

Memo

To: Rob Balland
From: Jeff Walton, Associate Planner; 910-341-3260
CC: File;
Date: 2/19/2016
Re: AAI Pharma HQ

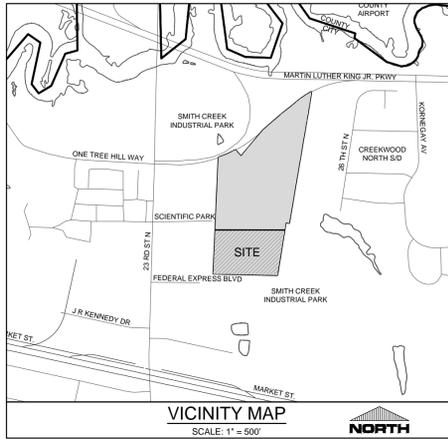
The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. Additional review will be required once all the needed documents have been provided. Items or documents not provided on initial submission will be subject to further review. Please contact me for any further questions.

Site Plan Comments:

- In the attached redline, I identified 6 areas to consider for tree preservation. Can this sheet be made as part of the plan set?
- Please update the data table to cover both phases of buildings to comply with lot coverage and parking mins and maxs on C2-0
- CFPUA detail sheets will not be approved by City staff, please remove them for city review from your plan set, don't even waste the trees on them for us.
- Sec. 18-60 (c) (10):
 - Show and label one loading zone.
 - I couldn't find this on the plans.
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening.
 - Screening shall be a minimum of 6 feet in height along the front or corner side of any lot and 8 feet in height along any side or rear property line.
 - Reminder that in addition to dumpster fencing, landscape shall be required on 3 sides of the pad enclosure. I usually find them in slightly larger landscape islands.
- Dimension parking lot landscape islands. Reminder, they must be atleast 216 square feet.
- A tree preservation/removal permit is required
 - I have the permit and will sign once we work out the preservation question.

Landscape Plan:

- Can you place an additional tree that's just outside the power line easement in the rear of the property adjacent to the 13 row of parking spaces? This would comply with code.



GENERAL NOTES:

1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.
2. PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.
3. GENERAL CONTRACTOR TO COORDINATE THE SIDEWALK CLOSURE AND PEDESTRIAN ACCESS PLAN WITH SKIPPER FUNDERBURG, Skipper.Funderburg@wilmingtonnc.gov. PRIOR TO ANY SIDEWALK CLOSURES.
4. INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS.
5. ALL HVAC EQUIPMENT WILL BE LOCATED ON THE ROOF.
6. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER. UNDERGROUND TERMINAL FACILITIES FOR STREET LIGHTING ALONG ALL PUBLIC STREETS ABUTTING THE SUBJECT SITE SHALL BE INSTALLED BY THE DEVELOPER.
7. THE CITY SHALL BE NOTIFIED IMMEDIATELY OF ANY TRAFFIC SIGNAL FACILITIES DAMAGED DURING CONSTRUCTION.
8. DAMAGED FACILITIES SHALL BE REPLACED, AT CONTRACTOR/DEVELOPER EXPENSE.

FIRE & LIFE SAFETY NOTES:

1. NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO CONSTRUCTION OF THE BUILDINGS AND PRIOR TO COMBUSTIBLE MATERIALS BEING DELIVERED ON SITE.
2. HYDRANTS MUST BE LOCATED WITHIN 8' OF THE CURB.
3. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES.
4. CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION
5. A MINIMUM OF 5' SHALL SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM OTHER UNDERGROUND UTILITIES.
6. UNDERGROUND FIRE LINE & PRIVATE WATER MAINS MUST BE PERMITTED & INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WFD - DIVISION OF FIRE & LIFE SAFETY AT 910-343-0696 FOR ADDITIONAL INFORMATION.
7. CONSTRUCTION TYPE - IA BUSINESS OCCUPANCY (SPRINKLED).
8. ANY FDC MUST BE WITHIN 150' OF A FIRE HYDRANT & WITHIN 40' OF FIRE APPARATUS PLACEMENT.
9. LANDSCAPING OR PARKING CAN NOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANTS. A 3-FOOT (3') CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS AND FDC.

CITY OF WILMINGTON SITE PLAN NOTES:

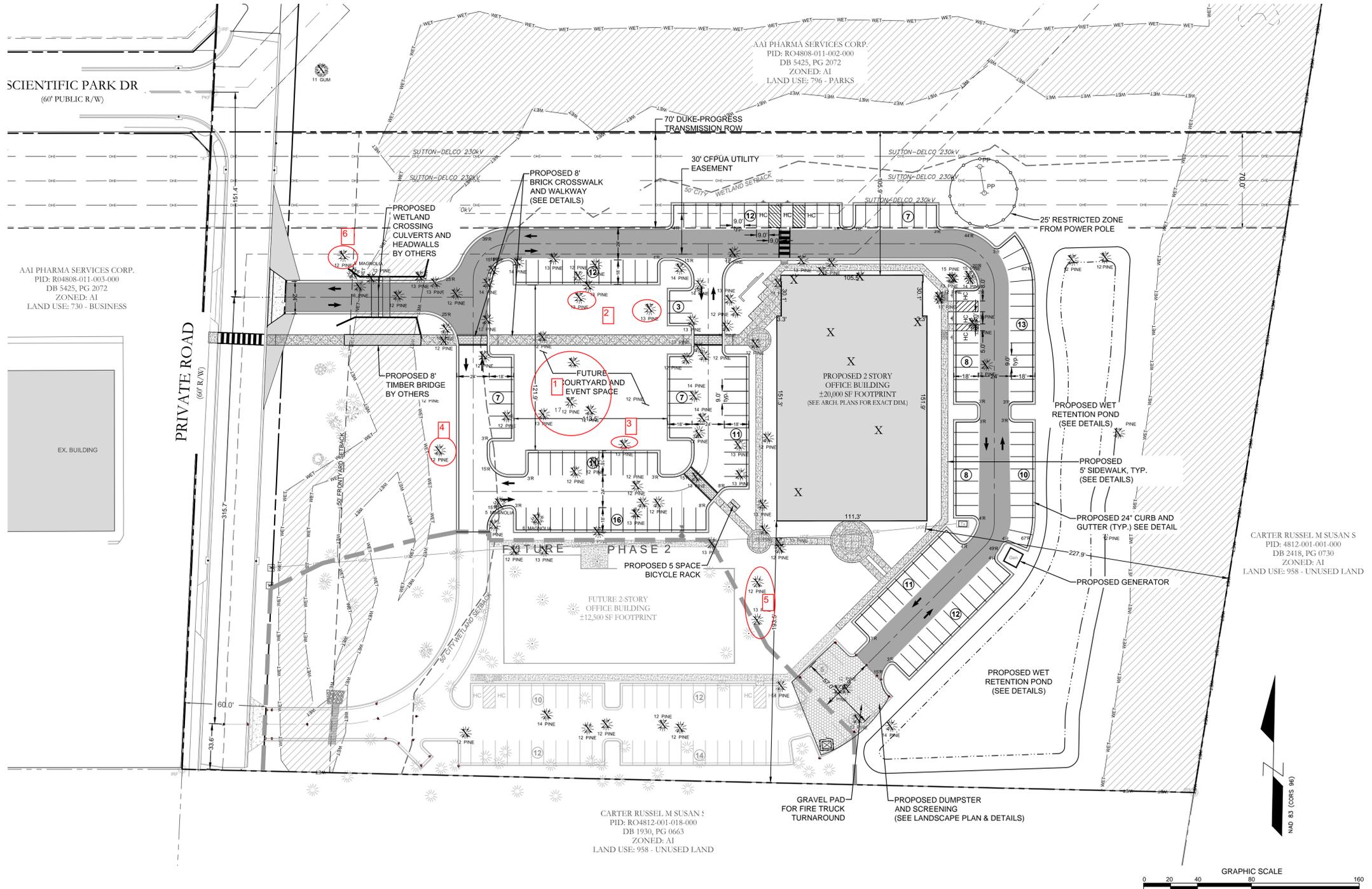
1. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING SHALL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
2. ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING, OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
3. NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT, AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION METHODS.
4. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
5. ONCE STREETS ARE OPEN TO TRAFFIC, CONTACT TRAFFIC ENGINEERING REGARDING THE INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
6. 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.
7. CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
8. CALL TRAFFIC ENGINEERING AT 910-341-7888 FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
9. TRAFFIC ENGINEERING MUST APPROVE PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
10. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
11. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
12. STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
13. TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
14. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET, CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
15. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS, AND CURBING WILL BE REPLACED.
16. CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
17. WATER AND SEWER SERVICES SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.

CITY OF WILMINGTON SITE PLAN NOTES (CONT):

18. PROJECT SHALL COMPLY WITH 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 910.341.3910 FOR INFORMATION.
19. 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.
20. ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REGULATIONS. CALL 919-343-3910 FOR INFORMATION.
21. ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.
22. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCCCHR OR ASSE. CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
23. CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
24. UNDERGROUND FIRE LINES(S) MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910.341.0696.
25. NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
27. CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING, OR GRADING.

LEGEND

- WET- = EXISTING WETLANDS
- - - - - = EXISTING PROPERTY LINE
- - - - - = EXISTING EASEMENT LINE
- OHE- = EXISTING OVERHEAD ELECTRIC
- [Pattern] = PROPOSED CONCRETE
- [Pattern] = PROPOSED THICKER PAVEMENT (GARBAGE TRUCK PATH)
- [Pattern] = PROPOSED BUILDING FOOTPRINT
- [Arrow] = PROPOSED TRAFFIC ARROW
- [Symbol] = PROPOSED SIGN



HVAC NOTE:
HVAC WILL BE LOCATED ON THE ROOF SCREENED BY EXTERIOR WALLS.

FLOOD NOTE:
THIS TRACT LIES WITHIN DESIGNATED FLOOD ZONE X, ACCORDING TO FEMA FIRM COMMUNITY-PANEL NUMBER 3720312800J, BEARING AN EFFECTIVE DATE OF APRIL 3, 2006. ZONE "X" INCLUDES AREAS DETERMINED TO BE OUTSIDE THE 0.2% (500-YEAR) ANNUAL CHANCE FLOODPLAIN.

SWAMP FOREST WETLANDS CONSERVATION RESOURCE IMPACTS	
TOTAL AREA OF CITY CONSERVATION RESOURCE 50' SETBACK LINE	42,225 SF
IMPERVIOUS IMPACT IN 100' SETBACK LINE	10,008 SF
PERCENTAGE (IMPERVIOUS/CITY CONSERVATION SETBACK) (SEC. 18-341 (D) (5))	23.70 % < 25%

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
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____
Signed: _____

Approved Construction Plan

Name	Date
Planning _____	
Traffic _____	
Fire _____	

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION (ISSUED FOR BIDDING 2/9/16)

REVISIONS:



PARAMOUNT ENGINEERING
5911 Olander Drive, Suite 201
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

SITE PLAN
AAI PHARMA HEADQUARTERS
CITY OF WILMINGTON
NEW HANOVER CO., NORTH CAROLINA

PROJECT STATUS
CONCEPTUAL LAYOUT: 9/19/15
FINAL DESIGN: 11/19/15
RELEASED FOR CONSTRUCTION: 2/9/16

DRAWING INFORMATION
DATE: 2/9/16
SCALE: 1" = 40'
DRAWN BY: GAMES
CHECKED: _____



C-2.0
PEI JOB#: 15264.PE

