

PARKING SUMMARY:

EXISTING PARKING	=	49
EXISTING PARKING SPACES	=	3
EXISTING ACCESSIBLE SPACES	=	52
TOTAL EXISTING SPACES	=	52
EXISTING SPACES TO BE DEMOLISHED	=	2
TOTAL SPACES FOLLOWING DEMOLITION	=	50
PROPOSED PARKING	=	2
PROPOSED PARKING SPACES	=	0
PROPOSED ACCESSIBLE SPACES	=	2
TOTAL PROPOSED SPACES	=	2
TOTAL PARKING	=	52 (NO NET GAIN OR LOSS)
TOTAL BICYCLE PARKING	=	5 TOTAL BIKE RACKS

IMPERVIOUS AREA:

EXISTING IMPERVIOUS	=	48,613 S.F.
EXISTING SITE AREA	=	11,787 S.F.
EXISTING LANDSCAPE AREA	=	36,826 S.F.
PROPOSED IMPERVIOUS	=	839 S.F.
EXISTING IMPERVIOUS AREA DEMOLISHED	=	540 S.F.
EXISTING IMPERVIOUS AREA INSTALLED	=	-299 S.F.

SITE DATA TABLE:

ZONING:	O&I
CAMA LAND USE CLASSIFICATION:	DEVELOPED

CITY OF WILMINGTON STANDARD NOTES:

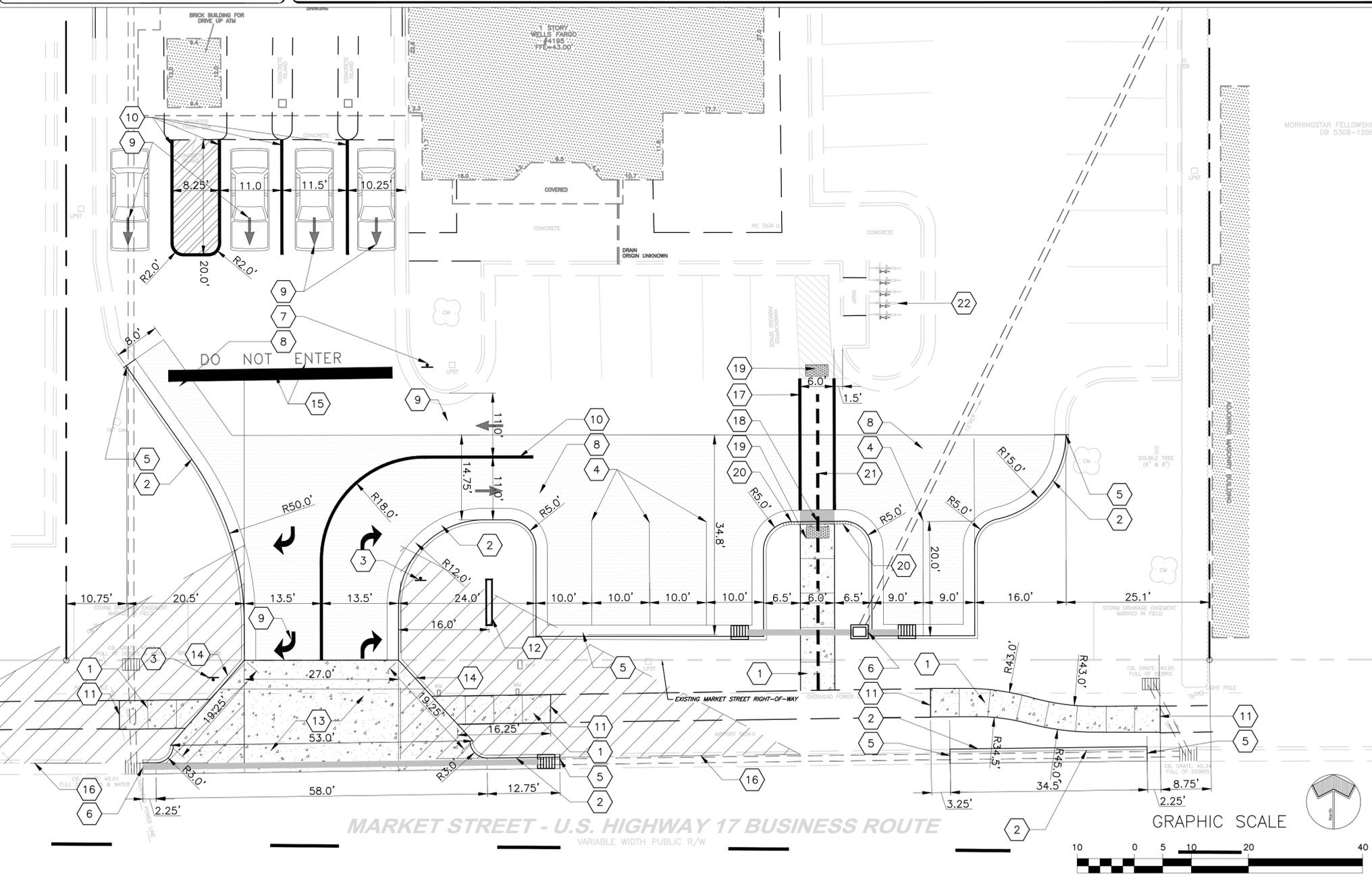
- Prior to any clearing, grading or construction, tree protection fencing shall be installed around protected trees or groves of trees. No construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.
- Any trees and/or areas designated to be protected must be 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 pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City/NCDOT standards.
- 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.
- 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.
- Contact Traffic Engineering at 910-341-7888 to ensure that all traffic signal facilities and equipment are shown on the plan.
- 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.
- A utility cut permit is required for each open cut of a city street.
- Any broken or missing sidewalk panels will be replaced.
- Contact Karen Dixon at 910-341-7888 to discuss street lighting options.
- 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 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 919-343-3910 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 USCFCCHR 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.
- Contractor shall maintain all-weather access for emergency vehicles at all times during construction.
- 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.
- 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

LAYOUT NOTES:

- CITY OF WILMINGTON STANDARD CONCRETE SIDEWALK. SEE DETAIL SD 3-10/C5.00.
- CITY OF WILMINGTON STANDARD 2'-6" CURB AND GUTTER. SEE DETAIL SD 3-11/C5.00.
- "RIGHT TURN ONLY" SIGN. SEE GENERAL NOTE A.
- 4" WIDE PAINTED PARKING STRIPES. (WHITE) ALL DIMENSIONS ARE TO CENTER OF 4" PARKING STRIPE
- LIMITS OF 2'-6" CURB & GUTTER TO MEET FLUSH WITH EXISTING.
- CONVERT EXISTING CURB INLET TO JUNCTION BOX. SEE GRADING PLAN.
- "ONE WAY" SIGN. SEE GENERAL NOTE A.
- LIGHT DUTY ASPHALT PAVING. SEE DETAIL 1/C5.00.
- PAINTED DIRECTIONAL ARROW (WHITE THERMOPLASTIC PER NCDOT - SEE GENERAL NOTE A). SEE GENERAL NOTE A & DETAIL 2/C5.00.
- 6" WIDE PAINTED LANE STRIPING (WHITE THERMOPLASTIC PER NCDOT - SEE GENERAL NOTE A) (4" DIAGONAL STRIPING (WHERE ILLUSTRATED). ALL DIMENSIONS ARE TO THE CENTER OF 6" PAINT STRIPE.
- NEW CONCRETE SIDEWALK TO MEET FLUSH WITH EXISTING.
- RELOCATED SIGN. COORDINATE WITH DEMOLITION PLAN. CITY OF WILMINGTON SIGNAGE PERMIT TO BE OBTAINED BY CONTRACTOR.
- CITY OF WILMINGTON STANDARD DRIVEWAY APRON. SEE DETAIL SD 8-02/C5.00.
- CITY OF WILMINGTON VERTICAL CURB. SEE DETAIL SD 3-11/C5.00.
- 24" WIDE PAINTED STOP BAR AND 18" HIGH PAINTED LETTERS "DO NOT ENTER". (WHITE).
- 20'x70' SIGHT TRIANGLE. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLE SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'.
- 18" WIDE PAINTED CROSSWALK STRIPING (WHITE). ALL DIMENSIONS ARE TO THE CENTER OF THE 18" PAINT STRIPE.
- DASHED LINE INDICATES ACCESSIBLE FLUSH CURB AND GUTTER. SEE DETAIL 5/C5.00.
- TRUNCATED DOME MAT - SEE DETAIL 6/C5.00.
- 3' CURB TAPER. SEE DETAIL 7/C5.00.
- ACCESSIBLE ROUTE - CONTRACTOR TO ENSURE THAT RUNNING SLOPE IS NOT GREATER THAN 5% AND THAT THE CROSS SLOPE IS NOT MORE THAN 2% ALONG THIS ROUTE; WHERE ROUTE EXCEEDS 5%, INSTALL HANDRAIL AS SHOWN.
- BIKE RACK. FIVE TOTAL. SEE DETAIL 8/C5.00.

GENERAL NOTES:

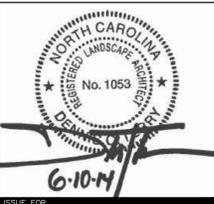
- ALL TRAFFIC CONTROL SIGNAGE, STRIPING, AND DIRECTIONAL ARROWS TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- THE UTILITIES AND THE LOCATION THEREOF, SHOWN ON THE DRAWINGS, REPRESENT THE DESIGNER'S UNDERSTANDING OF EXISTING UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH AND EXISTENCE OF ALL UTILITIES (ELECTRICAL, MECHANICAL, WATER, TELEPHONE, GAS ETC.) WITHIN THE CONSTRUCTION AREA WITH THE OWNER AND/OR THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY EXCAVATION. THE OMISSION OF OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE EXISTENCE OF OR A DEFINITE LOCATION. UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTACT U-LOCO (1-800-632-4949) PRIOR TO DIGGING.
- ALL PAVING CUTS SHALL BE MADE BY SAW CUTS. EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.
- CONTRACTOR TO COORDINATE ANY CHANGES IN FIELD CONDITIONS THAT MAY REVISE THE DESIGN WITH ARCHITECT / ENGINEER PRIOR TO PROCEEDING.
- ANY UNSUITABLE MATERIAL ON SITE IS TO BE QUANTIFIED BY A GEOTECHNICAL ENGINEER, PRIOR TO REMOVING. CONTRACTOR MUST NOTIFY OWNER, OR OWNER'S REPRESENTATIVE IN CASE UNSUITABLE MATERIAL IS UNCOVERED.
- NEW CONCRETE SIDEWALKS SHALL BE 4" THICK, 3000 PSI PORTLAND CEMENT CONCRETE OVER COMPACTED SUBGRADE WITH 1" DEEP (1/8" RADI) GROOVE JOINTS (C.J.) AND 1/2" EXPANSION JOINTS () AT INTERVALS INDICATED ON THE PLAN AND ABUTTING ALL RIGID STRUCTURES. IN NO CASES SHALL EXP.JT. SPACING EXCEED 30'-0".
- ALL DIMENSIONS ARE TO FACE OF CURB OR TO FINISHED FACE OF BUILDING UNLESS NOTED OTHERWISE.
- ALL RADII ON CURBS SHALL BE 5'-0" UNLESS NOTED OTHERWISE.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 910-341-5888 FOR DETAILS.
- ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- CONTACT TRAFFIC ENGINEERING AT 910-341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.



5815 Westpark Drive Charlotte, NC 28217
 T: 704-525-6350 F: 704-561-8700
 www.littleonline.com

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6-10-14
 ISSUE FOR

ISSUE DATE	06 JUNE 2014	
REVISIONS		
NO.	REASON	DATE
01	06/06/2014 PRICING DOCUMENTS	
02	06/09/2014 PLANNING SUBMITTAL	
03	07/02/2014 PLANNING RE-SUBMITTAL	
04	07/02/2014 NCDOT RE-SUBMITTAL	

PROJECT TEAM	
PREPARED BY/CHARGE	Nancy Everhart, AIA, LEED AP
PROJECT MANAGER	Dennis C. Terry, RLA
DESIGN TEAM	

PROJECT NAME
WELLS FARGO
 4195 MARKET ST.
 WILMINGTON, NC

PROJECT NUMBER
 123.2814.00

SHEET TITLE
 SITE LAYOUT PLAN

SHEET NUMBER
C3.00

WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED PLAN - NO PERMIT REQUIRED
 Signed: _____



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