

MINOR SITE PLAN FOR SWITCHING STATION BUILDING

1900 KENT STREET, WILMINGTON, NORTH CAROLINA

FOR
TIME WARNER ENTERTAINMENT

(OWNER)

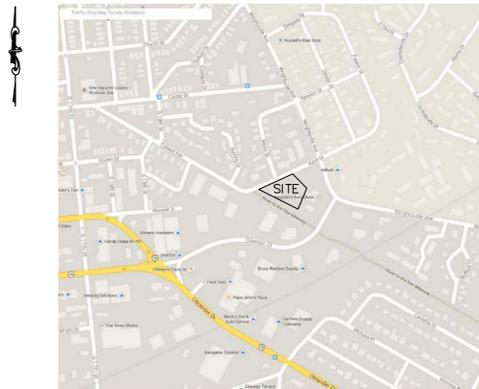
101 INNOVATIONS AVENUE, MORRISVILLE, N.C. 27560

SUITE 100

(919) 654-4421

■ VICINITY MAP

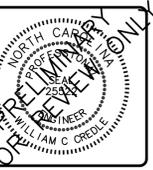
NO SCALE



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



CREDLE ENGINEERING COMPANY, INC
ENGINEERS/PLANNERS/SURVEYORS 204 E. MARKHAM AVE. DURHAM, N.C. 27701 (919) 682-2006 PH (919) 682-2005 FX
COMMUNICATION FACILITY
PROPERTY OF
TIME WARNER CABLE
1900 KENT STREET, WILMINGTON, N.C. 28401
■ COVER

REVISIONS		
NO.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

DATE: APRIL 30, 2014
SCALE: NTS
LICENSE: C-0254
JOB: \\Time Warner\Wilmington\Bases\140430
SHEET NUMBER
C0001
OF 3 SHEETS

\\Time Warner\Wilmington\Bases\140430 : PLOT DATE: 10/25/14



PROJECT INFORMATION

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

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

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

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

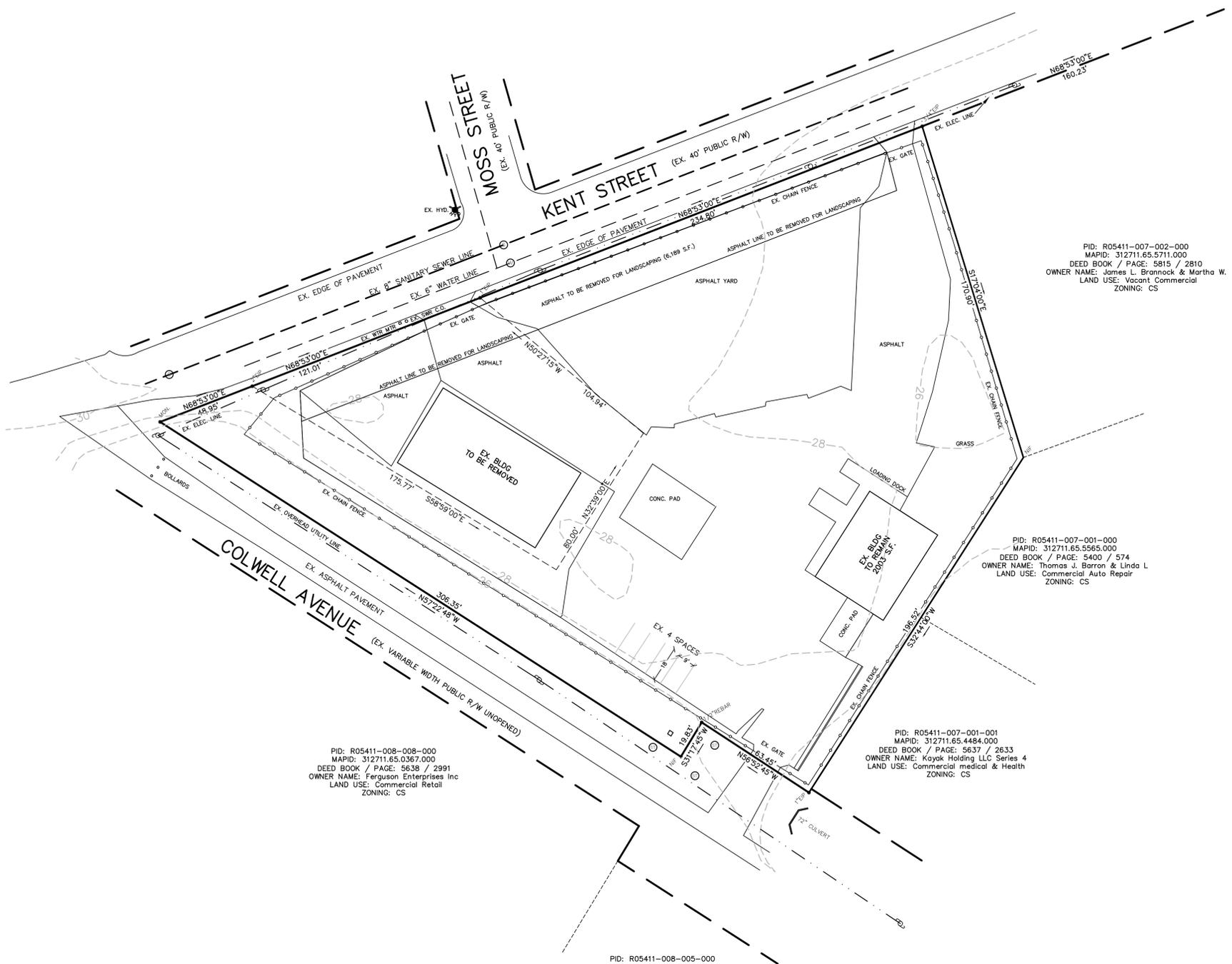
IMPERVIOUS CALCULATIONS
 EX. BUILDINGS: 5,473 S.F.
 EX. ASPHALT YARD: 48,421 S.F.
 EX. CONC.: 2,285 S.F.
 TOTAL EX. IMPERVIOUS: 53,179 S.F.

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

PID: R05411-007-002-000
 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: Kayak Holding LLC Series 4
 LAND USE: Commercial medical & Health
 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 ○



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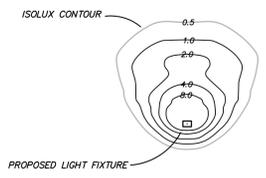
EXISTING CONDITIONS
 COMMUNICATION FACILITY
 PROPERTY OF
TIME WARNER CABLE
 1900 KENT STREET, WILMINGTON, N.C. 28401

REVISIONS

NO.	DATE	DESCRIPTION

DATE: APRIL 30, 2014
 SCALE: 1" = 30'
 LICENSE: C-0254
 JOB: \\Time Warner\Wilmington\base\140430
 SHEET NUMBER

C0100
 OF 3 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

STREET YARD LANDSCAPING:
 Frontage: 391.36 L.F. (KENT STREET)
 Overhead lines are present
 (49) DU Trees Required
 (98) Shrubs Required

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

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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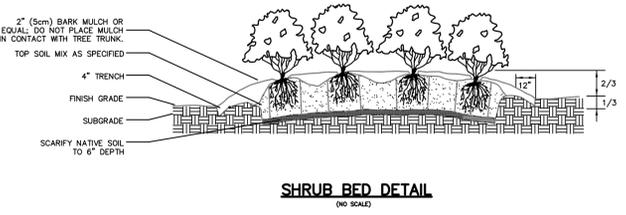
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LANDSCAPING KEY

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
(RM)	7	Acer rubrum Frank's Red [®]	SUNSET RED MAPLE	2-1/2"	CT
(KD)	25	Cornus kousa	KOUSA DOGWOOD	8"	DU
(TM)	24	Acer buergerianum	TRIDENT MAPLE	8"	DU
(X)	35	Ilex crenata helleri	HELLER HOLLY	12"	SH
(C)	35	Rhaphiolepis x delacourii	INDIAN HAWTHORN	12"	SH
(SA)	35	Abelia hybrids	SHERWOOD ABELIA	12"	SH
(CJ)	35	Juniperus horizontalis cultivars	PLUMOSA COMPACTA JUNIPER	12"	SH

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ZONING
 SITE ZONED: CS

CAMA CLASSIFICATION
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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: 48,421 S.F.
 EX. CONC.: 2,285 S.F.
 TOTAL EX. IMPERVIOUS: 53,179 S.F.

REMOVAL OF IMPERVIOUS:
 REM. BUILDING: 3,470 S.F.
 REM. ASPHALT: 3,548 S.F.
 TOTAL REM. IMPERVIOUS: 7,018 S.F.

BUILT UPON AREA
 NEW BUILDING AREA: 7,018 S.F.
 NEW HVAC & GEN: 1,486 S.F.
 TOTAL BUILT UPON: 8,504 S.F.

NOTE: OLD BUILDING REMOVED WITH NEW STONE BASE: (2,567 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

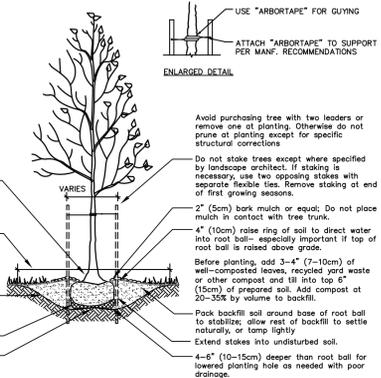
NOTE: REQUESTED REDUCTION BY TRC TO EXISTING 4 SPACES FOR UNMANNED FACILITIES

UTILITIES
 NO WATER OR SEWER SERVICES ARE PROPOSED FOR NEW BUILDING

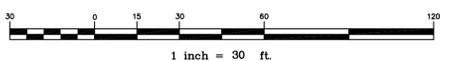
FLOOD DATA
 PARCEL IS NOT LOCATED IN A SFHA OR FUTURE CONDITIONS
 FLOOD HAZARD AREAS:
 100-YR Floodplain Elevation(s): None
 Floodplain Zone: X (Outside Floodplain)
 FEMA Flood Map: 372031700J
 FEMA Map Date: 04/03/06

TOPOGRAPHIC INFORMATION
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- Notes**
- Where several trees will be planted close together such that they will likely share root space, fill in soil amendments to a depth of 4-6" (10-15 cm) over the entire area.
 - For container-grown trees, use shovels or small hand tools to pull the roots out of the outer layer of potting soil; then cut of pull apart any roots circling the perimeter of the container.
 - During the design phase, confirm that the water drains out of the soil; use lowered planting hole depth and design alternative 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.



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