

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
NOBELS Firm License No: P-0369

P.O. Box 1172 Phone: 910-254-9333
Wilmington, NC 28402 www.cldeng.com Fax: 910-254-0502



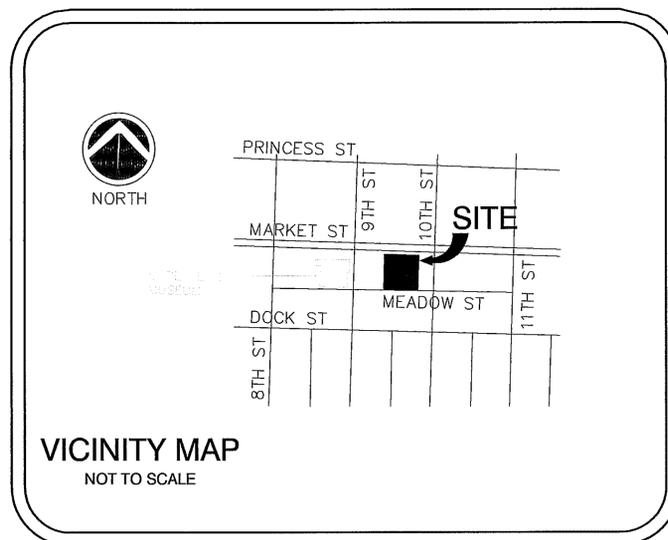
OWNER:

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



SHEET INDEX	
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:

1. 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.
2. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards.
3. 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.
4. 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.
5. 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.
6. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
7. Contact Karen Dixon at 341-7888 to discuss street lighting options.
8. Project shall comply with the CFPWA 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.
9. If the contractor desires CFPWA 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.
10. Any irrigation system supplied by CFPWA water shall comply with the CFPWA's Connection Control regulations. Call 332-6419 for information.
11. Any backflow prevention devices required by the CFPWA will need to be on the list of approved devices for USCFCCHHR or ASSE.
12. 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.
13. Permitting of business identification signage is a separate process. NCDOT/City of Wilmington will not allow obstructions within the right of way.
14. 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.
15. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.

City of WILMINGTON
NORTH CAROLINA
Public Services Engineering Division
APPROVED DRAINAGE PLAN

Date: 6/2/14 Permit # 2014019
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.

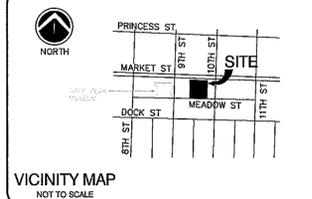
City of WILMINGTON
NORTH CAROLINA
Approved Construction Plan

Name	Date
Planning <u>[Signature]</u>	<u>6-2-14</u>
Traffic <u>[Signature]</u>	<u>6-3-14</u>
Fire <u>[Signature]</u>	<u>5-30-14</u>

PROTRAK #2014008

NOW OR FORMERLY
PSP PROPERTIES LLC
BOOK 9811 PAGE 1893
ZONING O&I
LAND USE: OFFICE

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



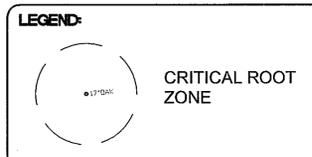
WILMINGTON
NORTH CAROLINA
Public Services Engineering Division
APPROVED DRAINAGE PLAN

Date: 6/2/14 Permit #: 2014015
Signed: [Signature]

WILMINGTON
NORTH CAROLINA
Approved Construction Plan

Name: [Blank] Date: [Blank]

Planning: [Signature] 6-2-14
Traffic: [Signature] 6-3-14
Fire: [Signature] 5-30-14

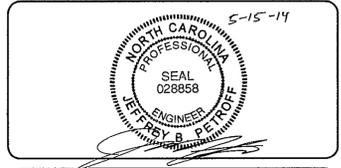


TREE REMOVAL

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

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

2	CITY REVIEW RESPONSES 2nd PROTRAK REVIEW	JFB 3/26/14
1	CITY REVIEW RESPONSES 1ST PROTRAK REVIEW	JFB 3/14/14
REV. #	DESCRIPTION	REV. BY DATE
	REVISIONS	



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

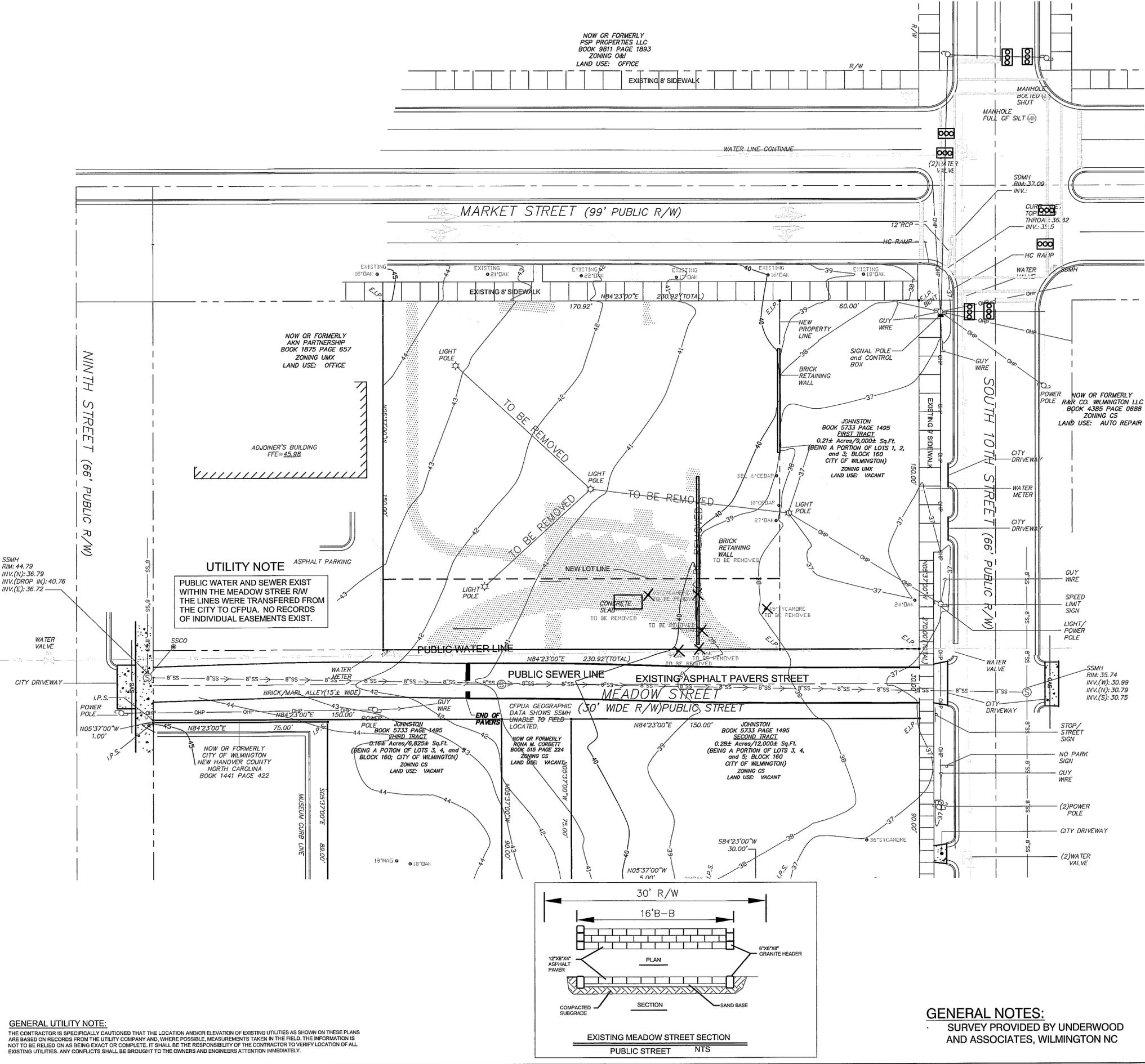
Coastal Land Design, PLLC
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
NCBELS Firm License No. P-0889
P.O. Box 1172 Wilmington, NC 28402 www.cldsg.com Phone: 910-254-9333 Fax: 910-254-6902

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

Temple of Israel Center

EXISTING CONDITIONS
TREE INVENTORY
DEMOLITION AND TREE REMOVAL

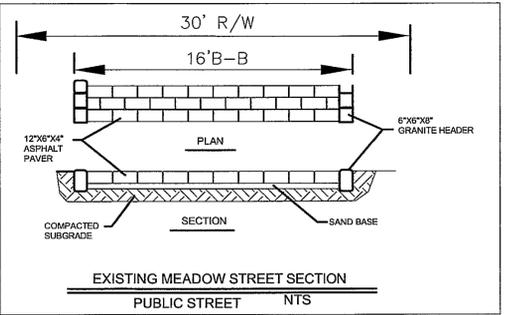
JOB NUMBER 147-01	SHEET NUMBER SD - 1
----------------------	------------------------



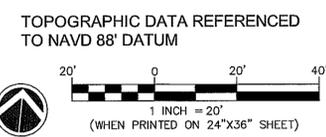
UTILITY NOTE
PUBLIC WATER AND SEWER EXIST WITHIN THE MEADOW STREET R/W THE LINES WERE TRANSFERRED FROM THE CITY TO CFPUA. NO RECORDS OF INDIVIDUAL EASEMENTS EXIST.

SSMH RIM: 44.79
INV.(N): 36.79
INV.(DROP IN): 40.76
INV.(E): 36.72

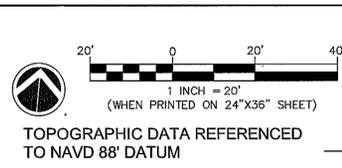
SSMH RIM: 35.74
INV.(W): 30.99
INV.(N): 30.79
INV.(S): 30.75



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



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 NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. ANY CONFLICTS SHALL BE BROUGHT TO THE OWNERS AND ENGINEERS ATTENTION IMMEDIATELY.

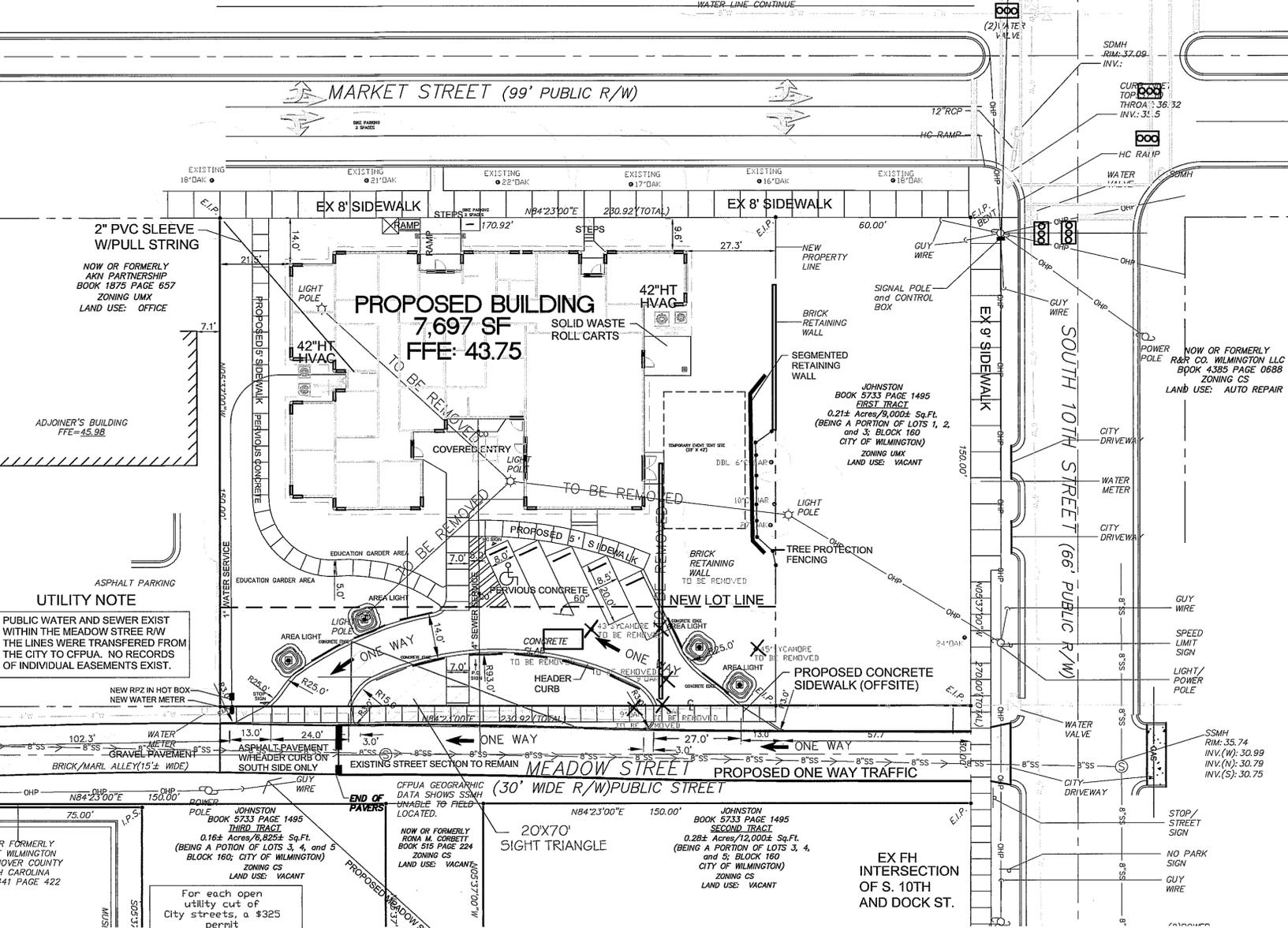


GENERAL UTILITY NOTE:
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS FROM THE UTILITY COMPANY AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. ANY CONFLICTS SHALL BE BROUGHT TO THE OWNERS AND ENGINEERS ATTENTION IMMEDIATELY.

NOW OR FORMERLY
 PSP PROPERTIES LLC
 BOOK 9811 PAGE 189.3
 ZONING O&M
 LAND USE: OFFICE

GENERAL NOTES:

- SURVEY PROVIDED BY UNDERWOOD AND ASSOCIATES, WILMINGTON-NC



UTILITY NOTE
 PUBLIC WATER AND SEWER EXIST WITHIN THE MEADOW STREET R/W. THE LINES WERE TRANSFERRED FROM THE CITY TO CFPUA. NO RECORDS OF INDIVIDUAL EASEMENTS EXIST.

NEW RPZ IN HOT BOX NEW WATER METER

FOR EACH OPEN UTILITY CUT OF CITY STREETS, A \$325 PERMIT SHALL BE REQUIRED FROM THE CITY PRIOR TO OCCUPANCY AND/OR PROJECT ACCEPTANCE.

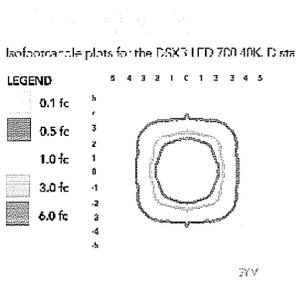
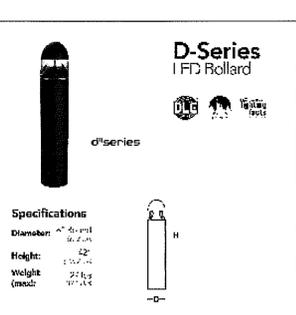
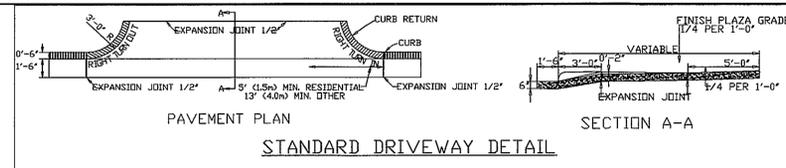
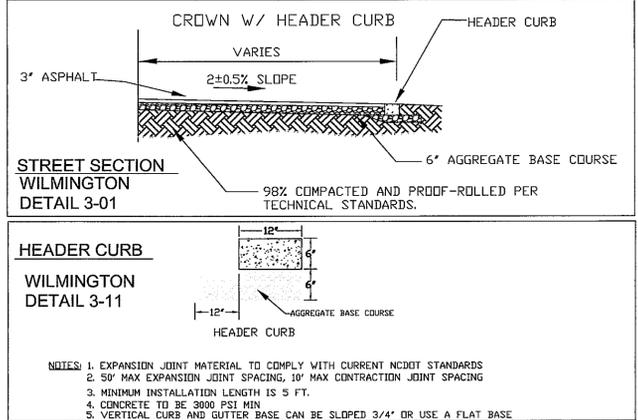
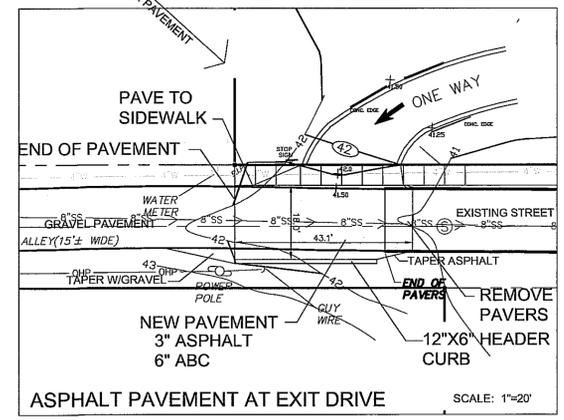
WILMINGTON
 Approved Construction Plan

Name: [Signature] Date: [Date]

Planning: [Signature] 6-2-14
 Traffic: [Signature] 6-3-14
 Fire: [Signature] 3-30-14

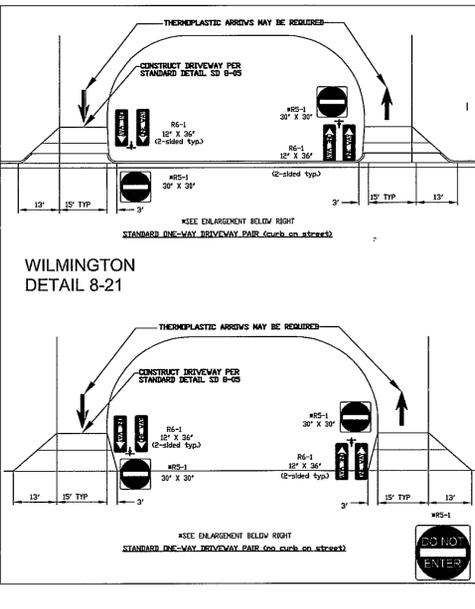
WILMINGTON
 Public Services/Engineering Division
 APPROVED DRAINAGE PLAN

Date: 6/2/14 Permit #: 2019019
 Signed: [Signature]

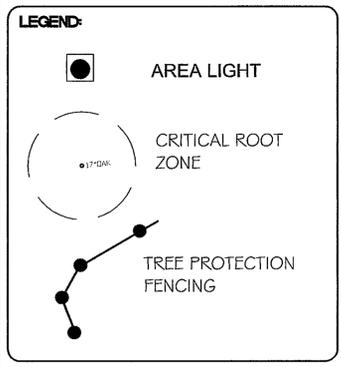
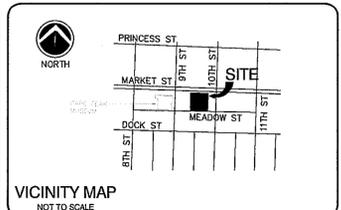
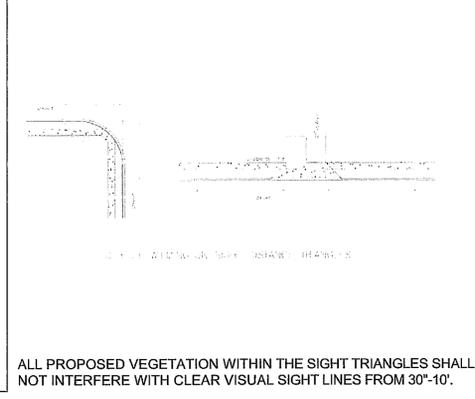


TRAFFIC NOTES:

- NO ROW'S 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
 - DOCK ST / S. 10TH ST
 - MEADOW ST / S. 9TH ST
 - MEADOW ST / S. 10TH ST



SEE DETAIL SHEET SD-4 FOR ADDITIONAL SITE DETAILS



REV. #	DESCRIPTION	REV. BY	DATE
3	ADD HC RAMP AND 2" PVC CONDUIT	JFB	4/23/14
2	CITY REVIEW RESPONSES 2nd PROTRAK REVIEW	JFB	3/26/14
1	CITY REVIEW RESPONSES 1ST PROTRAK REVIEW	JFB	3/14/14



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

Coastal Land Design, PLLC
 Civil Engineering / Landscape Architecture
 Land Planning / Construction Management
 NCBELS Firm License No. P-0689
 P.O. Box 1172
 Wilmington, NC 28402 www.cladeng.com Phone: 910-254-0333 Fax: 910-254-0322

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

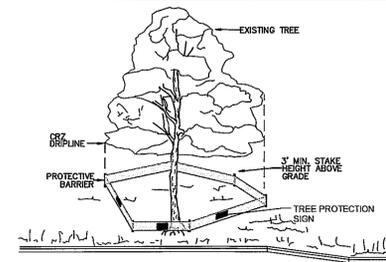
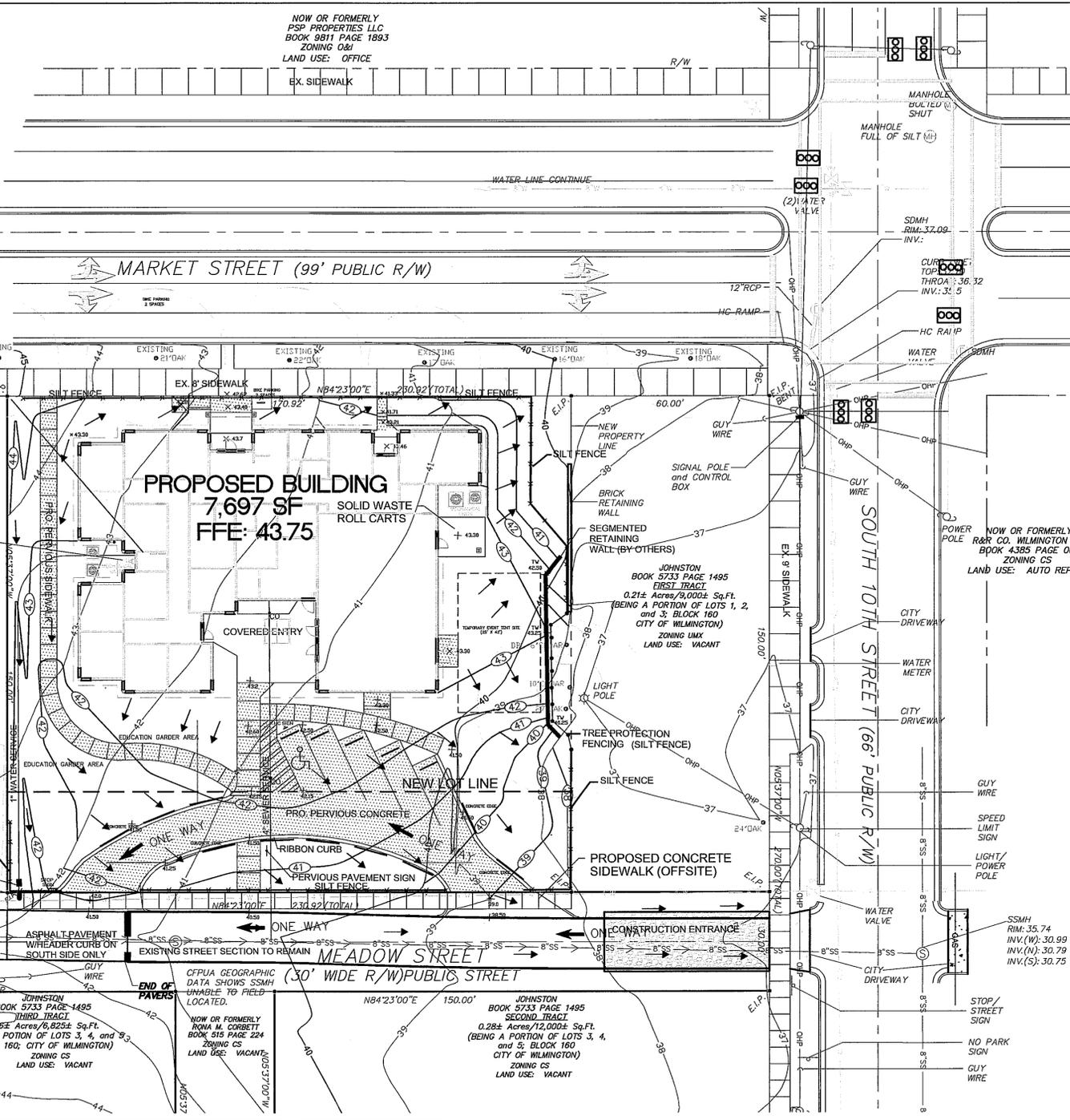
Temple of Israel Center

Overall Site Plan

JOB NUMBER: 147-01 SHEET NUMBER: SD-2

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
ZONING O&I
LAND USE: OFFICE

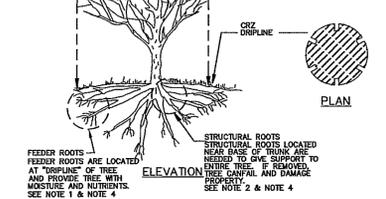


NOTE: TREES TO BE SAVED WILL BE CLEARLY MARKED PRIOR TO CONSTRUCTION AND A PROTECTIVE BARRIER IS TO BE INSTALLED AT THE DROPLINE.
DROPLINE - THE AREA OF SOIL DIRECTLY BENEATH THE TREE EXTENDING OUT TO THE TIPS OF THE OUTERMOST BRANCHES.

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: TREE PROTECTION AREA DO NOT ENTER (ENGLISH AND SPANISH)
SPACED EVERY 50' WITH NO LESS THAN 2 SIGNS PER TREE PROTECTION AREA



FEEDER ROOTS ARE LOCATED NEAR BASE OF TRUNK AND PROVIDE TREE WITH MOISTURE AND NUTRIENTS. SEE NOTE 1 & NOTE 4.

STRUCTURAL ROOTS LOCATED NEAR BASE OF TRUNK ARE NEEDED TO GIVE SUPPORT TO TRUNK. IF REMOVED, TREE CAN FALL AND DAMAGE ADJACENT PROPERTY. SEE NOTE 2 & NOTE 4.

ELEVATION

CRZ DROPLINE

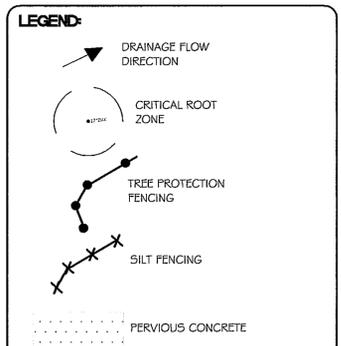
PLAN

DO NOT COMPACT SOIL BENEATH TREES. NO VEHICLE SHALL BE ALLOWED TO PARK UNDER TREES. NO HEAVY MATERIALS SHALL BE STORED BENEATH TREES. RESULTS WILL BE TO THE DECK OF THE OVERHEAD BRANCH CANOPY, DAMAGING THE BARK WITH LAMINATORS, CONSTRUCTION EQUIPMENT, OR ANYTHING ELSE IS PROMPTLY REMOVED. A BARRIER SHOULD PREVENT DAMAGE FROM OCCURRING DURING CONSTRUCTION.

NO CUTTING OF LARGE STRUCTURAL ROOTS LOCATED NEAR THE BASE OF THE TRUNK. THESE ARE ESSENTIAL IN SUPPORTING THE TREE AND HOLDING IT UPRIGHT IN HIGH WINDS. REMOVAL OF THESE ROOTS ALONG ONE SIDE IS OFTEN DONE BECAUSE OF A WALK, PAVING OR BUILDING WHICH IS BEING CONSTRUCTED.

3. AVOID CUT AND FILL WITHIN DIAMETER OF TREE CROWN DURING EXCAVATION.

METHOD OF TREE PROTECTION DURING CONSTRUCTION
SD 15-09
NOT TO SCALE



REV. #	DESCRIPTION	REV. BY	DATE
4	ADD PERMEABLE CONCRETE SIGN ADD NOTE ON CISTERN	JBP	5/15/14
3	REVISE BUILDING FFE ADD HC RAMP	JFB	4/24/14
2	CITY REVIEW RESPONSES 2nd PROTRAK REVIEW	JFB	3/26/14
1	CITY REVIEW RESPONSES 1ST PROTRAK REVIEW	JFB	3/14/14

DRAINAGE NOTES:

- CONVEYANCE: SHEET FLOW IMPERVIOUS:
 - EXISTING: 120 SF
 - PROPOSED: 9,981 SF
 - 8,674 SF BUILDING
 - 199 SF RIBBON CURB
- PERVIOUS PAVEMENT:
 - PROPOSED: 4,432 SF
 - 2,936 SF DRIVEWAY/PARKING
 - 1,496 SF SIDEWALK
- PERVIOUS PAVEMENT TO BE PERVIOUS CONCRETE
- APPROX. DISTURBANCE 23,400 SF

5-15-14

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

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

Date: 6/2/14 Permit #: 2014019
Signed: Kelly J. [Signature]

CITY OF WILMINGTON
NORTH CAROLINA
Approved Construction Plan

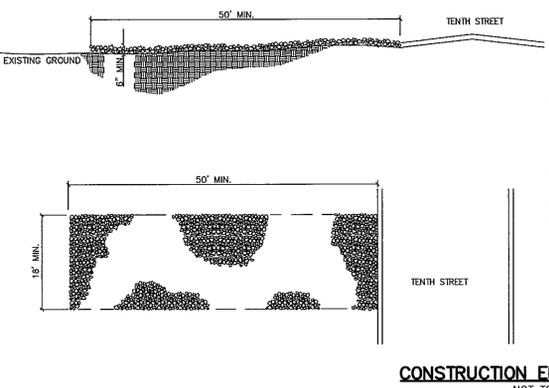
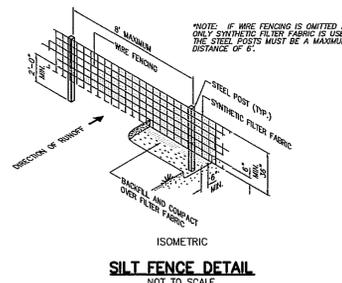
Name: [Signature] Date: [Signature]
Planning: Kelly J. [Signature] 6-2-14
Traffic: [Signature] 6-3-14
Fire: [Signature] 5-30-14

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 INSTALLATION.
- (2) HEIGHT OF SEDIMENT FENCE IS NOT TO EXCEED 18" ABOVE THE GROUND SURFACE.
- (3) FILTER FABRIC TO BE CONSTRUCTED FROM CONTINUOUS ROLL CUT TO LENGTH TO AVOID JOINTS. IF JOINTS ARE NECESSARY, FILTER CLOTH IS TO BE SECURELY FASTENED TO SUPPORT POST WITH OVERLAP TO THE NEXT POST.
- (4) FILTER FABRIC TO BE SUPPORTED BY WIRE MESH FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY STAPLES AT LEAST 1" LONG OR THE WIRES, EXTEND WIRE MESH SUPPORT TO THE BOTTOM OF THE TRENCH.
- (5) A MAXIMUM OF 8' STAKE SPACING IS ALLOWED WHEN WIRE MESH SUPPORT FENCE IS USED. SUPPORT POST SHOULD BE DRIVEN SECURELY INTO THE GROUND A DISTANCE OF AT LEAST 18".
- (6) EXTRA STRENGTH FILTER FABRIC WITH 6" POST SPACES DOES NOT REQUIRE WIRE MESH SUPPORT FENCE. STAPLE OR WIRE THE FILTER FABRIC DIRECTLY TO POSTS.
- (7) EXCAVATE A TRENCH APPROXIMATELY 4" WIDE AND 8" DEEP ALONG THE PROPOSED LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- (8) BACKFILL TRENCH WITH COMPACT SOIL OR GRAVEL PLACED OVER THE FILTER FABRIC.
- (9) DO NOT ATTACH FILTER FABRIC TO EXISTING TREES.

SEDIMENT FENCE MAINTENANCE:

- (1) INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
- (2) SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY. REPLACE BURLAP EVERY 60 DAYS.
- (3) REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.
- (4) REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.



- NOTES:**
1. A STABILIZED ENTRANCE PAD OF # 4 STONE SHALL BE LOCATED WHERE TRAFFIC WILL ENTER OR LEAVE THE CONSTRUCTION SITE ONTO A PUBLIC STREET.
 2. FILTER FABRIC OR COMPACTED CRUSHER 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 ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS WARRANT AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 4. ANY SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.
 5. WHEN APPROPRIATE, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.
 6. SOIL STABILIZATION FABRIC SHALL BE USED.
 7. NC DOT MAY REQUIRE A STANDARD COMMERCIAL DRIVEWAY TO ACCESS THE CONSTRUCTION SITE IF THE DRIVEWAY IS ON A THOROUGHFARE.

TOPOGRAPHIC DATA REFERENCED TO NAVD 88' DATUM
SURVEY PROVIDED BY UNDERWOOD AND ASSOCIATES, WILMINGTON NC

1" = 20'
(WHEN PRINTED ON 24"X36" SHEET)

SEDIMENTATION & EROSION CONTROL DEVICES INCLUDED

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 NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. ANY CONFLICTS SHALL BE BROUGHT TO THE OWNERS AND ENGINEERS ATTENTION IMMEDIATELY.

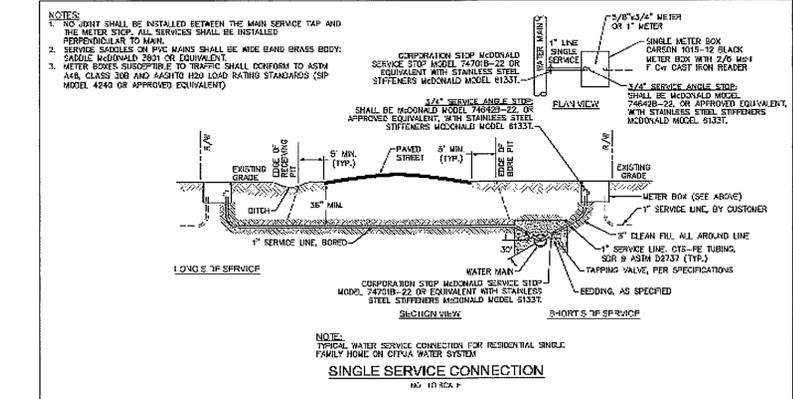
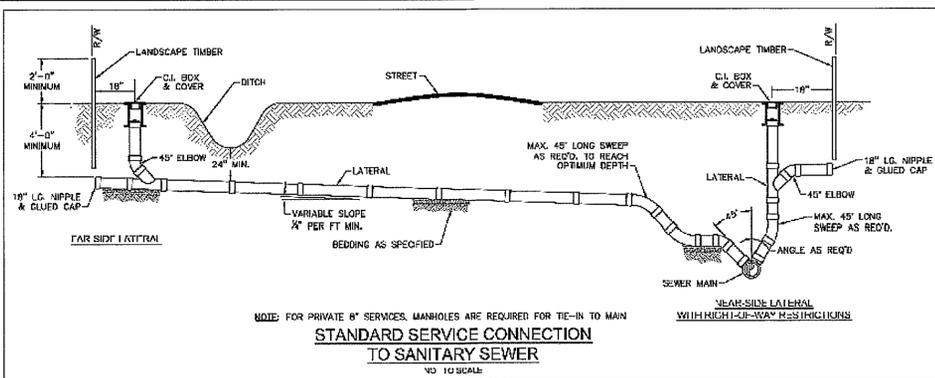
Coastal Land Design, PLLC
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
NCBELS Firm License No. P-3689
P.O. Box 1172
Wilmington, NC 28402 www.cldesign.com Phone: 910-254-9233 Fax: 910-254-9292

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

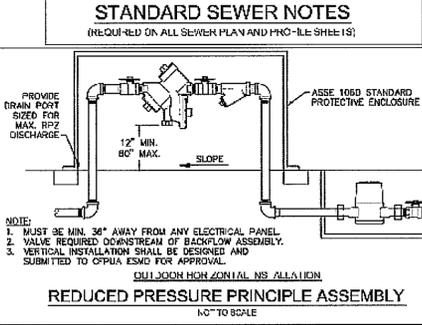
Temple of Israel Center

Overall
Grading and Drainage PLAN

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



- CAPE FEAR PUBLIC UTILITY AUTHORITY STANDARD SEWER NOTES:**
- SEWER GUARDS REQUIRED AT ALL MANHOLES. STAINLESS STEEL SEWER GUARDS REQUIRED AT MANHOLES LOCATED IN TRAFFIC AREAS.
 - SERVICES SHALL BE PERPENDICULAR TO MAIN AND TERMINATE AT RIGHT-OF-WAY LINE. SERVICES IN CUL-DE-SACS ARE REQUIRED TO BE PERPENDICULAR, OR MUST ORIGINATE IN MANHOLE AND TERMINATE AT RIGHT-OF-WAY LINE.
 - ALL SERVICES TYPING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF CLASS 50, DIP, WITH PROTECTO 401 CERAMIC EPOXY LINING.
 - MINIMUM 10' UTILITIES EASEMENT PROVIDED ALONG THE FRONTAGE OF ALL LOTS AND AS SHOWN FOR NEW DEVELOPMENTS.
 - NO FLEXIBLE COUPLINGS SHALL BE USED.
 - ALL STAINLESS STEEL FASTENERS SHALL BE 316.



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

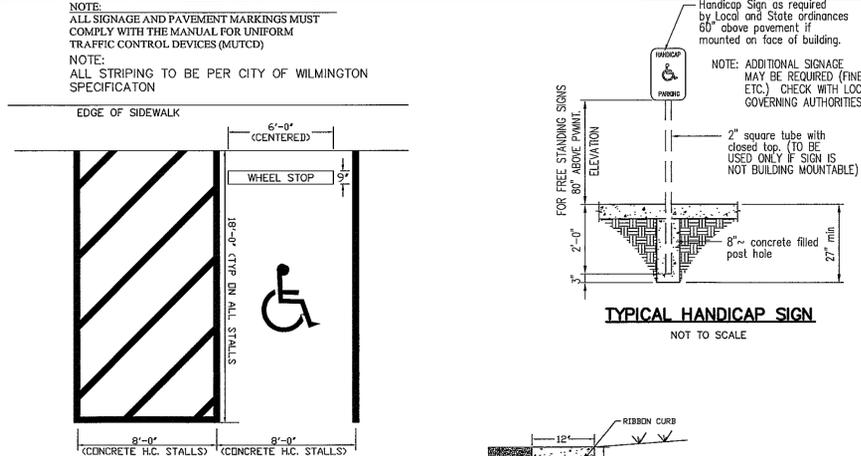
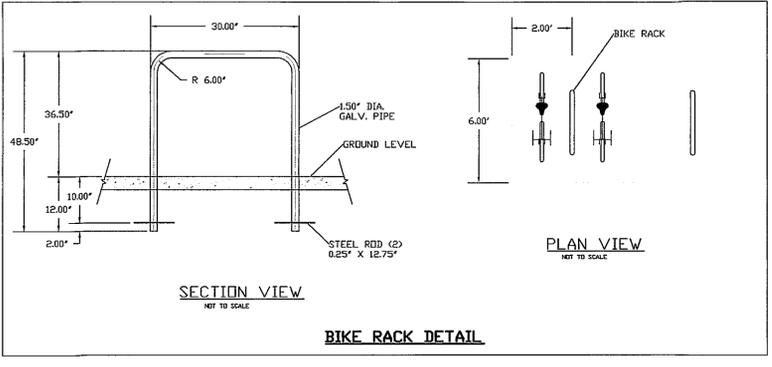
- GENERAL NOTES:**
- NO EXCAVATED MATERIAL SHALL BE PLACED IN ANY STREAM, DITCH OR DRAINAGE-WAY.
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION BEGINS.
 - THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES WHILE CONSTRUCTION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

CITY OF WILMINGTON
Public Services/Engineering Division
APPROVED DRAINAGE PLAN

Date: 6/2/14 Permit #: 2014019
Signed: [Signature]

CITY OF WILMINGTON
Approved Construction Plan

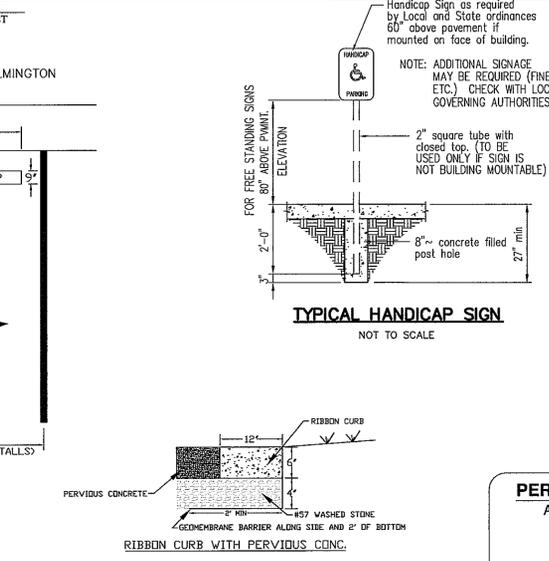
Name: [Name] Date: [Date]
Planning: [Signature] 6-2-14
Traffic: [Signature] 6-3-14
Fire: [Signature] 5-30-14



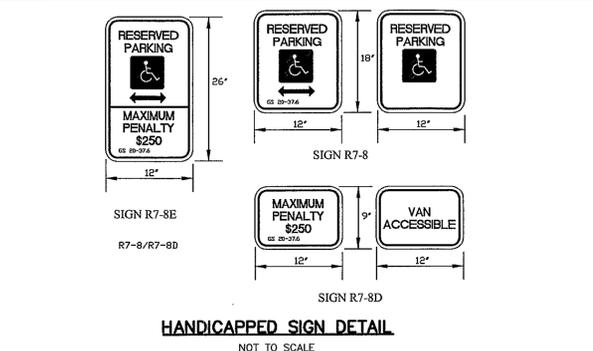
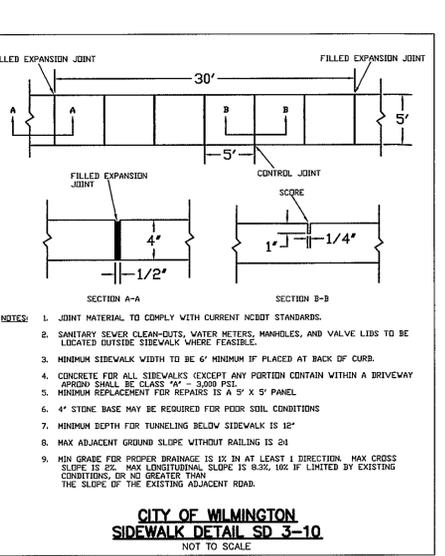
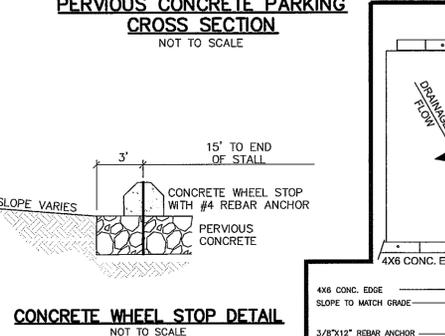
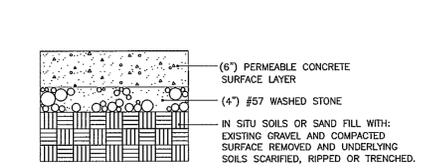
- PERVIOUS PAVEMENT NOTES:**
- Washed aggregate base materials shall be used.
 - In HSG B, C and D, the surface of the soil subgrade under infiltrating permeable pavement should be scarified, ripped or trenched immediately prior to aggregate base placement to maintain the pre-construction subgrade infiltration rate.
 - Runoff from adjoining permeable areas, such as grassed slopes and landscaping, shall be prevented by grading the landscape away from the permeable pavement.
 - Permeable pavement shall not be installed until the upslope and adjoining areas are stabilized. After installations, barriers shall be installed to prevent construction traffic from driving on the pavement.
 - The soil subgrade for the permeable pavement shall be graded when dry. The aggregate base and permeable surface course should be completed as quickly as possible to reduce risk of soil subgrade compaction.
 - Permeable pavement may be placed on fill material as long as the material is at least as permeable as the in-situ soil after it is placed and prepared. Fill material comprised of HSG A or B shall not be placed on top of an in-situ HSG C or D to receive additional BUA credit.

- PERVIOUS PAVEMENT MAINTENANCE:**
- After permeable pavement is constructed, it shall be inspected once a quarter. The inspector shall check each BMP component and address any deficiencies in accordance with Table 18-4 below.
- At all times, the pavement shall be kept free of:
- Debris and particulate matter through frequent blowing that removes such debris, particularly during the fall and spring.
 - Piles of soil, sand, mulch, building materials or other materials that could deposit particulates on the pavement.
 - Piles of snow and ice.
 - Chemicals of all kinds, including deicers.

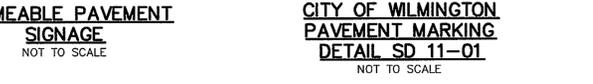
- Important inspection and maintenance procedures:**
- Stable groundcover will be maintained in the drainage area to reduce the sediment load to the permeable pavement.
 - The area around the perimeter of the permeable pavement will be stabilized and mowed, with clippings removed.
 - Any weeds that grow in the permeable pavement will be sprayed with pesticide immediately. Weeds will not be pulled, since this could damage the fill media.
 - Once a year, the permeable pavement surface will be vacuum swept.



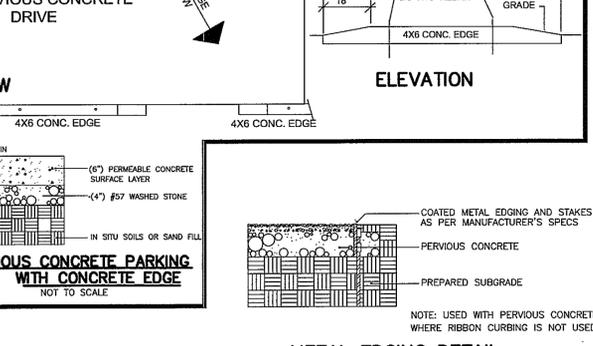
- PERVIOUS CONCRETE PARKING CROSS SECTION**
- EXPANSION JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
 - 50' MAX EXPANSION JOINT SPACING, 10' MAX CONTRACTION JOINT SPACING.
 - MINIMUM INSTALLATION LENGTH IS 5 FT.
 - CONCRETE TO BE 3000 PSI MIN.



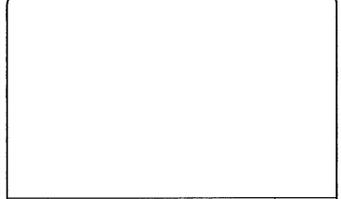
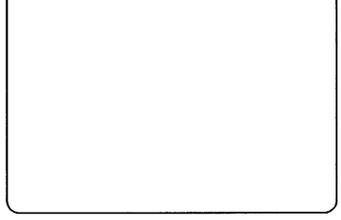
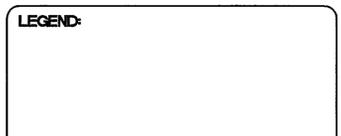
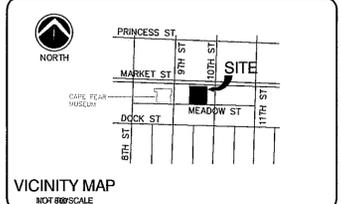
- PERMEABLE PAVEMENT ACTIVITIES PROHIBITED:**
- SANDING
 - RE-SEALING
 - RE-SURFACING
 - POWER WASHING
 - STORAGE OF MULCH OR SOIL
 - STORAGE OF SNOW PILES
 - STORAGE OF HEAVY LOADS
 - APPLICATION OF SALT OR DE-ICERS



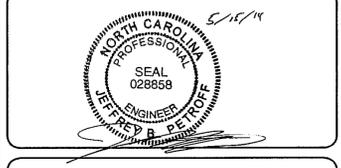
REV. #	DESCRIPTION	REV. BY	DATE
4	ADD PERVIOUS PAVEMENT SIGN DETAIL	JBP	5/15/14
3	ADD PERVIOUS PAVEMENT NOTES REVISE RPZ DETAIL	JBP	4/8/14
2	CITY REVIEW RESPONSES 2nd PROTRAK REVIEW	JFB	3/26/14
1	CITY REVIEW RESPONSES 1ST PROTRAK REVIEW	JFB	3/14/14



- NOTES:**
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
 - 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.
 - CALL TRAFFIC ENGINEERING AT 910-341-7888 FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
 - TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKINGS PRIOR TO ACTUAL STRIPING.
 - ALL PARKING STALL MARKINGS AND LANE ARROW WITHIN THE PARKING AREAS SHALL BE WHITE.
 - ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS. STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
 - TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
 - A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. REQUIRED CUTS SHALL BE NOTED ON THE PLAN AND THE CITY CONTACTED AT 910-341-5888 FOR DETAILS. IN CERTAIN CASES, AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
 - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 - CONTACT KAREN DIXON AT 910-341-7888 TO DISCUSS STREET LIGHT OPTIONS.
 - CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
 - NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
 - CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING, OR GRADING.



REV. #	DESCRIPTION	REV. BY	DATE
4	ADD PERVIOUS PAVEMENT SIGN DETAIL	JBP	5/15/14
3	ADD PERVIOUS PAVEMENT NOTES REVISE RPZ DETAIL	JBP	4/8/14
2	CITY REVIEW RESPONSES 2nd PROTRAK REVIEW	JFB	3/26/14
1	CITY REVIEW RESPONSES 1ST PROTRAK REVIEW	JFB	3/14/14



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

Coastal Land Design, PLLC
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
NCBELS Firm License No. P-0989
P.O. Box 1172 Wilmington, NC 28402 www.cldtng.com Phone: 910-254-9333 Fax: 910-254-0502

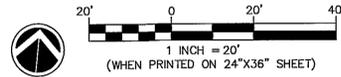
DRAWN	PROJECT
J. Petross	147-01
F. Braxton	NUMBER
J. Petross	SCALE: 1" = 20'
F. Braxton	DATE: 4 Feb 14

Temple of Israel Center

DETAILS

JOB NUMBER	SHEET NUMBER
147-01	SD-4

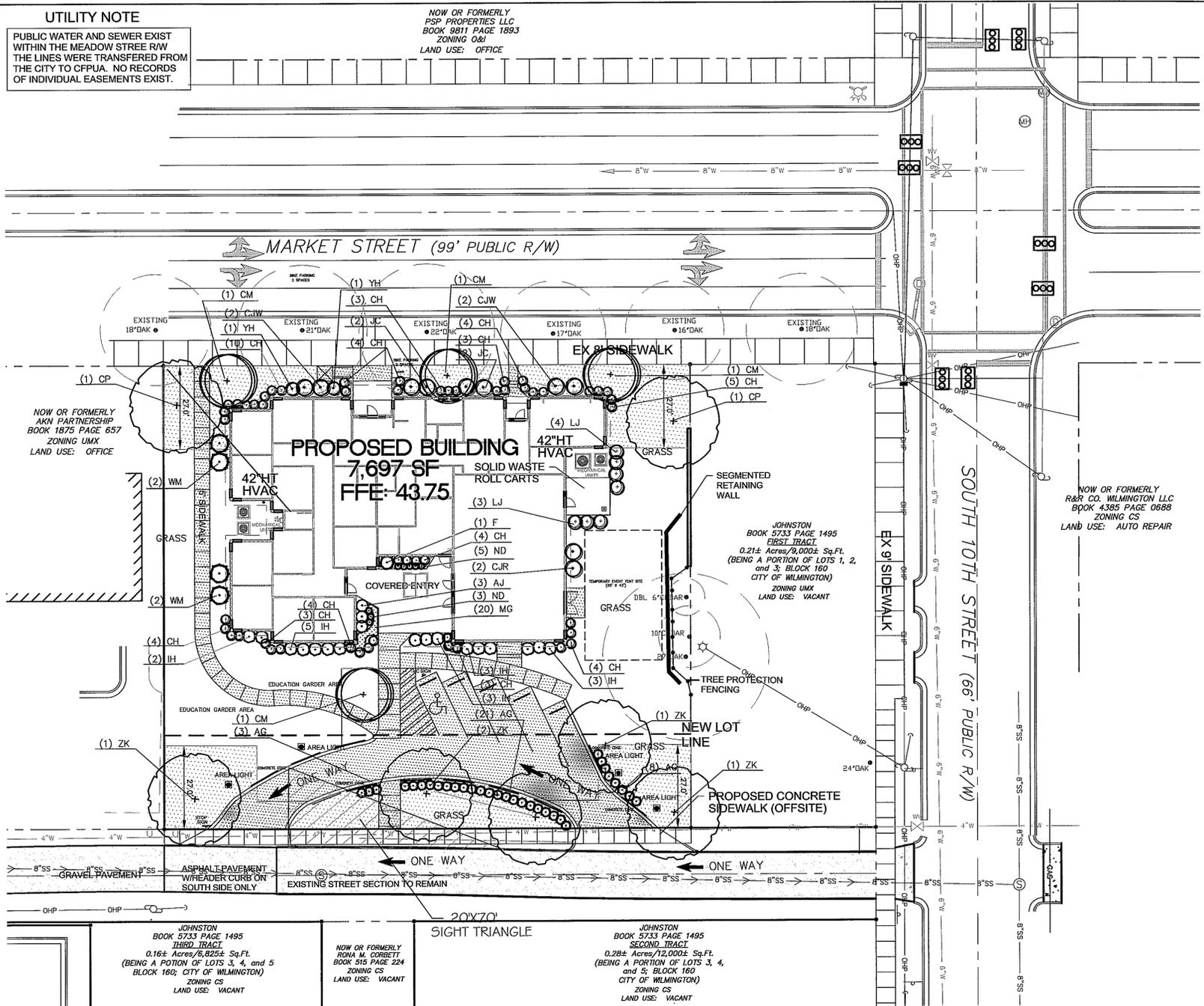
SURVEY PROVIDED BY UNDERWOOD AND ASSOCIATES, WILMINGTON NC TOPOGRAPHIC DATA REFERENCED TO NAVD 88' DATUM



UTILITY NOTE

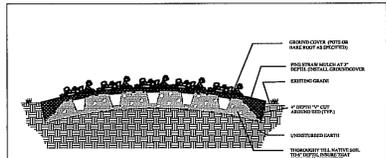
PUBLIC WATER AND SEWER EXIST WITHIN THE MEADOW STREET R/W THE LINES WERE TRANSFERRED FROM THE CITY TO CPWA. NO RECORDS OF INDIVIDUAL EASEMENTS EXIST.

NOW OR FORMERLY PSP PROPERTIES LLC BOOK 9811 PAGE 1893 ZONING O&I LAND USE: OFFICE

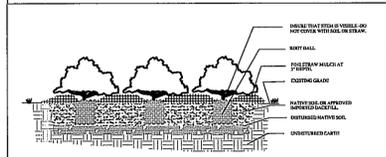


PLANT LIST						
QTY	COMMON NAME	BOTANICAL NAME	CALIPER	SIZE	COMMENT	CODE
LARGE TREES						
5	ZELKOVA	ZELKOVA SERRATA "GREEN VASE"	2.5"		B-B	ZK
2	CHINESE PISTACHE	PISTACIA CHINENSIS	2.5"		B-B	CP
SMALL TREES						
4	GRAPE MYRTLE NATCHEZ	LAGERSTROEMIA X "NATCHEZ"		8-10'		CM
SHRUBS						
32	ABELIA	ABELIA GRANDIFLORA "ROSE CREEK"		3' HT*	4' OC	AG
16	INDIAN HAWTHORNE	RHAPHIOLEPIS INDICA "ELEANOR TABOR"		3 GAL	3' OC	IH
2	YEDDO HAWTHORNE	RHAPHIOLEPIS UMBELLATA		3 GAL	4' OC	YH
51	CARRISA HOLLY	ILEX CORNUTA CARISSA		3 GAL	3' OC	CH
8	NANDINA "FIREPOWER"	NANDINA DOMESTICA "FIREPOWER"		3 GAL		ND
7	JAPANESE PRIVET	LIGUSTRUM JAPONICUM		7 GAL	6' OC	LJ
1	FATSIA	FATSIA JAPONICA		3 GAL		F
4	WAXMYRTLE	MYRTICA CERIFERA		7 GAL	6' OC	WM
4	JAPANESE CLEYERA	TERNSTROEMIA GYMNAINTHERA		7 GAL	6' OC	JC
4	JAPANESE CAMELLIA	CAMELLIA JAPONICA (WHITE)		7 GAL	6' OC	CIW
2	JAPANESE CAMELLIA	CAMELLIA JAPONICA (RED)		7 GAL	6' OC	CJR
3	JAPANESE ACUBA	ACUBA JAPONICA		3 GAL	5' OC	AJ
GROUND COVER						
20	MONDO GRASS	OPHIOPOGON JAPONICUS		4" POT	12" OC	MG
TURF GRASS						
SEED		ZOYSIA (COMPRADRE OR ZENITH)				
SOD		ZOYSIA				
MULCH		SHREDDED HARDWOOD				
*ABELIA TO BE 3' HT AT PLANTING						

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



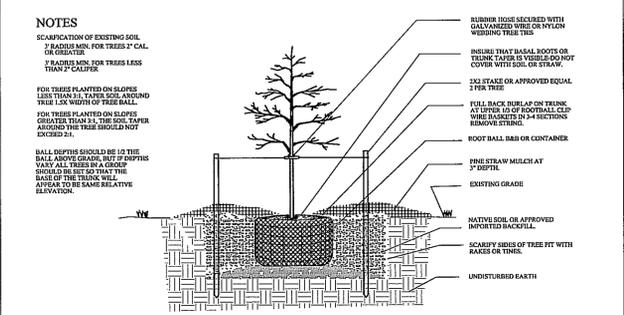
PLANTING DETAIL
GROUNDCOVER



PLANTING DETAIL
SHRUB

CITY OF WILMINGTON
Public Services/Engineering Division
APPROVED DRAINAGE PLAN
Date: 6/24/14 Permit #: 2014019
Signed: [Signature]

CITY OF WILMINGTON
Approved Construction Plan
Name: [Name] Date: [Date]
Planning: [Signature] 6-2-14
Traffic: [Signature] 6-3-14
Fire: [Signature] 5-30-14



PLANTING DETAIL
SMALL TREE
1" - 2.5" CALIPER

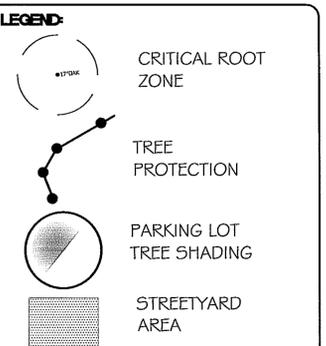
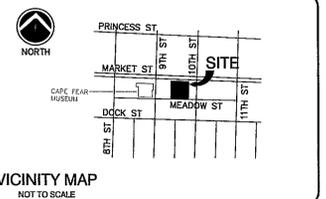
GENERAL UTILITY NOTE:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS FROM THE UTILITY COMPANY AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. ANY CONFLICTS SHALL BE BROUGHT TO THE OWNERS AND ENGINEERS ATTENTION IMMEDIATELY.

LANDSCAPE NOTES

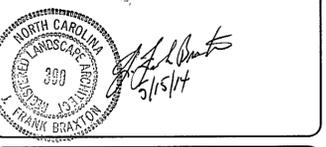
- ALL LANDSCAPE MATERIAL MUST BE INSTALLED PRIOR TO FINAL BUILDING INSPECTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY AGENCY OR COMPANY.
- CONTRACTOR SHALL NOT SUBSTITUTE FOR ANY OF THE PLANT MATERIAL THAT IS SPECIFIED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THERE SHALL BE AT LEAST A 3 FT. SEPARATION BETWEEN LANDSCAPED AREAS AND PARKING AREAS TO ALLOW VEHICLE OVERHANG.
- PLANT SIZES INDICATED SPECIFY MINIMUM ALLOWABLE SIZES AT PLANTING. WHERE CONTAINER AND HT. SIZES ARE INDICATED FOR A SINGLE SPECIES, BOTH SIZE REQUIREMENTS MUST BE MET.
- THERE SHALL BE AT LEAST A 3 FT. SEPARATION BETWEEN LANDSCAPED AREAS AND PARKING AREAS TO ALLOW VEHICLE OVERHANG.
- ALL PLANTINGS USED TO SCREEN THE DRIVES AND PARKING AREAS FROM ADJOINING ROADWAYS WILL NEED TO BE A MINIMUM OF 24" HIGH AT TIME OF INSTALLATION.
- ALL OTHER AREAS NOT BEING MULCHED TO BE SEED PER SEEDING SCHEDULE INCLUDED AS PART OF THE S&E PLANS.
- THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT BE LIMITED TO:
 - FERTILIZATION
TREES/SHRUBS AND GRASSED AREAS
BROADCAST A SLOW RELEASE FERTILIZER OVER THE MULCHED BEDS AT THE RECOMMENDED RATES AS SHOWN ON THE BAGS, ONCE MID-FEBRUARY AND ONCE MID-SEPTEMBER.
THOROUGH WATERING IS REQUIRED UPON COMPLETION.
 - PRUNING WITHIN LIMITS
PRUNING WHEN NECESSARY, WILL BE DONE TO MAINTAIN THEIR NORMAL GROWTH PATTERN AND TO REMOVE DEAD OR DISEASED PLANT MATERIAL. THERE SHALL BE NO TOPPING OF TREES.
 - PEST CONTROL (OPTIONAL)
WEED CONTROL TO BE PROVIDED EARLY FEBRUARY, APRIL, JUNE, AUGUST AND OCTOBER IN THE SHRUB/TREE BEDS AND IN THE LAWN AREAS. INSECT DAMAGE SHALL BE TREATED WHEN NECESSARY TO PREVENT DAMAGE TO VEGETATION.
 - MULCHING
ALL AREAS AROUND THE BUILDING FOUNDATION AND SHRUB/TREE BEDS SHALL BE RE-MULCHED SO THAT THEY CONTAIN A MIN. DEPTH OF TWO INCHES AND A MAXIMUM DEPTH OF THREE INCHES. MULCH USED SHALL BE EQUAL WHICH WAS SUPPLIED DURING THE INSTALLATION OF THE PLANTS.
 - MOWING
MOWING SHALL BE DONE AS NECESSARY TO KEEP GRASS AT THE APPROPRIATE HEIGHT TO INSURE A HEALTHY GROWTH PATTERN.
 - PROTECTION OF ROOT ZONES
TREE/SHRUB ROOT ZONES SHOULD BE PROTECTED FROM FUTURE CONSTRUCTION AND EQUIPMENT AS MUCH AS POSSIBLE TO AVOID DAMAGE OR COMPACTION TO THE ROOT AREAS.
 - WATERING SCHEDULE FOR IRRIGATION SYSTEM
MAINTENANCE SHALL INCLUDE A THOROUGH INITIAL WATERING WITH WEEKLY WATERINGS THEREAFTER FOR THE FIRST 30 DAYS. WATERINGS THEREAFTER BE ON AN AS NEEDED SCHEDULE PER LOCAL CONDITIONS.
 - STAKE AND WIRE REMOVAL
AT THE END OF THE FIRST YEAR ALL PLANT STAKING AND GUYING SYSTEMS SHALL BE REMOVED.
 - PROTECTED TREE REGULATION
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.

LANDSCAPE CALCULATIONS

STREET TREES (170.92 LF) MARKET ST REQUIRED @ 1 TREE PER 30 LF = 6 TREES PROVIDED: 5 EXISTING TREES REQUEST WAIVER OF 1 TREE DUE TO INSUFFICIENT PLANTING AREA	STREET TREES (170.92 LF) MEADOW ST REQUIRED @ 1 TREE PER 30 LF = 6 TREES PROVIDED: 0 TREES DUE TO INSUFFICIENT PLAZA AREA, REQUEST PAYMENT IN-LIEU OF TREE PLANTINGS
STREETYARD (MARKET ST- 171 LF) REQUIREMENTS: MULTIPLIER 1.8, MIN DEPTH 9', MAX DEPTH 27', IMP COVERAGE 15% REQUIRED AREA = 3,078 SF PROPOSED AREA = 2,553 SF* REQUIRED TREES @ 1/6005F = 6 TREES PROPOSED TREES = 3 TREES REQUIRED SHRUBS @ 6/6005F = 36 SHRUBS PROPOSED SHRUBS = 40 SHRUBS IMPERVIOUS = 9% < ALLOWED *INSUFFICIENT FRONT AREA DUE TO MAX. BLDG SETBACK AND MAX. STREETYARD DEPTH.	STREETYARD (MEADOW ST- 115 LF) REQUIRED AREA = 2,160 SF PROPOSED AREA = 3,060 SF REQUIRED TREES @ 1/6005F = 4 TREES PROPOSED TREES = 5 TREES REQUIRED SHRUBS @ 6/6005F = 24 SHRUBS PROPOSED SHRUBS = 32 SHRUBS IMPERVIOUS = 20% > ALLOWED** **CANNOT REDUCE IMPERVIOUS WITHIN THE MAX. AND MIN. STREETYARD DEPTHS.
FOUNDATION PLANTINGS NORTH (FRONT) REQUIRED 1,415 SF X .12 = 170 SF PROPOSED PROVIDED AREA = 347 SF SOUTH (REAR) REQUIRED 1,028 SF X .12 = 123 SF PROPOSED PROVIDED AREA = 324 SF	SITE TREES (0.54 AC DISTURBED) REQUIRED @ 15 TREES/DISTURBED AC 0.54 AC X 15 = 9 TREES PROVIDED: PROPOSED TREE PLANTINGS = 11 TREES PARKING LOT SHADING DRIVEWAY AND PARKING = 3,256 SF REQUIRED: 3,256 SF X .20 = 651 SF PROVIDED: 712 SF
BUFFERS REQUEST EXEMPTION (UMX DISTRICT) STREETYARDS REQUEST EXEMPTION OR VARIANCE (UMX DISTRICT)	



REV. #	DESCRIPTION	REV. BY	DATE
3	REVISE BUILDING FFE ADD HC RAMP	JFB	4/24/14
2	CITY REVIEW RESPONSES 2nd PROTRAK REVIEW	JFB	3/28/14
1	CITY REVIEW RESPONSES 1ST PROTRAK REVIEW	JFB	3/14/14

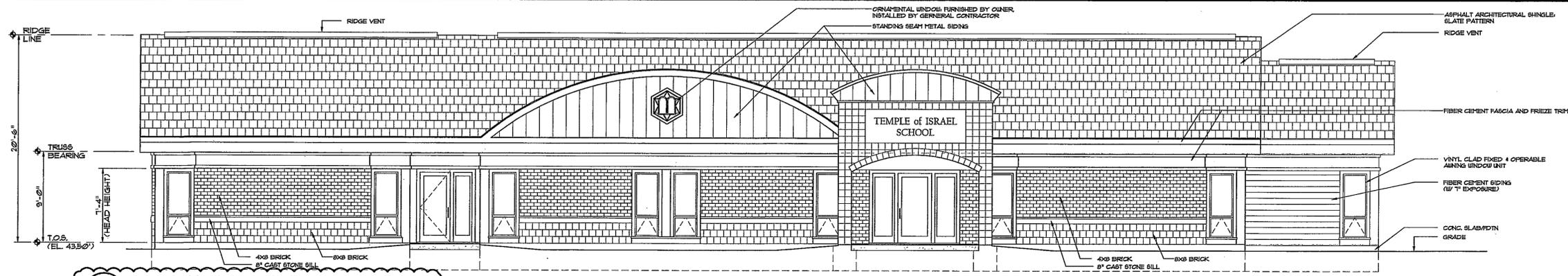


OWNER:
Temple of Israel
1 South 4th Street
Wilmington, NC 28401

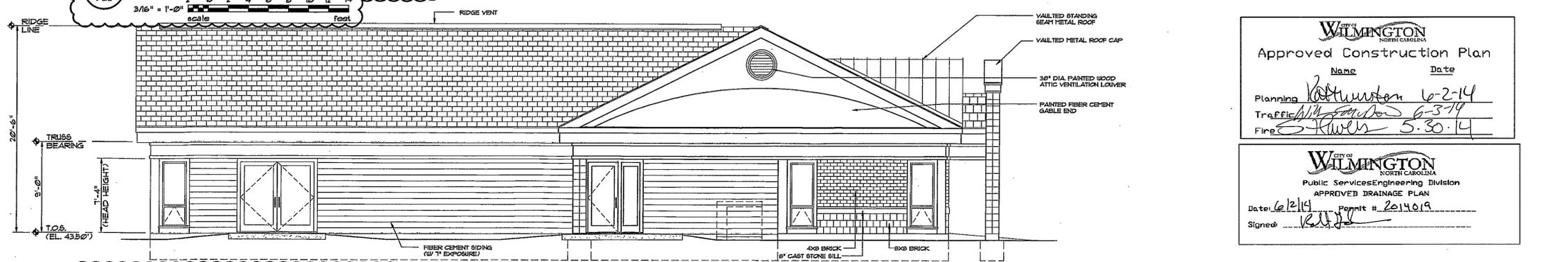
Coastal Land Design, PLLC
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
NCBLS Firm License No. P-0389
P.O. Box 1172 Wilmington, NC 28402 www.cldeng.com Phone: 910-254-0533 Fax: 910-254-0502

Temple of Israel Center

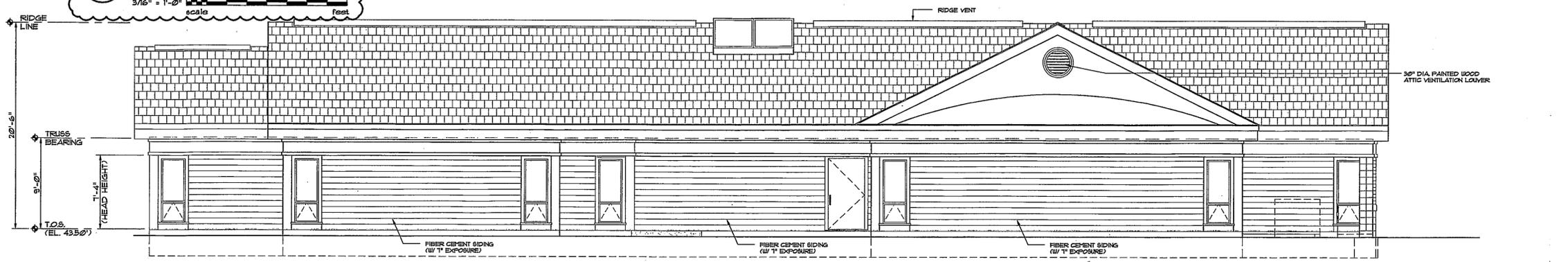
LANDSCAPE PLAN



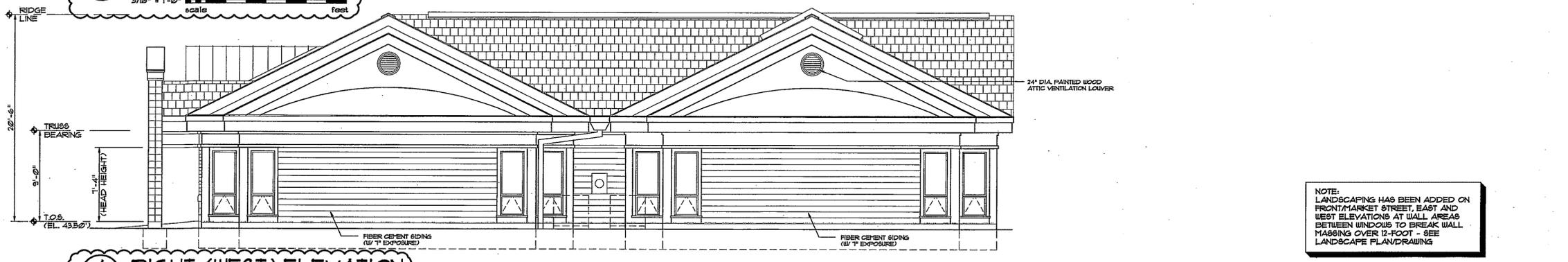
1 FRONT (NORTH) ELEVATION
 A2.1
 3/16" = 1'-0"
 scale
 2 4 6 8 10 12 14
 feet



2 LEFT (EAST) ELEVATION
 A2.1
 3/16" = 1'-0"
 scale
 2 4 6 8 10 12 14
 feet



3 REAR (SOUTH) ELEVATION
 A2.1
 3/16" = 1'-0"
 scale
 2 4 6 8 10 12 14
 feet



4 RIGHT (WEST) ELEVATION
 A2.1
 3/16" = 1'-0"
 scale
 2 4 6 8 10 12 14
 feet

CITY OF WILMINGTON
 NORTH CAROLINA
 Approved Construction Plan
 Name: Temple of Israel School Date: 6-2-14
 Planning: John W. Farabow 6-2-14
 Traffic: John W. Farabow 6-3-14
 Fire: John W. Farabow 5-30-14

CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services Engineering Division
 APPROVED DRAINAGE PLAN
 Date: 6/2/14 Permit # 2014019
 Signed: John W. Farabow

NOTE:
 LANDSCAPING HAS BEEN ADDED ON
 FRONT/MARKET STREET, EAST AND
 WEST ELEVATIONS AT WALL AREAS
 BETWEEN WINDOWS TO BREAK WALL
 MASSING OVER 12-FOOT - SEE
 LANDSCAPE PLAN/DRAWING

TEMPLE OF ISRAEL CENTER - 922/926 MARKET STREET WILMINGTON, NC 28401



H R ASSOCIATES PA
 ARCHITECTURE
 PLANNING
 INTERIOR DESIGN
 409 HILLSBOROUGH STREET
 RALEIGH, NC 27603
 RALEIGH:
 T. 919.838.8304
 F. 919.838.8420
 WILMINGTON:
 T. 910.343.6008
 F. 910.343.8761



PROJECT ARCHITECT
 JOHN W. FARABOW, JR., AIA
 PROJECT MANAGER
 JOHN W. FARABOW, JR., AIA
 CHECKED BY
 JOHN W. FARABOW, JR., AIA

DRAWN BY
 RICK DAY

ISSUE DATE	PERMIT SET
4/28/2014	<input type="checkbox"/>
	<input type="checkbox"/>

REVISIONS

PROJECT NUMBER
187813.00

DRAWING TITLE/NUMBER
BUILDING ELEVATIONS

A2.1

11 APRIL 2014