) DO NOT ATTACH FILTER FABRIC TO EXISTING TREES.



CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

NOTES:

1. A STABILIZED ENTRANCE PAD OF # 4 STONE SHALL BE LOCATED WHERE STREET.
2. FILTER FABRIC OR COMPACTED CRUISER RUN STONE MAY BE USED AS A BASE FOR THE CONSTRUCTION ENTRANCE.
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT STONE AS CONDITIONS WARRANT AND REPAIR OR CLEANOUT OF ANY DEVICES USED TO TRAP SEDIMENT.
4. ANY SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.
5. WASHING IS REQUIRED IN SMALL BE DRINK AND ARE STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN SHALL BE USED.
6. APPROVED SEDIMENT BASIN SHALL BE USED.
7. APPROVED SEDIMENT BASIN SHALL BE USED.
8. APPROVED SEDIMENT BASIN SHALL BE USED.
9. APPROVED SEDIMENT BASIN SHALL BE USED.

TOPOGRAPHIC DATA REFERENCED TO NAVD 88 DATUM

SURVEY PROVIDED BY UNDERWOOD AND ASSOCIATES, WILMINGTON NC

WILMINGTON
Public Service Engineering Division
APPROVED DRAINAGE PLAN

Approved Construction Plan

Name: _____ Date: _____

Planning: _____
Traffic: _____
Fire: _____

GENERAL UTILITY NOTE:

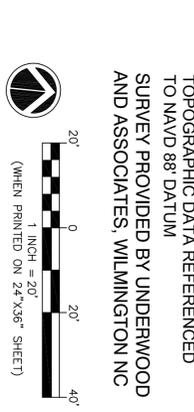
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SEDIMENTATION & EROSION CONTROL DEVICES INCLUDED

CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

TOPOGRAPHIC DATA REFERENCED TO NAVD 88 DATUM

SURVEY PROVIDED BY UNDERWOOD AND ASSOCIATES, WILMINGTON NC



OWNER:
Temple of Israel
1 South 4th Street
Wilmington, NC 28401

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

Coastal Land Design, PLLC
Land Planning/Construction Management
1000 S. 1st Street, Suite 200
Wilmington, NC 28402
www.cldesign.com
Phone: 910-254-6533
Fax: 910-254-6082

PROJECT: 147-01
DATE: 4 Feb 14

REV.#	DESCRIPTION	DATE
1	CITY REVIEW RESPONSES	3/28/14
2	2ND PROTRAK REVIEW	3/28/14
3	CITY REVIEW RESPONSES	3/24/14
4	1ST PROTRAK REVIEW	3/14/14

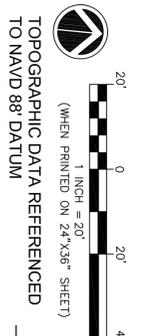
DRAINAGE NOTES:

- CONVEYANCE: SHEET FLOW
- IMPERVIOUS: 120 SF
- EXISTING: 9,828 SF
- PROPOSED: 9,828 SF
- 9,571 SF SIDEWALK
- 257 SF SIDEWALK
- PERVIOUS PAVEMENT:
- PROPOSED: 4,107 SF
- 3,148 SF DRIVEWAY/PARKING
- 969 SF SIDEWALK
- PERVIOUS PAVEMENT TO BE PERVIOUS CONCRETE
- APPROX. DISTURBANCE 23,400 SF

DRAINAGE DATA REFERENCED TO NAVD 88 DATUM

SURVEY PROVIDED BY UNDERWOOD AND ASSOCIATES, WILMINGTON NC

JOB NUMBER: 147-01
SHEET NUMBER: SD-3

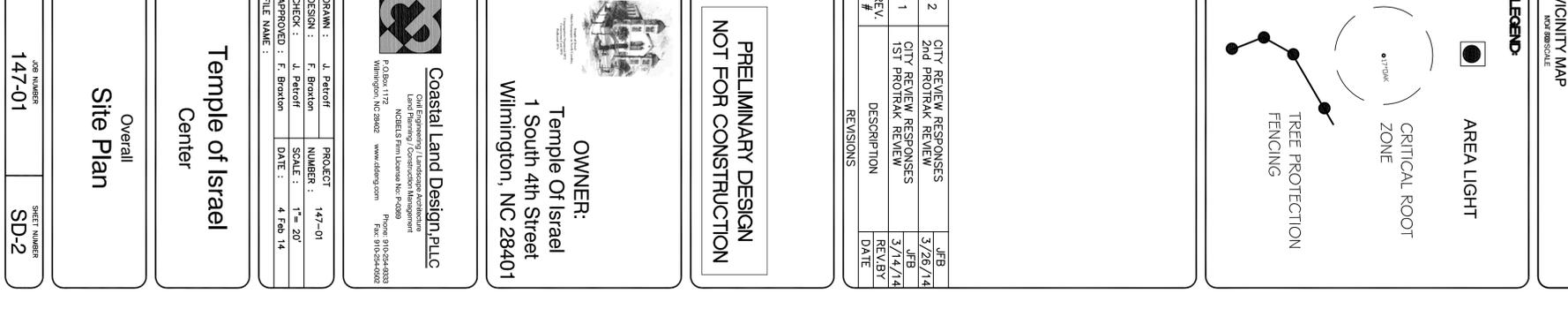
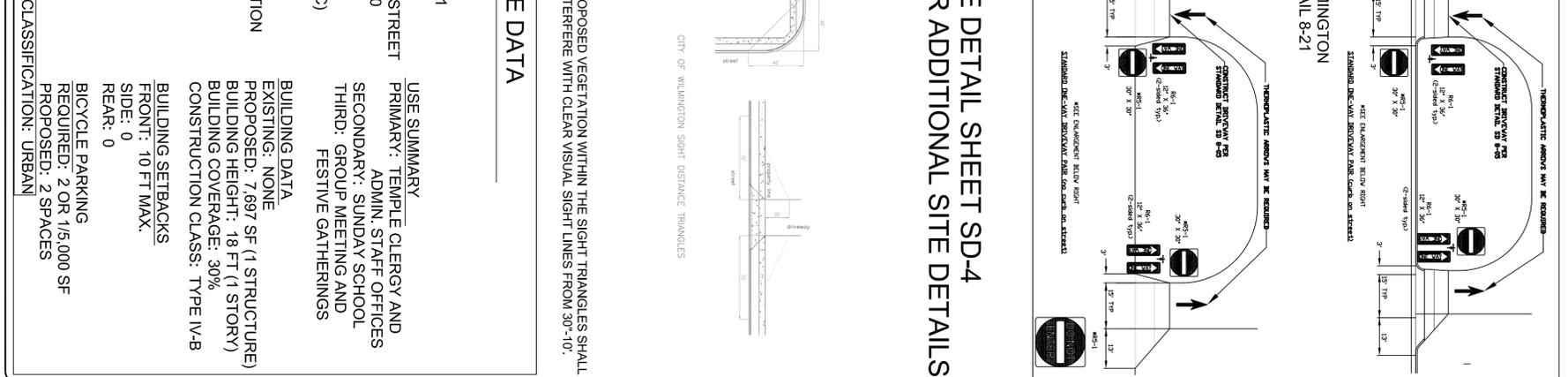
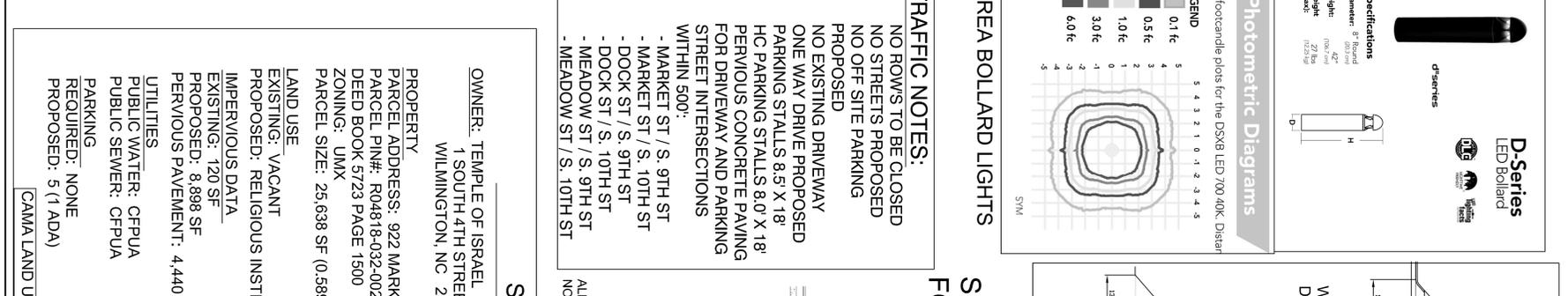
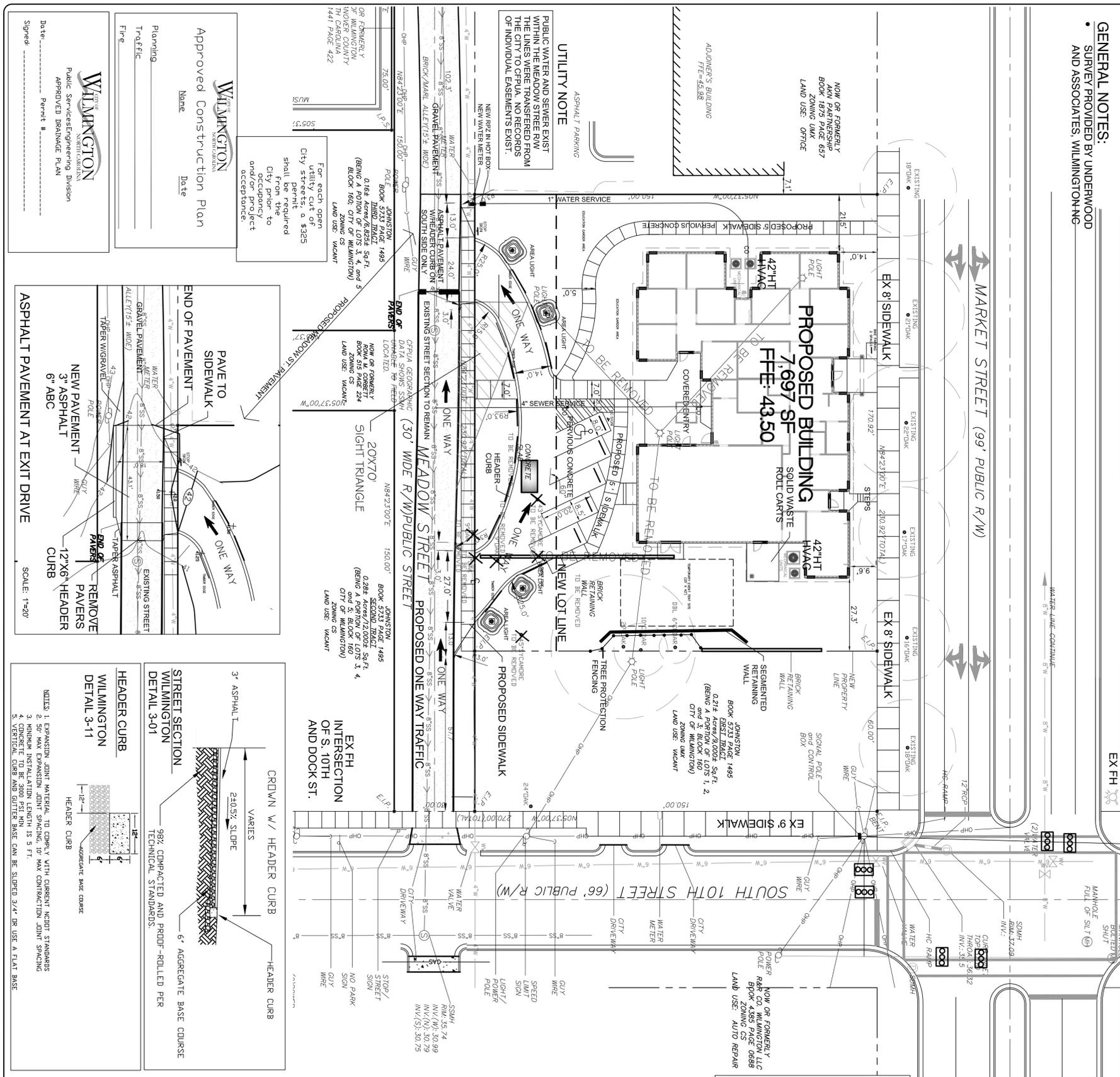


GENERAL NOTES:
 SURVEY PROVIDED BY UNDERWOOD AND ASSOCIATES, WILMINGTON, NC

GENERAL NOTES:
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TOPOGRAPHIC DATA REFERENCED TO NAVD 88 DATUM

GENERAL NOTES:
 NOW OR FORMERLY AKA PARTNERSHIP BOOK 1873 PAGE 697 ZONING O&I LAND USE: 0770C



TRAFFIC NOTES:

- NO ROWS TO BE CLOSED
- NO STREETS PROPOSED
- NO OFF SITE PARKING
- PROPOSED NO EXISTING DRIVEWAY
- ONE WAY DRIVE PROPOSED
- PARKING STALLS 8.5' X 18'
- HC PARKING STALLS 8.0' X 18'
- PERVIOUS CONCRETE PAVING FOR DRIVEWAY AND PARKING STREET INTERSECTIONS
- WITHIN 500':
 - MARKET ST / S. 9TH ST
 - MARKET ST / S. 10TH ST
 - DOCK ST / S. 9TH ST
 - MEADOW ST / S. 10TH ST

AREA BOLLARD LIGHTS

SEE DETAIL SHEET SD-4 FOR ADDITIONAL SITE DETAILS

AREA BOLLARD LIGHTS

TRAFFIC NOTES:

AREA BOLLARD LIGHTS

SEE DETAIL SHEET SD-4 FOR ADDITIONAL SITE DETAILS

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