

# MINOR SITE PLAN FOR SWITCHING STATION BUILDING

1910 KENT STREET, WILMINGTON, NORTH CAROLINA

FOR  
TIME WARNER ENTERTAINMENT

(OWNER)

101 INNOVATIONS AVENUE, MORRISVILLE, N.C. 27560

SUITE 100

(919) 654-4421

■ VICINITY MAP

NO SCALE



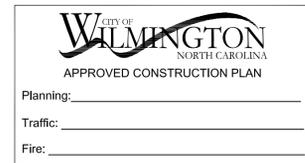
**CREDLE ENGINEERING COMPANY, INC**  
ENGINEERS/PLANNERS/SURVEYORS 204 E. MARKHAM AVE. DURHAM, N.C. 27701 (919) 682-2006 PH (919) 682-2005 FX

■ INDEX

SHEET #	DESCRIPTION
C0001	COVER
C0100	EXISTING SITE
C0200	SITE PLAN
C0300	LANDSCAPE & LIGHTING PLAN
C0400	SITE DETAILS

GENERAL NOTES:

- A. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards. [Detail SD-13 CoW Tech Stds]
- B. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- C. All parking stall markings and lane arrows within the parking areas shall be white.
- D. A utility cut permit is required for each open cut of a City street. Note this on the plan and contact 341-5888 for more details. In certain cases an entire resurfacing of the area being open cut may be required.
- E. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- F. A landscaping plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and Parks and Recreation Department for review and approval prior to the recording of the final plat. [SD 15-14 CoW Tech Stds]
- G. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.



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COMMUNICATION FACILITY  
PROPERTY OF  
TIME WARNER CABLE  
1910 KENT STREET, WILMINGTON, N.C. 28401

■ COVER

REVISIONS		
NO.	DATE	DESCRIPTION
△		
△		
△		
△		
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DATE: FEBRUARY 9, 2015  
SCALE: NTS  
LICENSE: C-0254  
JOB: \\Time Warner\Wilmington\base\140430  
SHEET NUMBER  
**C0001**  
OF 5 SHEETS

\\Time Warner\Wilmington\base\140430 : 1404 DATE: 02/09/15



**PROJECT INFORMATION**

**PARCEL DATA**  
 PARID: R05411-007-003-000  
 ALTD: 312711.65.3549.000  
 PARID: R05411-008-005-000  
 ALTD: 312711.65.3218.000

**REFERENCE DATA**  
 DB: 5679/2139  
 PB: 6/49

**AREA**  
 SITE AREA: 73,109 S.F. (1.68 AC.)  
 ZONING: CS  
 SITE ZONED: CS

**BUILDING SETBACKS**  
 STREET YARD: 35' MIN.  
 SIDE YARD: 7' MIN.  
 REAR YARD: 15' MIN.

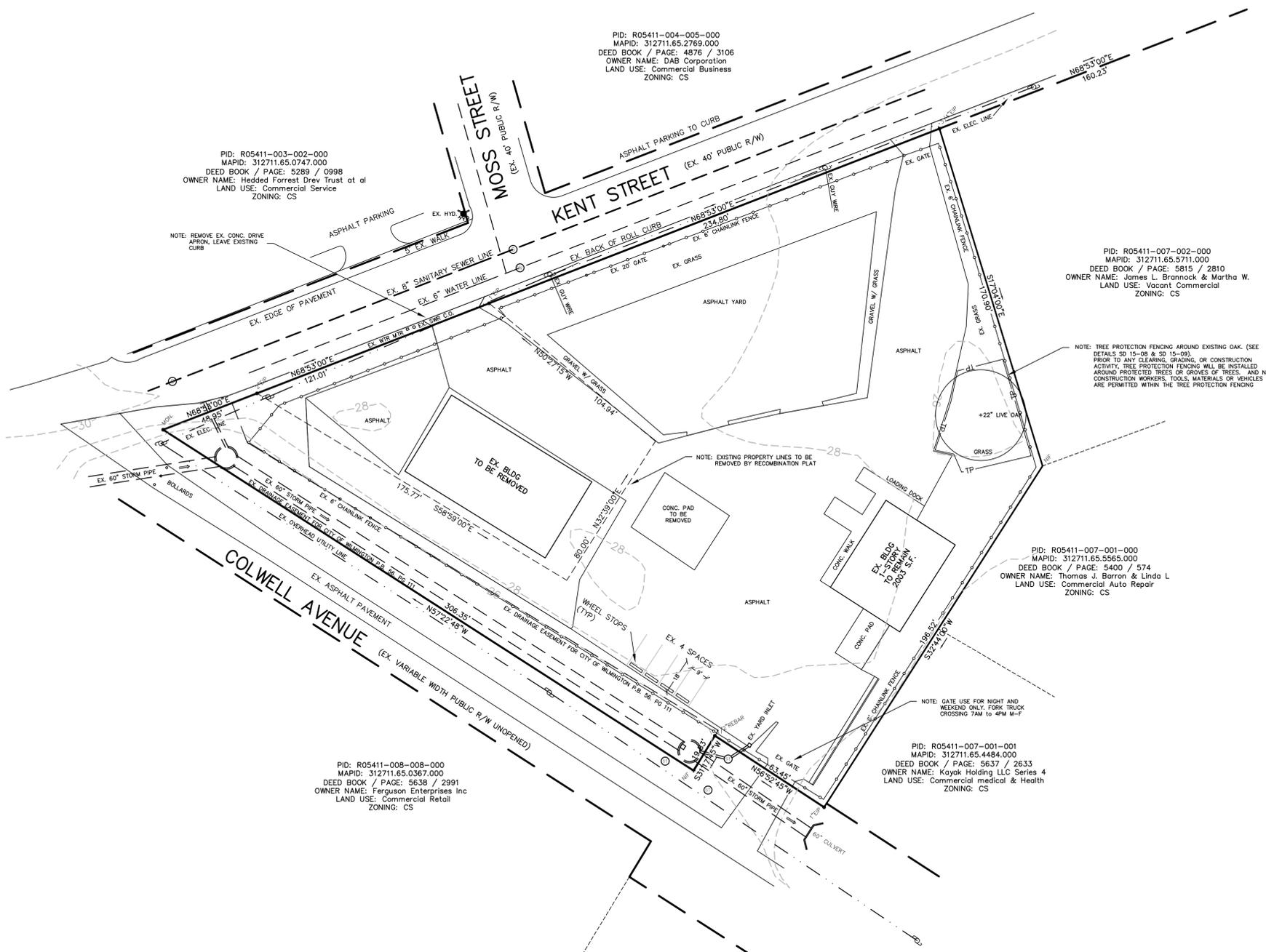
**IMPERVIOUS CALCULATIONS**  
 EX. BUILDINGS: 5,473 S.F.  
 EX. ASPHALT YARD: 44,417 S.F.  
 EX. CONC.: 2,285 S.F.  
 TOTAL EX. IMPERVIOUS: 52,175 S.F.

**PARKING DATA**  
 EXISTING SPACES: 11± SPACES

**FLOOD DATA**  
 Parcel is not located in a SFHA or Future Conditions Flood Hazard Areas,  
 100-YR Floodplain Elevation(s): None  
 Floodplain Zone: X (Outside Floodplain)  
 FEMA Flood Map: 372031700J  
 FEMA Map Date: 04/03/06

**TOPOGRAPHIC INFORMATION**  
 Taken from City of Wilmington maps, field verify for accuracy.

**SURVEY INFORMATION**  
 Provided by Credle Engineering Company Inc.



PID: R05411-003-002-000  
 MAPID: 312711.65.0747.000  
 DEED BOOK / PAGE: 5289 / 0998  
 OWNER NAME: Hedded Forrest Drev Trust at al  
 LAND USE: Commercial Service  
 ZONING: CS

PID: R05411-004-005-000  
 MAPID: 312711.65.2769.000  
 DEED BOOK / PAGE: 4876 / 3106  
 OWNER NAME: DAB Corporation  
 LAND USE: Commercial Business  
 ZONING: CS

PID: R05411-007-002-000  
 MAPID: 312711.65.5711.000  
 DEED BOOK / PAGE: 5815 / 2810  
 OWNER NAME: James L. Brannock & Martha W.  
 LAND USE: Vacant Commercial  
 ZONING: CS

PID: R05411-007-001-000  
 MAPID: 312711.65.5565.000  
 DEED BOOK / PAGE: 5400 / 574  
 OWNER NAME: Thomas J. Barron & Linda L.  
 LAND USE: Commercial Auto Repair  
 ZONING: CS

PID: R05411-007-001-001  
 MAPID: 312711.65.4484.000  
 DEED BOOK / PAGE: 5637 / 2633  
 OWNER NAME: Kojak Holding LLC Series 4  
 LAND USE: Commercial medical & Health  
 ZONING: CS

PID: R05411-008-008-000  
 MAPID: 312711.65.0367.000  
 DEED BOOK / PAGE: 5638 / 2991  
 OWNER NAME: Ferguson Enterprises Inc  
 LAND USE: Commercial Retail  
 ZONING: CS

PID: R05411-008-005-000  
 MAPID: 312711.65.3218.000  
 DEED BOOK / PAGE: 5637 / 2139  
 OWNER NAME: Time Warner Cable Southeast LLC  
 LAND USE: Commercial Communications  
 ZONING: CS

- LEGEND**
- PROPERTY LINE ———
  - R/W LINE ———
  - OVERHEAD UTILITY LINES - - - - -
  - UNDERGROUND ELEC. LINES - - - - -
  - SANITARY SEWER LINE - - - - -
  - BLDG. SETBACK — SB —
  - TREE PROTECTION AREA — TPA —
  - BUFFER AREA — B —
  - EXISTING IRON PIPE ●
  - LIGHT POLES ☆
  - UTILITY POLE ⚡
  - SEWER CLEANOUT ⊙
  - WATER METER □
  - CURB INLET ▣
  - EX. SEWER MAN HOLE ○



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



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



**CREDE ENGINEERING COMPANY, INC**  
 ENGINEERS/PLANNERS/SURVEYORS  
 204 E. MARKHAM AVE, DURHAM, N.C. 27701 (919) 682-2006 PH (919) 682-2005 EX  
**EXISTING CONDITIONS**  
**COMMUNICATION FACILITY**  
 PROPERTY OF  
**TIME WARNER CABLE**  
 1910 KENT STREET, WILMINGTON, N.C. 28401

REVISIONS		
NO.	DATE	DESCRIPTION

DATE: FEBRUARY 9, 2015  
 SCALE: 1" = 30'  
 LICENSE: C-0254  
 JOB: \\Time Warner\Wilmington\base140430  
 SHEET NUMBER

**C0100**  
 OF 5 SHEETS



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**AREA**  
 SITE AREA: 73,109 S.F. (1.68 AC.)

**ZONING**  
 SITE ZONED: CS

**CAMA CLASSIFICATION**  
 CAMA CLASSIFICATION: URBAN

**BUILDING SETBACKS**  
 STREET YARD: 35' MIN.  
 SIDE YARD: 7' MIN.  
 REAR YARD: 15' MIN.

**IMPERVIOUS CALCULATIONS**  
 EX. BUILDINGS: 5,473 S.F.  
 EX. ASPHALT YARD: 44,417 S.F.  
 EX. CONC.: 2,285 S.F.  
 TOTAL EX. IMPERVIOUS: 52,175 S.F. (71.37%)

**REMOVAL OF IMPERVIOUS:**  
 REM. ASPHALT: 1,898 S.F.  
 NEW ASPHALT FOR ENTRANCE: 158 S.F.  
 NEW CONC. FOR SIDEWALK: 1,321 S.F.  
 TOTAL REM. IMPERVIOUS: 3,377 S.F.

**PRO. BUILDING:**  
 TOTAL PRO. IMPERVIOUS: 7,018 S.F. (OVER IMPERVIOUS)  
 51,756 S.F. (70.79%)

**BUILT UPON AREA**  
 NEW BUILDING AREA: 7,018 S.F.  
 NEW HVAC & GEN: 1,486 S.F.  
 NEW ASPHALT: 158 S.F.  
 NEW CONC. SIDEWALK: 1,321 S.F.  
 TOTAL BUILT UPON: 9,983 S.F.

**NOTE: OLD BUILDING REMOVED WITH NEW STONE BASE: (1,083 S.F.)**

**BUILDING COVERAGE AREA**  
 TOTAL SITE: 73,109 S.F.  
 TOTAL BUILDING: 9,021 S.F.  
 COVERAGE PERCENTAGE: 12.34%

**PARKING DATA**  
 EXISTING SPACES: 4 SPACES  
 REQUIRED PARKING: 16 SPACES

**NOTE: REDUCTION BY TRC TO NO NEW SPACES FOR UNMANNED FACILITIES, 12/30/14.**

**NOTE: FACILITY WILL NOT BE OPEN TO WALK-IN CUSTOMERS**

**UTILITIES**  
 NO WATER OR SEWER SERVICES ARE PROPOSED FOR NEW BUILDING

**FLOOD DATA**  
 PARCEL IS NOT LOCATED IN A SFHA OR FUTURE CONDITIONS FLOOD HAZARD AREAS.  
 100-YR Floodplain Elevation(s): None  
 Floodplain Zone: X (Outside Floodplain)  
 FEMA Flood Map: 372031700J  
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**TOPOGRAPHIC INFORMATION**  
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**SITE PLAN**

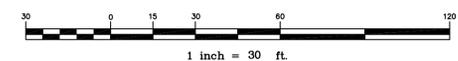
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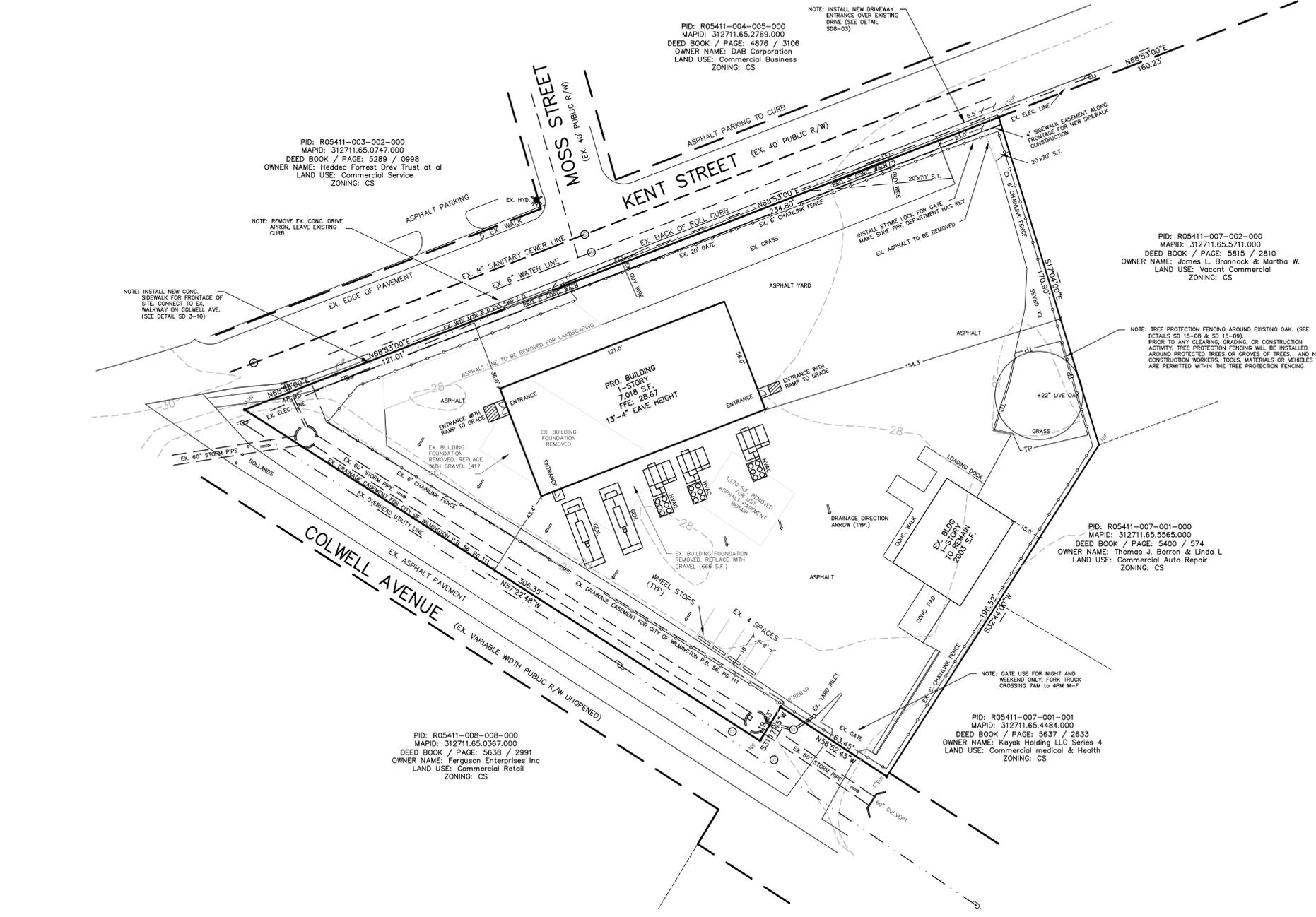
**C0200**  
 OF 5 SHEETS



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



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



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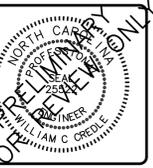
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  - SEWER CLEANOUT ◊
  - WATER METER □
  - CURB INLET ▣
  - EX. WATER MAN HOLE ○
  - EX. STORM MAN HOLE ○
  - EX. SEWER MAN HOLE ○

# PROJECT INFORMATION

## GENERAL LANDSCAPING NOTES:

- All denuded areas not occupied by structures, paving or plantings shall be graded and seeded.
- All shrub and tree plantings shall be mulched with 3" clean pine straw mulch.
- Contractor to utilize onsite topsoil. Contractor will supply additional soils, as specified on the planting detail, for backfilling holes, beds and building water berms. Soil shall be composed of a minimum of 50% topsoil and 25% composted organic material.
- Acceptable composted organic materials for soil conditioning will be pulverized pine bark, composted animal manures, or shredded/composted leaves.
- Contractor is to verify the location of existing utilities prior to beginning landscape installation.
- Contractor is to verify the quantities of plant materials as shown on the plan. Plantings indicated on the plan shall prevail over any quantities indicated in any plant lists or other written documents should irregularities arise.
- All plantings shall be thoroughly watered in on the same day as planted.
- All containerized plant material shall have the root balls scarified as needed prior to installation.
- All plant holes shall be twice the width of the actual root ball size.
- Remove burlap and all rope constraints from the top of the root ball and from around the trunk of the tree prior to backfilling holes.
- All trees that are smooth barked at the time of planting and greater than 2" in diameter shall have the trunks wrapped from the top of the backfill up to the first branches with tree wrap.
- All trees shall be planted at a depth no lower than the original grades that the tree was grown in the nursery. Tree ball may be elevated out of the ground up to 1/3 the depth of the rootball, depending upon soil conditions found on the site.
- The site shall be stabilized and seeded prior to issuance of a certificate of occupancy.
- Plants selected and planting procedures shall conform to the accepted standards of established by American Association of Nurserymen, latest edition.
- Lawn areas shall be raked to remove sticks, rocks, building debris, trash and other foreign matter that would be a detriment to mowing.
- Limbs on trees to be maintained 6' above ground level.
- All underbrush to be back and maintained.



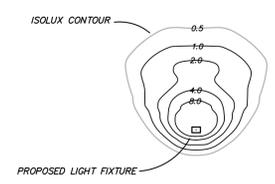
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**LANDSCAPING & LIGHTING PLAN**  
COMMUNICATION FACILITY  
PROPERTY OF  
**TIME WARNER CABLE**  
1910 KENT STREET, WILMINGTON, N.C. 28401

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SHEET NUMBER

**C0300**  
OF 5 SHEETS



**WAL-PAK LIGHT NTS**  
AREA LIGHTING FIXTURES SHALL BE "WAL-PAK" STYLE AS PROVIDED BY LUMARK MODEL # MW-150.  
LUMINAIRES SHALL BE METAL HALIDE 150 WATT LAMPS  
NUMBER OF SINGLE FIXTURE, EIGHT (8)  
LUMINAIRES: 150 WATT METAL HALIDE, 12 FOOT MOUNTING HEIGHT

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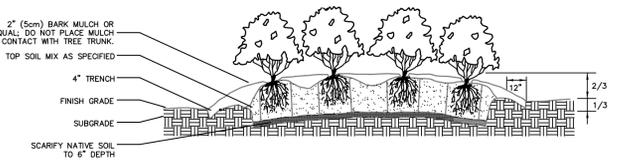
**STREET YARD LANDSCAPING:**  
Frontage: 338.80 I.F. (COLWELL AVENUE)  
(7) Canopy Trees Required  
(42) Shrubs Required

**DRAINAGE AREA:**  
6" area with no mulch; Allow stormwater run-off to drain through site. (See drainage arrows for placement)

### LANDSCAPING KEY

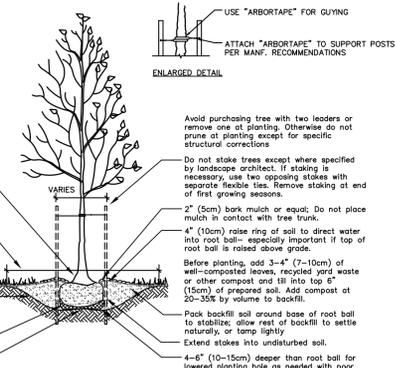
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
CM	7	Lagerstroemia indica	CRAPE MYRTLE	2" CAL OR 8"	CT
RB	23	Cercis canadensis var. texensis	TEXAS RED BUD	2" CAL OR 8"	DU
TM	21	Acer buergeranum	TRIDENT MAPLE	2" CAL OR 8"	DU
A	28	Ilex crenata helleri	HELLER HOLLY	12"	SH
CI	35	Raphiolepis x delacourii	INDIAN HAWTHORN	12"	SH
SA	35	Abelia hybrids	SHERWOOD ABELIA	12"	SH
CJ	32	Juniperus horizontalis cultivars	PLUMOSA COMPACTA JUNIPER	12"	SH

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  - WATER METER
  - CURB INLET
  - EX. SEWER MAN HOLE



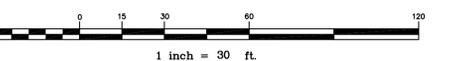
**SHRUB BED DETAIL**  
(NO SCALE)

Do not wrap trunk; Mark the north side of the tree in the nursery and locate to the north in the field.  
Trunk flare and top of root ball should be at grade in well drained soil, up to 4 inches (10 cm) above grade in poorly drained soils.

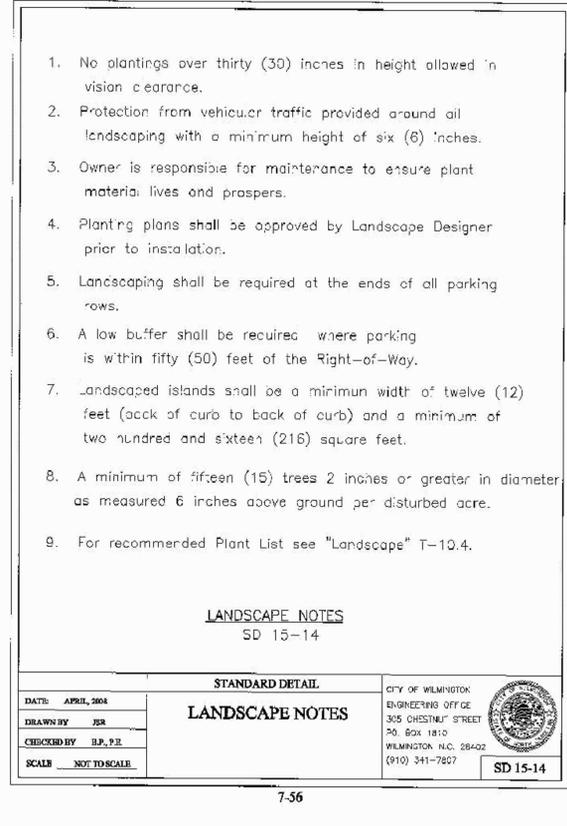
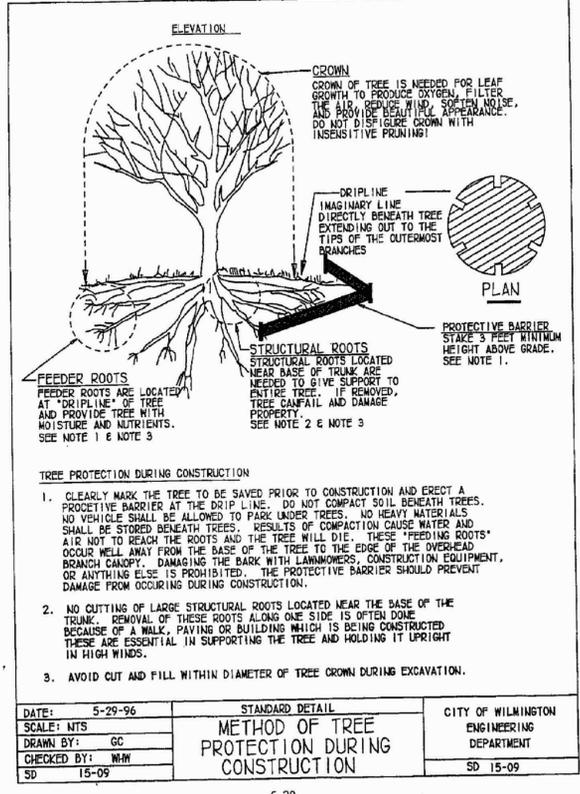
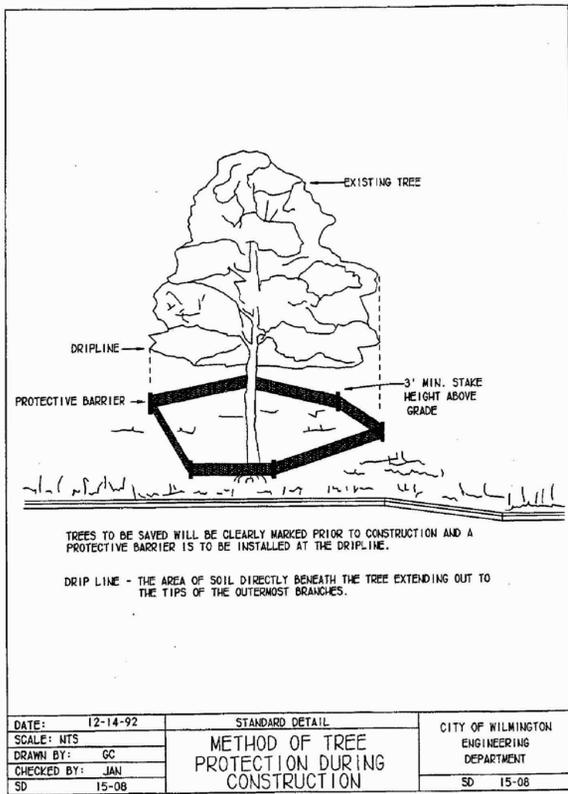
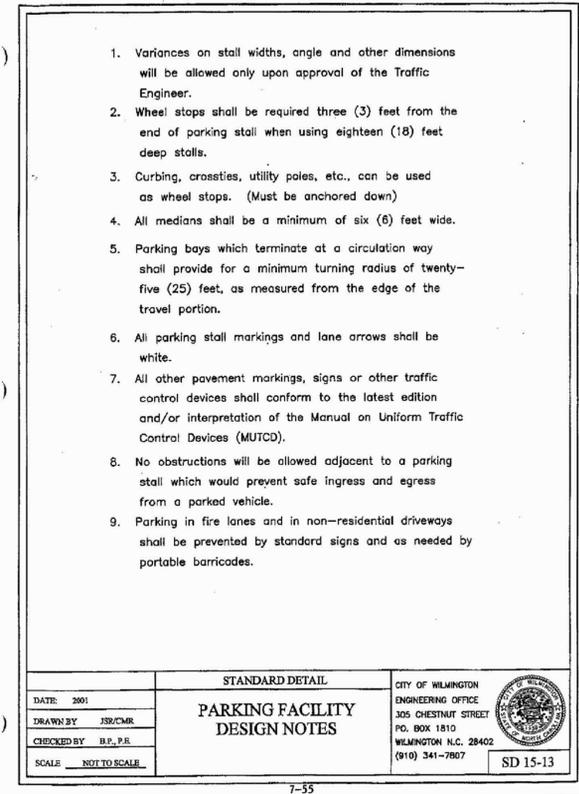
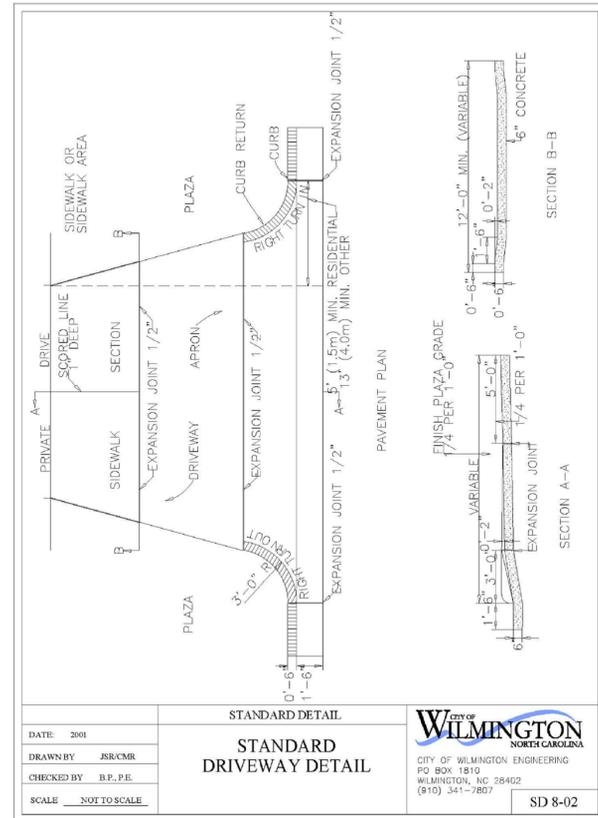
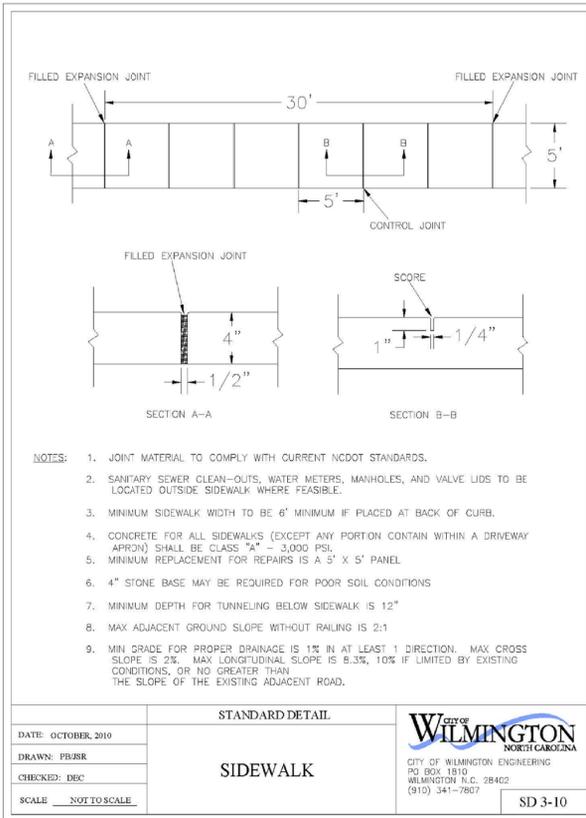


**TREE PLANTING DETAIL (B & B PLANTS)**  
Adapted from "Architectural Graphic Standards" 1998 and Watson & Himeick "Principles and Practices of Planting Trees and Shrubs" 1997.

- Notes**
- Where several trees will be planted close together such that they will likely share root space, till in soil amendments to a depth of 4-6" (10-15 cm) over the entire area.
  - For container-grown trees, use fingers or small hand tools to pull the roots out of the outer layer of potting soil; then cut or pull apart any roots circle the perimeter of the container.
  - During the design phase, confirm that the water drains out of the soil; use lowered drainage system as required.
  - Thoroughly soak the tree root ball and adjacent prepare soil several times during the first month after planting and regularly throughout the following two summers.
  - The planting process is similar for deciduous and evergreen trees.



1 inch = 30 ft.



**ENGINEERS/PLANNERS/SURVEYORS**  
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**■ SITE DETAILS**

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DATE: FEBRUARY 9, 2015  
SCALE: NTS  
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**C0400**  
OF 5 SHEETS