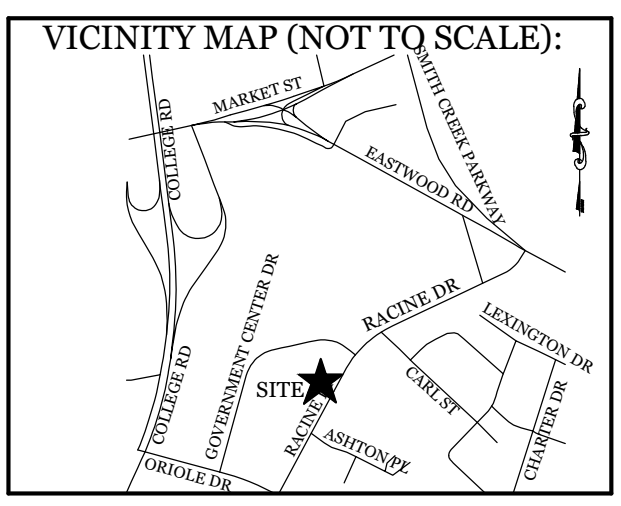


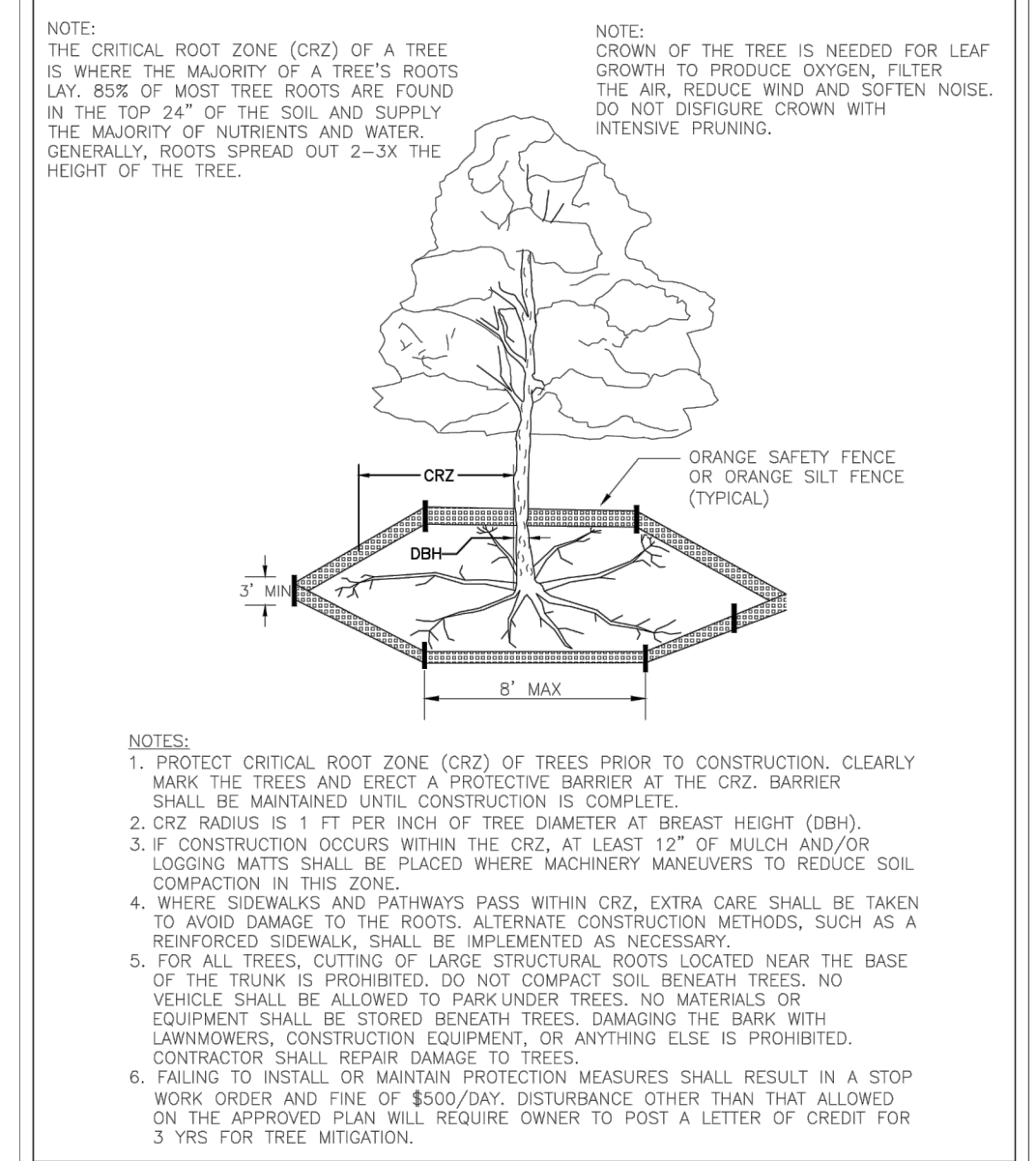
SITE DATA

PARCEL ID:	R05017-001-006-000
ZONING:	RB-REGIONAL BUSINESS
CAMA LAND USE CLASSIFICATION:	URBAN
PROJECT ADDRESS:	240 RACINE DR. WILMINGTON, NC 28403
CURRENT OWNERS:	MATT PROPERTIES III LLC 3355 GRANVILLE DR RALEIGH, NC 27609
TOTAL ACREAGE IN PROJECT BOUNDARY:	54.893 S.F. (1.26 AC.)
EXISTING ONSITE IMPERVIOUS AREAS:	ASPHALT: 3,060 S.F.
EXISTING ONSITE IMPERVIOUS AREAS TO BE REMOVED:	ASPHALT: 425 S.F.
SOIL TYPE:	Se (Seagate Fine Sand) 70.2% Ls (Leon sand) 29.8% (Per the USDA websoil survey map)



REVISIONS

NO.	DATE	DESCRIPTION



STANDARD DETAIL

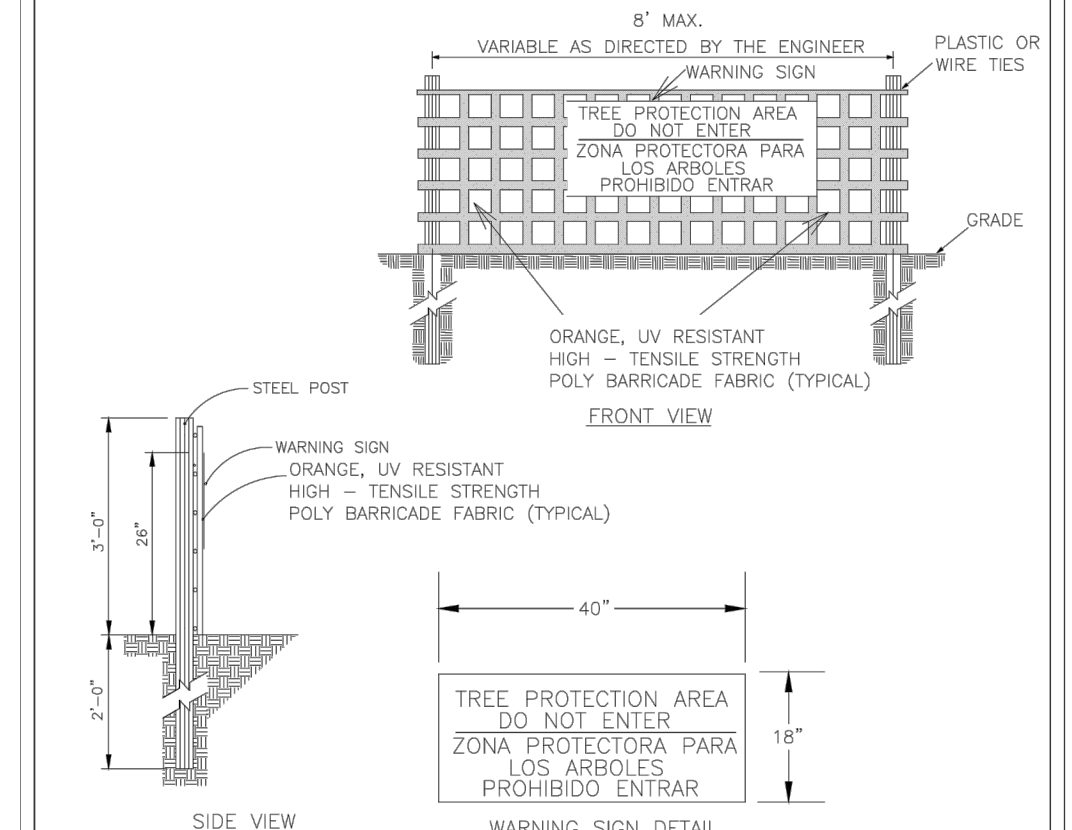
TREE PROTECTION DURING CONSTRUCTION

SHEET 1 of 2

DATE: JAN. 2015
DRAWN BY: JSR
CHECKED BY: RDG, P.E.
SCALE: NOT TO SCALE

CITY OF WILMINGTON ENGINEERING
PO BOX 1810
WILMINGTON, NC 28402
(910) 341-7807

SD 15-09



STANDARD DETAIL

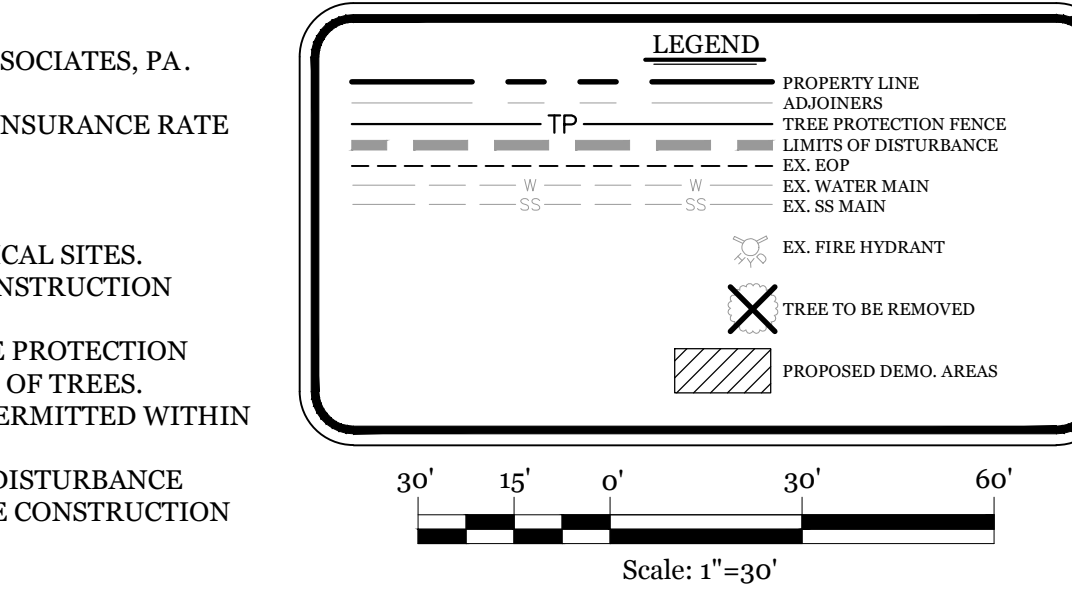
TREE PROTECTION DURING CONSTRUCTION

SHEET 2 of 2

DATE: JAN. 2015
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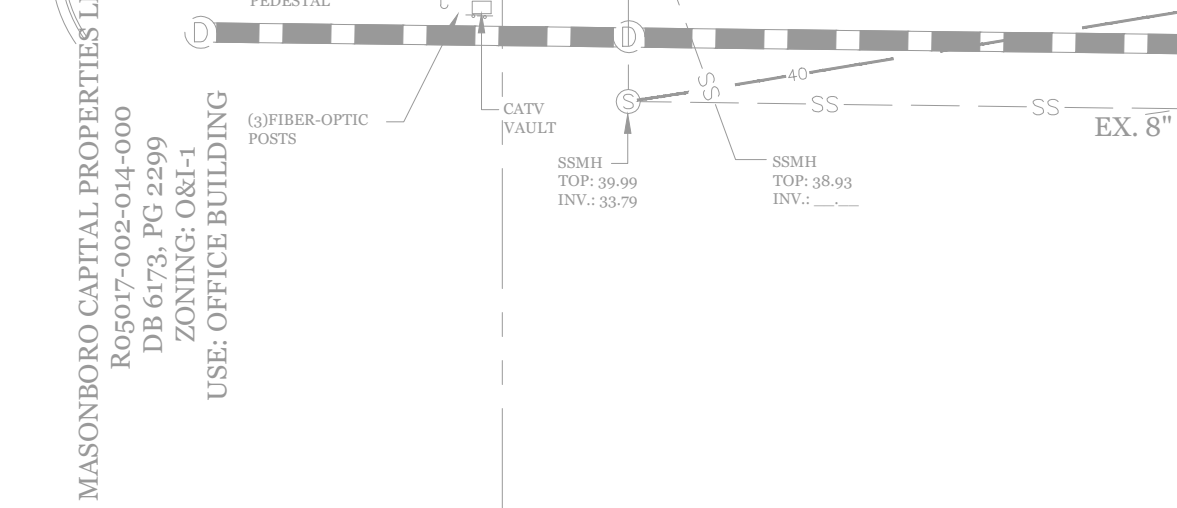
CITY OF WILMINGTON ENGINEERING
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WILMINGTON, NC 28402
(910) 341-7807

SD 15-09



PROPOSED TREES TO BE REMOVED

SIZE	SPECIES	QTY	TYPE	REASON FOR REMOVAL
8"	BLACK CHERRY	3	SIGNIFICANT	ESS. IMPROVEMENTS
9"	BLACK CHERRY	1	SIGNIFICANT	ESS. IMPROVEMENTS
5"	CYPRESS	1	NON-REGULATED	ESS. IMPROVEMENTS
8"	CYPRESS	1	NON-REGULATED	ESS. IMPROVEMENTS
11"	MAPLE	1	REGULATED	ESS. IMPROVEMENTS
6"	OAK	2	NON-REGULATED	ESS. IMPROVEMENTS
8"	OAK	4	REGULATED	ESS. IMPROVEMENTS
9"	OAK	2	REGULATED	ESS. IMPROVEMENTS
10"	PALM	1	REGULATED	DAMAGED
16"	PALM	1	REGULATED	ESS. IMPROVEMENTS
12"	PINE	19	REGULATED	ESS. IMPROVEMENTS
13"	PINE	9	REGULATED	ESS. IMPROVEMENTS
14"	PINE	7	REGULATED	ESS. IMPROVEMENTS
15"	PINE	17	REGULATED	ESS. IMPROVEMENTS
16"	PINE	4	REGULATED	ESS. IMPROVEMENTS
17"	PINE	1	REGULATED	ESS. IMPROVEMENTS
19"	PINE	1	REGULATED	ESS. IMPROVEMENTS
TOTAL		75		



REQUIRED TREE MITIGATION CHART

QTY	SIZE	TYPE	% MITIGATION	REPLACEMENT TREE QTY
1	8"	CYPRESS	100%	5-33
1	5"	CYPRESS	100%	3-33
1	9"	CHERRY	50%	3.00
2	8"	CHERRY	50%	5-33
TOTAL REPLACEMENT TREES				17

* OWNER TO PROVIDE A PAYMENT IN LIEU FOR REQUIRED MITIGATION.

CREDITS FOR PRESERVED TREES

QTY	DBH	TYPE	TOTAL DBH
1	8"	OAK	8
1	10"	OAK	10
1	9"	PALM	9
1	10"	PALM	10
1	12"	PALM	12
1	14"	PALM	14
TOTAL CREDITS FOR PRESERVED TREES			11

- NOTES:
1. EXISTING SURVEY DATA PROVIDED BY MICHAEL UNDERWOOD AND ASSOCIATES, PA.
 2. NO WETLANDS EXIST ON SITE.
 3. PROPERTY IS LOCATED IN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 3720314800K, DATED 08/28/18.
 4. THIS PROPERTY IS NOT AFFECTED BY AN AEC.
 5. NO CONSERVATION RESOURCES EXIST ON SITE.
 6. THIS PROPERTY IS NOT AFFECTED BY ANY HISTORIC OR ARCHAEOLOGICAL SITES.
 7. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, A CONSTRUCTION ENTRANCE AND SILT FENCING SHALL BE INSTALLED.
 8. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES.
 9. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
 10. TREE PROTECTION SIGNAGE SHALL BE ADDED ALONG THE LIMITS OF DISTURBANCE ADJACENT TO TREES EVERY 100' TO PROTECT TREES ADJACENT TO THE CONSTRUCTION SITE.

INTRACOASTAL ENGINEERING, PLLC

5725 Oleander Dr. Unit E-7
Wilmington, North Carolina 28403
Phone: 910.859.8983
Email: charlie@intracoastalengineering.com
License Number P-0662

EXISTING CONDITIONS, TREE REMOVAL & PROTECTION PLAN

FOR

240 RACINE DR. OFFICE BUILDING

WILMINGTON, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL

032555

CHARLES D. SAYER
REGISTERED PROFESSIONAL ENGINEER

2/26/2021

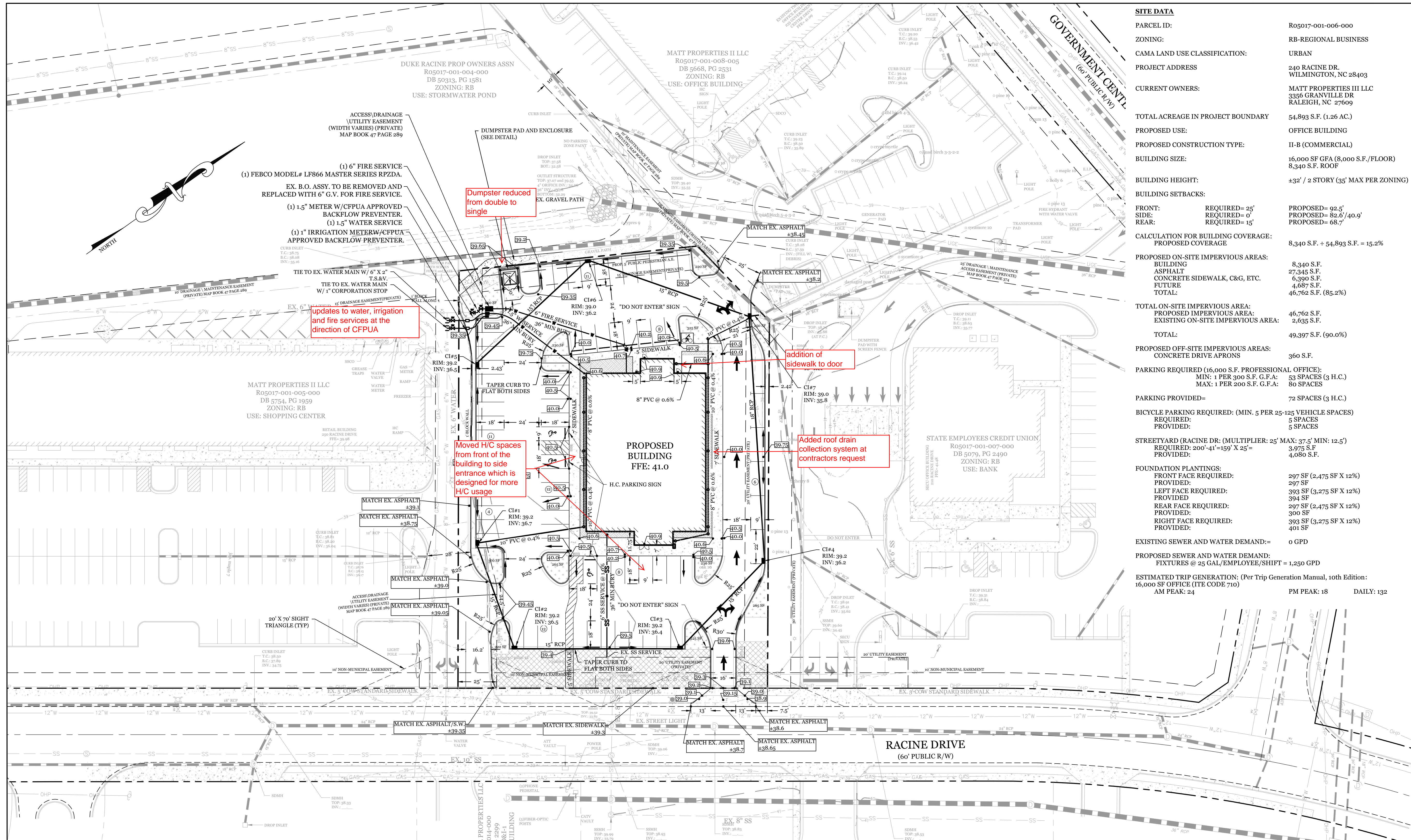
CLIENT INFORMATION:

AMANDA CHAPPEL
MATT PROPERTIES III, LLC
1908 EASTWOOD ROAD, SUITE 222
WILMINGTON, NC 28403

DRAWN: JAE SHEET SIZE: 24 X 36
CHECKED: CDC DATE: 2/26/2021
APPROVED: CDC SCALE: 1" = 30'
PROJECT NUMBER: 2020-029

DRAWING NUMBER: **C-0**

1 OF 6



SITE DATA

PARCEL ID: R05017-001-006-000
 ZONING: RB-REGIONAL BUSINESS
 CAMA LAND USE CLASSIFICATION: URBAN
 PROJECT ADDRESS: 240 RACINE DR, WILMINGTON, NC 28403
 CURRENT OWNERS: MATT PROPERTIES III LLC
 3356 GRANVILLE DR
 RALEIGH, NC 27609

TOTAL ACREAGE IN PROJECT BOUNDARY: 54,893 S.F. (1.26 AC.)
 PROPOSED USE: OFFICE BUILDING
 PROPOSED CONSTRUCTION TYPE: II-B (COMMERCIAL)
 BUILDING SIZE: 16,000 SF GFA (8,000 S.F./FLOOR)
 8,340 S.F. ROOF
 BUILDING HEIGHT: ±32' / 2 STORY (35' MAX PER ZONING)
 BUILDING SETBACKS:
 FRONT: REQUIRED= 25' PROPOSED= 92.5'
 SIDE: REQUIRED= 0' PROPOSED= 82.6'/40.9'
 REAR: REQUIRED= 15' PROPOSED= 68.7'

CALCULATION FOR BUILDING COVERAGE:
 PROPOSED COVERAGE: 8,340 S.F. ÷ 54,893 S.F. = 15.2%

PROPOSED ON-SITE IMPERVIOUS AREAS:
 BUILDING: 8,340 S.F.
 ASPHALT: 27,345 S.F.
 CONCRETE SIDEWALK, C&G, ETC.: 6,390 S.F.
 FUTURE: 4,687 S.F.
 TOTAL: 46,762 S.F. (85.2%)

TOTAL ON-SITE IMPERVIOUS AREA:
 PROPOSED IMPERVIOUS AREA: 46,762 S.F.
 EXISTING ON-SITE IMPERVIOUS AREA: 2,635 S.F.
 TOTAL: 49,397 S.F. (90.0%)

PROPOSED OFF-SITE IMPERVIOUS AREAS:
 CONCRETE DRIVE APRONS: 360 S.F.

PARKING REQUIRED (16,000 S.F. PROFESSIONAL OFFICE):
 MIN: 1 PER 300 S.F. G.F.A.: 53 SPACES (3 H.C.)
 MAX: 1 PER 200 S.F. G.F.A.: 80 SPACES

PARKING PROVIDED= 72 SPACES (3 H.C.)

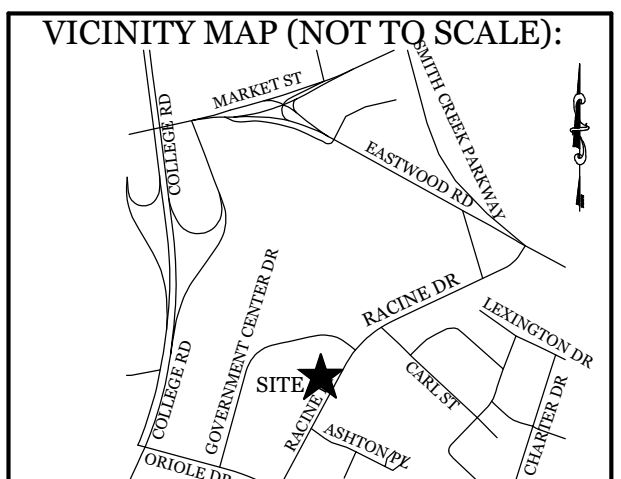
BICYCLE PARKING REQUIRED: (MIN. 5 PER 25-125 VEHICLE SPACES)
 REQUIRED: 5 SPACES
 PROVIDED: 5 SPACES

STREET YARD (RACINE DR. (MULTIPLIER: 25' MAX; 37.5' MIN; 12.5')
 REQUIRED: 200'-41'=159' X 25'= 3,975 S.F.
 PROVIDED: 4,080 S.F.

FOUNDATION PLANTINGS:
 FRONT FACE REQUIRED: 297 SF (2,475 SF X 12%)
 PROVIDED: 297 SF
 LEFT FACE REQUIRED: 393 SF (3,275 SF X 12%)
 PROVIDED: 394 SF
 REAR FACE REQUIRED: 297 SF (2,475 SF X 12%)
 PROVIDED: 300 SF
 RIGHT FACE REQUIRED: 393 SF (3,275 SF X 12%)
 PROVIDED: 401 SF

EXISTING SEWER AND WATER DEMAND= 0 GPD
 PROPOSED SEWER AND WATER DEMAND:
 FIXTURES @ 25 GAL/EMPLOYEE/SHIFT = 1,250 GPD

ESTIMATED TRIP GENERATION: (Per Trip Generation Manual, 10th Edition:
 16,000 SF OFFICE (ITE CODE 710)
 AM PEAK: 24 PM PEAK: 18 DAILY: 132



REVISIONS

6-23-21	ADDED FIRE AND IRRIGATION SERVICES, REVISED PARKING AND GRADING.
6-29-21	ADDED ROOF DRAIN COLLECTION SYSTEM.
7-1-21	ADDED DOOR AND SIDEWALK CONNECTION AT REAR OF BUILDING.
7-14-21	REVISED TO SINGLE DUMPSTER PAD.

INTRACOASTAL ENGINEERING, PLLC

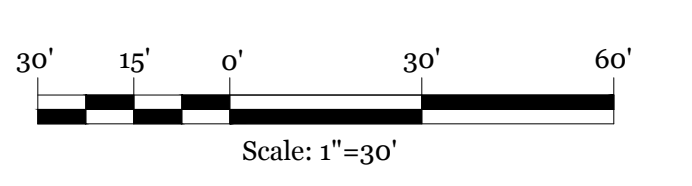
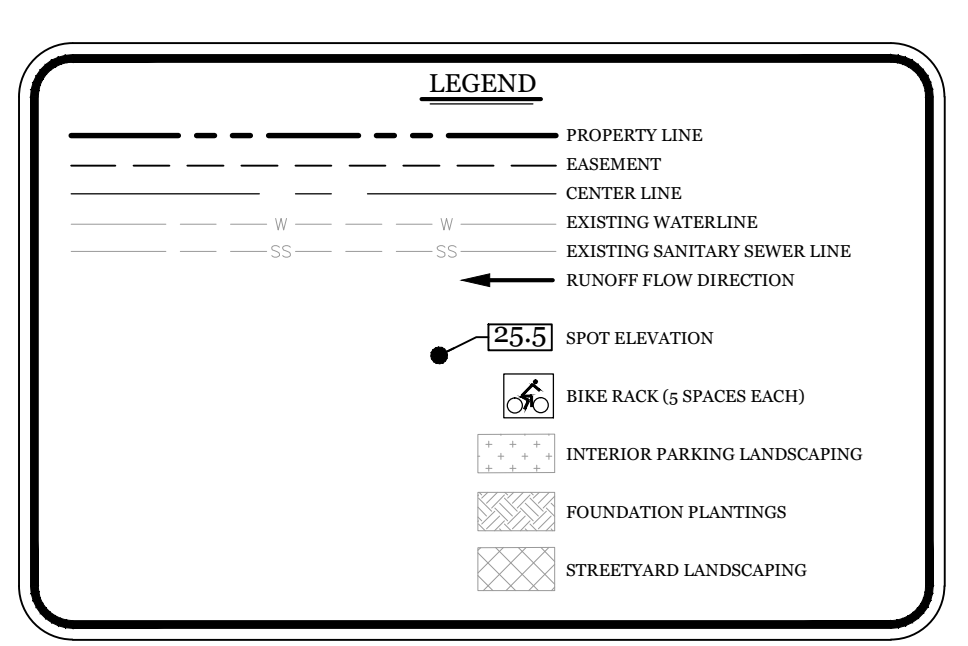
5725 Oleander Dr. Unit E-7
 Wilmington, North Carolina 28403
 Phone: 910.859.8983
 Email: charlie@intracoastalengineering.com
 License Number P-0662

SITE, GRADING, DRAINAGE, & UTILITIES PLAN

FOR
240 RACINE DR. OFFICE BUILDING
 WILMINGTON, NORTH CAROLINA

- DEVELOPMENT NOTES:**
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH CITY OF WILMINGTON ZONING ORDINANCE.
 - PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & CITY OF WILMINGTON REGULATIONS.
 - RUNOFF FROM ALL IMPERVIOUS SURFACES, INCLUDING ROOF DRAINAGE, TO BE DIRECTED TO STORM DRAIN SYSTEM.
- FIRE & SAFETY NOTES:**
- PROPOSED BUILDING WILL NOT BE SPRINKLED
 - PARKING AND LANDSCAPING CANNOT BLOCK FIRE HYDRANTS.
 - ALL WEATHER ACCESS ROAD MUST BE MAINTAINED AROUND CONSTRUCTION SITE AT ALL TIMES.
 - HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FIRE FLOW REQUIREMENTS OF STRUCTURE.
 - IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
 - CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL COMMERCIAL BUILDINGS ON THE SITE THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.
- GENERAL TRAFFIC NOTES:**
- ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS OFF THE R/W TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 - ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS. [DETAIL SD 15-13 & SD 11-3 COFW TECH STDS]
 - ALL SIGNS AND PAVEMENT MARKINGS OFF RIGHT OF WAY ARE TO MEET/BE MAINTAINED TO MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS. [DETAIL SD 15-13 & SD 11-3 COFW TECH STDS]
 - A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. NOTE THIS ON THE PLAN AND CONTACT 341-5899 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
 - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 - CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN ROW.
 - ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30" TO 10'.
 - STREET TREES MUST BE LOCATED A MINIMUM OF 15 FEET FROM STREET LIGHTS. [COFW SD 15-17]
 - A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. NOTE THIS ON THE PLAN AND CONTACT 341-5899 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.

- UTILITY NOTES:**
- EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS.
 - ALL PROPOSED UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
 - ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CFPWA TECHNICAL SPECIFICATIONS & STANDARDS.
 - ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCFOCCOR OR ASSE.
 - IF CONTRACTOR DESIRES CFPWA 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.
 - WHEN PVC WATER MAINS AND SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED, SINGLE-STRAND COPPER WIRE INSTALLED & STRAPPED TO THE PIPES WITH DUCT TAPE. THIS IS TO BE ACCESSIBLE IN ALL VALVES AND METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL NCS11 AT 811 OR 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB & CUTTER, PAVEMENT, ETC. THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
 - THE PROCESS FOR TELEPHONE CABLE PLACEMENT: * FINAL GRADE WILL NEED TO BE ESTABLISHED. * POWER WILL PLACE THEIR CABLE FIRST - APPROXIMATELY 3' DEEP. * TELEPHONE & CABLE TV WILL THEN PLACE THEIR CABLE AT APPROXIMATELY 2' DEEP.
 - SOLID WASTE DISPOSAL BY PRIVATE DUMPSTER SERVICE.

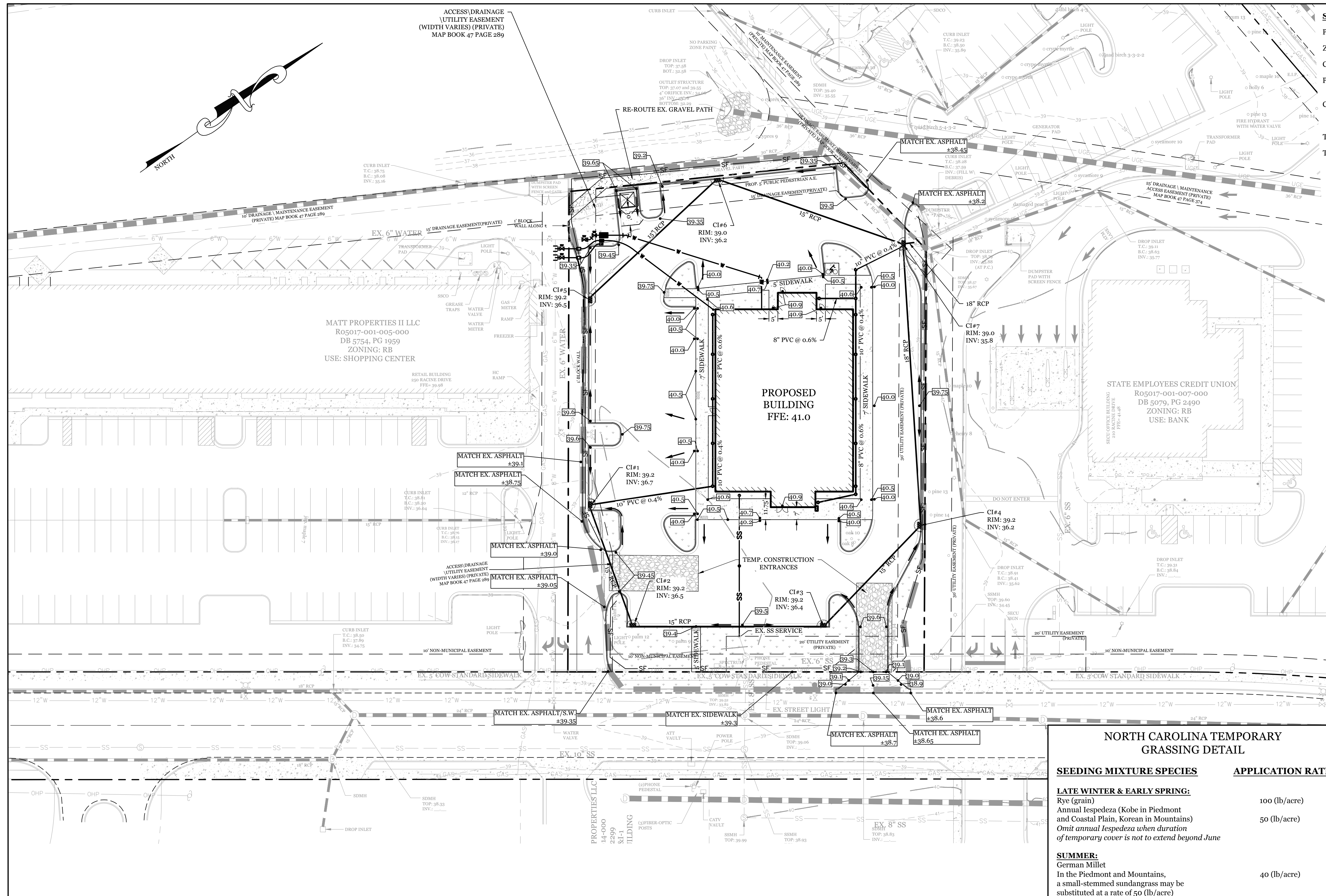


2/20/2021

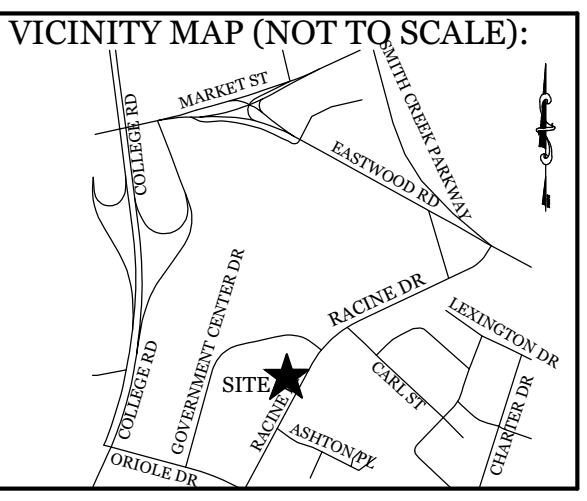
CLIENT INFORMATION:
 AMANDA CHAPPEL
 MATT PROPERTIES III, LLC
 1908 EASTWOOD ROAD, SUITE 222
 WILMINGTON, NC 28403

DRAWN:	JAE	SHEET SIZE:	24 X 36
CHECKED:	CDC	DATE:	2/26/2021
APPROVED:	CDC	SCALE:	1" = 30'
PROJECT NUMBER:	2020-029		

DRAWING NUMBER: **C-1**
 2 OF 6



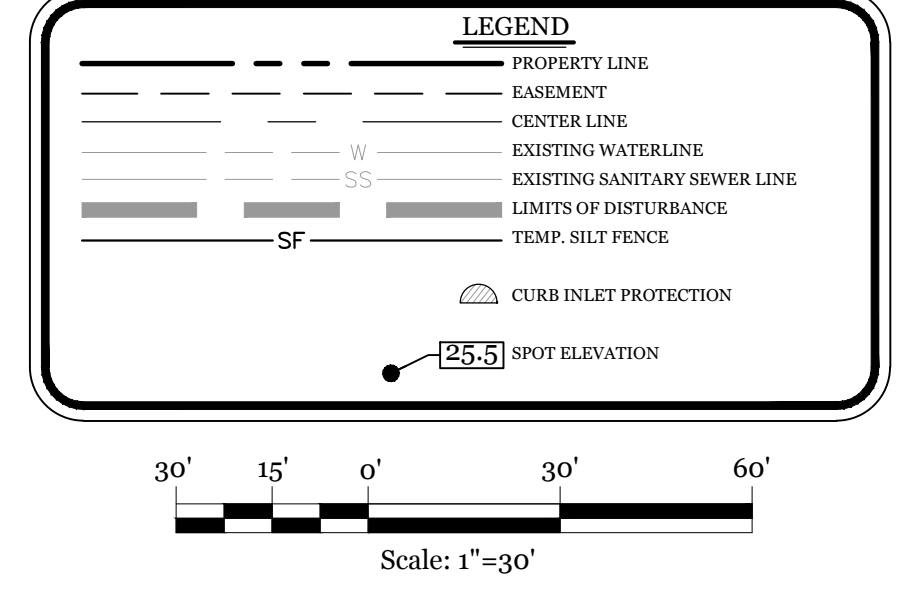
SITE DATA	
PARCEL ID:	R05017-001-006-000
ZONING:	RB-REGIONAL BUSINESS
CAMA LAND USE CLASSIFICATION:	URBAN
PROJECT ADDRESS:	240 RACINE DR. WILMINGTON, NC 28403
CURRENT OWNERS:	MATT PROPERTIES III LLC 3356 GRANVILLE DR RALEIGH, NC 27609
TOTAL ACREAGE IN PROJECT BOUNDARY:	54.893 S.F. (1.26 AC.)
TOTAL DISTURBED AREA:	1.25 AC.



REVISIONS	
6-23-21	ADDED FIRE AND IRRIGATION SERVICES, REVISED PARKING AND GRADING.
6-29-21	ADDED ROOF DRAIN COLLECTION SYSTEM.
7-1-21	ADDED DOOR AND SIDEWALK CONNECTION AT REAR OF BUILDING.
7-14-21	REVISED TO SINGLE DUMPSTER PAD.

INTRACOASTAL ENGINEERING, PLLC

5725 Oleander Dr. Unit E-7
Wilmington, North Carolina 28403
Phone: 910.859.8983
Email: charlie@intracoastalengineering.com
License Number P-0662



- MAINTENANCE PLAN:**
- ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL, BUT IN NO CASE, LESS THAN ONCE EVERY WEEK AND WITHIN 24 HOURS OF EVERY HALF INCH RAINFALL.
 - ALL POINTS OF EGRESS WILL HAVE CONSTRUCTION ENTRANCES THAT WILL BE PERIODICALLY TOP-DRESSED WITH AN ADDITIONAL 2 INCHES OF 2-3 INCH STONE TO MAINTAIN PROPER DEPTH. THEY WILL BE MAINTAINED IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. IMMEDIATELY REMOVE OBJECTIONABLE MATERIAL SPILLED, WASHED OR TRACKED ONTO THE CONSTRUCTION ENTRANCE OR ROADWAYS.
 - SEDIMENT WILL BE REMOVED FROM HARDWARE CLOTH AND GRAVEL INLET PROTECTION, ROCK DOUGHNUT INLET PROTECTION, SEDIMENT TRAP BAFFLES, AND ROCK PIPE INLET PROTECTION WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS AS DESIGNED. DEBRIS WILL BE REMOVED FROM THE ROCK AND HARDWARE CLOTH TO ALLOW PROPER DRAINAGE. SILT SACKS WILL BE EMPTIED ONCE A WEEK AND AFTER EVERY RAIN EVENT. SEDIMENT WILL BE REMOVED FROM AROUND BEAVER DAMS, DANDY SACKS AND SOCKS ONCE A WEEK AND AFTER EVERY RAIN EVENT.
 - SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES HALF FILLED. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. STAKES MUST BE STEEL. STAKE SPACING WILL BE 6 FEET MAX. WITH THE USE OF EXTRA STRENGTH FABRIC, WITHOUT WIRE BACKING. STAKE SPACING WILL BE 8 FEET MAX WHEN STANDARD STRENGTH FABRIC AND WIRE BACKING ARE USED. IF ROCK FILTERS ARE DESIGNED AT LOW POINTS IN THE IN THE SEDIMENT FENCE THE ROCK WILL BE REPAIRED OR REPLACED IF IT BECOMES HALF FULL OF SEDIMENT, NO LONGER DRAINS AS DESIGNED OR IS DAMAGED.

- CONSTRUCTION SEQUENCE:**
- CONSTRUCTION OF SITE TO START WITH INSTALLATION OF CONSTRUCTION ENTRANCE AND SILT FENCE ALONG ALL LOCATIONS PER PLANS. UPON INSTALLATION OF SILT FENCE, TREES SHOULD BE REMOVED IN LOCATIONS AS NECESSARY. ALL SLOPED AREAS SHOULD BE SEED IN ACCORDANCE TO SPECIFICATIONS. SLOPE STABILIZATION IS WITHIN 7-14 CALENDAR DAYS OF ANY PHASE OF CONSTRUCTION. ALL OTHER AREAS MUST BE STABILIZED WITHIN 15 WORKING DAYS. CONTRACTOR TO FOLLOW NCDOT'S STABILIZATION REQUIREMENTS PER TABLE ON THIS SHEET AS WELL. MOST STRINGENT REQUIREMENT TO BE MET.
- GENERAL CLEARING AND GRADING OF THIS SITE WILL NOT BE DONE UNTIL THE TEMPORARY SILT FENCE & CONSTRUCTION ENTRANCE HAS BEEN INSTALLED.
 - NO CUT SLOPE OR FILL SLOPE SHALL EXCEED A RISE OR FALL OF ONE FOOT FOR EVERY RUN OF 3 FEET (1 VERTICAL TO 3 HORIZONTAL).
 - NO SEDIMENT WILL BE ALLOWED TO EXIT THE SITE. ALL EROSION SHALL BE CONTROLLED INCLUDING SIDE SLOPES DURING AND AFTER CONSTRUCTION. INSTALL PRIMARY EROSION CONTROL MEASURES BEFORE BEGINNING CONSTRUCTION INCLUDING BUT NOT LIMITED TO GRAVELED CONSTRUCTION ENTRANCE, SILT FENCE, TREE PROTECTION FENCE & SEDIMENT BASINS. INSTALL ALL SECONDARY EROSION CONTROL MEASURES, SUCH AS INLET PROTECTION AS SOON AS POSSIBLE AFTER BEGINNING CONSTRUCTION.
 - ALL EROSION CONTROL MEASURES TO BE INSPECTED AFTER EACH RAIN. SILT FENCE AND INLET PROTECTION TO BE CLEANED WHEN HALF FULL.
 - A 4" LAYER OF TOPSOIL SHALL BE APPLIED TO ALL NEW AREAS TO BE GRASSED.
 - MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PROJECT IS COMPLETE.
 - MORE STRINGENT MEASURES MAY BE REQUIRED TO HALT EROSION IF THOSE ON THIS PLAN PROVE TO BE LESS EFFECTIVE.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF CONSTRUCTION. ALL PERMANENT MEASURES SHALL BE WELL ESTABLISHED PRIOR TO PROJECT COMPLETION.

SYMBOL	GROUND STABILIZATION CRITERIA		
	SITE AREA DESCRIPTION	STABILIZATION TIMEFRAME	STABILIZATION TIMEFRAME EXCEPTIONS
	* Perimeter dikes, swales, ditches and slopes	7 Days	None
	* High Quality Water (HQW) 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 ft. in length
	* All other areas with slopes flatter than 4:1	14 Days	None (except for perimeters & HQW Zones)

NORTH CAROLINA TEMPORARY GRASSING DETAIL

SEEDING MIXTURE SPECIES	APPLICATION RATE
LATE WINTER & EARLY SPRING: Rye (grain)	100 (lb/acre)
Annual Lespedeza (Kobe in Piedmont and Coastal Plain, Korean in Mountains) <i>Omit annual Lespedeza when duration of temporary cover is not to extend beyond June</i>	50 (lb/acre)
SUMMER: German Millet In the Piedmont and Mountains, a small-stemmed sundangrass may be substituted at a rate of 50 (lb/acre)	40 (lb/acre)
FALL: Rye (grain)	120 (lb/acre)

SEEDING DATES

LATE WINTER & EARLY SPRING:
Mountains - Above 2500 ft: Feb. 15-May 15
Piedmont - Jan. 1-May 1
Coastal Plain - Dec. 1-Apr. 15

SUMMER:

Mountains - May 15-Aug. 15
Piedmont - May 1-Aug. 15
Coastal Plain - Apr. 15-Aug. 15

FALL:

Mountains - Aug. 15-Dec. 15
Coastal Plain and Piedmont - Aug. 15-Dec. 30

SOIL AMENDMENTS:

Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

MULCH:

apply 4,000 lb/acre straw, anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

MAINTENANCE:

Refertilize if growth is not fully adequate. reseed, refertilize and mulch immediately following erosion or other damage.

NORTH CAROLINA PERMANENT GRASSING DETAIL

SEEDING MIXTURE SPECIES	APPLICATION RATE
FALL & WINTER: Tall Fescue (blend of two or three improved varieties) Rye (grain)	200 (lb/acre) 25 (lb/acre)
SPRING & SUMMER: Pensacola Bahiagrass Sericea Lespedeza Common Bermudagrass German Millet Tall Fescue	50 (lb/acre) 30 (lb/acre) 10 (lb/acre) 10 (lb/acre) 50 (lb/acre)

SEEDING DATES

FALL & WINTER:

January - April
August - December

SOIL AMENDMENTS:

Apply lime and fertilizer according to soil tests, or apply 3,000-5,000 lb/acre ground agricultural limestone (use the lower rate on sandy soils) and 1,000 lb/acre 10-10-10 fertilizer.

MAINTENANCE:

Fertilize according to soil tests or apply 40 lb/acre nitrogen in January or February, 40 lb in September and 40 lb in November, from a 12-4-8, 16-4-8, or similar turf fertilizer. Avoid fertilizer applications during warm weather, as this increases stand losses to disease. Reseed, fertilize, and mulch damaged areas immediately. move to a height of 2.5-3.5 inches as needed.

SPRING & SUMMER:

April 1 - July 15

SOIL AMENDMENTS:

Apply lime and fertilizer according to soil tests, or apply 3,000 lb/acre ground agriculture limestone and 500 lb/acre 10-10-10 fertilizer.

MAINTENANCE:

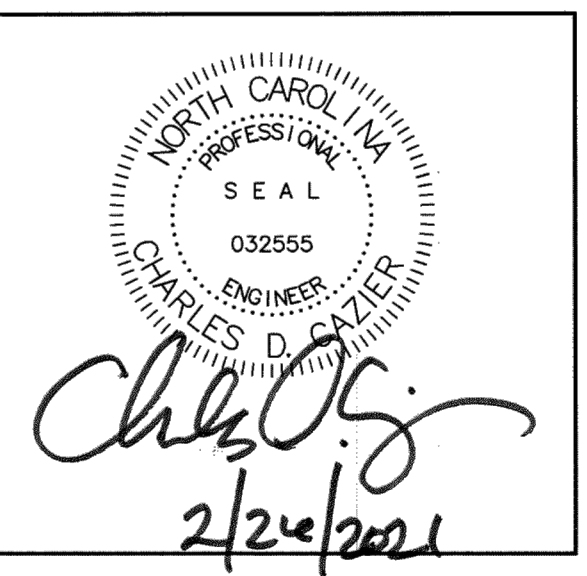
Refertilize the following April with 50 lb/acre nitrogen. Repeat as growth requires. may be mowed only once a year. Where a neat appearance is desired, omit sericea and mow as often as needed.

MULCH:

apply 4,000 lb/acre straw, anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

SEDIMENTATION & EROSION CONTROL PLAN

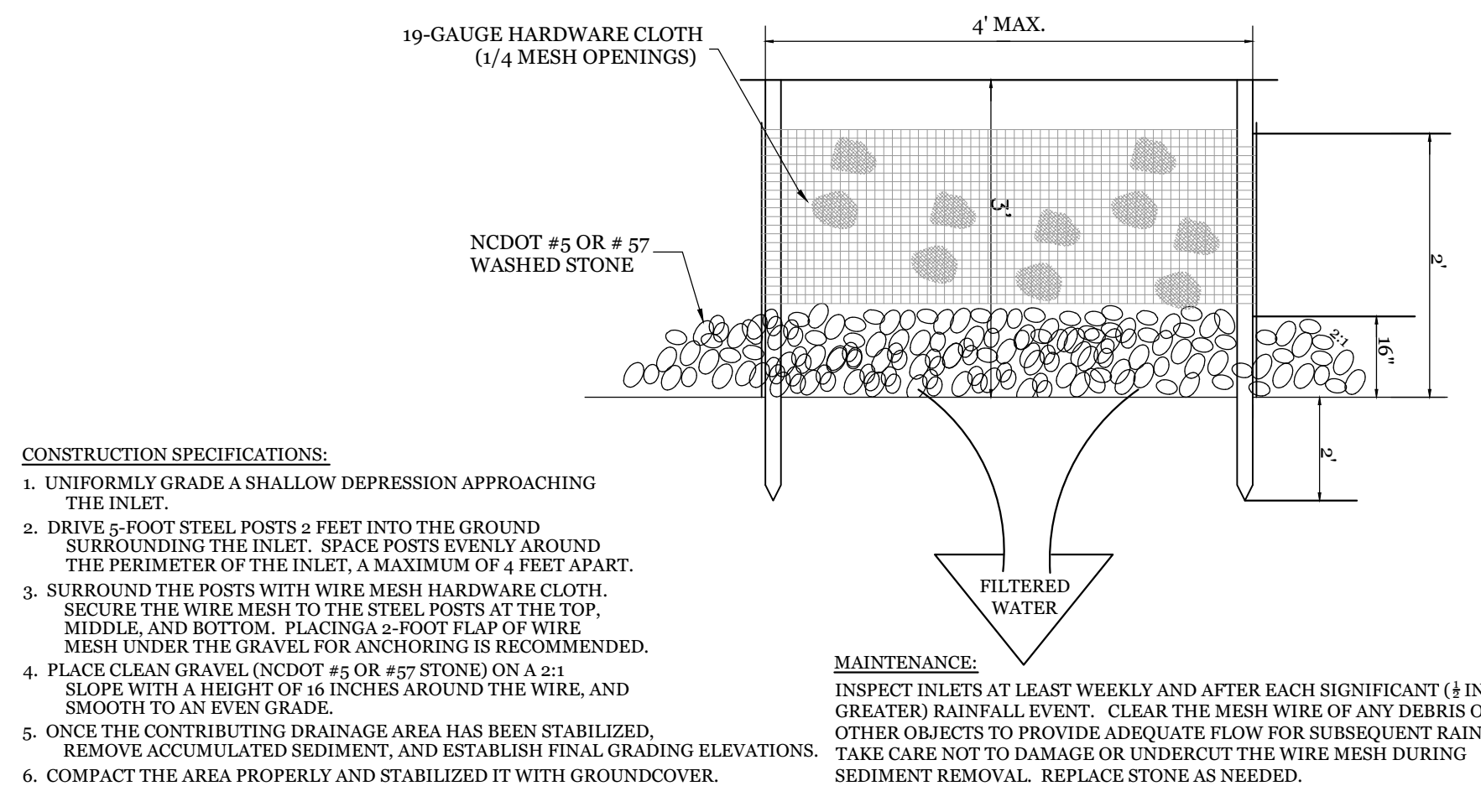
FOR
**240 RACINE DR.
OFFICE BUILDING**
WILMINGTON, NORTH CAROLINA



CLIENT INFORMATION:
AMANDA CHAPPEL
MATT PROPERTIES III, LLC
1908 EASTWOOD ROAD, SUITE 222
WILMINGTON, NC 28403

DRAWN: JAE	SHEET SIZE: 24 X 36
CHECKED: CDC	DATE: 2/26/2021
APPROVED: CDC	SCALE: 1" = 30'
PROJECT NUMBER: 2020-029	

DRAWING NUMBER: **C-2** 3 OF 6



CONSTRUCTION SPECIFICATIONS:

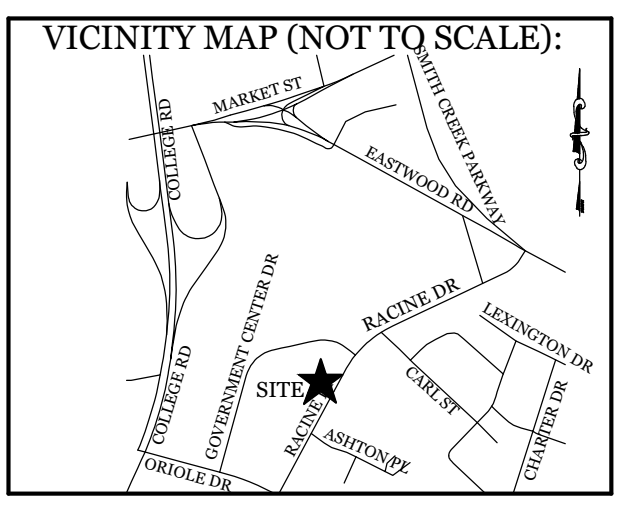
- UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.
- DRIVE 5-FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.
- SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM. PLACING A 2-FOOT FLAP OF WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
- PLACE CLEAN GRAVEL (NCDOT #5 OR #57 STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 16 INCHES AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.
- ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND ESTABLISH FINAL GRADING ELEVATIONS.
- COMPACT THE AREA PROPERLY AND STABILIZED IT WITH GROUND COVER.

MAINTENANCE:
INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.

HARDWARE CLOTH AND GRAVEL INLET PROTECTION
NTS

SITE WORK NOTES:

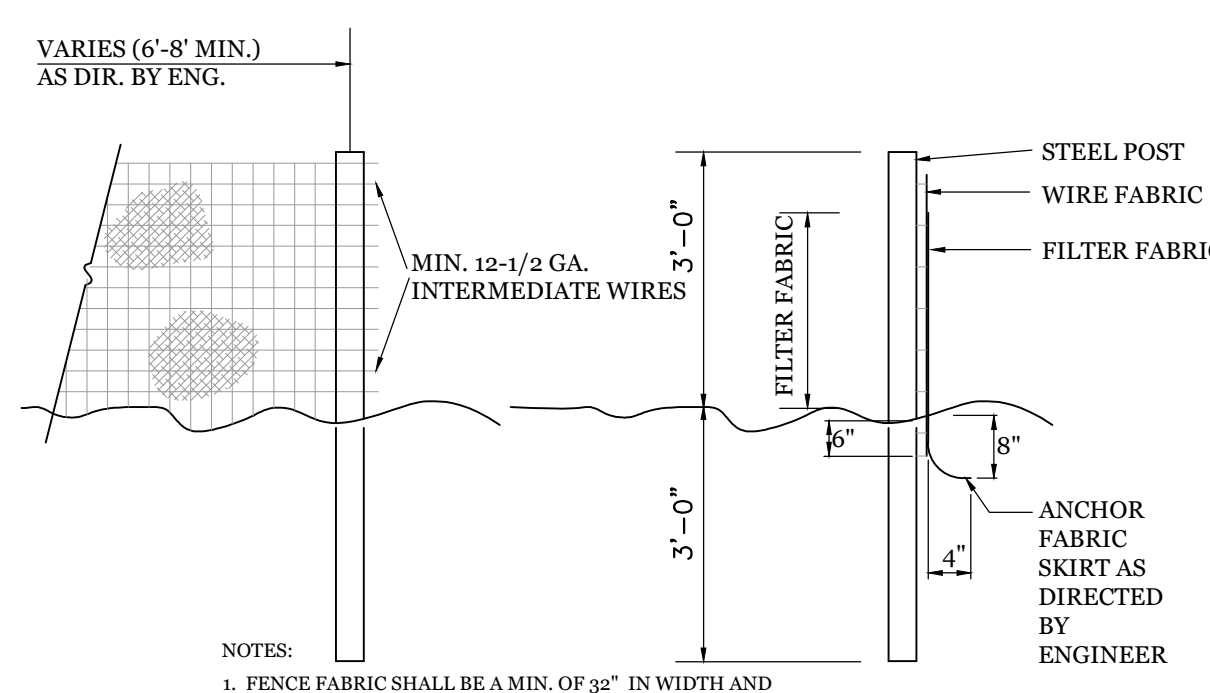
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BOTH ON AND ADJACENT TO THE SITE.
- CLEARING: CONTRACTOR SHALL REMOVE ALL TREES AND VEGETATION WITHIN LIMITS OF CONSTRUCTION UNLESS OTHERWISE DESIGNATED TO REMAIN.
- GRUBBING AND STRIPPING: CONTRACTOR SHALL RAKE AND REMOVE ROOTS, STUMPS, VEGETATION, DEBRIS, EXISTING STRUCTURES ABOVE AND BELOW GRADE, ORGANIC MATERIAL OR ANY OTHER UNSUITABLE MATERIAL WITHIN LIMITS OF CONSTRUCTION.
- MUCKING: CONTRACTOR SHALL COORDINATE WITH OWNER AND THEIR GEOTECHNICAL REPRESENTATIVE TO COORDINATE REMOVAL OF ANY SOFT AREAS.
- DISPOSAL: CLEARED, GRUBBED, STRIPPED OR OTHER WASTE MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A PROPERLY PERMITTED FACILITY.
- FILL AND COMPACTION SHOULD COMPLY WITH GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR SHALL NOTE THAT THE GRADING PLAN MAY NOT REPRESENT A BALANCED EARTHWORK CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUT AND FILL QUANTITIES AND COMPLETE INSTALLATION TO SPECIFIED GRADES.
- THE CONTRACTOR SHALL FURNISH SUITABLE BORROW MATERIAL FROM AN OFF-SITE PROPERLY PERMITTED FACILITY AS REQUIRED.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES AT ALL CROSSINGS PRIOR TO COMMENCING TRENCH EXCAVATION. IF ACTUAL CLEARANCES ARE LESS THAN INDICATED ON PLAN, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. ANY CONDITION DISCOVERED OR EXISTING THAT WOULD NECESSITATE A MODIFICATION OF THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NC ONE-CALL" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. BEFORE COMMENCING ANY EXCAVATIONS IN OR ALONG ROADWAYS OR RIGHT-OF-WAYS, PUBLIC AREAS OR IN PRIVATE EASEMENTS, THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE PERSONNEL OF THEIR INTENT TO EXCAVATE, IN WRITING, NOT LESS THAN 10 DAYS PRIOR TO EXCAVATING.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE DISCONNECTION/ RECONNECTION AND/OR THE RELOCATION OF ALL EXISTING UTILITIES WITH APPROPRIATE PERSONNEL.
- CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE & CURB BOXES TO FINAL GRADE UPON COMPLETION OF ALL CONSTRUCTION. ANY BOXES DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE. FURTHERMORE THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES OR QUESTIONS TO THE ENGINEER PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL PROVIDE ANY AND ALL LAYOUT REQUIRED TO CONSTRUCT HIS WORK UNLESS OTHERWISE DIRECTED BY OWNER.
- ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO MEET ALL LOCAL, STATE, AND CPPIA CODES. METERS, TAPS, MATERIALS, WORKMANSHIP AND ALL FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL COMPLY WITH ALL REQUIREMENTS.
- ALL BACKFILL FROM UTILITY INSTALLATION MUST BE COMPACTED OR AMENDED TO PROVIDE TRAFFIC BEARING CAPACITY. GEOTECHNICAL ENGINEER TO BE CONSULTED AT CONTRACTORS COST AS NECESSARY.
- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INSTALLATION. ALL AREAS SHALL BE SLOPED TO DRAIN AWAY FROM BUILDINGS AT ALL TIMES.
- CONCRETE FOR WALKS, CURBS AND DRIVES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS - AIR ENTRAINED.
- FIELD TESTING SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY PAID FOR BY THE OWNER. FURTHER TESTING REQUIRED DUE TO A FAILED TEST WILL BE PAID FOR BY THE CONTRACTOR.
- ALL SIDEWALKS SHALL BE FREE OF CRACKS, BREAKS, OR ANY OTHER DEFECT PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.



REVISIONS

7-14-21	REVISED TO SINGLE DUMPSTER PAD & ENCLOSURE DETAIL.

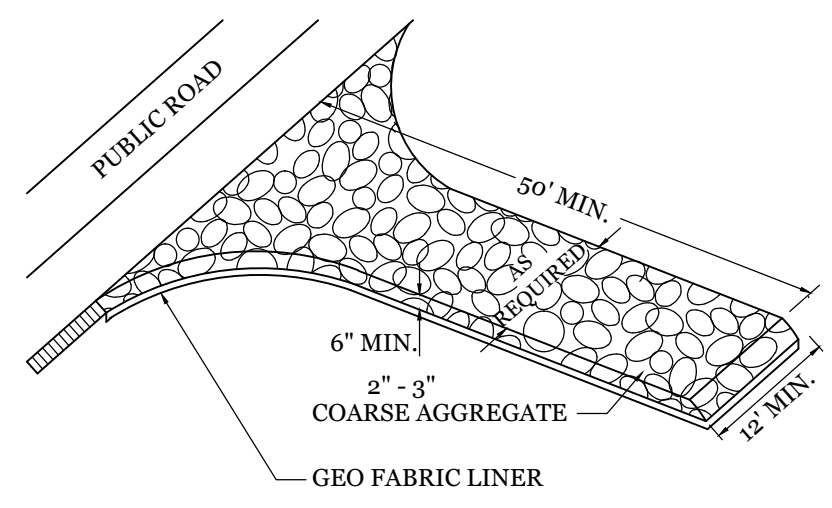
INTRACOASTAL ENGINEERING, PLLC
 5725 Oleander Dr. Unit E-7
 Wilmington, North Carolina 28403
 Phone: 910.859.8983
 Email: charlie@intracoastalengineering.com
 License Number P-0662



VARIES (6'-8' MIN.) AS DIR. BY ENG.

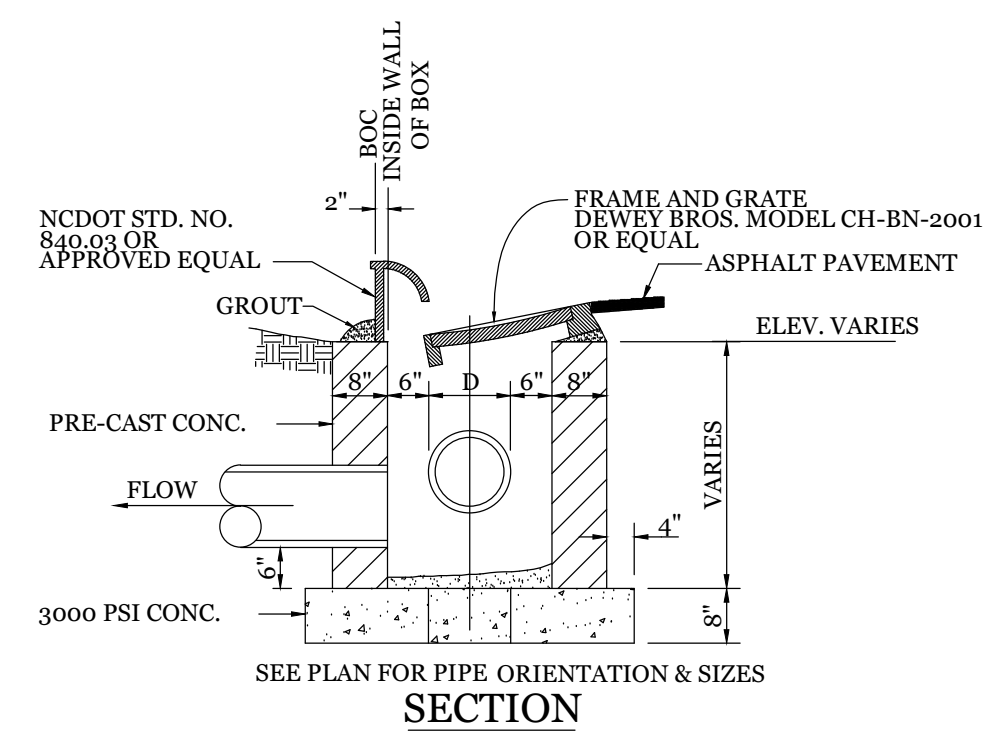
- NOTES:**
- FENCE FABRIC SHALL BE A MIN. OF 32" IN WIDTH AND SHALL HAVE A MIN. OF SIX LINE WIRES WITH 12" STAY SPACING.
 - FABRIC SHALL BE FOR EROSION CONTROL AND MIN. OF 36" IN WIDTH. FABRIC SHALL BE FASTENED ADEQUATELY TO THE WIRE FABRIC AS DIRECTED BY THE ENGINEER.
 - STEEL POST SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER STEEL ANGLE TYPE.

TEMPORARY SILT FENCE
NTS

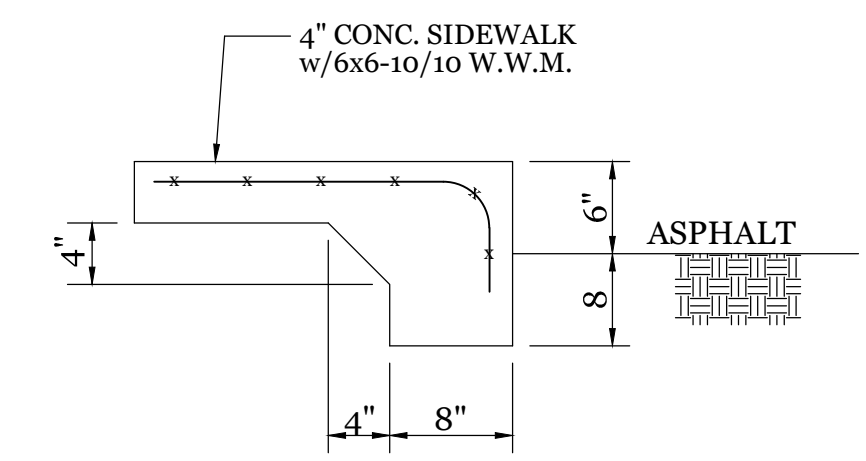


NOTE: CONSTRUCTION ENTRANCE TO BE 12" OR ENTIRE WIDTH OF ENTRANCE, WHICHEVER IS GREATER.

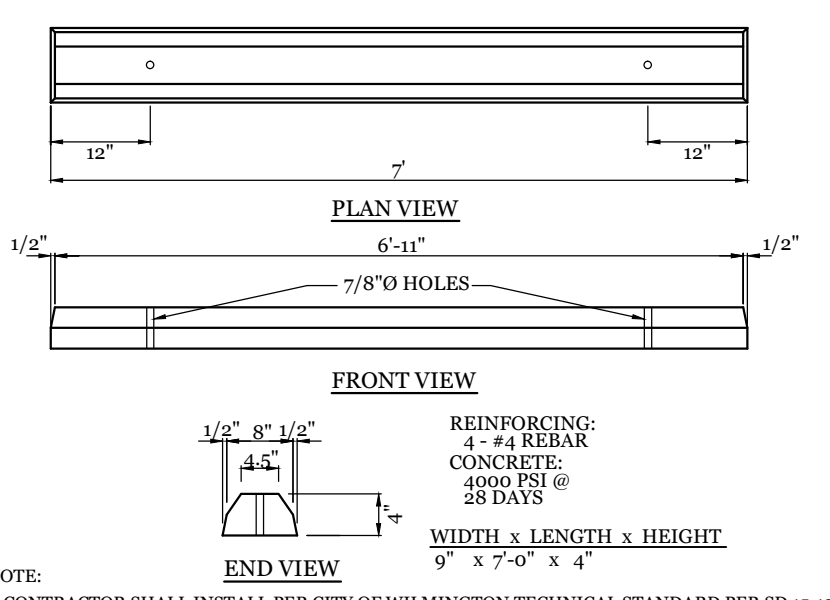
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
NTS



CURB INLET DETAIL
NTS

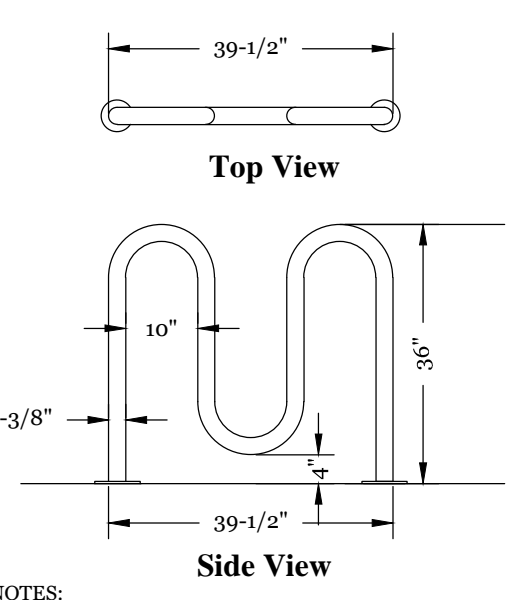


TURNDOWN SIDEWALK
NTS

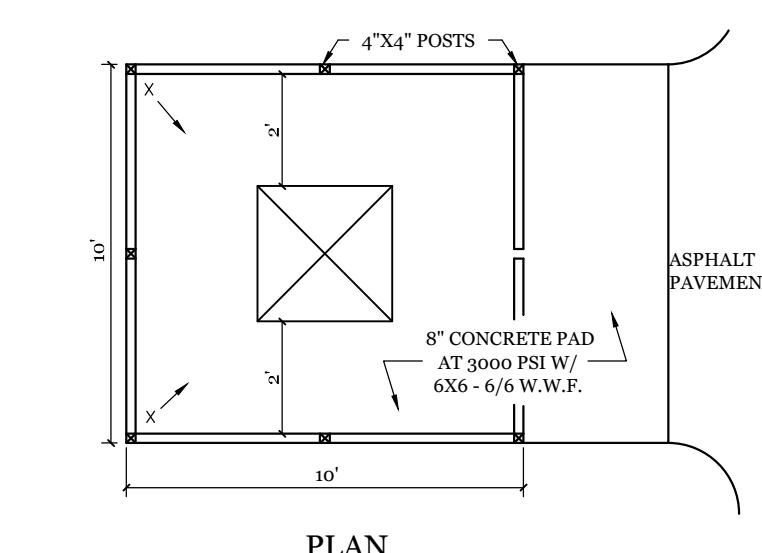


NOTE:
1. CONTRACTOR SHALL INSTALL PER CITY OF WILMINGTON TECHNICAL STANDARD PER SD 15-13
2. CONTRACTOR SHALL INSTALL WHEEL STOP 2'-0" FROM SIDEWALK.

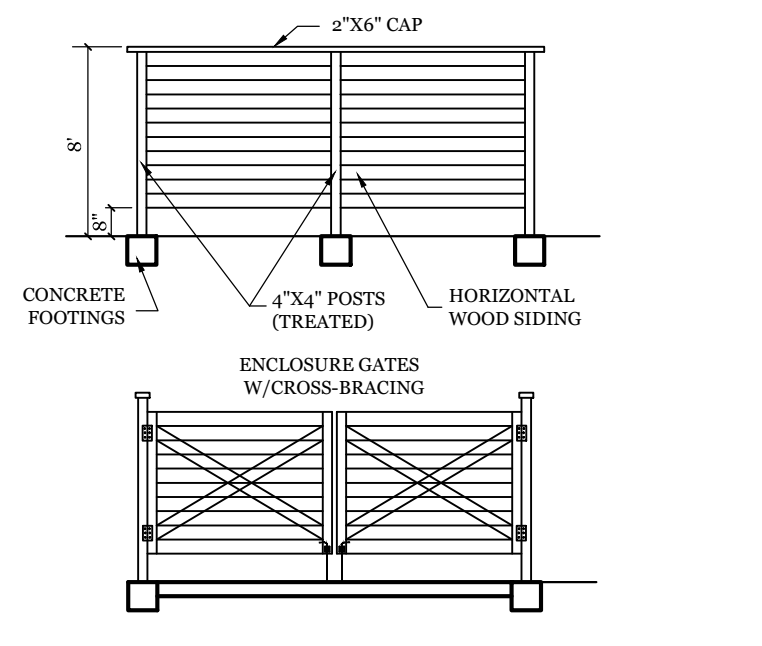
WHEEL STOP DETAIL
NTS



NOTES:
1. TO BE PAINTED COLOR "RAL 9006"
WAVE STYLE BIKE RACK DETAIL
5 BIKE RACK
NTS



PLAN



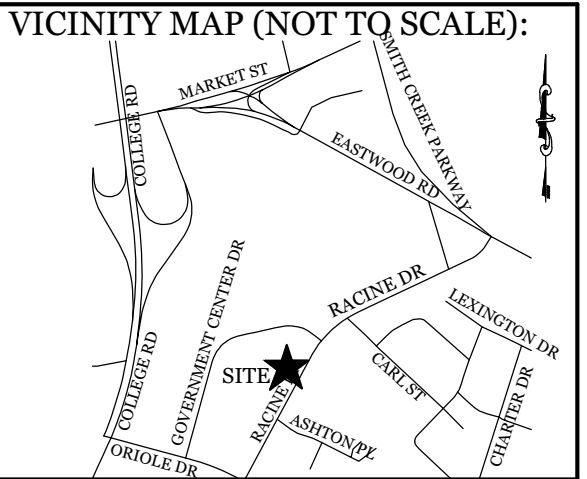
ELEVATIONS

DUMPSTER PAD & ENCLOSURE DETAIL
NTS

DETAILS
FOR
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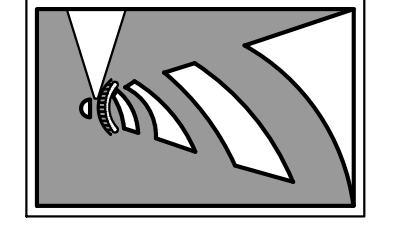
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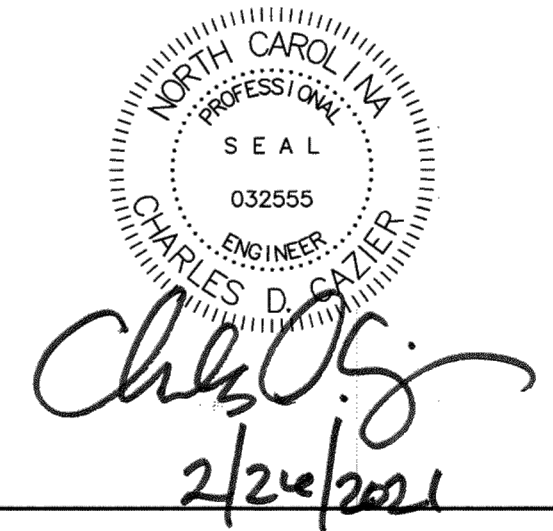
REVISIONS

NO.	DESCRIPTION

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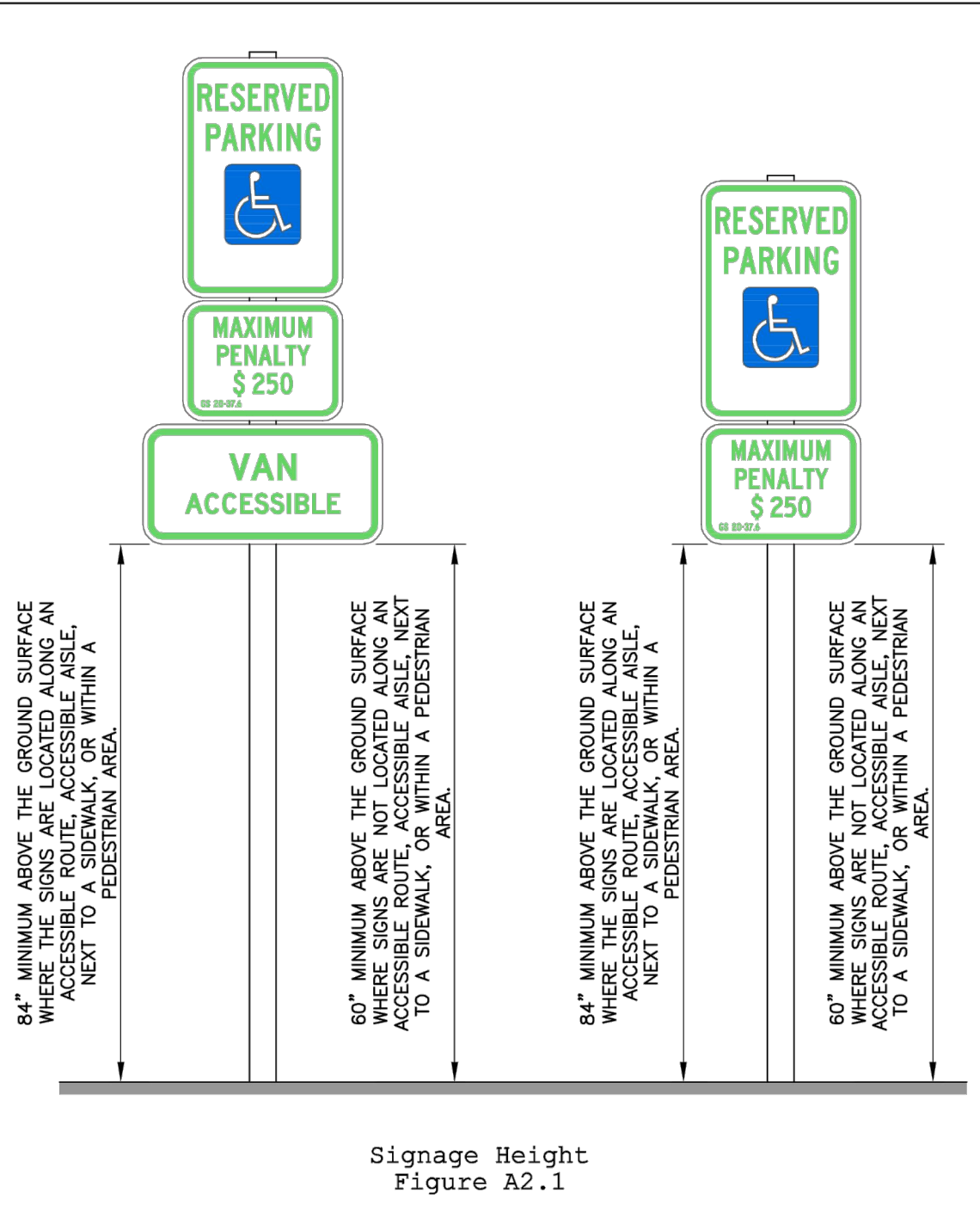
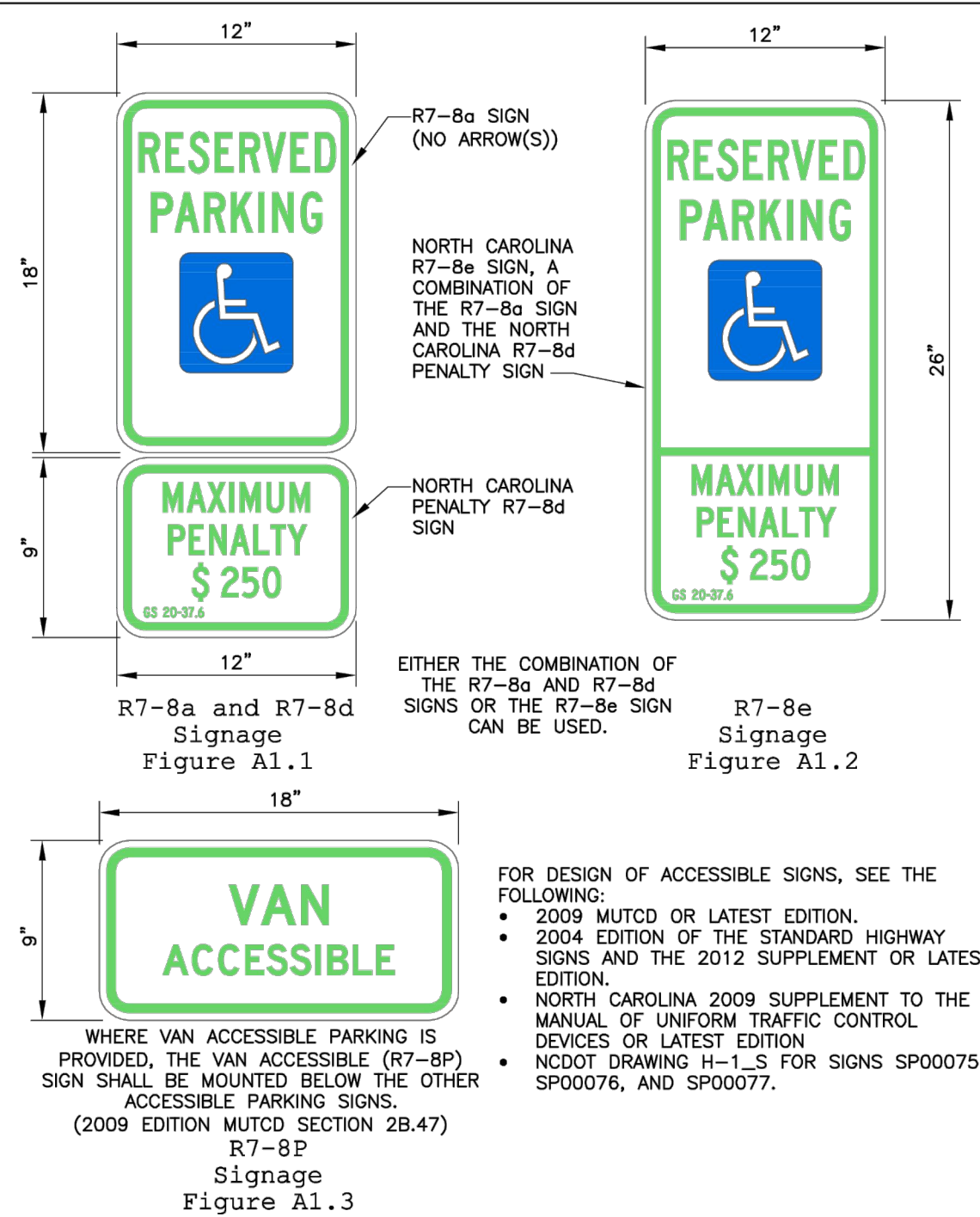


DETAILS
 FOR
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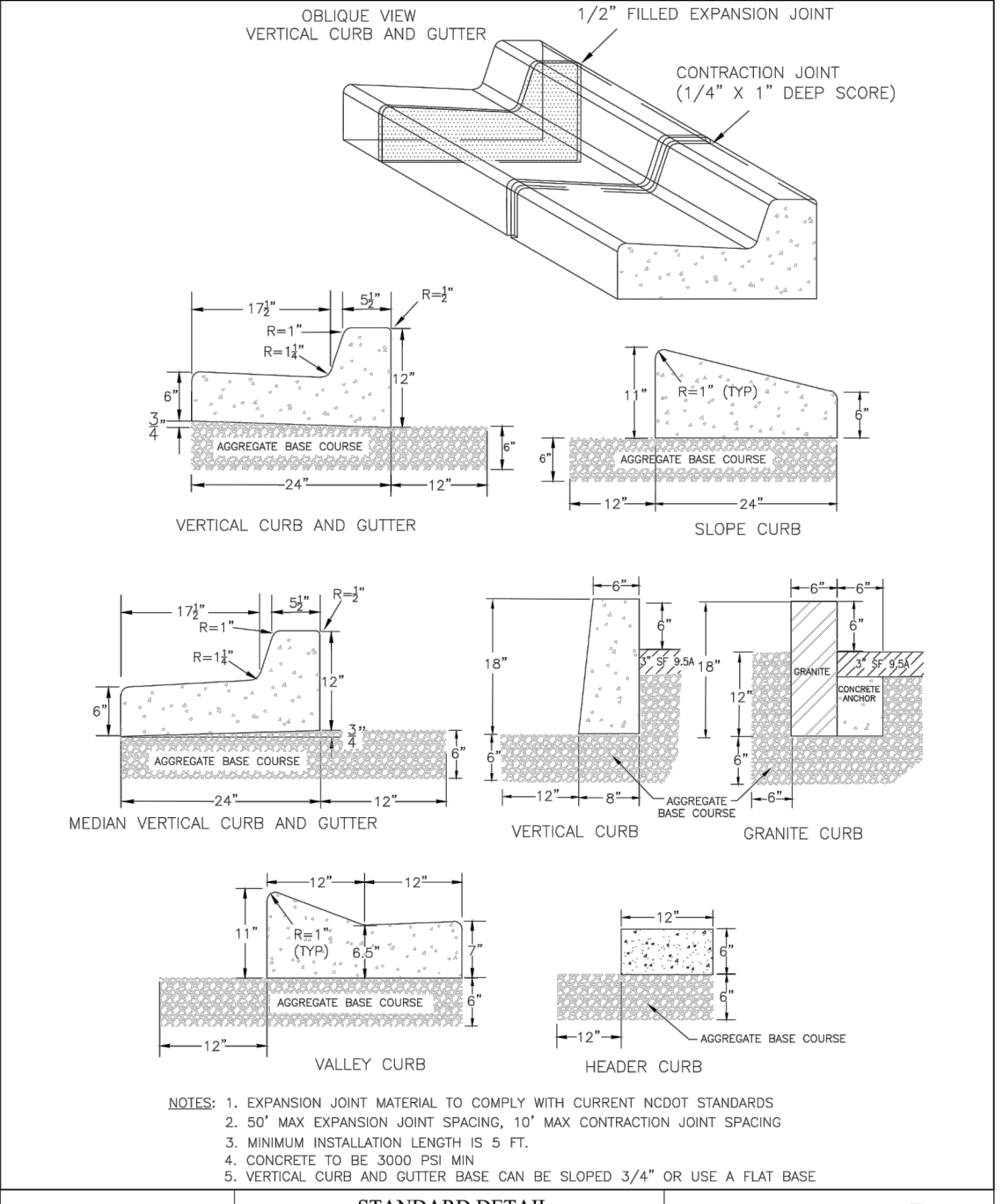
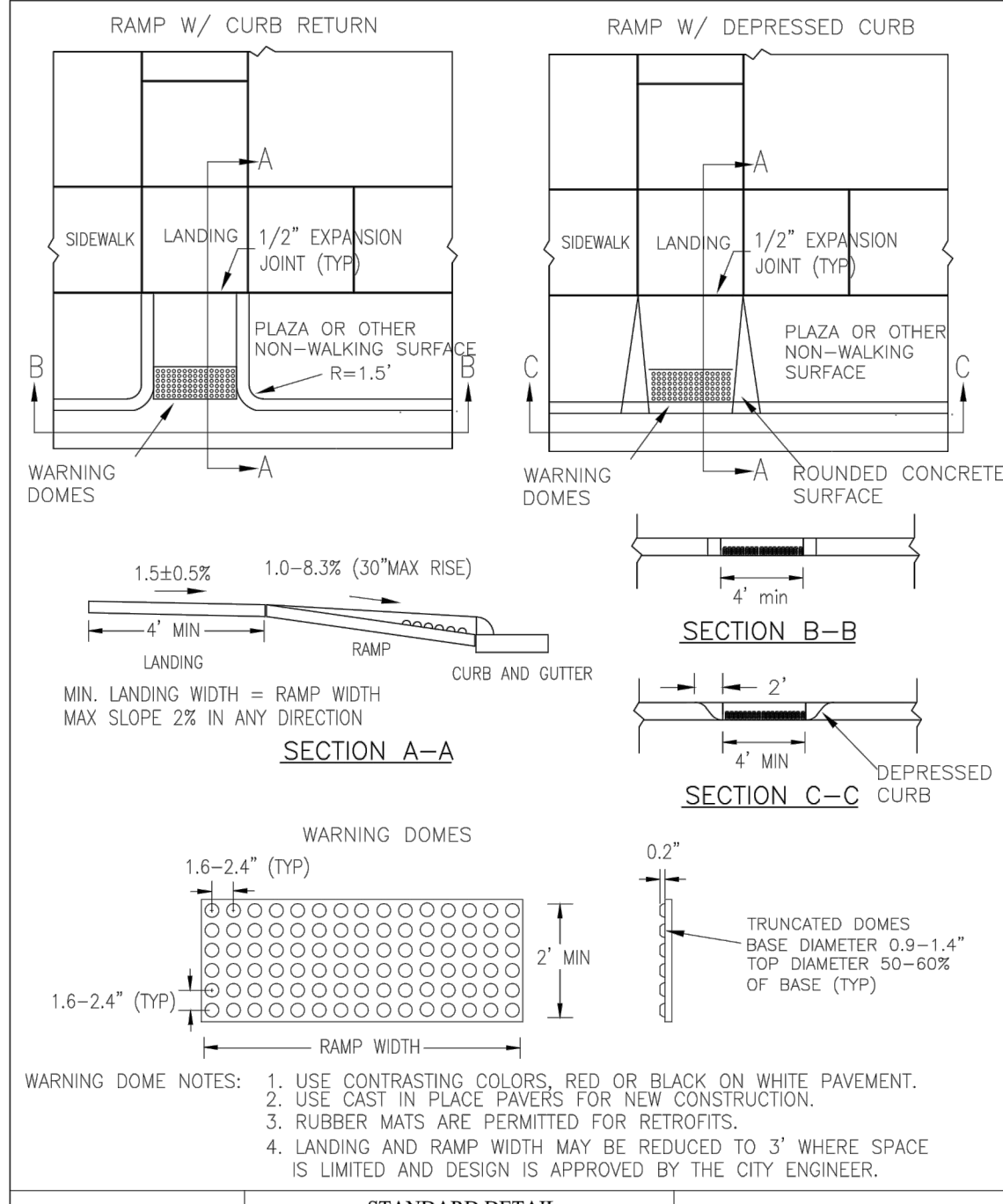
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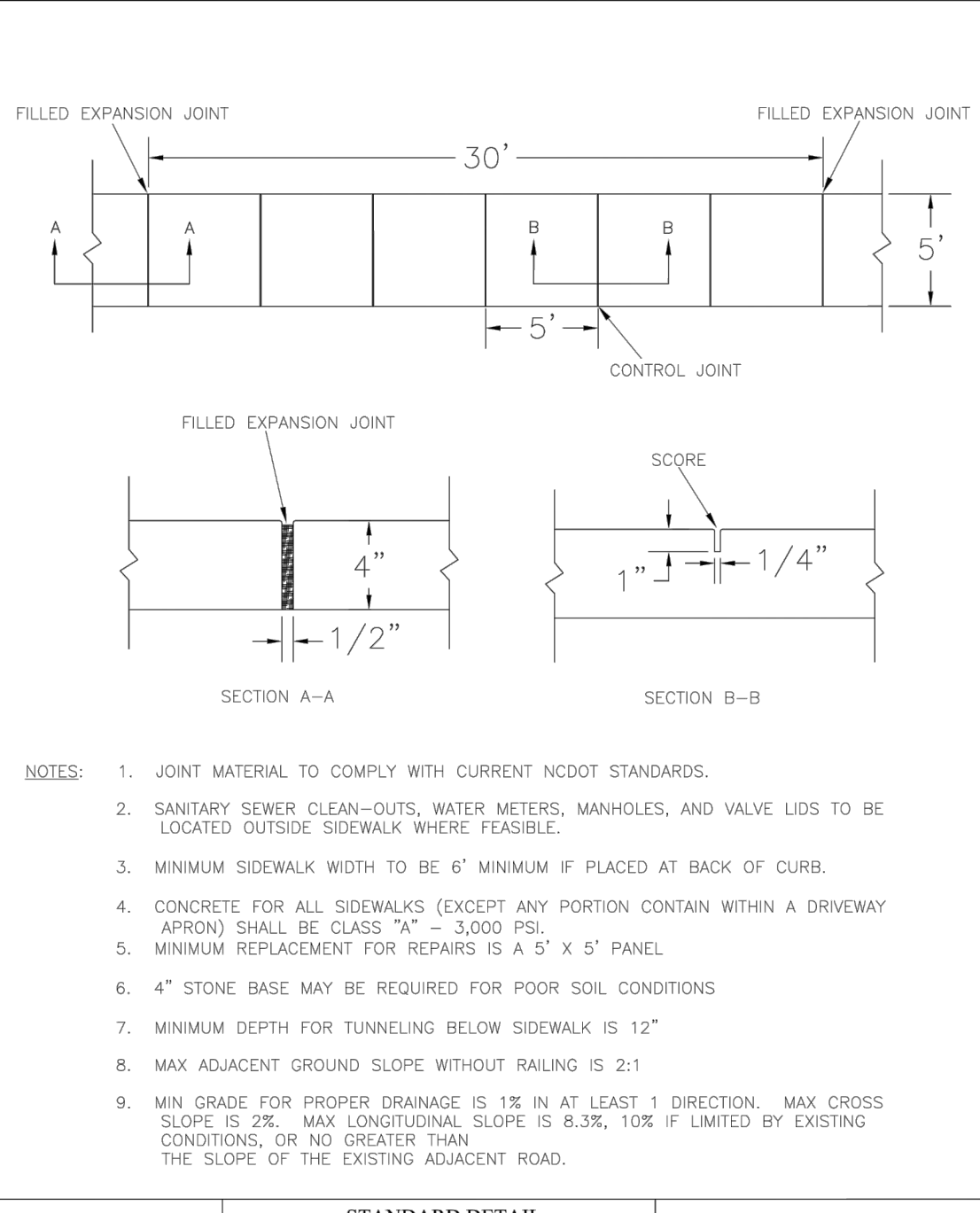
DATE: NOVEMBER 8, 2016
 DRAWN BY: DALE THOMPSON
 CHECKED BY: RANDALL GLAZIER
 SCALE: NOT TO SCALE

DATE: NOVEMBER 8, 2016
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 CHECKED BY: RANDALL GLAZIER
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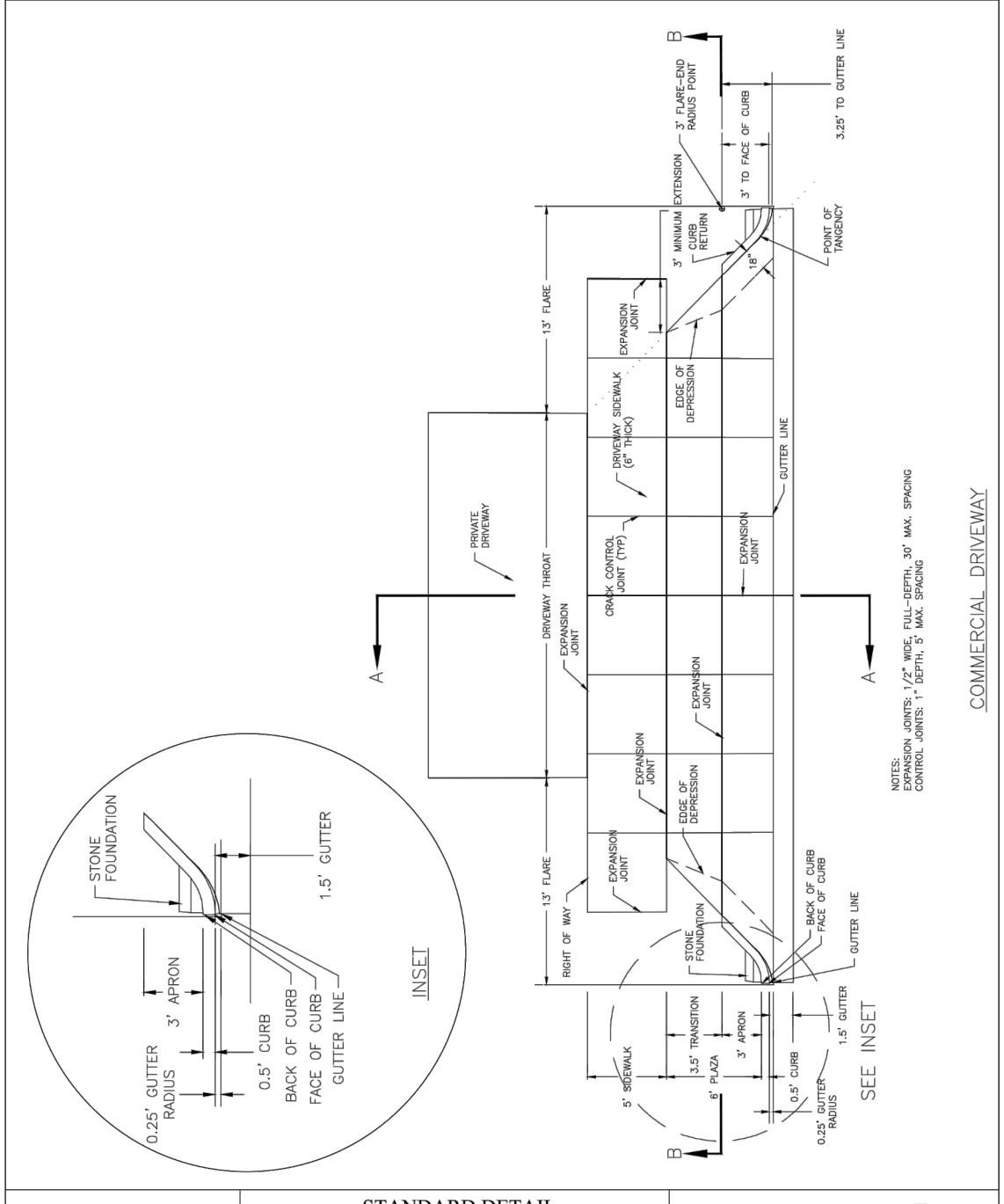


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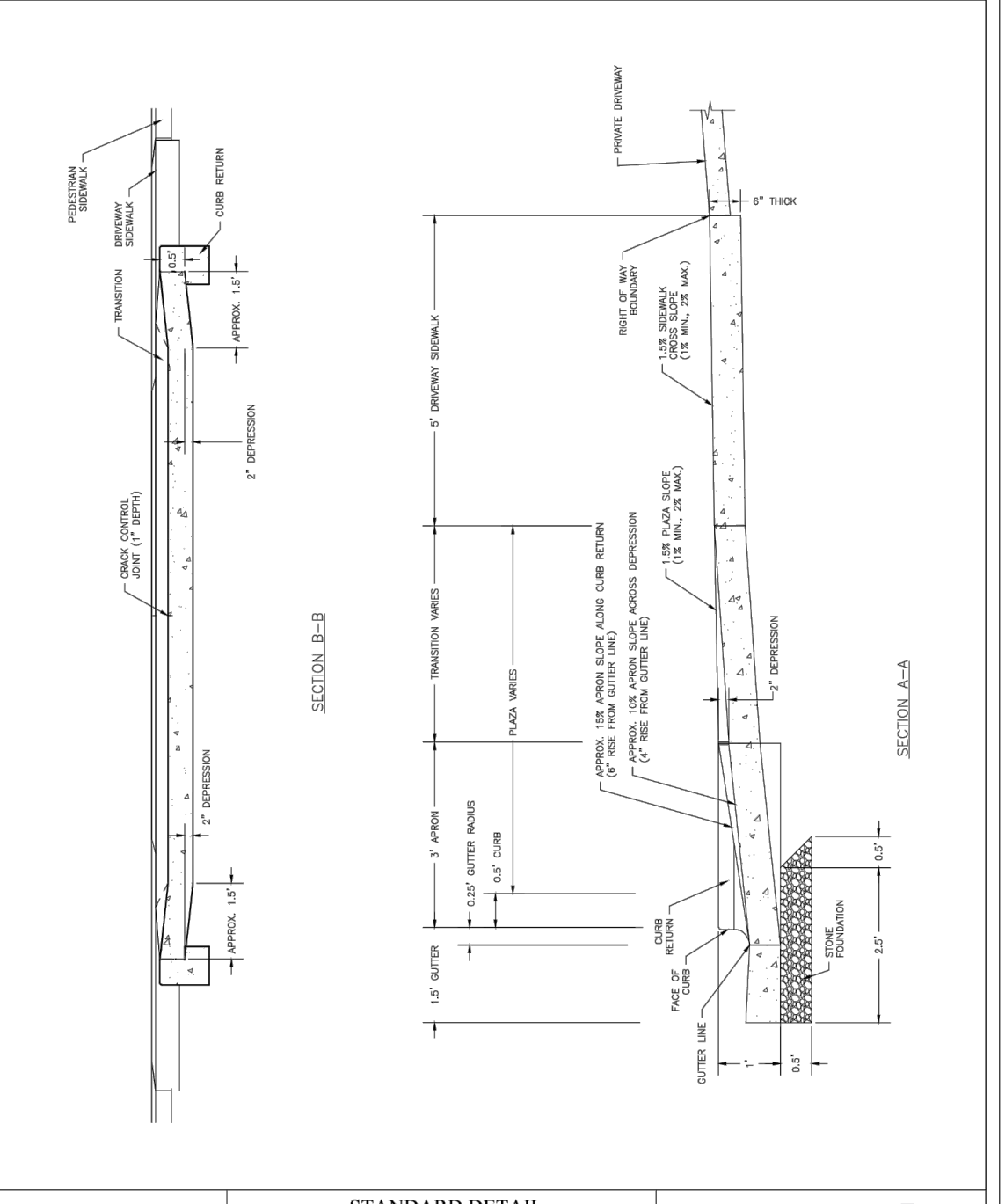
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 CHECKED: DEC
 SCALE: NOT TO SCALE



DATE: JUNE 1, 2015
 DRAWN BY: JSR
 CHECKED BY: D.E.C., P.E.
 SCALE: NOT TO SCALE



DATE: JUNE 1, 2015
 DRAWN BY: JSR
 CHECKED BY: D.E.C., P.E.
 SCALE: NOT TO SCALE