

January 11, 2016

Mr. Jeff Walton
City of Wilmington
305 Chestnut Street
Wilmington, North Carolina, 28401

**RE: Comments on the Submittal Entitled Embassy Suites Wilmington
Embassy Suites Wilmington
WKD Project No. 20130038.00.WL**

Dear Mr. Walton:

Enclosed please find the revised plans for the Embassy Suites Wilmington project, with comments from the December 21st, 2015 3rd round of comments from TRC. Please see below for written responses to the TRC comments.

CITY OF WILMINGTON

Site Plan Comments:

1. The following pages are not needed in the final approved set of drawings:
 - a. C113, C114, C115, C116, C117, C118.

Response: Sheets listed above have been removed from plan set.

CBD Comments:

1. Encroachment agreements:
 - a. An encroachment agreement shall be required for any projection into the right-of-way, such as balconies and door swings.:
 - i. Keeping this in as a reminder that this needs to be completed

Response: We are currently in the process of completing all required encroachment agreements.

2. Street-level facades:
 - a. New buildings shall front onto public sidewalks to reinforce pedestrian activity along public streets and pedestrian ways. A street-level facade that faces a public street, riverwalk, or sidewalk shall be predominately glazed by incorporating windows or doors of clear or lightly tinted glass that allow views into and out of the building.
 - i. Show glazing compliance against the portion fronting Convention Center Drive only.
 - ii. I need this % to show 50.01 percent glaze. See attached..

Response: Architectural plan attached to address facade comments.

Landscape Plan

1. Parking island 6 must contain a tree, please label.

Response: Comments above addressed on sheet L100.

City Arborist:

1. Show newest City of Wilmington tree protection details

Response: New details added to sheet C111.

2. Show tree protection fencing more clearly and to scale. Be sure this is compliant with dimensions outlined in City code in regard to Critical Root Zone (CRZ).

Response: Tree protection updated to comply with City of Wilmington CRZ where applicable. (See sheets C101 & C104).

Wilmington Fire Department:

1. Will there be a cut into the 24" curb for emergency vehicles to access the all-weather access to the West corner of building towards the Riverwalk?

Response: The curb in this area is flush curb allowing access to emergency vehicles.

2. What is the height of the overhang at the drop off?

Response: The overhang has a clearance of 14'-8".

GENERAL NOTES

- PROPERTY BOUNDARY FOR AREA TAKEN FROM DEEDS AND MAPS OF RECORD.
- TOPOGRAPHIC SURVEY BASED ON FIELD SURVEY COMPLETED BY W.K. DICKSON & CO., INC. MARCH 13, 2013.
- FLOOD ZONE AE ACCORDING TO FEMA FIRM COMMUNITY PANEL 37203118 OOK - MAP REVISED JUNE 2, 2009
NGVD 29 (EL 9.95) AND NAVD 88 (EL 9.00)
- ELEVATIONS BASED ON VERTICAL DATUM NGVD - 29. HORIZONTAL DATUM - NAD83/2007.
- LOCATION OF UNDERGROUND UTILITIES IS BASED UPON LOCATION OF VISIBLE ABOVE GROUND IMPROVEMENTS, RECORD DRAWINGS AND PAINT MARKINGS BY THE NORTH CAROLINA ONE CALL CENTER.
- THE SOIL TYPE PER SOIL SURVEY OF NEW HANOVER COUNTY, NORTH CAROLINA BY THE US DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCE CONSERVATION SERVICE IS UR (URBAN LAND).
- THERE ARE NO CONSERVATION RESOURCES OR ASSOCIATED SETBACKS ON THE SITE.
- MEAN HIGH WATER EL 3.24 (NGVD).
MEAN LOW WATER EL -1.29 (NGVD).
- THE CONTRACTOR IS REQUIRED TO OBTAIN ANY/ALL PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS.
- ALL WORK IS TO BE IN ACCORDANCE WITH THE CITY OF WILMINGTON, NEW HANOVER COUNTY AND THE STATE OF NORTH CAROLINA.
- THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THE PROJECT. IN ADDITION, THE CONTRACTOR IS TO COMPUTE THE LAYOUT OF THE ENTIRE SITE PLAN IN ADVANCE OF BEGINNING ANY WORK ASSOCIATED WITH THE SUBJECT PLANS. CONTRACTOR SHALL EMPLOY A PROFESSIONAL SURVEYOR TO PERFORM SITE IMPROVEMENT STAKEOUT(S).
- ANYTIME WORK IS PERFORMED OFF-SITE OR WITHIN AN EXISTING EASEMENT, THE CONTRACTOR IS TO NOTIFY THE HOLDER OF SAID EASEMENT AS TO THE NATURE OF PROPOSED WORK, AND TO FOLLOW ANY GUIDELINES OR STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RECORDED EASEMENT.
- ALL WORK BY THE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER THE OWNER ACCEPTS THE WORK.
- REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF ALL EXISTING UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF DITCHING OPERATIONS BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES. IN ORDER TO LOCATE EXISTING UTILITIES IN ADVANCE OF TRENCHING OPERATIONS SO AS TO ELIMINATE OR MINIMIZE DAMAGE TO EXISTING UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS RESULTING FROM ANY DAMAGE TO THE EXISTING UTILITY LINES INCLUDING LOSS OF UTILITY REVENUES. CONTRACTOR SHALL ARRANGE FOR TEMPORARY SUPPORT OF EXISTING UTILITIES, SUCH AS POLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE CABLES, WATER LINES, ETC...
- CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT.
- CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK, SUITABLE BARRIERS, FENCES, SIGNS OR OTHER ADEQUATE PROTECTION, INCLUDING FLAGMEN AND WATCHMEN AS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC AS WELL AS THOSE ENGAGED IN THE CONSTRUCTION WORK. CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "CONSTRUCTION AND MAINTENANCE OPERATIONS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE DOT.
- CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL CENTER AT 1 (800) 632-4949 AND ALLOW THE CENTER TO LOCATE EXISTING UTILITIES BEFORE DIGGING.
- THERE ARE NO WETLAND IMPACTS ASSOCIATED WITH THIS PROJECT.

DEMOLITION NOTES

- 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.
- 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.
- 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.
- ALL MATERIAL CLEARED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- CONTRACTOR TO COORDINATE WITH THE OWNER TO PROPERLY MAINTAIN OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN NECESSARY.
- CONTRACTOR IS TO WALK THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF DEMOLITION REQUIRED. ALL DEMOLITION WORK REQUIRED TO CONSTRUCT NEW SITE IMPROVEMENTS WILL BE PERFORMED BY THE CONTRACTOR AND WILL BE UNCLASSIFIED EXCAVATION.
- DEMOLITION SHALL INCLUDE BUT IS NOT LIMITED TO THE EXCAVATION, HAULING AND OFFSITE DISPOSAL OF CONCRETE PADS, CONCRETE DITCHES, FOUNDATIONS, SLABS, STEPS, AND STRUCTURES; ABANDONED UTILITIES; BUILDINGS; PAVEMENTS AND ALL MATERIALS CLEARED AND STRIPPED TO THE EXTENT NECESSARY AS DIRECTED BY THE SOILS ENGINEER FOR THE INSTALLATION OF THE NEW IMPROVEMENTS AND WITHIN THE LIMITS OF CLEARING AND GRADING AND AS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES AND UTILITIES ON THE PROPERTY NOT TO BE DEMOLISHED. DAMAGE TO PROPERTIES OF OTHERS DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NO COST TO OWNER.
- ELECTRIC, TELEPHONE, SANITARY SEWER, WATER AND STORM SEWER UTILITIES THAT SERVICE OFF-SITE PROPERTIES SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PRODUCE A PHOTOGRAPHIC RECORD (DIGITAL) OF DEVELOPMENT COMMENCING WITH A RECORD OF THE SITE AS IT APPEARS BEFORE DEMOLITION IS BEGUN. AFTERWARDS, A PHOTOGRAPHIC RECORD SHALL BE MAINTAINED WEEKLY DURING CONSTRUCTION AND ENDING WITH A PHOTOGRAPHIC RECORD OF THE DEVELOPMENT AS IT APPEARS AFTER DEMOLITION. THIS RECORD SHALL BE DELIVERED TO THE OWNER.
- EXISTING CURB AND GUTTER, LIGHTS, SIDEWALK, AND UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING DEMOLITION.
- CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES INCLUDING CABLE, GAS, TELEPHONE AND ELECTRIC AND ANY OTHER UTILITIES THROUGH THE SITE WITH THE RESPECTIVE COMPANIES.
- PROVIDE SMOOTH SAW CUT OF EXISTING PAVEMENTS, CURBS AND GUTTERS AND SIDEWALKS TO BE DEMOLISHED.
- ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS OSHA REGULATIONS.

SITE NOTES

- 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.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT 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 MARKING PRIOR TO ACTUAL STRIPING.
- ALL PARKING STALL MARKINGS AND LANE ARROWS 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.
- STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
- TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- CONTACT KAREN DIXON AT 910-341-7888 TO DISCUSS STREET LIGHTING 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 SITE DISTANCE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMITS ISSUED AND ALL FEDERAL, STATE AND LOCAL CODES.
- ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND R.O.W.'S PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH THE RESPECTIVE UTILITY.
- DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
- THE SIGN CONTRACTOR WILL ERECT AND ILLUMINATE SITE IDENTIFICATION SIGNAGE PER OWNER'S SPECIFICATIONS. SEE ARCHITECTURAL PLANS.
- ALL UTILITIES TO SERVICE BUILDING SHALL BE UNDERGROUND ON SITE.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS. ANY MISSING OR BROKEN SIDEWALK PANELS OR CURBING WILL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS.
- CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
- IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE GIVEN TO THE OWNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE PERMISSION OF THE OWNER.
- FOR BUILDING DIMENSIONS, SEE ARCHITECTURAL DRAWINGS.
- ALL DIMENSIONS AND RADII ARE TO OUTSIDE FACE OF BUILDING OR TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ALL WEATHER ACCESS ROAD MUST BE MAINTAINED AROUND CONSTRUCTION SITE AT ALL TIMES.
- CONTRACTOR SHALL FILE FORM 7460 WITH THE FAA IF CRANES WILL BE USED FOR CONSTRUCTION AT THE PROJECT SITE.

UTILITY NOTES

- A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 341-5888 FOR PERMIT DETAILS.
- ALL UTILITIES TO SERVICE BUILDING 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.
- WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
- 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 910-343-3910 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 CROSS CONNECTION CONTROL REGULATIONS. CALL 910-343-3910 FOR INFORMATION.

- ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.
- ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCCHRR 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.
- UNDERGROUND FIRE LINE(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.
- THE GENERAL CONTRACTOR SHALL CONFIRM ALL NEW UTILITY TAP LOCATIONS WITH THE UTILITY OWNERS.
- UNDERGROUND CONDUITS SHALL BE PLACED IN GRASS OR LANDSCAPE AREAS WHENEVER POSSIBLE. THE LOCATION OF THE CONDUIT SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD. PVC SCH. 40 SLEEVES SHALL BE INSTALLED FOR ALL CONDUIT CROSSINGS UNDER PAVED AREAS.
- ALL WATER LINES SHALL HAVE FINAL COVER DEPTH OF 3'-0".
- ALL SEWER LINES SHALL HAVE A FINAL COVER DEPTH OF 3'-0".
- CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED CONSTRUCTION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO ANY EXCAVATION OR DEMOLITION.
- CONTRACTOR TO LOCATE EXISTING UNDERGROUND UTILITIES AT WATERLINE CROSSINGS AND USE FITTINGS AND BENDS AS NECESSARY TO AVOID CONFLICTS.
- CONTRACTOR TO COORDINATE THE RELOCATION OF THE EXISTING GAS LINE IN ESTELL LEE PLACE TO ACCOMMODATE PROPOSED UTILITY LINES.
- CONTRACTOR TO SUPPORT AND/OR BRACE EXISTING UNDERGROUND UTILITIES AS NECESSARY TO CONSTRUCT PROPOSED UTILITY CONNECTIONS.
- NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS BEING DELIVERED TO THE JOB SITE.

DRAINAGE NOTES

- ALL STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WILMINGTON & NCDOT SPECIFICATIONS AS SPECIFIED ON THE DRAWINGS AND IN THE PROJECT SPECIFICATIONS.
- BEDDING FOR ALL STORM SEWER PIPES SHALL BE AS SPECIFIED IN THE DETAILS AND SPECIFICATIONS UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
- ALL STORM SEWER PIPES SHOWN AS RCP ON THE PLANS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, UNLESS INDICATED OTHERWISE ON PLANS.



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PROJECT TITLE



EMBASSY SUITES

9 ESTELL LEE PLACE
WILMINGTON, NORTH CAROLINA
28401

SHEET TITLE

GENERAL NOTES

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

ISSUE BLOCK

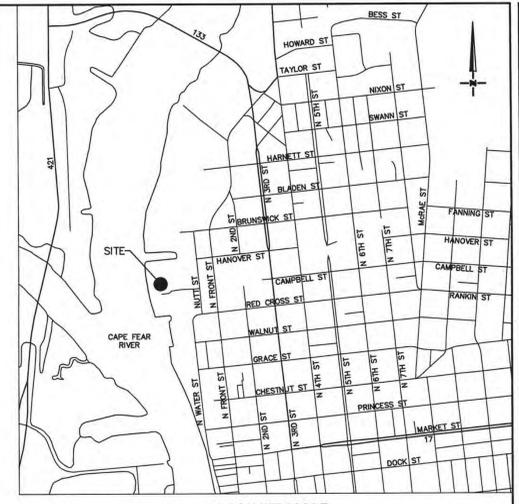
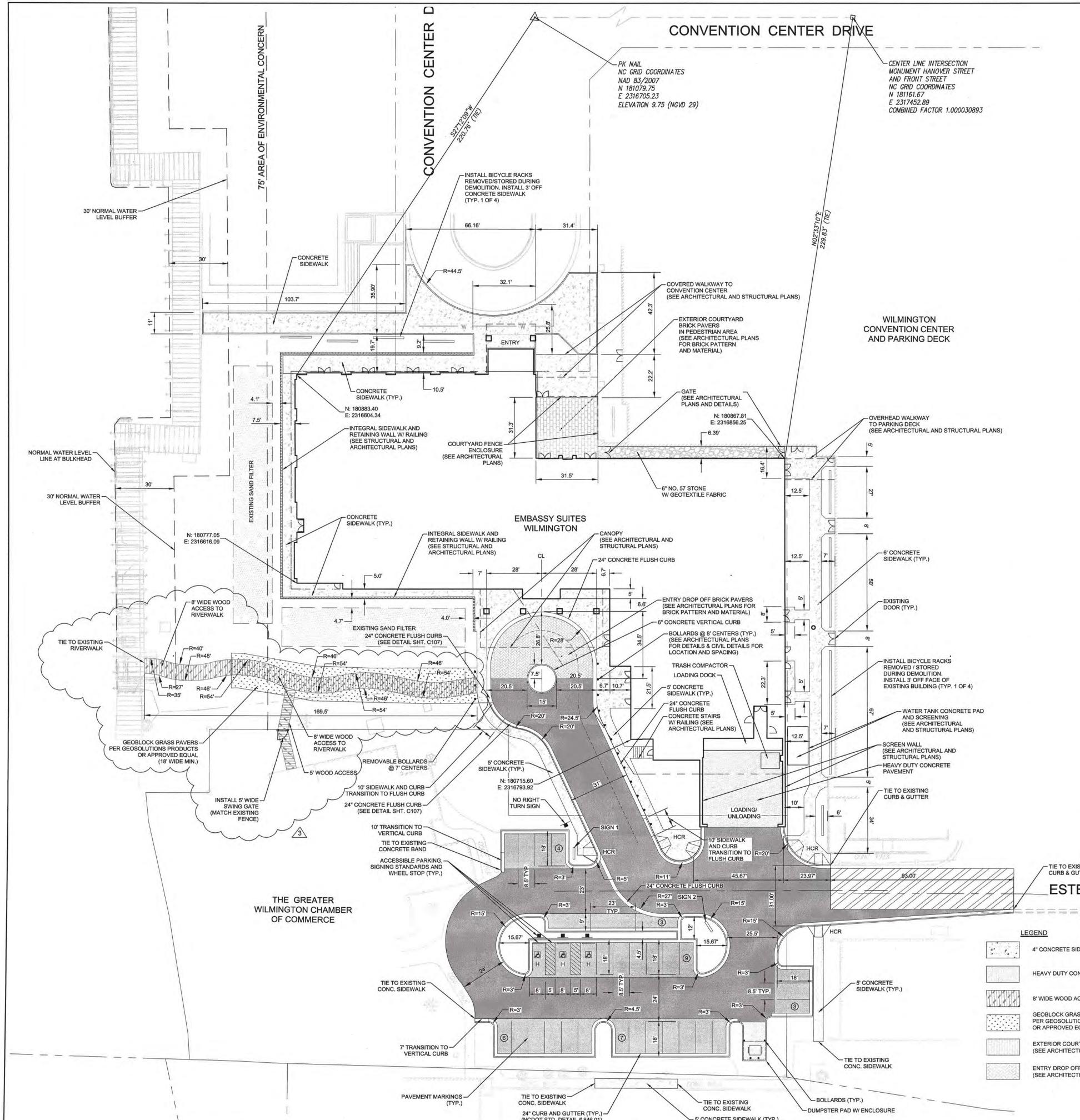
NO.	DATE	DESCRIPTION
1	5/19/14	TRC COMMENTS.

PROJECT NO. DATE SCALE DRAWN BY

PROJECT NO: 20130038.00.VL
DATE: 5/9/14
SCALE: N.T.S.
DRAWN BY: NS PRJ MGR: DLF

C100

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VICINITY MAP
NOT TO SCALE

SITE INFORMATION

PROJECT ADDRESS:	9 ESTELL LEE PLACE
NEW HANOVER COUNTY P.I.N.:	R04716-001-023-000
CURRENT ZONING DISTRICT:	CBD (CENTRAL BUSINESS DISTRICT)
CURRENT LAND USE:	VACANT
IBC BUILDING CONSTRUCTION TYPE:	TYPE IB
BUILDING SETBACK	REQUIRED PROPOSED
NORTH	0' VARIES 0.39' TO 0.70'
SOUTH	0' VARIES 0.11' TO 0.25'
EAST	0' 0.77'
WEST	0' 2.43'
PROPERTY BOUNDARY SIZE:	34,848 SF (0.80 AC)
BUILDING SIZE	
EXISTING BUILDING(S):	N/A
PROPOSED BUILDING(S):	
BUILDING HEIGHT:	116'-5"
HOTEL	
FLOOR 1:	29,170 SF
FLOOR 2:	21,597 SF
FLOORS 3 - 8:	118,872 SF (19,812 SF/FLOOR)
ROOF:	19,878 SF
OUTDOOR TERRACE:	1,406 SF
PARKING GARAGE CONNECTOR:	398 SF
TOTAL:	191,321 SF
% BUILDING LOT COVERAGE: (29,170 SF / 34,848 SF) =	84%
NUMBER OF UNITS: 186 ROOMS	
IMPERVIOUS SURFACE AREAS	
IMPERVIOUS SURFACE AREA BEFORE DEVELOPMENT:	0 SF (0.00 AC)
IMPERVIOUS SURFACE AREA AFTER DEVELOPMENT:	
BUILDING:	29,170 SF (0.67 AC)
STREETS WITH CURB AND GUTTER:	812 SF (0.019 AC)
CONCRETE SIDEWALK, STAIRS AND BRICK PAVERS:	2,709 SF (0.062 AC)
TOTAL:	
% IMPERVIOUS AFTER DEVELOPMENT (32,691 SF (0.75 AC) / 34,848 SF) =	94%
OFF STREET PARKING CALCULATIONS	REQUIRED PROPOSED
PARKING DECK SPACES:	0* 250**
PROPOSED SURFACE PARKING SPACES:	0* 0
PROPOSED HANDICAP SPACES:	
PARKING DECK (1 VAN ACCESSIBLE):	7 TBD
* NO PARKING REQUIRED IN THE CENTRAL BUSINESS DISTRICT.	
** PARKING SPACES PROVIDED IN THE CITY OF WILMINGTON CONVENTION CENTER PARKING DECK	
CAMA LAND USE CLASSIFICATION:	CONSERVATION
RECEIVING STREAM CLASS AND INDEX:	CAPE FEAR RIVER; SC 18-(71)

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Professional Engineer Seal for Denise L. Fredman, No. 12-17-15

EMBASSY SUITES
9 ESTELL LEE PLACE
WILMINGTON, NORTH CAROLINA 28401

SITE LAYOUT & PAVING PLAN

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

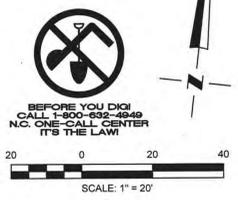
DATE	DESCRIPTION
5/19/14	TRC COMMENTS.

PROJECT NO: 20130038.00.WL
DATE: 5/9/14
SCALE: 1"=20'
DRAWN BY: NS PROJ MGR: DLF

C102
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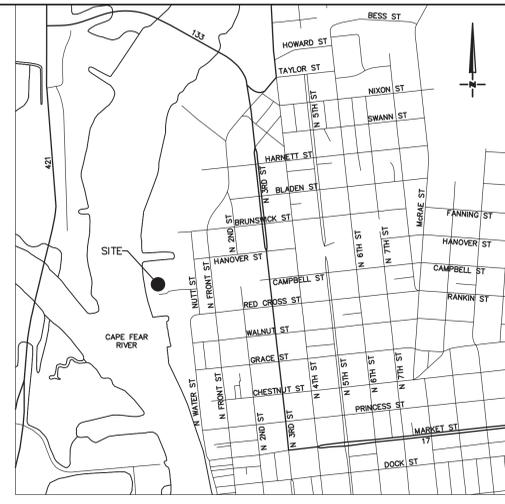
LEGEND

	4" CONCRETE SIDEWALK		MILL & OVERLAY ASPHALT - 2" 5-9.5C
	HEAVY DUTY CONCRETE PAVEMENT		LIGHT DUTY ASPHALT PAVEMENT
	8" WIDE WOOD ACCESS TO RIVERWALK		HEAVY DUTY ASPHALT PAVEMENT
	GEOBLOCK GRASS PAVERS PER GEOSOLUTIONS PRODUCTS OR APPROVED EQUAL (18" WIDE MIN.)		
	EXTERIOR COURTYARD BRICK PAVERS IN PEDESTRIAN AREA (SEE ARCHITECTURAL PLANS FOR BRICK PATTERN AND MATERIAL)		
	ENTRY DROP OFF BRICK PAVERS (SEE ARCHITECTURAL PLANS FOR BRICK PATTERN AND MATERIAL)		

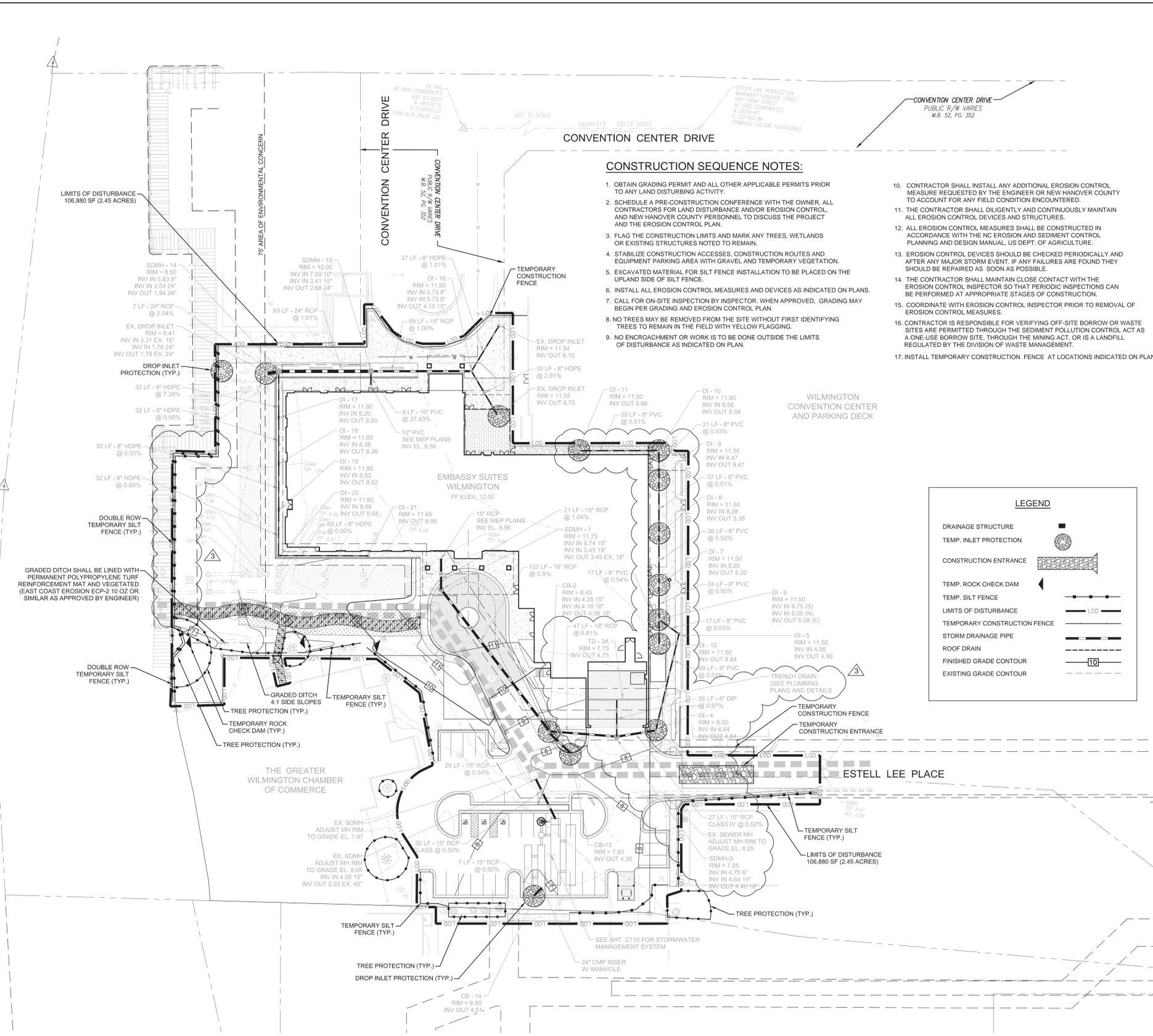




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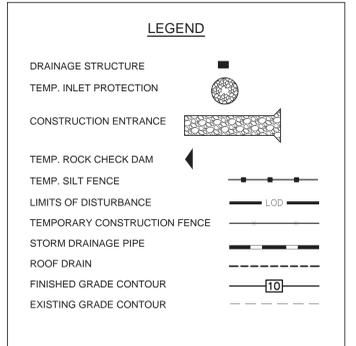


VICINITY MAP
NOT TO SCALE

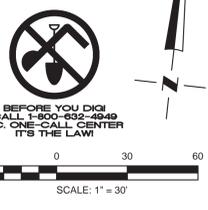


CONSTRUCTION SEQUENCE NOTES:

- OBTAIN GRADING PERMIT AND ALL OTHER APPLICABLE PERMITS PRIOR TO ANY LAND DISTURBING ACTIVITY.
- SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER, ALL CONTRACTORS FOR LAND DISTURBANCE AND/OR EROSION CONTROL, AND NEW HANOVER COUNTY PERSONNEL TO DISCUSS THE PROJECT AND THE EROSION CONTROL PLAN.
- FLAG THE CONSTRUCTION LIMITS AND MARK ANY TREES, WETLANDS OR EXISTING STRUCTURES NOTED TO REMAIN.
- STABILIZE CONSTRUCTION ACCESSES, CONSTRUCTION ROUTES AND EQUIPMENT PARKING AREA WITH GRAVEL AND TEMPORARY VEGETATION.
- EXCAVATED MATERIAL FOR SILT FENCE INSTALLATION TO BE PLACED ON THE UPLAND SIDE OF SILT FENCE.
- INSTALL ALL EROSION CONTROL MEASURES AND DEVICES AS INDICATED ON PLANS.
- CALL FOR ON-SITE INSPECTION BY INSPECTOR. WHEN APPROVED, GRADING MAY BEGIN PER GRADING AND EROSION CONTROL PLAN.
- NO TREES MAY BE REMOVED FROM THE SITE WITHOUT FIRST IDENTIFYING TREES TO REMAIN IN THE FIELD WITH YELLOW FLAGGING.
- NO ENCROACHMENT OR WORK IS TO BE DONE OUTSIDE THE LIMITS OF DISTURBANCE AS INDICATED ON PLAN.
- CONTRACTOR SHALL INSTALL ANY ADDITIONAL EROSION CONTROL MEASURE REQUESTED BY THE ENGINEER OR NEW HANOVER COUNTY TO ACCOUNT FOR ANY FIELD CONDITION ENCOUNTERED.
- THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NC EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, US DEPT. OF AGRICULTURE.
- EROSION CONTROL DEVICES SHOULD BE CHECKED PERIODICALLY AND AFTER ANY MAJOR STORM EVENT, IF ANY FAILURES ARE FOUND THEY SHOULD BE REPAIRED AS SOON AS POSSIBLE.
- THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE EROSION CONTROL INSPECTOR SO THAT PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF CONSTRUCTION.
- COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING OFF-SITE BORROW OR WASTE SITES ARE PERMITTED THROUGH THE SEDIMENT POLLUTION CONTROL ACT AS A ONE-USE BORROW SITE, THROUGH THE MINING ACT, OR IS A LANDFILL REGULATED BY THE DIVISION OF WASTE MANAGEMENT.
- INSTALL TEMPORARY CONSTRUCTION FENCE AT LOCATIONS INDICATED ON PLANS.



DRAINAGE NOTES:
1. ALL PIPE AND STRUCTURE RUBBER GASKETS SHALL BE OIL RESISTANT BUNA-N (NITRILE) RUBBER GASKETS.



NOTE:
FLOOD ZONE AE ACCORDING TO FEMA FIRM COMMUNITY PANEL 37023118 OOK - MAP REVISED JUNE 2, 2006
NGVD 29 (EL 9.95) AND NAVD 88 (EL 9.00)

GROUND COVER SCHEDULE		
SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HWZ ZONES)

NOTE:
PER THE GROUND COVER SCHEDULE SHOWN HERE, OR AT THE COMPLETION OF ANY PHASE OF GRADING, WHICHEVER PERIOD IS SHORTER, DISTURBED AREAS SHALL BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

- EROSION CONTROL NOTES:**
- SEE SHEET C111 FOR EROSION DETAILS AND MAINTENANCE REQUIREMENTS.
 - STABILIZE DISTURBED EARTH AREAS WITHIN 14 DAYS FROM COMPLETION OF GRADING ACTIVITIES EXCEPT FOR PERIMETER DIKES, SWALES, DITCHES, AND SLOPES WHICH MUST BE STABILIZED WITHIN 7 DAYS.
 - THERE ARE NO WETLAND IMPACTS ASSOCIATED WITH THIS PROJECT.
 - CONTACT PERSON RESPONSIBLE FOR MAINTENANCE:
PAGE A, JOHNSON, II - (757) 363-9671
 - SOIL TYPE AT PROJECT SITE IS U₁ URBAN LAND.
 - PROJECT LOCATION:
LATITUDE - N 34°14'30.3078"
LONGITUDE - W 77°57'5.674"
 - NEW HANOVER COUNTY PARCEL ID #: R04716-001-023-000

CIVIL ENGINEER CONTACT INFORMATION:
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NC LICENSE NO. F-0374
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PH (910) 762-4200
FAX (910) 762-4201
DFREUND@WKDICKSON.COM

HARMONY HOSPITALITY

DEVELOPER
1305 DUMOND SPRINGS ROAD, SUITE 204
VIRGINIA BEACH, VIRGINIA, 23465
(757) 265-8651

WK DICKSON

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WOODS ENGINEERING

STRUCTURAL ENGINEERS
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WILMINGTON, NORTH CAROLINA, 28401
(910) 358-9007



PROJECT TITLE



**EMBASSY
SUITES**

9 ESTELL LEE PLACE
WILMINGTON, NORTH CAROLINA
28401

SHEET TITLE

UTILITY PROFILES

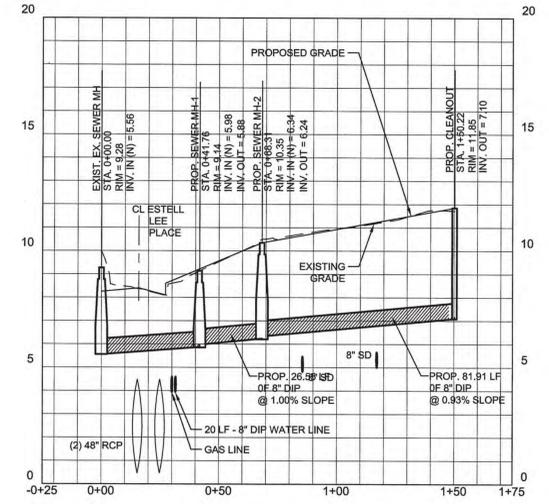
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CONSTRUCTION**

NO.	DATE	DESCRIPTION

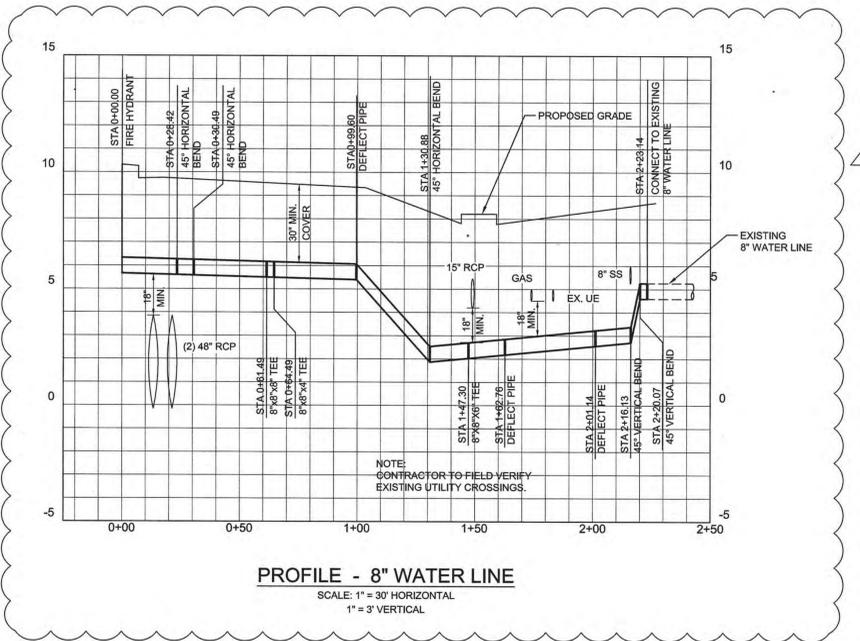
PROJECT NO: 20130038.00.WL
DATE: 5/9/14
SCALE: 1"=30'

DRAWN BY: NS PROJ MGR: DLF

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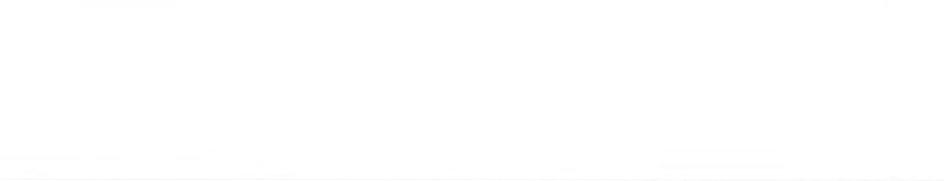
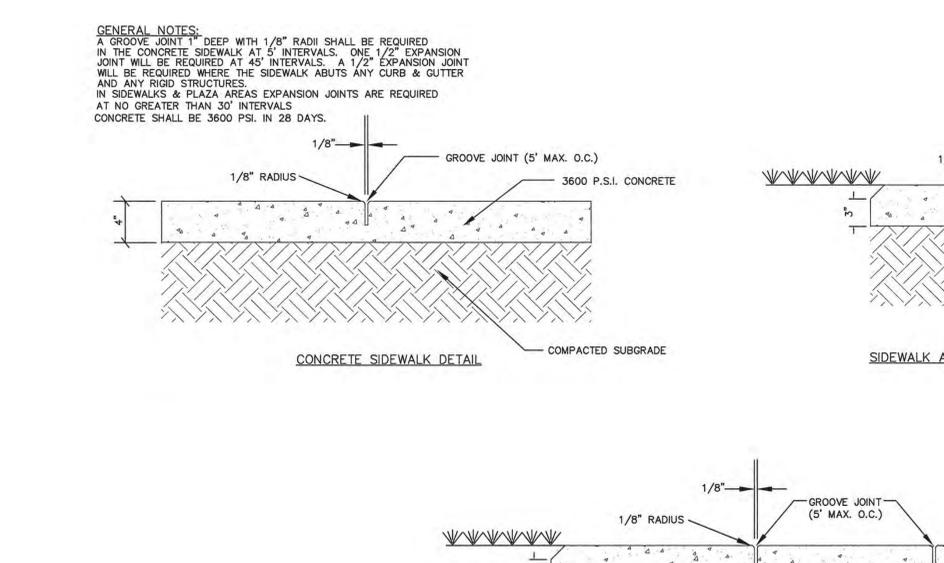
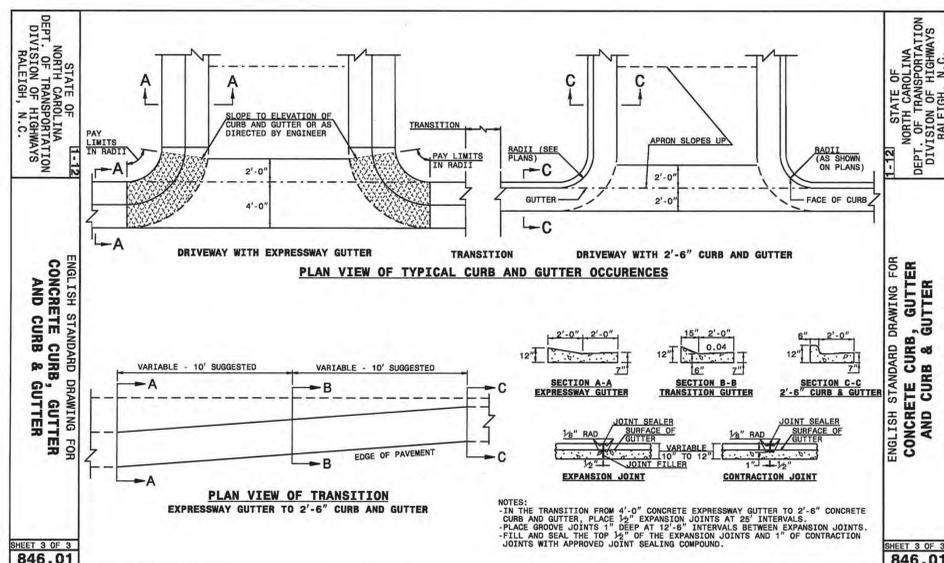
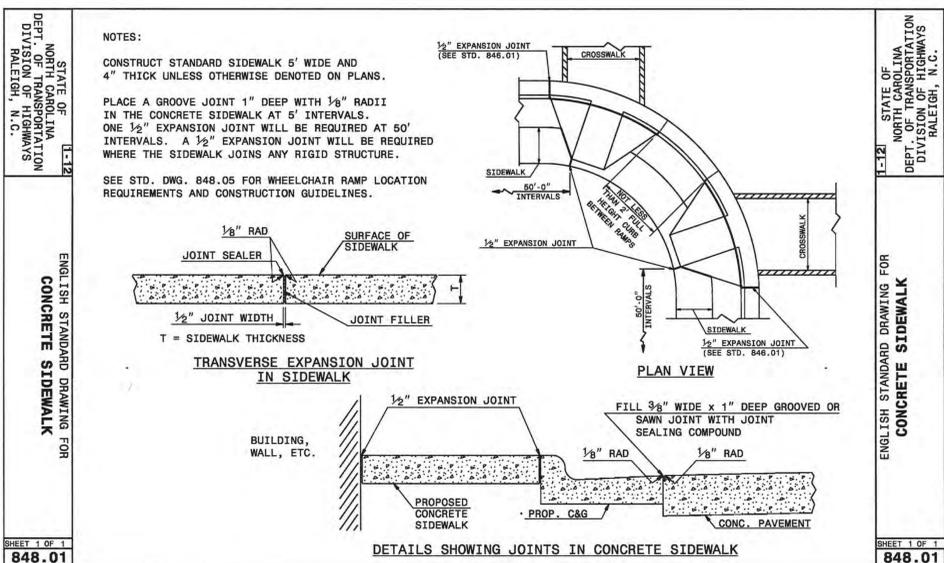
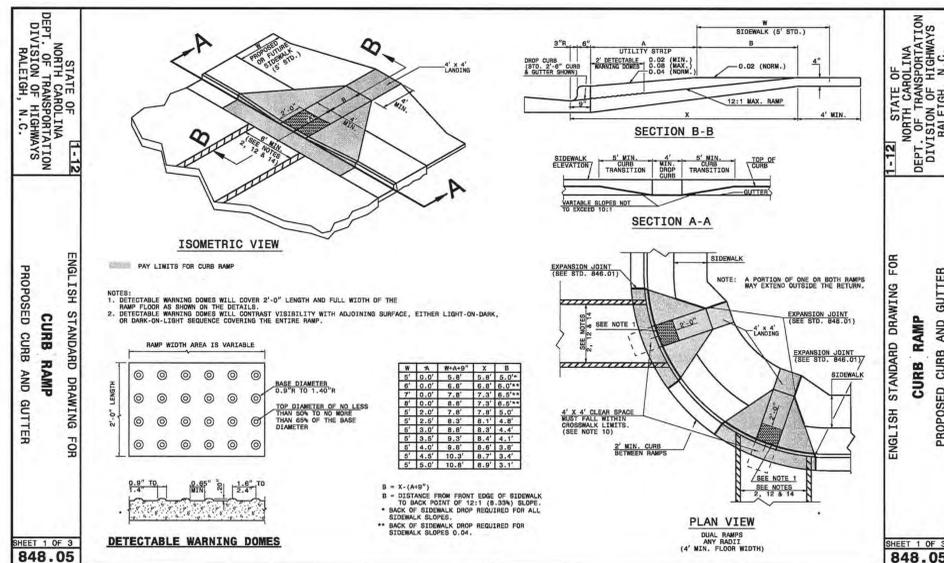
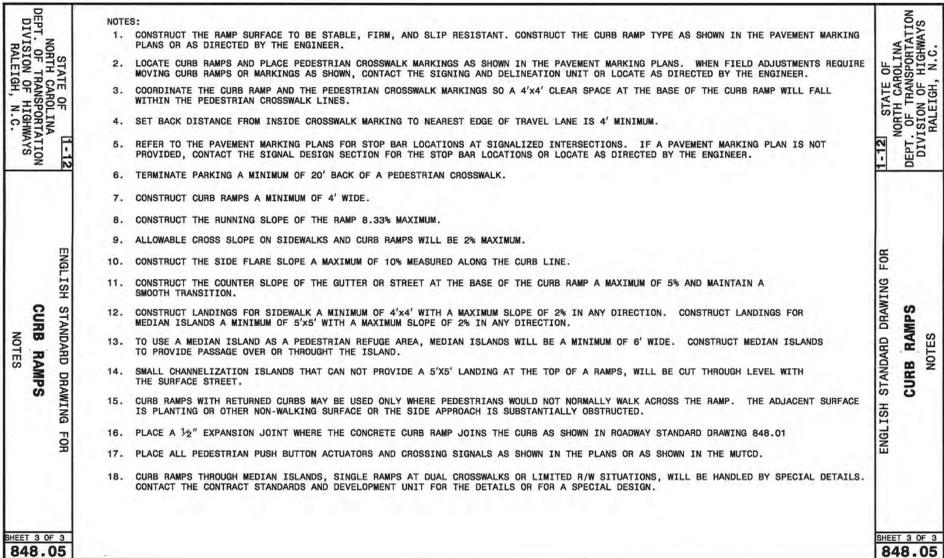
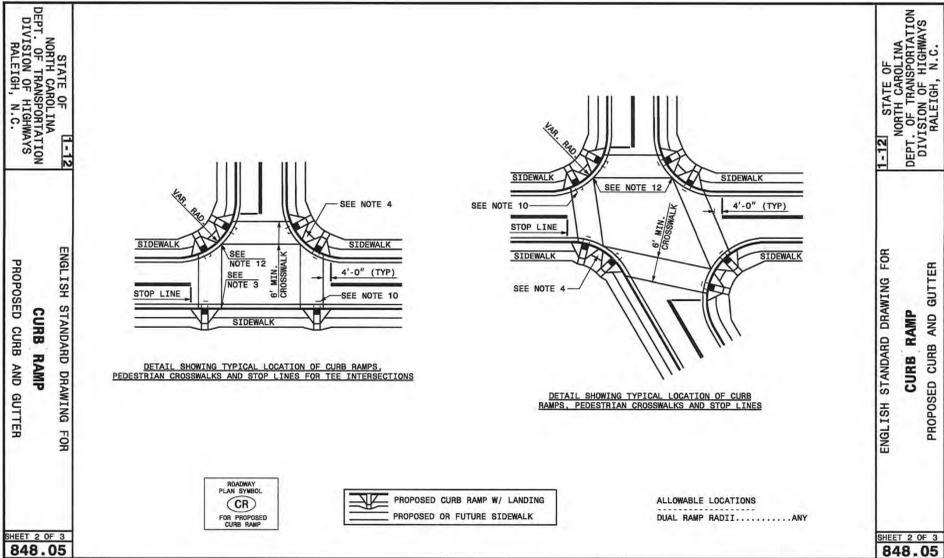


PROFILE - 8" SEWER LINE
SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL



PROFILE - 8" WATER LINE
SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL





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3205 Randall Parkway, Suite 211
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HARMONY HOSPITALITY

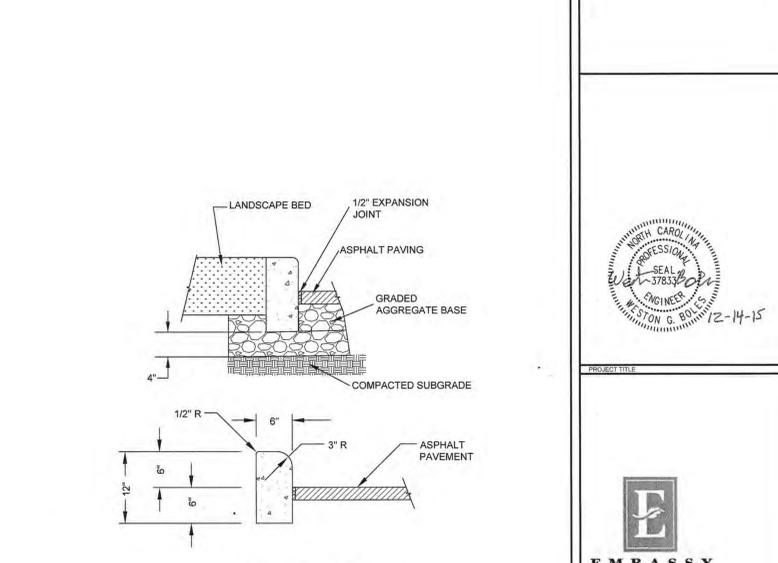
DEVELOPER
1300 DAWKINS SPRING ROAD, SUITE 204
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EMBASSY SUITES

9 ESTELLE LEE PLACE
WILMINGTON, NORTH CAROLINA
28401

PROJECT TITLE

SITE DETAILS

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

PROJECT NO: 20130038.00.VL
DATE: 5/9/14
SCALE: N.T.S.
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STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR FRAME, GRATES, AND HOOD FOR USE ON STANDARD CATCH BASIN

NOTE: USE TYPE "E", "F" AND "G" GRATE UNLESS OTHERWISE NOTED.

ALIGN FRAME WITH INSIDE EDGE OF WALL TO ALLOW FOR VERTICAL ADJUSTMENT

WALL SECTION

SECTION - AA
SECTION - BB
SECTION - CC
SECTION - DD
SECTION - EE
SECTION - FF
SECTION - GG
SECTION - HH
SECTION - II
SECTION - JJ
SECTION - KK
SECTION - LL
SECTION - MM
SECTION - NN
SECTION - PP
SECTION - RR

FRAME, GRATE, & HOOD ASS'Y

HOOD ELEVATION

SHEET 1 OF 2
840.03

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR CONCRETE CATCH BASIN 12" THRU 54" PIPE

GENERAL NOTES:
USE CLASS "B" CONCRETE THROUGHOUT.
PROVIDE ALL CATCH BASINS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.
OPTIONAL CONSTRUCTION - MONOLITHIC POUR, 5" KEYWAY, OR #4 BAR DOMELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.
USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.
IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.
USE TYPE "E", "F" AND "G" GRATES UNLESS OTHERWISE INDICATED.
FOR 8'-0" IN HEIGHT OR LESS USE 6" WALLS AND BOTTOM SLAB. OVER 8'-0" IN HEIGHT USE 8" WALLS AND BOTTOM SLAB. ADJUST QUANTITIES ACCORDINGLY.
CONSTRUCT WITH PIPE CHAINS MATCHING.
DRAWING NOT TO SCALE.

BACK OF CURB
FRAME, GRATE AND HOOD
TOP ELEVATION
SECTION X-X
SECTION Y-Y
SECTION J-J
SECTION M-M
PLAN

DETAIL SHOWING METHOD OF RISER CONSTRUCTION

SHEET 1 OF 2
840.02

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR CONCRETE JUNCTION BOX (WITH OPTIONAL MANHOLE) 12" THRU 66" PIPE

GENERAL NOTES:
CHAMFER ALL EXPOSED CORNERS 1".
USE CLASS "B" CONCRETE THROUGHOUT.
OPTIONAL CONSTRUCTION - MONOLITHIC POUR, 5" KEYWAY OR #4 BAR DOMELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.
USE FORMS TO CONSTRUCT THE BOTTOM SLAB.
IF REINFORCED CONCRETE PIPE IS SET IN BASE SLAB OF BOX, ADD TO BASE AS SHOWN ON STANDARD NO. 840.00.
PROVIDE ALL JUNCTION BOXES OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTERS IN ACCORDANCE WITH STD. NO. 840.66.
ADJUST THE STEEL, CONCRETE AND BRICK MASONRY QUANTITIES TO INCLUDE THE ADDITION OF THE MANHOLE. ADDITIONAL VARIABLE HEIGHT BRICK MASONRY, OPENING IN TOP SLAB.
MAX. DEPTH OF THIS STRUCTURE FROM TOP OF BOTTOM SLAB TO TOP ELEVATION IS 12 FEET.

SECTION X-X
SECTION C-C OR D-D
SECTION Y-Y
PLAN

DIMENSIONS OF BOX AND PIPE				REINFORCEMENT BARS "A"				TOP SLAB DIMENSIONS				CUBIC YARDS CONG. IN BOX				TOTAL QUANTITIES FOR ONE PIPE			
PIPE	SPAN	WIDTH	HEIGHT	NO.	LENGTH	E	F	TOP SLAB	BOTTOM SLAB	WALL	PER	FT. OF	CONG.	NO.	CONC.	IN BOX	REDUCTIONS FOR ONE PIPE		
D	A	B	H																
12"	2'-0"	2'-0"	2'-3"	12	2'-0"	3'-0"	3'-0"	0.167	0.167	0.188	22	0.750	0.015	0.024					
18"	2'-3"	2'-3"	2'-6"	12	3'-0"	3'-3"	3'-3"	0.196	0.196	0.204	24	0.903	0.020	0.036					
18"	2'-6"	2'-6"	2'-9"	14	3'-3"	3'-6"	3'-6"	0.227	0.227	0.230	30	1.066	0.023	0.049					
24"	3'-0"	3'-0"	3'-3"	16	3'-6"	4'-0"	4'-0"	0.266	0.266	0.269	40	1.434	0.028	0.065					
30"	3'-6"	3'-6"	3'-9"	18	4'-0"	4'-6"	4'-6"	0.375	0.375	0.396	51	1.860	0.032	0.127					
36"	4'-0"	4'-0"	4'-3"	20	4'-6"	5'-0"	5'-0"	0.463	0.463	0.503	64	2.341	0.130	0.178					
42"	4'-6"	4'-6"	4'-9"	22	5'-0"	5'-6"	5'-6"	0.560	0.560	0.670	77	2.978	0.180	0.243					
48"	5'-0"	5'-0"	5'-3"	24	5'-6"	6'-0"	6'-0"	0.673	0.673	0.807	91	3.623	0.235	0.317					
60"	6'-6"	6'-6"	6'-9"	30	7'-3"	7'-6"	7'-6"	1.042	1.042	1.461	145	5.090	0.367	0.495					
66"	7'-1"	7'-1"	6'-6"	32	7'-10"	8'-1"	8'-1"	1.210	1.210	1.618	169	5.917	0.444	0.609					

SHEET 1 OF 1
840.31

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR CONCRETE CATCH BASIN 12" THRU 54" PIPE

GENERAL NOTES:
USE CLASS "B" CONCRETE THROUGHOUT.
PROVIDE ALL CATCH BASINS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.
OPTIONAL CONSTRUCTION - MONOLITHIC POUR, 5" KEYWAY, OR #4 BAR DOMELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.
USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.
IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.
USE TYPE "E", "F" AND "G" GRATES UNLESS OTHERWISE INDICATED.
FOR 8'-0" IN HEIGHT OR LESS USE 6" WALLS AND BOTTOM SLAB. OVER 8'-0" IN HEIGHT USE 8" WALLS AND BOTTOM SLAB. ADJUST QUANTITIES ACCORDINGLY.
CONSTRUCT WITH PIPE CHAINS MATCHING.
DRAWING NOT TO SCALE.

EXPANSION JOINTS
PLAN
ELEVATION
SECTION S-S
SECTION R-R
DOWEL

DIMENSIONS OF BOX AND PIPE				COVER DIMENSION				MINIMUM DIMENSIONS AND QUANTITIES FOR CONCRETE CATCH BASIN (BASED ON MIN. HEIGHT, H, WITH NO RISER)									
PIPE	SPAN	WIDTH	HEIGHT	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
D	A	B	H														
12"	2'-0"	2'-0"	2'-3"	12	2'-0"	3'-0"	3'-0"	0.167	0.167	0.188	22	0.750	0.015	0.024			
18"	2'-3"	2'-3"	2'-6"	12	3'-0"	3'-3"	3'-3"	0.196	0.196	0.204	24	0.903	0.020	0.036			
18"	2'-6"	2'-6"	2'-9"	14	3'-3"	3'-6"	3'-6"	0.227	0.227	0.230	30	1.066	0.023	0.049			
24"	3'-0"	3'-0"	3'-3"	16	3'-6"	4'-0"	4'-0"	0.266	0.266	0.269	40	1.434	0.028	0.065			
30"	3'-6"	3'-6"	3'-9"	18	4'-0"	4'-6"	4'-6"	0.375	0.375	0.396	51	1.860	0.032	0.127			
36"	4'-0"	4'-0"	4'-3"	20	4'-6"	5'-0"	5'-0"	0.463	0.463	0.503	64	2.341	0.130	0.178			
42"	4'-6"	4'-6"	4'-9"	22	5'-0"	5'-6"	5'-6"	0.560	0.560	0.670	77	2.978	0.180	0.243			
48"	5'-0"	5'-0"	5'-3"	24	5'-6"	6'-0"	6'-0"	0.673	0.673	0.807	91	3.623	0.235	0.317			
60"	6'-6"	6'-6"	6'-9"	30	7'-3"	7'-6"	7'-6"	1.042	1.042	1.461	145	5.090	0.367	0.495			
66"	7'-1"	7'-1"	6'-6"	32	7'-10"	8'-1"	8'-1"	1.210	1.210	1.618	169	5.917	0.444	0.609			

SHEET 2 OF 2
840.02

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR CONCRETE DROP INLET 12" THRU 30" PIPE

GENERAL NOTES:
USE CLASS "B" CONCRETE THROUGHOUT.
PROVIDE ALL DROP INLETS OVER 2'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.
OPTIONAL CONSTRUCTION - MONOLITHIC POUR, 5" KEYWAY OR #4 BAR DOMELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.
USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.
IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.
CONSTRUCT WITH PIPE CHAINS MATCHING.
SEE STANDARD DRAWING 840.26 FOR ATTACHMENT OF FRAMES AND GRATES NOT SHOWN.
INSTALL 2" WEEPHOLES AS DIRECTED BY THE ENGINEER.
INSTALL STONE DRAINING, OF A MINIMUM OF 1 CURB FOOT OF NO. 7MM STONE IN A POUND FABRIC BAG OF MAT, AT EACH WEEP HOLE OR AS DIRECTED BY THE ENGINEER.
CHAMFER ALL EXPOSED CORNERS 1".
DRAWING NOT TO SCALE.

SECTION X-X
SECTION Y-Y
PLAN

DIMENSIONS OF BOX & PIPE				CUBIC YARDS CONG. IN BOX				REDUCTIONS FOR ONE PIPE									
PIPE	SPAN	WIDTH	HEIGHT	NO.	LENGTH	E	F	TOP SLAB	BOTTOM SLAB	WALL	PER	FT. OF	CONC.	NO.	CONC.	IN BOX	REDUCTIONS FOR ONE PIPE
D	A	B	H														
12"	3'-0"	3'-0"	2'-0"	0.222	0.222	0.222	0.222	0.082	0.082	0.015	0.026						
18"	3'-0"	3'-0"	2'-6"	0.248	0.248	0.248	0.248	0.098	0.098	0.023	0.036						
24"	3'-0"	3'-0"	3'-0"	0.270	0.270	0.270	0.270	0.114	0.114	0.028	0.049						
30"	3'-0"	3'-0"	3'-6"	0.282	0.282	0.282	0.282	0.127	0.127	0.032	0.127						

SHEET 1 OF 1
840.14

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR MANHOLE FRAME AND COVER 12" THRU 30" PIPE

GENERAL NOTES:
SOLID COVER SHOWN PERFORATED. PERFORATED AVAILABLE IF SPECIFIED.
STATE USE OF SYSTEM ON COVER (I.E.: SEWER, STORM DRAIN, ELECTRICAL)

TOP OF COVER
BOTTOM OF COVER
PLAN OF FRAME
SECTION A-A
SECTION B-B

DIMENSIONS OF BOX & PIPE				CUBIC YARDS CONG. IN BOX				REDUCTIONS FOR ONE PIPE									
PIPE	SPAN	WIDTH	HEIGHT	NO.	LENGTH	E	F	TOP SLAB	BOTTOM SLAB	WALL	PER	FT. OF	CONC.	NO.	CONC.	IN BOX	REDUCTIONS FOR ONE PIPE
D	A	B	H														
12"	3'-0"	3'-0"	2'-0"	0.222	0.222	0.222	0.222	0.082	0.082	0.015	0.026						
18"	3'-0"	3'-0"	2'-6"	0.248	0.248	0.248	0.248	0.098	0.098	0.023	0.036						
24"	3'-0"	3'-0"	3'-0"	0.270	0.270	0.270	0.270	0.114	0.114	0.028	0.049						
30"	3'-0"	3'-0"	3'-6"	0.282	0.282	0.282	0.282	0.127	0.127	0.032	0.127						

SHEET 1 OF 1
840.54

13.25"
13.37"
13.50"
5.00"
1.375"
0.375"

HINGED GRATE COVER FOR EASY ACCESS

STANDARD (H-20) RATED DRAINAREA = 62.7 SQ. INCH

12" CAST IRON GRATE
NOT TO SCALE

CAST IRON H-20 RATED GRATE

INLET AND OUTLET ADAPTORS AVAILABLE 4" THRU 12"

VARIOUS TYPES OF OUTLETS WITH WATER-TIGHT ADAPTORS FOR 200-S SEWER CORRUGATED POLYTHENE SCHEDULE 40 DWV CORRUGATED PVC RIBBED PVC

NOTES:
1. CONTRACTOR TO SUMBIT SHOP DRAWINGS OF DRAIN BASIN AND CASTING FOR REVIEW AND APPROVAL.

(1) ADAPTORS CAN BE MOUNTED ON ANY ANGLE 0° TO 35°.

12"
4.25"
6" MIN.
VARIABLE OVERALL HEIGHT

12" DROP INLET DETAIL
NOT TO SCALE

BECKER MORGAN GROUP

ARCHITECTURE PLANNING

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Wilmington, NC 28403
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STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

12-7-15

EMBASSY SUITES

9 ESTELL LEE PLACE
WILMINGTON, NORTH CAROLINA
28401

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR MANHOLE FRAME AND COVER 12" THRU 30" PIPE

MINIMUM WEIGHTS - LBS.
FRAME - 180
COVER - 120
TOTAL - 300

SHEET 1 OF 1
840.54

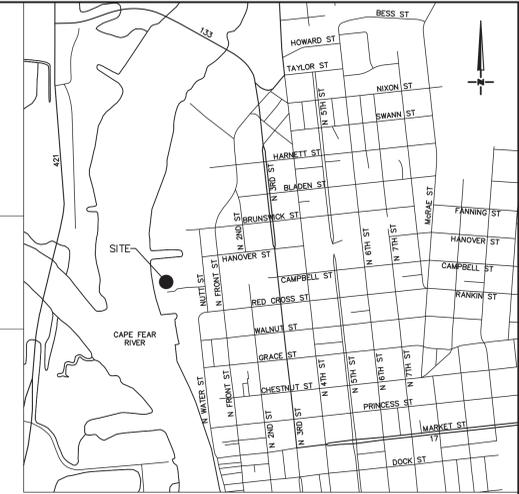
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ISSUE BLOCK

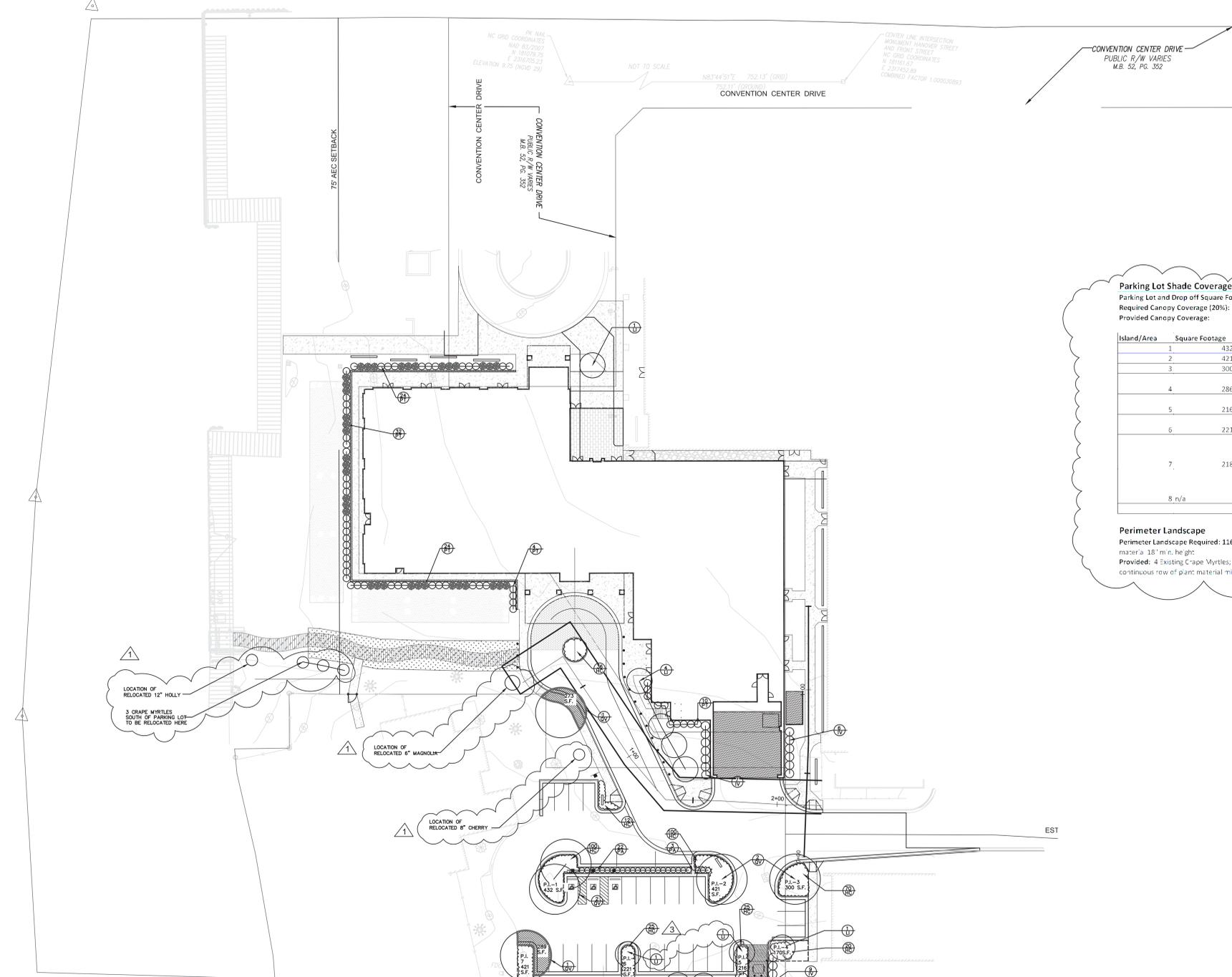
MARK DATE DESCRIPTION

PROJECT NO: 20130038.00.WL
DATE: 5/9/14
SCALE: N.T.S.
DRAWN BY: NS PROJ MGR: DLF

C109
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VICINITY MAP
NOT TO SCALE



Parking Lot Shade Coverage

Parking Lot and Drop off Square Footage: 20,768 sf
Required Canopy Coverage (20%): 4153 Square Feet
Provided Canopy Coverage: 4332 Square Feet

Island/Area	Square Footage	Tree Type	Quantity	Coverage	Total Coverage
1	432	canopy	2	707	1414
2	421	canopy	1	707	707
3	300	canopy	1	707	707
		smaller			
4	286	shade tree	1	314	314
		smaller			
5	216	shade tree	1	314	314
		smaller			
6	221	shade tree	1	314	314
		smaller			
7	218	canopy	1	289	289
		smaller			
8	n/a	canopy	1	273	273
		smaller			
				Total	4332

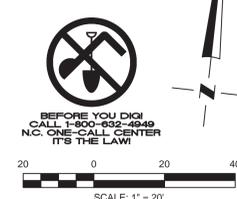
Perimeter Landscape
Perimeter Landscape Required: 116' length = 3 trees required - continuous row of plant material 18' min. height.
Provided: 4 Existing Crape Myrtles; 2 new Crape Myrtles; 3 relocated Crape Myrtles - continuous row of plant material min. 18' height

- NOTES:
- CONTRACTOR TO DESIGN AND PROVIDE AN IRRIGATION SYSTEM FOR LANDSCAPE AREAS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
 - PROVIDE CENTIPEDE GRASS AS FINAL STABILIZATION OUTSIDE OF PLANT BEDS AND LANDSCAPE AREAS.

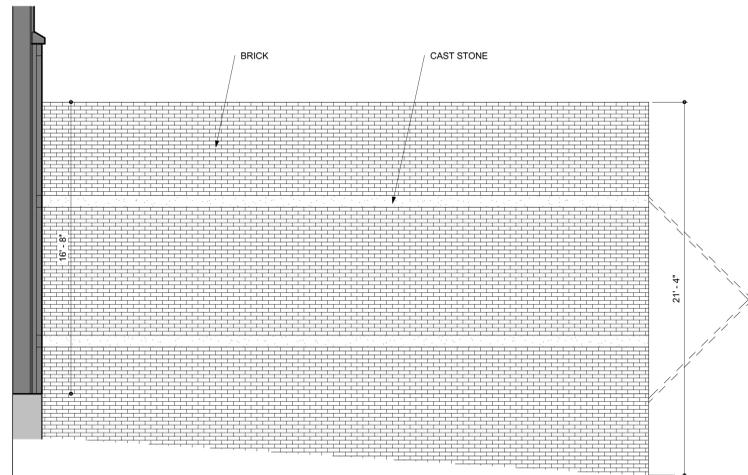
TY	BOTANICAL NAME	COMMON NAME	SI	E	ROOT	SPACING	REMARKS
TREES							
10	LI	LAGERSTROEMIA INDICA			NATCHE CRAPE	10'-12" HT.	B&B / CONT. AS SHOWN 3 STEM MIN. SPEC.
6	V	UERCUS VIRGINIANA 'CATHEDRAL'			CATHEDRAL LIVE OAK	2"-2.5" CLP.	B&B / CONT. AS SHOWN MATCHED SPEC.
SHRUBS AND GROUNDCOVER							
21	IV	ILEX VOMITORIA			YAUPON HOLLY	4'-5" HT	B&B / CONT. 6' O.C. FULL
438	HC	HYPERICUM CALYGINUM			AARON'S BEARD	12"-15" HT	1 CONT. 2' O.C. FULL.
58	PT	PITTIOSPORUM TOBIRA 'WHEELERS DWARF'			DWARF PITTIOSPORUM	18"-24" SPR.	5 CONT. 4' O.C. FULL
65	PA	PENNISETUM ALOPECUROIDES 'HAMELN'			HAMELN PENNISTUM	3" HT X 2' W	3 CONT. 3' O.C. FULL
36	SA	SABAL MINOR			DWARF SABAL PALMETTO	3" HT X 2' W	3 CONT. 3' O.C. FULL
GRASS							
		EREMOCHLOA OPHIUROIDES SOD			CENTIPEDE GRASS		CLEAN, FREE OF WEEDS

Originally Prepared By
W.K. Dickson; Revised By:
SageDesign

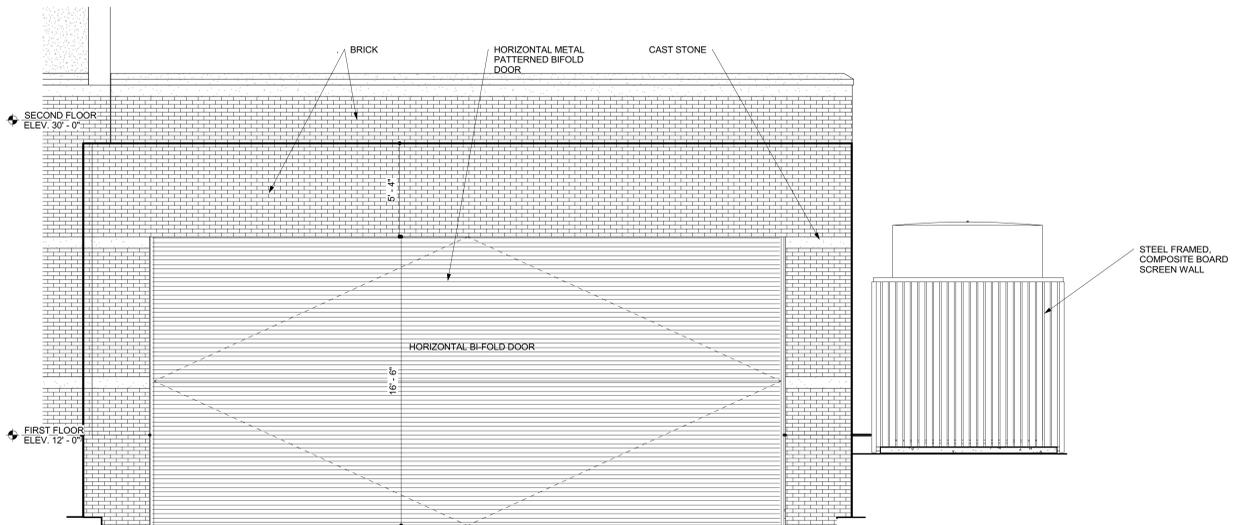
SageDesign PLLC
Sara Burroughs, R.L.A.
228 North Front Street
Suite 202D
Wilmington, NC 28401
Ph: (910) 232-3878
sara@sagedesign.us



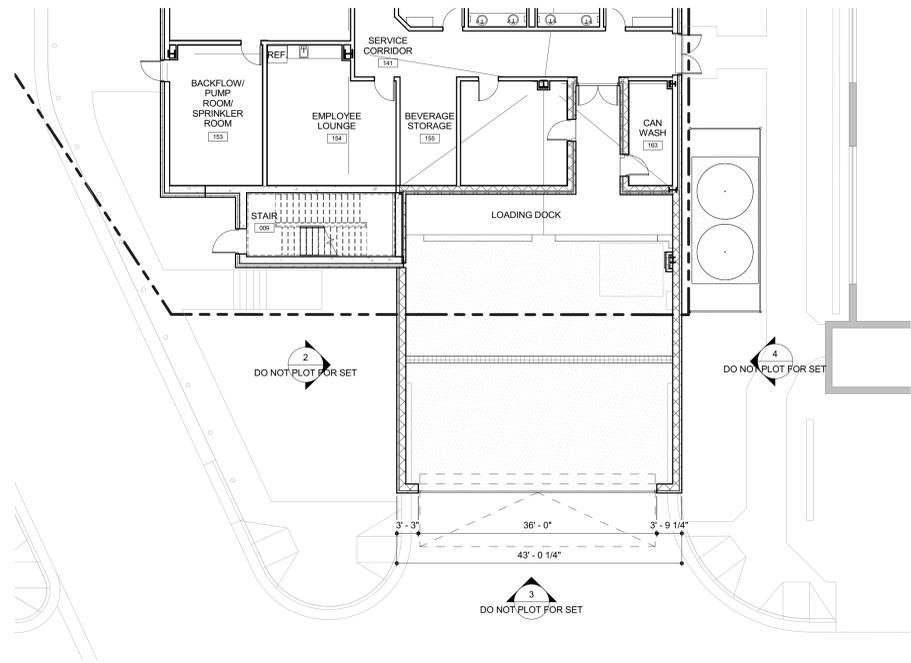
BEFORE YOU DIG
CALL 1-800-482-4049
NC ONE-CALL CENTER
IT'S THE LAW!



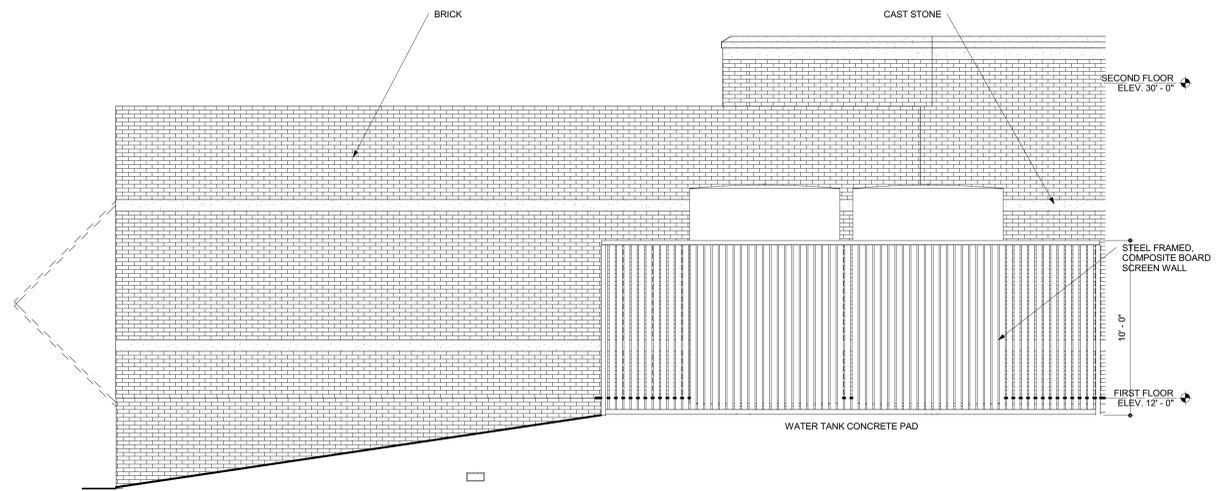
2 West Elevation
SCALE: 1/4" = 1'-0"



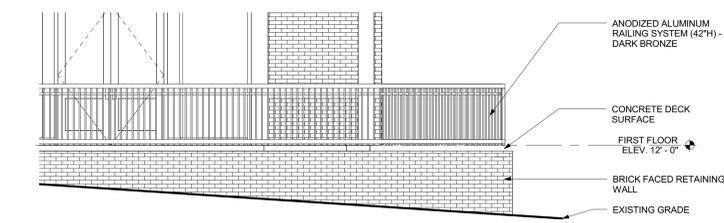
3 South Elevation
SCALE: 1/4" = 1'-0"



5 LOADING DOCK PLAN
SCALE: 3/32" = 1'-0"



4 East Elevation
SCALE: 1/4" = 1'-0"



6 RETAINING WALL ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION GLAZING
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
9	5.9.14	50% CD SET
8	3.20.14	HILTON REVIEW
7	2.28.14	100% SD SET
6	2.24.14	SD REVIEW SET
5	6.8.13	SITE PLAN SUBMISSION
4	10.17.12	HILTON REVIEW
3	8.20.12	PRELIM. SUBMISSION PKG.
2	8.17.12	DD REVIEW
1	8.9.12	SD REVIEW

REVISION SCHEDULE
PROJECT NO: 2011.026.01
DATE: 5.09.2014

DESIGNER: [Name]
AUTHOR: [Name]
CHECKER: [Name]

DO NOT PRINT FOR SET

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