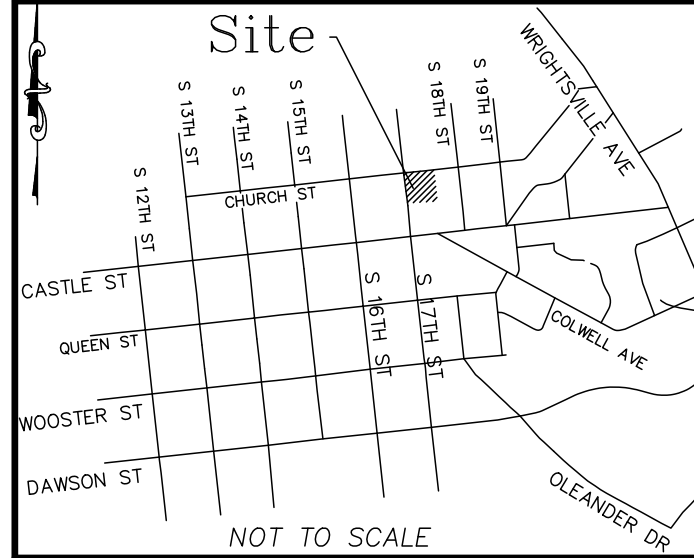


LOCATION MAP



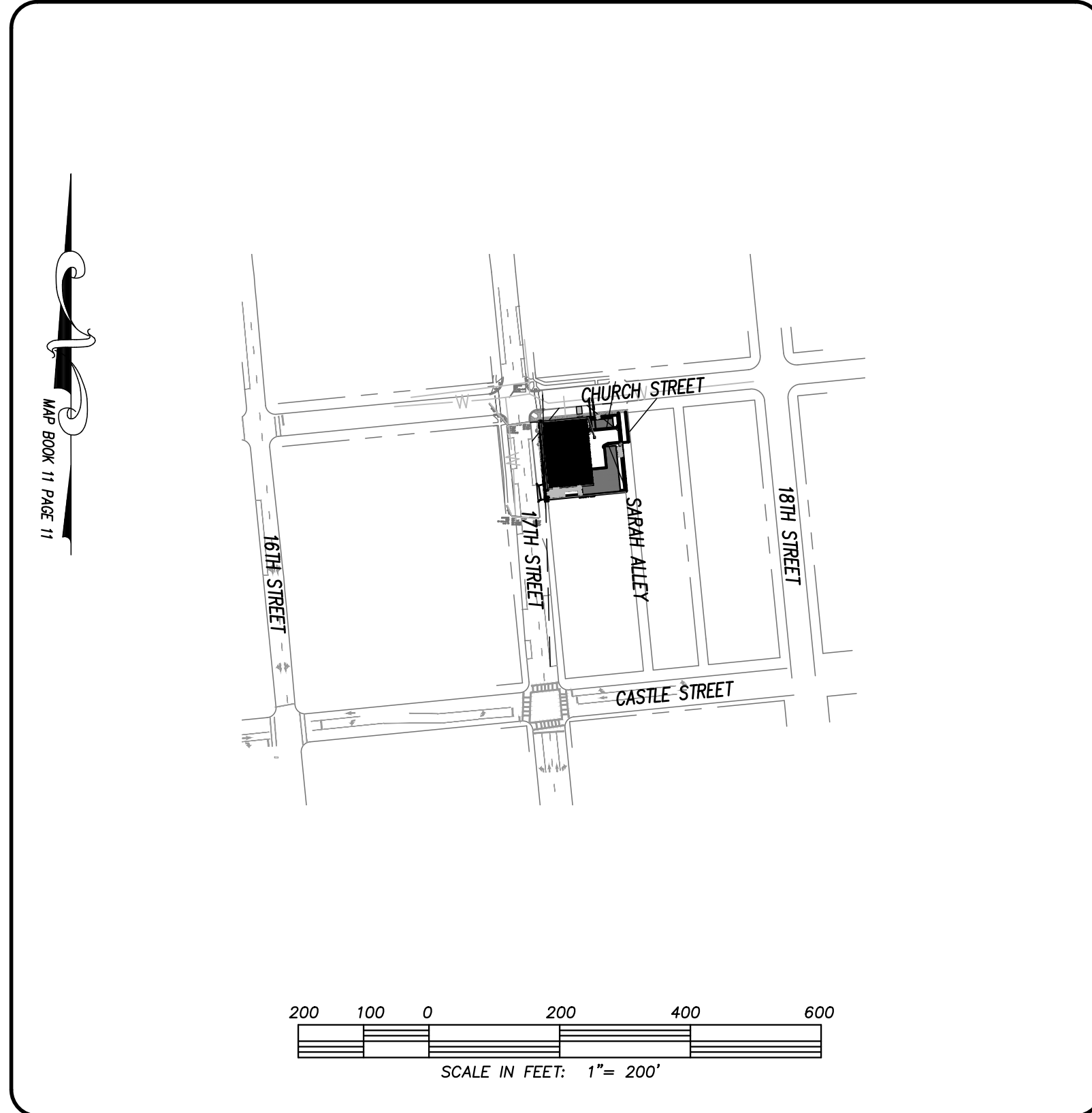
CONSTRUCTION DRAWINGS for

ARDMORE

LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

GENERAL NOTES:

1. NEW HANOVER COUNTY PARCEL NUMBERS:
PID R05407-028-001-000, R05407-028-002-000,
R05407-028-003-000
2. TOTAL PROJECT AREA: 14,223 SF (0.33 AC)
3. EXISTING ZONING DISTRICT: UM(X)(CD)
4. CAMA LAND CLASSIFICATION: URBAN
5. THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720311700L, EFFECTIVE DATE 8/28/18
6. SITE ADDRESS: 501 17TH STREET
7. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY BATEMAN CIVIL; VERTICAL DATUM = 88
8. STORMWATER DRAINS TO NE CAPE FEAR RIVER, SC; Sw 18-74-(61)
9. LAND OWNER - PBW HOLDINGS, LLC
18 PALMETTO DRIVE
WRIGHTSVILLE BEACH, NC 28480



LEGEND

EXISTING BOUNDARY	EXISTING WATERLINE
PROPOSED LOTLINE	PROPOSED WATERLINE
CENTERLINE OF RIGHT OF WAY	EXISTING / PROPOSED STORM SEWER & CATCH BASIN
CONTOUR LINE & ELEVATION	EXIST. IRON PIPE
DRAINAGE FLOW	WATER METER SERVICE CONNECTION
30' DRAINAGE EASEMENT	EXIST. CONCRETE MONUMENT
15' DRAINAGE EASEMENT	GATE VALVE
PROPOSED DRAINAGE PIPE	REDUCER
PROPOSED SANITARY SEWER & MANHOLE	HANDICAP RAMP
EXISTING SANITARY SEWER & MANHOLE	

INDEX TO DRAWINGS

SHEET No.	DESCRIPTION	DRAWING No.
1 OF 8	COVER SHEET	CD_COVER
2 OF 8	EXISTING BOUNDARY AND TOPOGRAPHY, ADJACENT TRAFFIC	CD_EX-COND
3 OF 8	SITE PLAN	SITE_PLAN
4 OF 8	GRADING PLAN	GRADING
5 OF 8	CITY OF WILMINGTON CONSTRUCTION DETAILS	SP_DET-1
6 OF 8	CITY OF WILMINGTON CONSTRUCTION DETAILS	SP_DET-2
7 OF 8	CFPUA INSTALLATION DETAILS	CFPUA_WAT_SEW_1
8 OF 8	CFPUA INSTALLATION DETAILS	CFPUA_WAT_SEW_2

NOTES:

1. ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY BATEMAN CIVIL; VERTICAL DATUM = 88
2. THIS MAP IS NOT FOR CONVEYANCE, RECORDATION, OR SALES.
3. THIS PROPERTY IS LOCATED WITHIN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, 3720311700L, EFFECTIVE DATE 8/28/18
4. EXISTING ZONING: UM(X)
5. CFPWA WATER
6. CFPWA SEWER
7. ALL CONSTRUCTION TO CONFORM TO NEW HANOVER COUNTY STANDARDS AND APPLICABLE STATE & LOCAL CODES.
8. CONTRACTOR TO COORDINATE ANY REQUIRED TRAFFIC CONTROL WITH CITY OF WILMINGTON AND OR NCDOT.
9. CARE SHALL BE TAKEN DURING FINAL GRADING TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO RECEIVING STRUCTURES. ROOF DRAIN DOWNSPOUTS TO BE CONNECTED TO STORM DRAINAGE STUBOUTS OR DIRECTED TO STREET/PARKING AREAS.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY RELOCATIONS, RE-ALIGNMENTS, DISCONNECTIONS OR CONNECTIONS OF EXISTING UTILITIES WITH APPLICABLE AUTHORITIES.
11. CLEARING AND GRUBBING OF SITE TO INCLUDE REMOVAL OF EXISTING CURB, ASPHALT, INLETS, AND ANY OTHER STRUCTURES INCLUDING TREES, STUMPS AND DEBRIS EXISTING ON SITE. TREES NOT REQUIRED TO BE CLEARED FOR CONSTRUCTION SHALL REMAIN UNLESS OTHERWISE DIRECTED.
12. 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.
13. NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NC ONE-CALL" AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION.
14. 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.
15. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST AND EROSION DURING CONSTRUCTION AT HIS EXPENSE. PARKING AREAS SHALL BE WATERED TO CONTROL DUST WHEN ORDERED BY THE ENGINEER.
16. NO GEOTECHNICAL TESTING HAS BEEN PERFORMED ON SITE. NO WARRANTY IS MADE FOR SUITABILITY OF SUBGRADE, AND UNDERCUT AND ANY REQUIRED REPLACEMENT WITH SUITABLE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
17. CONTRACTOR TO ENSURE THAT PAVEMENT IS PLACED SO AS TO DRAIN POSITIVELY TO THE STREET INLETS AND CATCH BASINS. ALL FUTURE ROOF DRAIN DOWNSPOUTS TO BE DIRECTED TO THE STORM DRAINAGE STUBOUTS.
18. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
19. THIS PLAN IS FOR SITE GRADING, UTILITIES, SITING, AND DRAINAGE ONLY. SEE BUILDING PLANS FOR DETAILED HOOKUPS TO BUILDINGS, ETC.
20. CONTRACTOR AND BUILDER ARE RESPONSIBLE FOR COORDINATING FINISHED FLOOR ELEVATION OF ALL BUILDINGS WITH THE OWNER. ELEVATIONS GIVEN ARE MINIMUM GROUND ELEVATIONS AT THE BUILDING SITE AND DO NOT PURPORT TO BE FINISHED FLOOR. MINIMUM RECOMMENDED FF ELEVATIONS SHOWN ON PLANS.
21. AFFECTED NON-MUNICIPAL UTILITIES SHALL BE CONTACTED AND PROVIDED WITH PLANS AND OTHER PERTINENT INFORMATION, WHEN FEASIBLE, TO COORDINATE APPROPRIATE SCHEDULING AND PLACEMENT.
22. EXTREME CARE SHALL BE TAKEN TO ENSURE MINIMUM SEPARATIONS AT ALL UTILITY CROSSINGS.
23. MINIMUM SEPARATION SHALL BE MAINTAINED AS FOLLOWS:
 - a. HORIZONTAL SEPARATION OF 10 FEET BETWEEN SANITARY SEWER AND WATER MAINS AND STORM SEWER.
 - b. WHERE VERTICAL CLEARANCE IS LESS THAN 24" BETWEEN SANITARY SEWER AND WATER OR WHERE SEWER LINE CROSSES ABOVE WATER MAIN, BOTH PIPES SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10' EITHER SIDE OF CROSSING.
 - c. WHERE VERTICAL CLEARANCE IS LESS THAN 24" BETWEEN SANITARY SEWER AND STORM DRAIN, SANITARY SEWER SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10 FEET EITHER SIDE OF CROSSING.
 - d. WHERE VERTICAL CLEARANCE IS LESS THAN 12" BETWEEN SANITARY SEWER AND STORM DRAIN, SANITARY SEWER SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10' EITHER SIDE OF CROSSING, AND BRIDGING SHALL BE INSTALLED PER APPLICABLE UTILITY AUTHORITY'S DETAILS.
 - e. IN NO CASE SHALL THERE BE LESS THAN 18" OF SEPARATION BETWEEN OUTSIDE OF WATER MAIN AND OUTSIDE OF SEWER OR STORM DRAINAGE.
 - f. MINIMUM COVER OF 36" SHALL BE PROVIDED FOR ALL BURIED WATER MAINS AND SANITARY SEWER MAINS.
24. SEE DETAIL SHEETS FOR TYPICAL UTILITIES HOOKUPS.
25. ALL SANITARY SEWER MAINS TO BE 8" UNLESS OTHERWISE INDICATED.
26. ALL WATER MAINS TO BE 8" UNLESS OTHERWISE INDICATED.
27. TWO VALVES ARE REQUIRED AT "T" INTERSECTIONS AND ONE VALVE ON THE WATER LINE TO FIRE HYDRANTS.
28. A BLOW-OFF VALVE IS REQUIRED AT THE TERMINUS OF ALL "DEAD END" WATER LINES.

OWNER: PBW HOLDINGS, LLC
18 PALMETTO DRIVE
WRIGHTSVILLE BEACH, NC 28480

CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED DRAINAGE PLAN
Date: _____ Permit # _____
Signed: _____

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan
Name _____ Date _____
Planning _____
Traffic _____
Fire _____

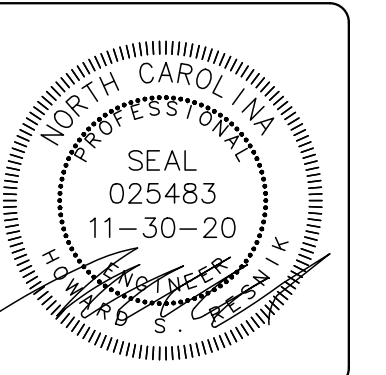


LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

COVER SHEET
ARDMORE

COVER SHEET FOR
ARDMORE
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA
OWNER: PBW HOLDINGS, LLC
18 PALMETTO DRIVE
WRIGHTSVILLE BEACH, NC 28480



REV.	NO.	DATE	REMARKS
	2		
	1		

DATE: 8-4-20
HORZ SCALE: 1" = 200'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 17-0426

Sheet No. **1** of **8**



Public Services Engineering Division
APPROVED DRAINAGE PLAN

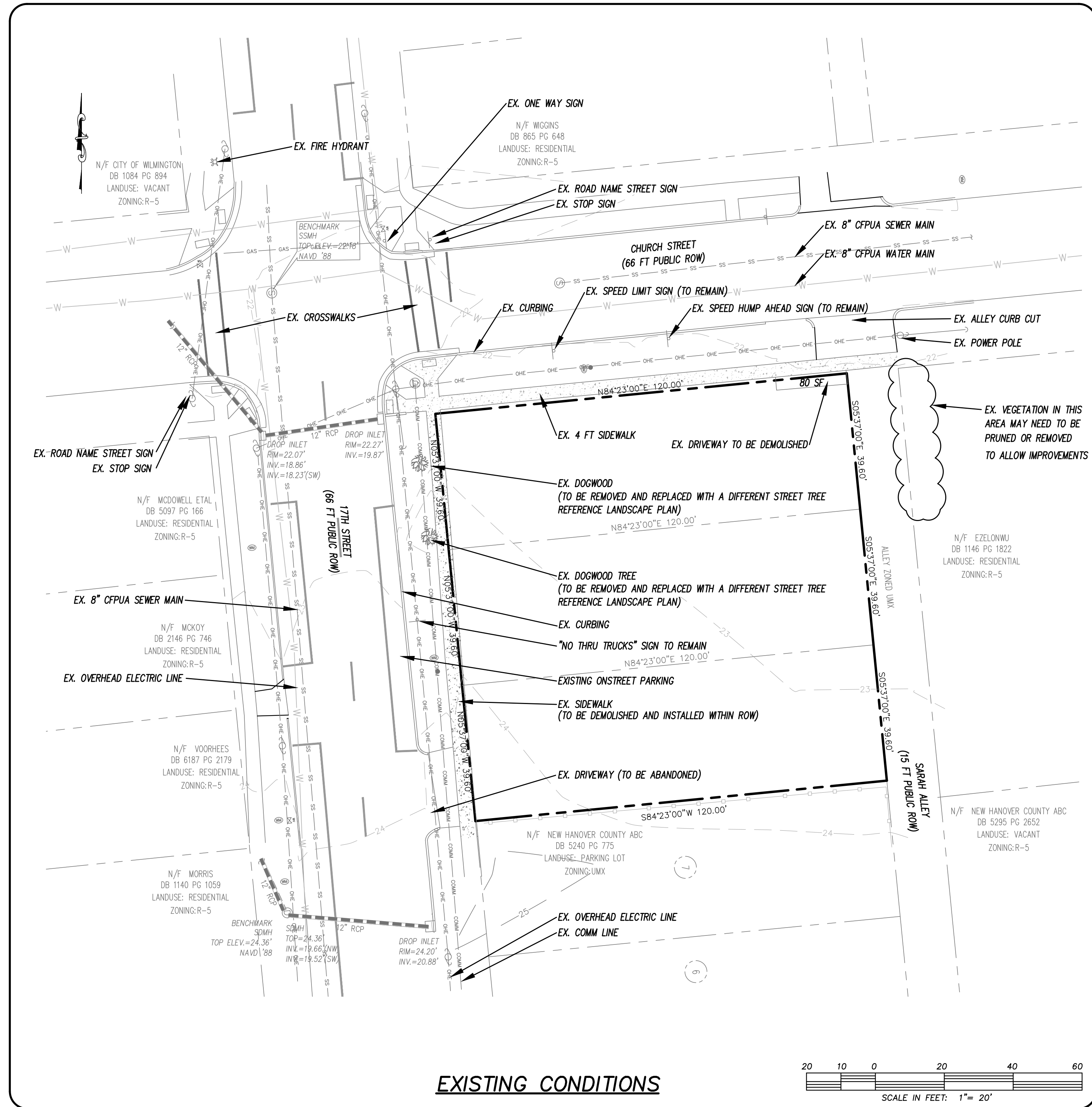
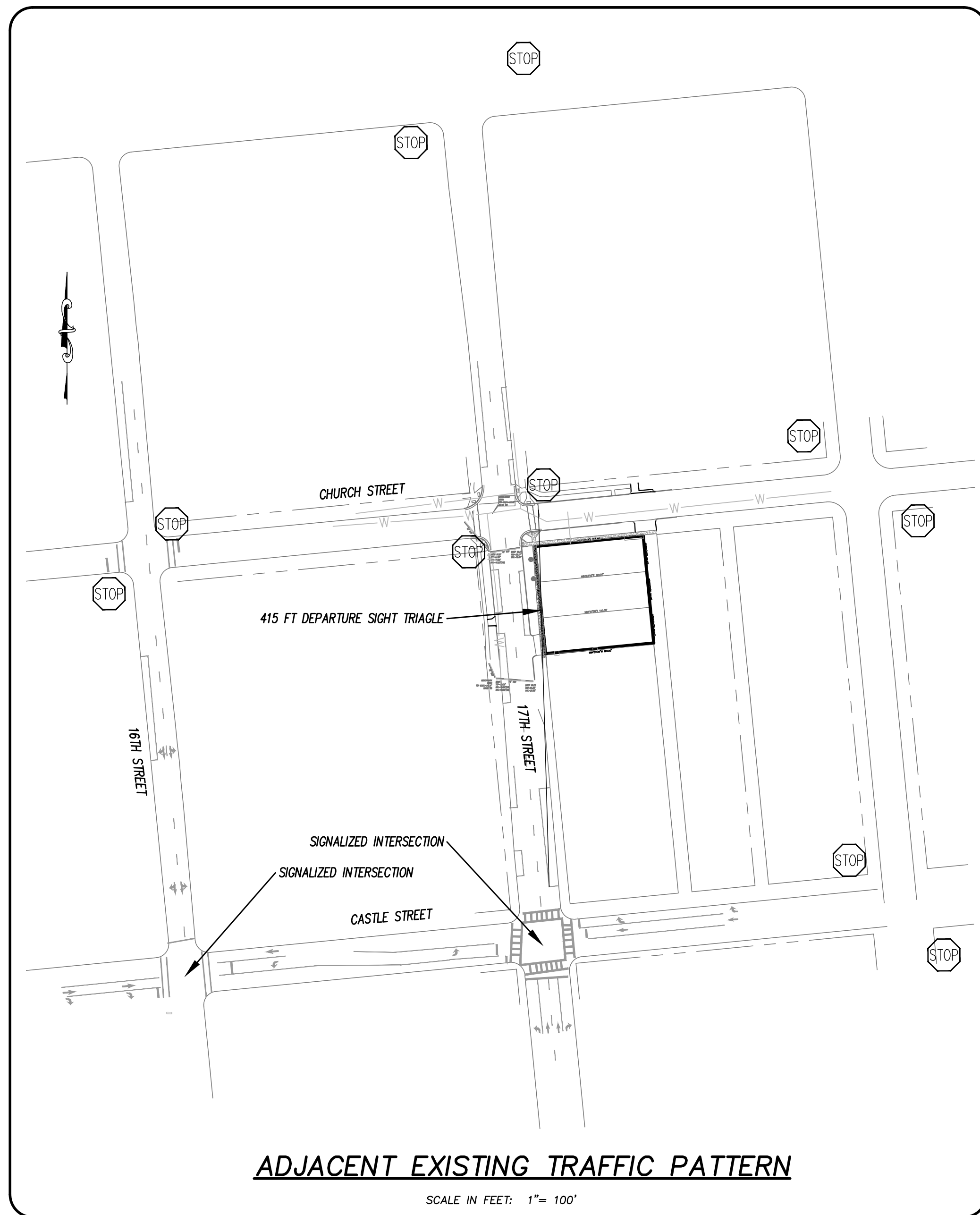
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Signed: _____

Approved Construction Plan

Name _____ Date _____
 Planning _____
 Traffic _____
 Fire _____

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

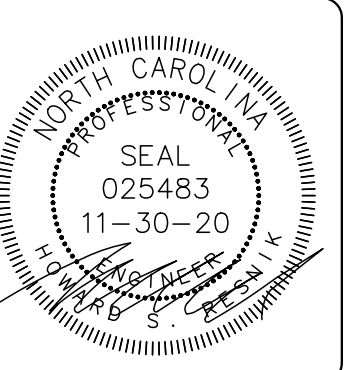


LICENSE # C-2710
ENGINEERING
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P.O. BOX 4041
WILMINGTON, NC 28406
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EXISTING CONDITIONS
ARDMORE

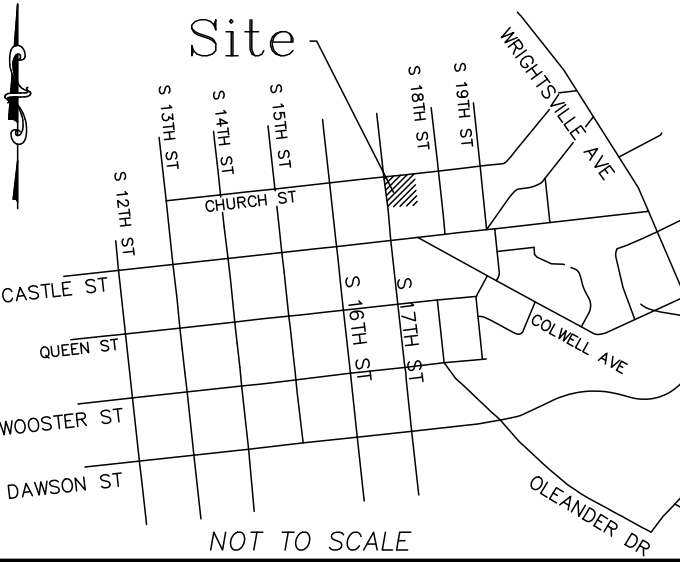
EXISTING CONDITIONS FOR
ARDMORE
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA
OWNER: FRW HOLDINGS, LLC
18 PALMETTO DRIVE
WRIGHTSVILLE BEACH, NC 28480



REV. NO.	DATE	BY	REMARKS
2	11-30-20	RLW	PLOTTED FOR IRC SIGNATURES
1	11-10-20	MRB	PLOTTED FOR IRC SIGNATURES

DATE: 8-4-20
 HORZ. SCALE: AS NOTED
 VERT. SCALE: N/A
 DRAWN BY: RLW
 CHECKED BY: HSR
 PROJECT NO.: 17-0426

LOCATION MAP



GENERAL NOTES:

- NEW HANOVER COUNTY PARCEL NUMBERS: PID R05407-028-001-000, R05407-028-002-000, R05407-028-003-000
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- STORMWATER DRAINS TO NE CAPE FEAR RIVER, SC; SW 18-74-(61)
- LAND OWNER - PBW HOLDINGS, LLC
18 PALMETTO DRIVE
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WATER & SEWER USAGE NOTES:

CURRENT WATER USAGE - 0 GPD PROPOSED WATER USAGE - 6,200 GPD
CURRENT SEWER USAGE - 0 GPD PROPOSED SEWER USAGE - 6,200 GPD
25 UNITS X 240 GPD = 6,000 GPD
8 PERSONNEL X 25 GAL PER PERSON = 200 GPD

SITE & BUILDING DATA:

TOTAL LOT AREA = 14,223 SF (0.33 AC)

EXISTING IMPERVIOUS:	
BUILDING SLAB	= 80 SF
TOTAL:	= 80 SF
PROPOSED IMPERVIOUS:	
BUILDING	= 6,936 SF
PARKING (NOT UNDER BLD)	= 2,398 SF
PARKING (PERVIOUS)	= 2,524 SF**
SIDEWALK	= 649 SF
TOTAL:	= 9,836 SF**

9,836 / 14,223 = 0.70 OR 70% IMPERVIOUS
**2,524 SF OF PERVIOUS CONCRETE WILL BE UTILIZED TO REDUCE OVERALL IMPERVIOUS AND WASN'T INCLUDED IN TOTAL SOILS ON-SITE KU (KUREB-URBAN)
KU - SCS SOIL GROUP "D"

PROPOSED IMPERVIOUS OFFSITE:
644 SF FOR DRIVEWAY CONNECTION AND SIDEWALK

REQUIRED	PROVIDED
FRONT	NONE
SIDE	NONE
REAR	NONE

BUILDING DATA:

NUMBER OF BUILDINGS	= 1
(22) - 1 BEDROOM UNITS	
(3) - 2 BEDROOM UNITS	
(2) - COMMERCIAL UNITS - TOTAL OF 1,700 SF	

SE PER FLOOR:
1ST FLOOR = 6,936 SF
2ND FLOOR = 6,936 SF
3RD FLOOR = 6,936 SF

BUILDING HEIGHT = 41 FT (AVG) 49 FT 7" TO RIDGE
NUMBER OF STORIES = 3
BUILDING TYPE = V-B

BUILDING USE = MIXED USE
BUILDING AREA: 6,936 SF (FOOTPRINT)
LOT COVERAGE: 6,936 SF / 14,223 SF = 0.49
PROPOSED 49% BUILDING LOT COVERAGE

FIRE & LIFE SAFETY NOTES:

- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS OR FDC'S. A 3 FT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
- CONTRACTOR SHALL MAINTAIN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE FIRE LINE PERMIT FROM COW FIRE AND LIFE SAFETY DIVISION, 910-343-0696.
- ALL FDC LOCATIONS TO BE SHOWN ON FINAL PLAN.
- FDC MUST BE ON THE FRONT OF THE BUILDING(S) UNLESS OTHERWISE APPROVED.
- FIRE HYDRANTS TO BE INSTALLED PER CITY OF WILMINGTON ORDINANCE AND CFPWA STANDARDS.
- WATER FLOW ANALYSIS WILL BE REQUIRED TO DETERMINE THE CORRECT MAIN SIZE TO MEET FIRE FLOW DEMAND.
- NEW HYDRANTS TO BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE.
- HYDRANT MUST BE WITHIN 150 FT OF THE FDC (MEASURED AS THE TRUCK DRIVES).
- FDC MUST BE WITHIN 40 FT OF FIRE APPARATUS PLACEMENT.
- 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 STRENGTH STUDY THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.
- FIRE INSTALLATION TO MEET NFPA 24
- ALL ISOLATION VALVES WITHIN THE HOT BOX AND BETWEEN THE HOT BOX AND THE RISER ROOM, MUST BE ELECTRICALLY SUPERVISED.

VARIANCES REQUESTED

- VARIANCE FROM CITY STD. RAMP FOR DRIVEWAY CONNECTION TO ALLEY.
- VARIANCE FROM 26 FT FOR CURB RETURN AND POINT OF INTERSECTION OF THE STREET PROPERTY LINE.
- REDUCTION FROM 15 FT BC-BC TO 12 FT BC-BC ON ALLEY ACCESS.

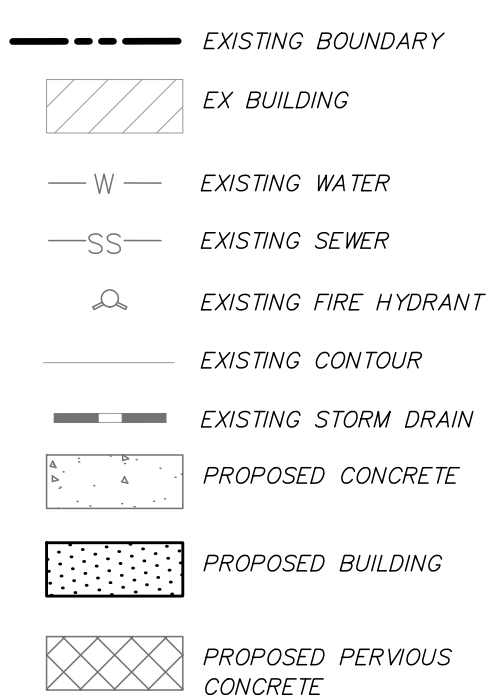
SITE LIGHTING

- ALL SITE LIGHTS SHALL BE LOCATED, ANGLED AND/OR LIMITED SO AS TO NOT CAST DIRECT LIGHT UPON ADJACENT PROPERTIES, SHALL MINIMIZE OFF SITE BACKLIGHTING GLARE AND UP LIGHTING. LIGHT POST SHALL BE NO TALLER THAN 12 FT.

CD-15-118-M420

- THE PROPERTY SHALL BE SUBJECT TO ALL OF THE SPECIFIC REQUIREMENTS STATED IN THE LAND DEVELOPMENT CODE FOR THE PROPOSED USE AS WELL AS ANY ADDITIONAL CONDITIONS STATED BELOW.
- THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL OTHER SUPPLEMENTAL REGULATIONS AND REQUIREMENTS IMPOSED BY THE LAND DEVELOPMENT CODE OR ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAW, ORDINANCE OR REGULATION. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT OR HIGHER STANDARD SHALL APPLY.
- IF, FOR ANY REASON, ANY CONDITION FOR APPROVAL IS FOUND TO BE ILLEGAL OR INVALID OR IF THE APPLICANT SHOULD FAIL TO ACCEPT ANY CONDITION FOLLOWING APPROVAL, THE APPROVAL OF THE SITE PLAN FOR THE DISTRICT SHALL BE NULL AND VOID AND OF NO EFFECT AND PROCEEDINGS SHALL BE INSTITUTED TO REZONE THE PROPERTY TO ITS PREVIOUS ZONING CLASSIFICATION.
- THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN ACCORDANCE WITH THE SITE PLAN AND ELEVATIONS APPROVED BY CITY COUNCIL.
- RESIDENTIAL UNITS ARE LIMITED TO A MAXIMUM OF 28 UNITS AND COMMERCIAL SPACE IS LIMITED TO A MINIMUM OF 1,700 SQUARE FEET.
- NON-RESIDENTIAL USES SHALL BE LIMITED TO OFFICE, PERSONAL SERVICES, RETAIL, AND RESTAURANT WITH NO DRIVE THROUGH FACILITY.
- APPROVAL OF THE SITE PLAN/REZONING EXHIBIT SHALL NOT CONSTITUTE APPROVAL FOR ANY SPECIFIC PHASE OF DEVELOPMENT. DEVELOPMENT PLANS SHALL BE SUBMITTED, REVIEWED, AND APPROVED BY THE TRC.
- ANY FREESTANDING SIGN(S) ON THE SITE SHALL BE MONUMENT STYLE WITH LANDSCAPING AROUND THE BASE OF THE SIGN; NO POLE SIGNS SHALL BE PERMITTED.
- ALL CITY, STATE AND FEDERAL REGULATIONS SHALL BE FOLLOWED. THE APPLICANT SHOULD INITIATE CONVERSATIONS WITH NCDOT REGARDING THE INSTALLATION OF A PEDESTRIAN CROSSING AT S. 17TH STREET AND CHURCH STREET.

LEGEND

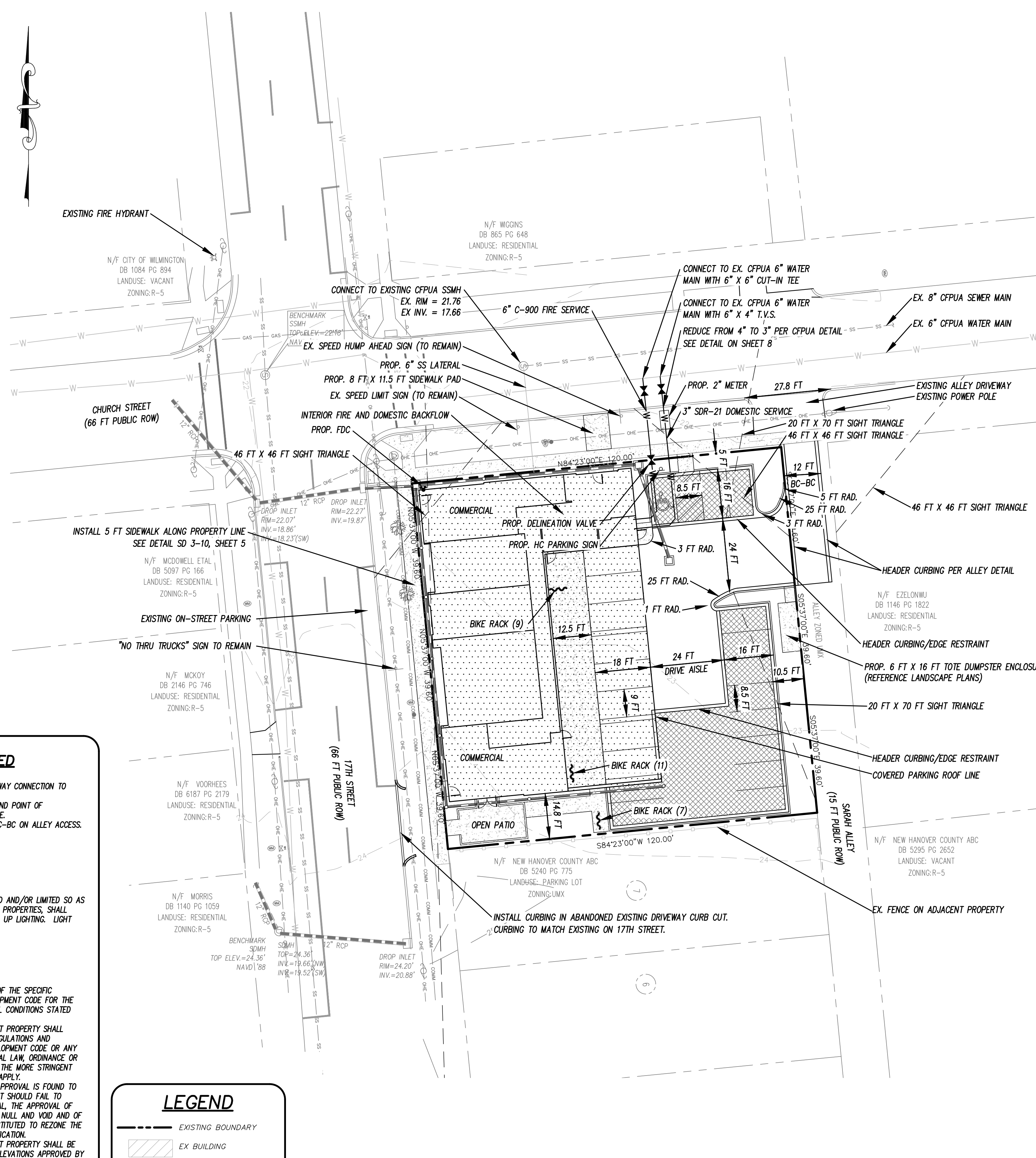


For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan

Name _____ Date _____
Planning _____
Traffic _____
Fire _____

Date: _____ Permit # _____
Signed: _____



DEVELOPMENT NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB AND GUTTER, SIDEWALK PANELS, 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.
- SOLID WASTE DISPOSAL WILL BE TRASH TOTES
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON ZONING ORDINANCE & SUBDIVISION REGULATIONS.
- APPROVAL OF SITE PLAN DOES NOT CONSTITUTE APPROVAL OF PROPOSED SIGNAGE FOR THIS SITE. A SEPARATE SIGN PERMIT MUST BE OBTAINED.
- APPLICABLE STREET FRONTAGES SHALL HAVE NATURAL VEGETATIVE SCREENING MEETING CITY REQUIREMENTS.
- THE DEVELOPMENT SHALL COMPLY WITH ALL CITY TECHNICAL STANDARDS AND DEVELOPMENT REGULATIONS.

ENVIRONMENTAL NOTES:

- NO LAND DISTURBANCE IS PERMITTED OUTSIDE THE DESIGNATED LIMITS OF DISTURBANCE FOR SITE IMPROVEMENTS OTHER THAN WHAT IS NECESSARY TO TIE INTO EXISTING CONTOURS OR MEET LANDSCAPING REQUIREMENTS.

PARKING NOTES:

- NO PARKING REQUIRED FOR UM(X) ZONING
MAX = (2.5 X 25) + (1,700 / 200) = 71
MIN = (1.5 X 25) + (1,700 / 300) = 43
- 20 SPACES PROVIDED
- 1 HANDICAP SPACE PROVIDED
- 27 BIKE PARKING SPACES REQUIRED; 27 PROVIDED
1 SPACE PER DWELLING UNIT = 25
2 SPACES OR 1 PER 5,000 SF OF GFA = 2

TRAFFIC ENGINEERING NOTES:

- A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO RECORDING OF THE FINAL PLAN. PLAN SHALL ADHERE TO SD 15-14.
- TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
- OPEN CUT NOTES:
A. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 910-341-5899 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
B. CONTRACTOR TO COORDINATE WITH CITY OF WILMINGTON FOR ACCEPTABLE HOURS OF CONSTRUCTION AND TRAFFIC CONTROL DURING INSTALLATION OF UTILITIES IN CITY ROADS.
C. SUITABLE COMPACTION AND APPROVED STONE & BASE COURSES TO BE INSTALLED IN PLACE OF OPEN CUT.
D. OPEN CUT TO BE SAW CUT.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO ERECT OFFICIAL STREET NAME SIGNS AT ALL INTERSECTIONS ASSOCIATED WITH THE SUBDIVISION IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL. THE SUBDIVIDER MAY ACQUIRE AND ERECT OFFICIAL STREET NAME SIGNS OR MAY CHOOSE TO CONTRACT WITH THE CITY TO INSTALL THE STREET SIGNS AND THE SUBDIVIDER SHALL PAY THE COST OF SUCH INSTALLATION. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
- CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
- TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREA SHALL BE WHITE.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30 INCHES - 10 FT.

UTILITY NOTES:

- PROJECT SHALL COMPLY WITH THE CITY OF WILMINGTON AND CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE SET AND ACTIVATED ON NEW MAINS UNTIL ALL REQUIREMENTS ARE MET. CALL 343-3910 FOR INFORMATION.
- IF THE CONTRACTOR DESIRES WATER FOR CONSTRUCTION HE/SHE 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.
- ALL COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY CFPWA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE CFPWA AND APPROVED BY USFCO/CHR OR ASSE. CALL 799-6064 FOR INFORMATION.
- WHEN PVC WATER MAINS AND/OR POLYETHYLENE SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED COPPER WIRE INSTALLED THE ENTIRE LENGTH AND STRAPPED TO THE PIPES WITH DUCT TAPE. THE INSULATED WIRE IS TO BE STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES AND FITTINGS. THE WIRE IS TO BE ACCESSIBLE AT ALL FIRE HYDRANTS AND WATER METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
- 36" MINIMUM COVER OVER ALL WATER MAINS.
- ANY SEPARATE CONNECTION FOR IRRIGATION SHALL COMPLY WITH CITY AND CFPWA CROSS-CONNECTION REQUIREMENTS WITH APPROVED BACKFLOW PREVENTION DEVICES.
- AT LOCATIONS WHERE WATER MAIN CROSSES UNDER SANITARY SEWER, DUCTILE IRON PIPE SHALL BE USED ALONG WITH PROVIDING 24" MINIMUM OF VERTICAL SEPARATION.
- WATER SERVICES CAN NOT BE ACTIVATED ON NEW WATER MAINS UNTIL ENGINEER'S CERTIFICATION AND APPLICANT'S CERTIFICATION HAVE BEEN PROVIDED TO NCDENR AND "FINAL APPROVAL" ISSUED.
- UNDERGROUND UTILITIES- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEMAILED IMPRACTICAL BY THE UTILITY PROVIDER. UNDERGROUND FACILITIES FOR STREET LIGHTING ALONG ALL PUBLIC STREETS ABUTTING THE SUBJECT SITE SHALL BE INSTALLED BY THE DEVELOPER.
- CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN THE ROW.

TRIP ESTIMATION

25 RESIDENTIAL UNITS - LUC 231
AM = 17 PM = 20
1,700 SF COMMERCIAL - LUC 710
AM = 3 PM = 3

WAIVERS REQUESTED

- REQUESTING PARKING LOT LANDSCAPING BE WAIVED PER SECT. 18-204 (d)

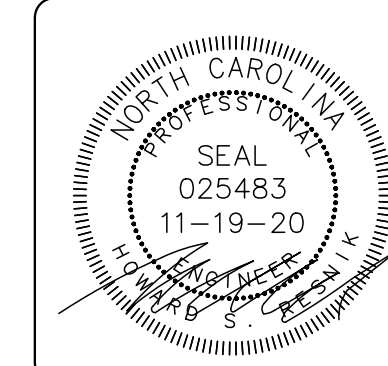


LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

SITE PLAN
ARDMORE

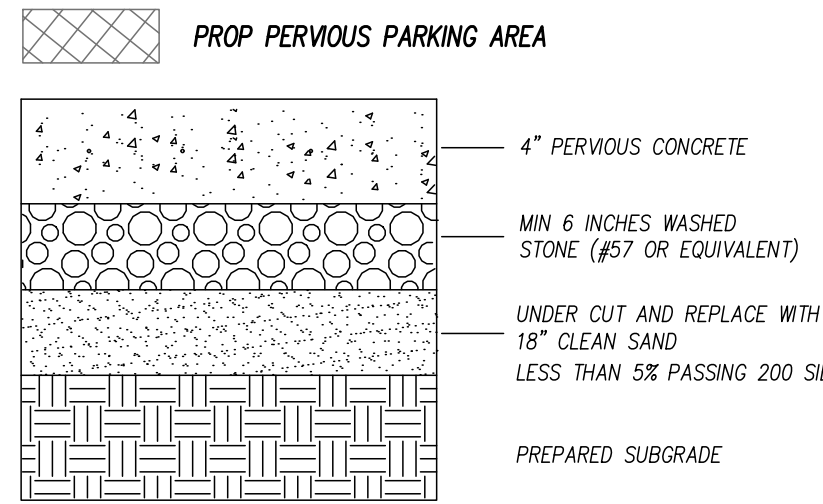
SITE PLAN FOR
ARDMORE
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA
OWNER: PBW HOLDINGS, LLC
18 PALMETTO DRIVE
WRIGHTSVILLE BEACH, NC 28480



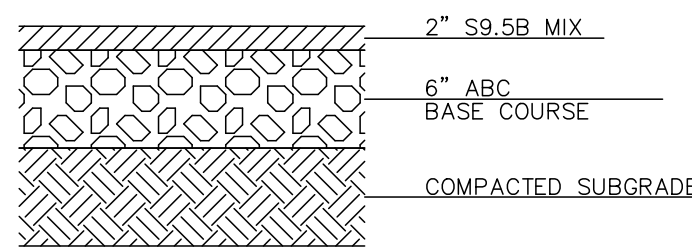
REV.	NO.	DATE	BY	REMARKS
1	1	11-19-20	RLW	PLOTTED FOR TRC SIGNATURES
2	2	11-19-20	RLW	REVISION PER STORMWATER COMMENTS
3	3	11-19-20	RLW	REVISION FOR TRC SIGNATURES
4	4	11-30-20	RLW	REVISED PARKING AND BIKE CALCULATIONS

DATE: 8-4-20
HORZ. SCALE: 1" = 20'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 17-0426

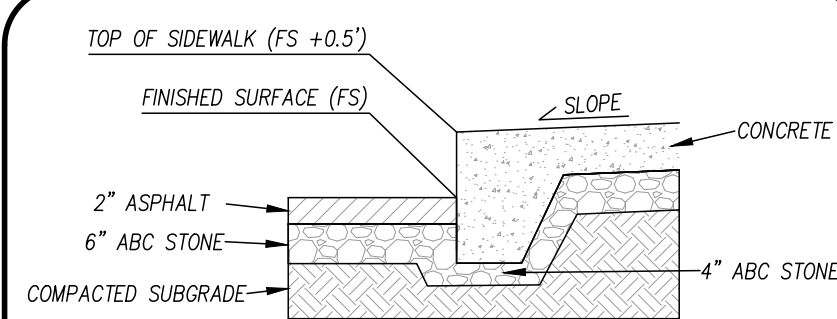
Sheet No. **3** of **8**



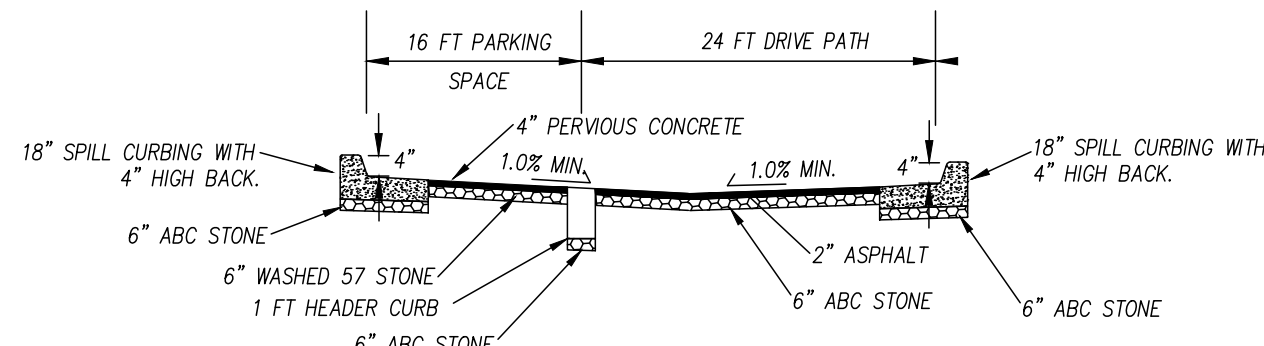
PARKING AREA PERVIOUS CONCRETE DETAIL
NTS



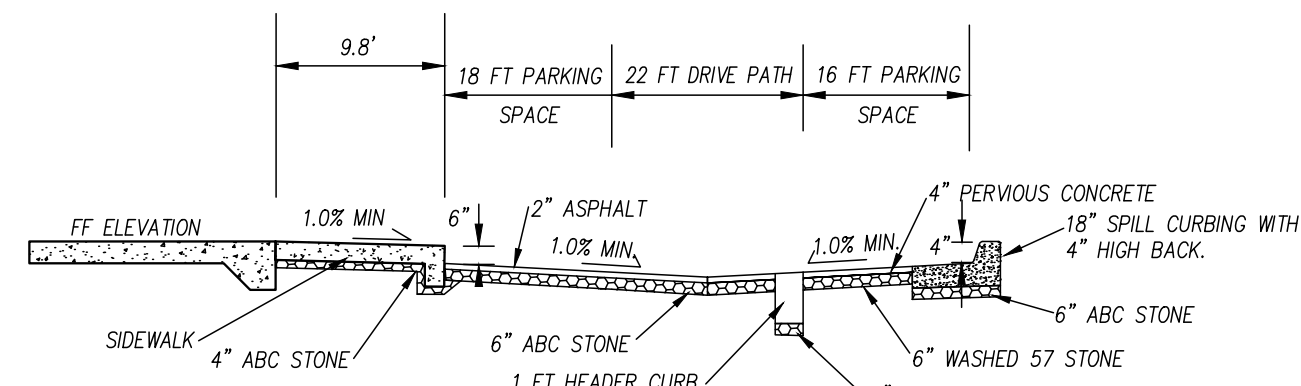
ASPHALT SECTION
NOT TO SCALE



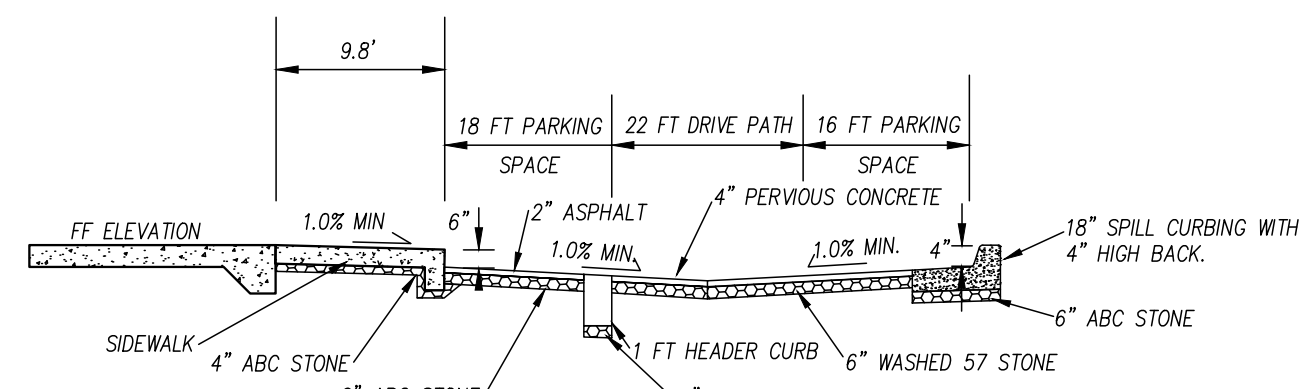
EXTRUDED SIDEWALK
NTS



TYPICAL PARKING BAY SECTION C-C
NOT TO SCALE

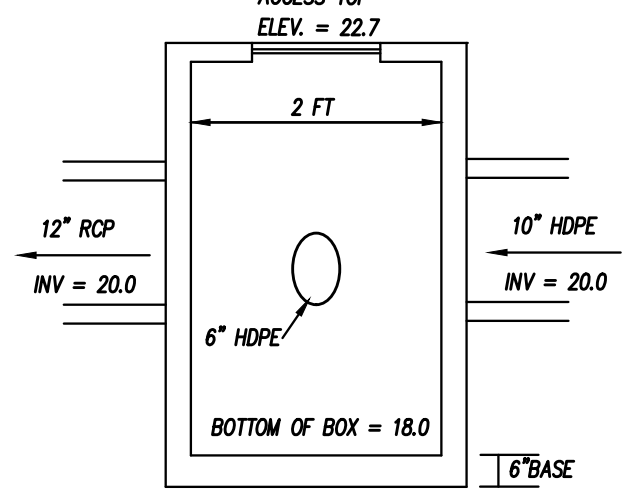
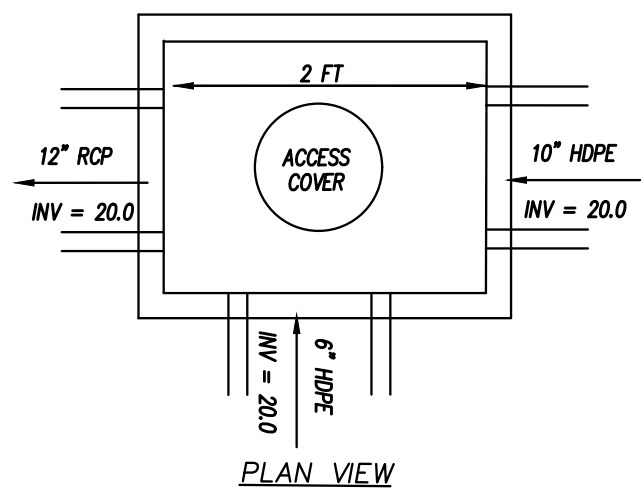
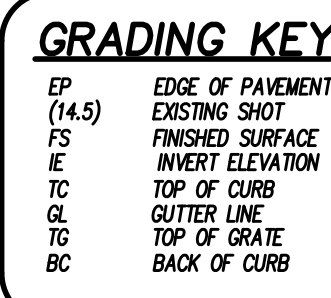


TYPICAL PARKING BAY SECTION B-B
NOT TO SCALE

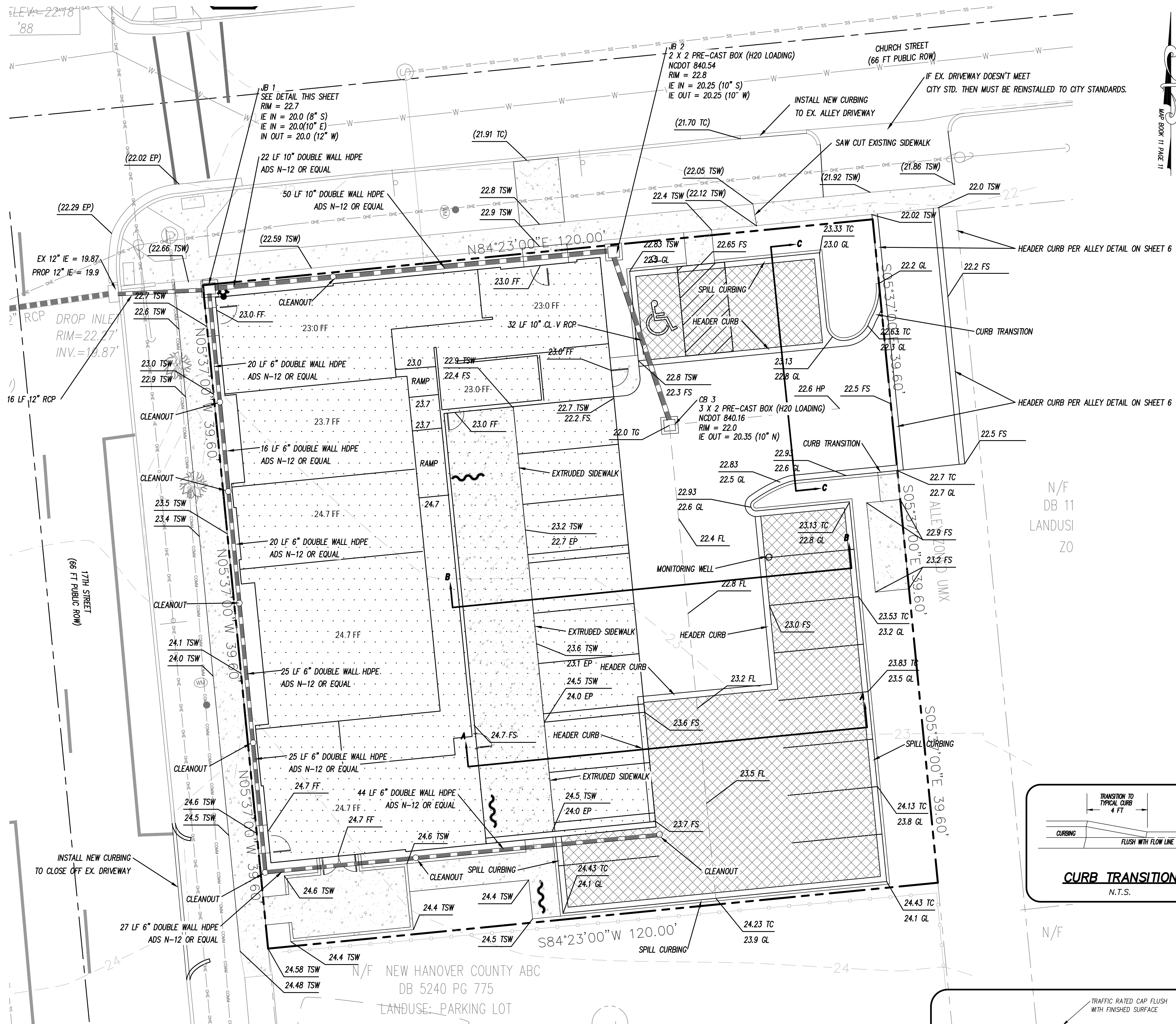


TYPICAL PARKING BAY SECTION A-A
NOT TO SCALE

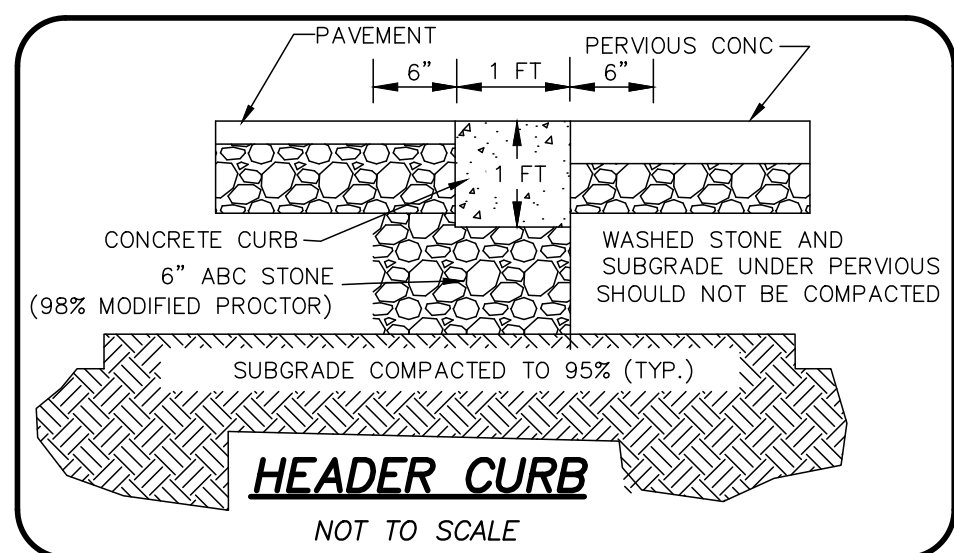
- GRADING NOTES:**
- CONTRACTOR TO MAKE SMOOTH TRANSITION FROM INVERTED CROWN TO SHEET FLOW IN DESIGNATED AREAS.
 - CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL FINISHED AREAS.
 - ALL BUILDING ROOF DRAINS TO BE CONNECTED TO THE STORM DRAINAGE COLLECTION SYSTEM.
 - CONTRACTOR TO ENSURE PUBLIC SIDEWALKS MEET CITY OF WILMINGTON CROSS-SECTION.
 - CONTRACTOR TO ENSURE PROPER INSTALLATION OF ADA ACCESSIBLE RAMP PER LATEST ADA GUIDELINES.



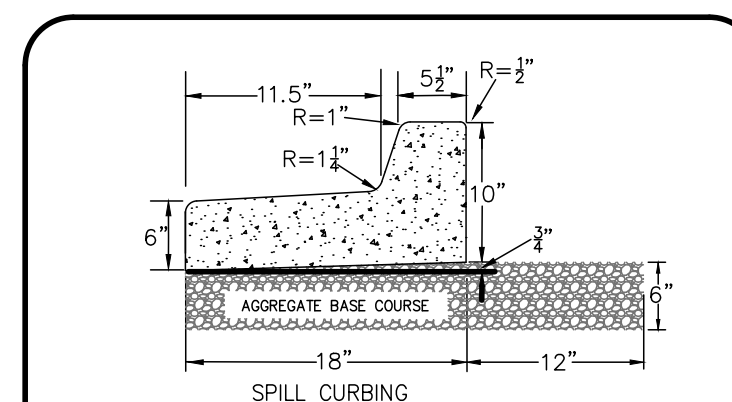
SECTION VIEW
2 FT x 2 FT PRECAST CONCRETE BOX
H20 LOADING REQUIRED
ACCESS COVER = NCDOT 840.54
JB 1 DETAIL
NOT TO SCALE



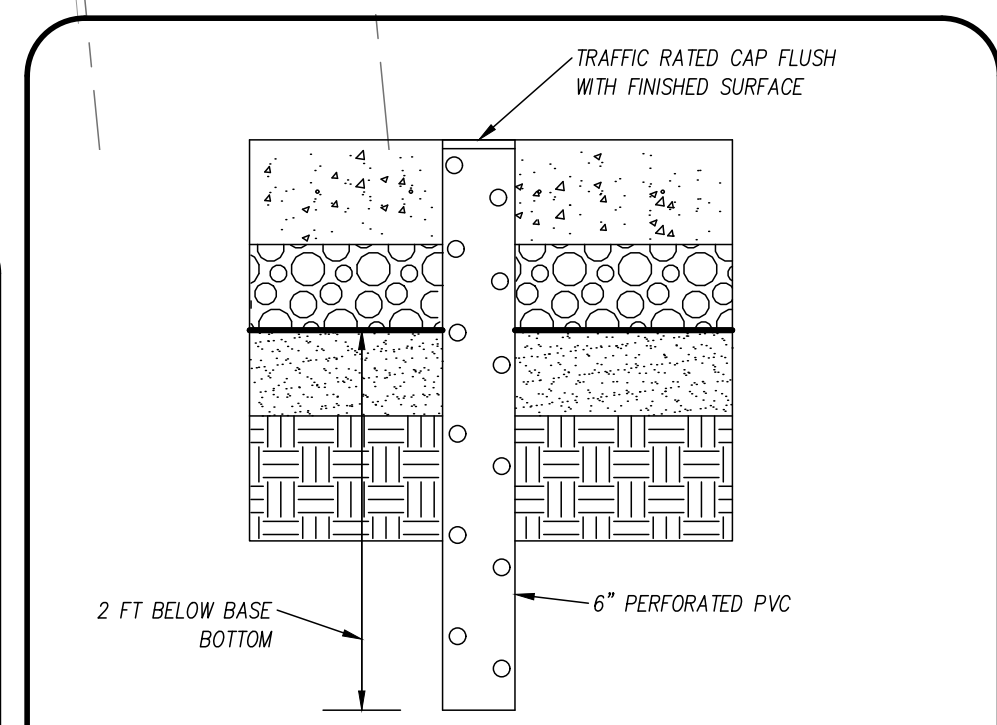
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.



HEADER CURB
NOT TO SCALE



SPILL CURB
NOT TO SCALE



MONITORING WELL
NTS

CITY OF WILMINGTON
NORTH CAROLINA
Public Services Engineering Division
APPROVED DRAINAGE PLAN

Date: _____ Permit # _____
Signed: _____

Approved Construction Plan

Name _____ Date _____
Planning _____
Traffic _____
Fire _____



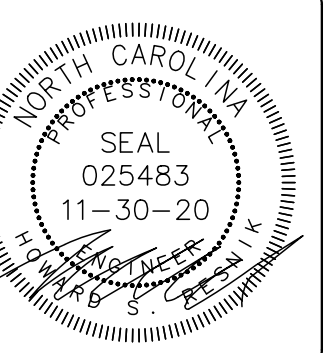
LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

GRADING PLAN
FOR
ARDMORE

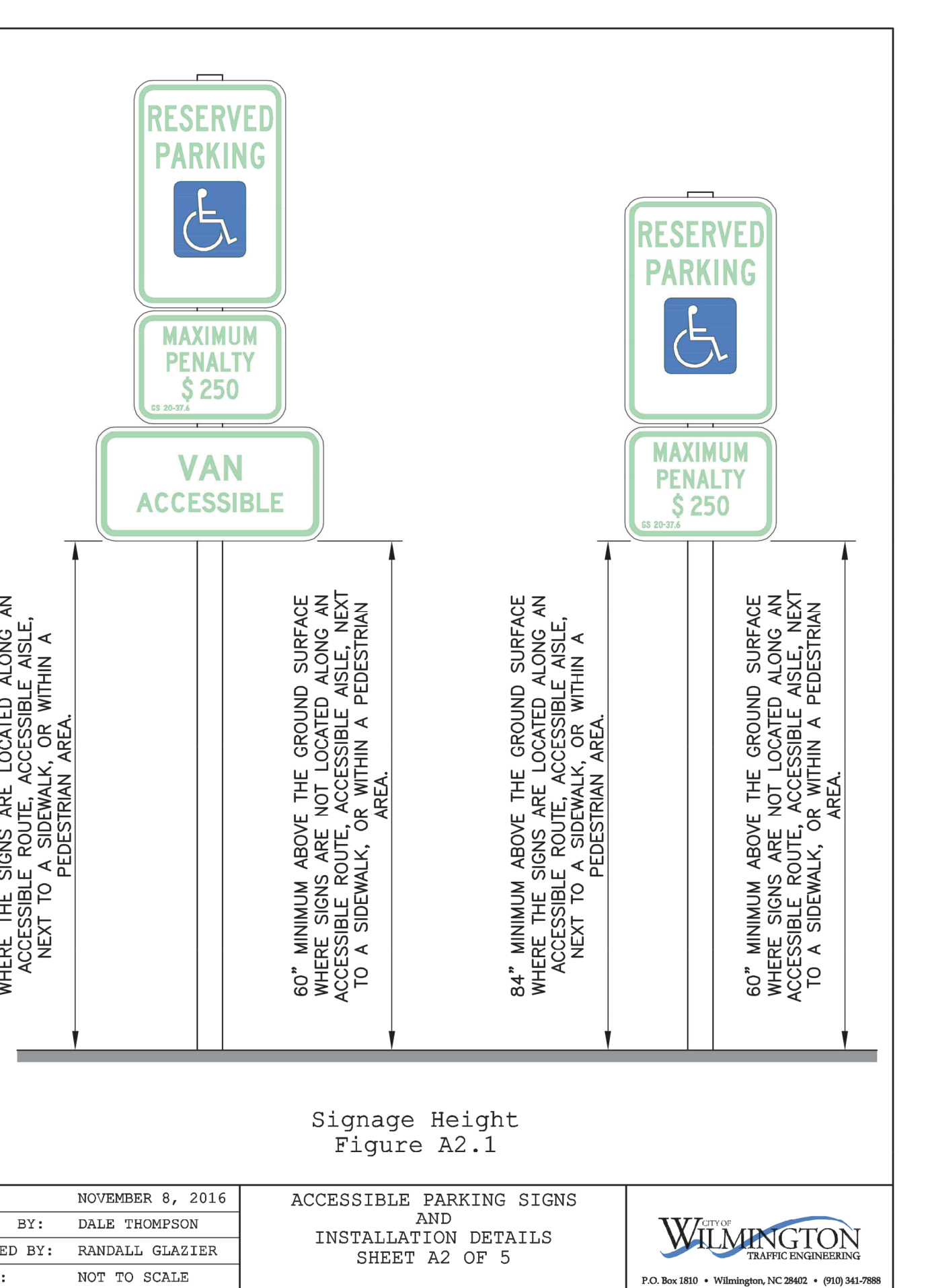
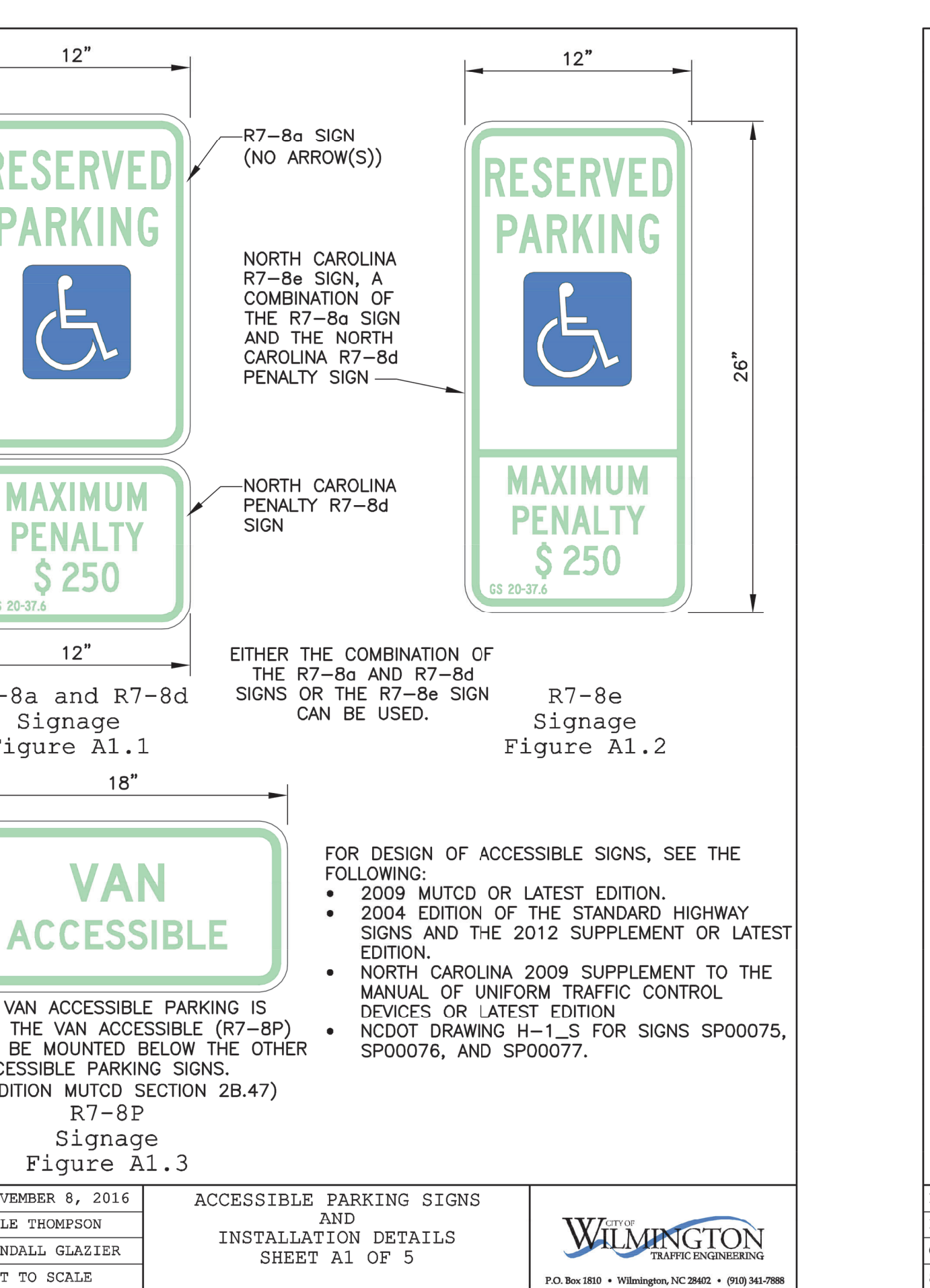
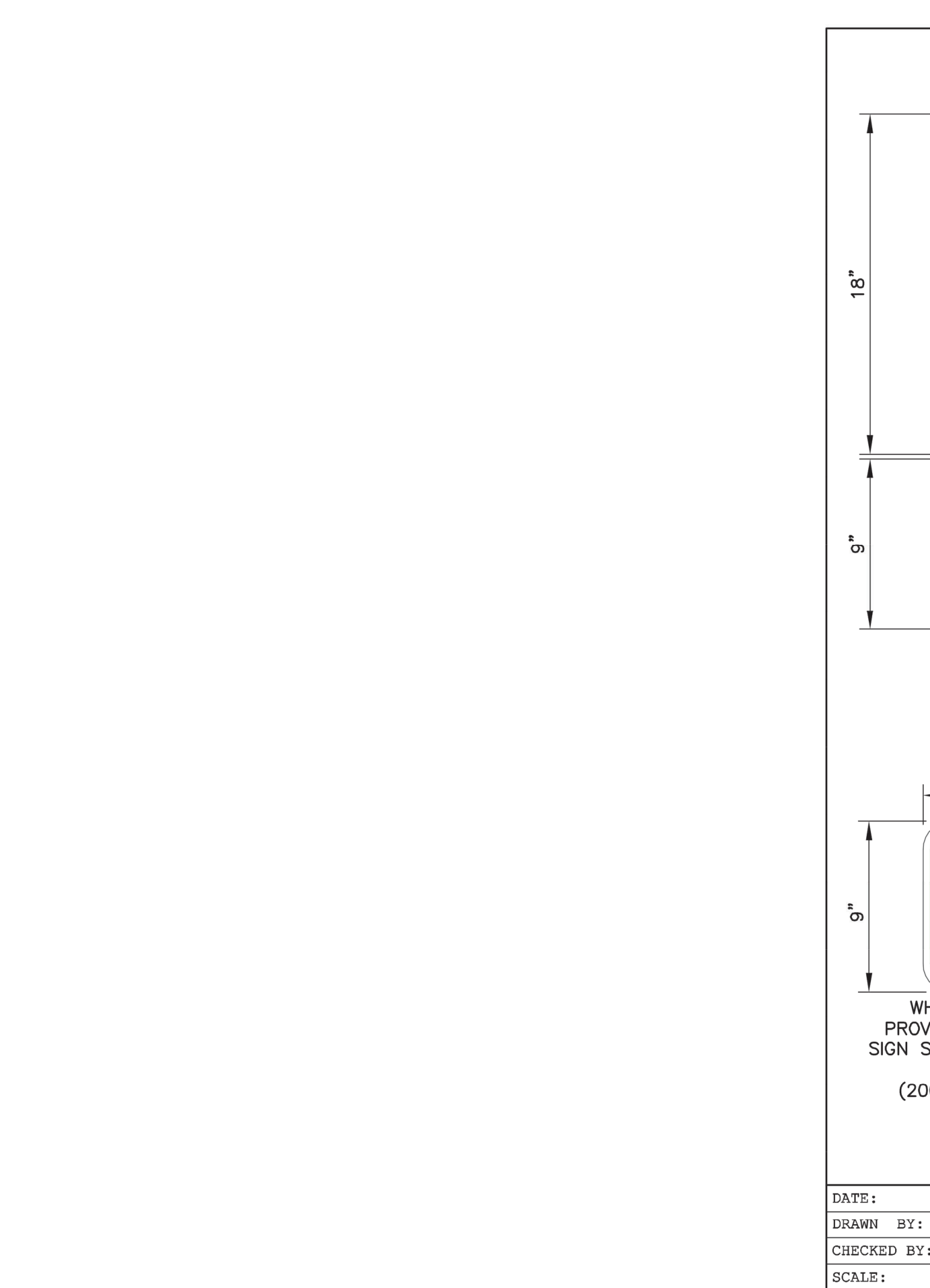
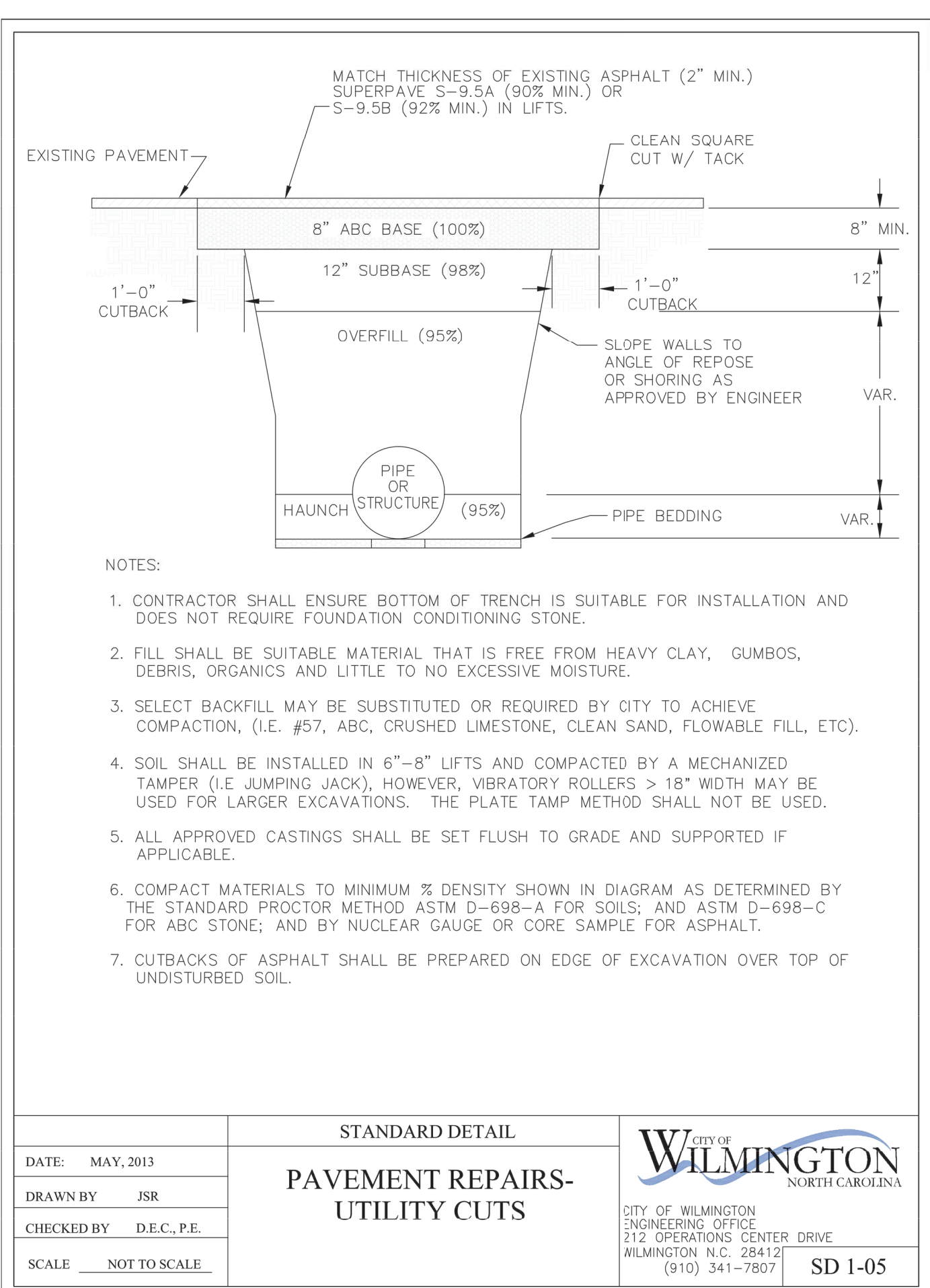
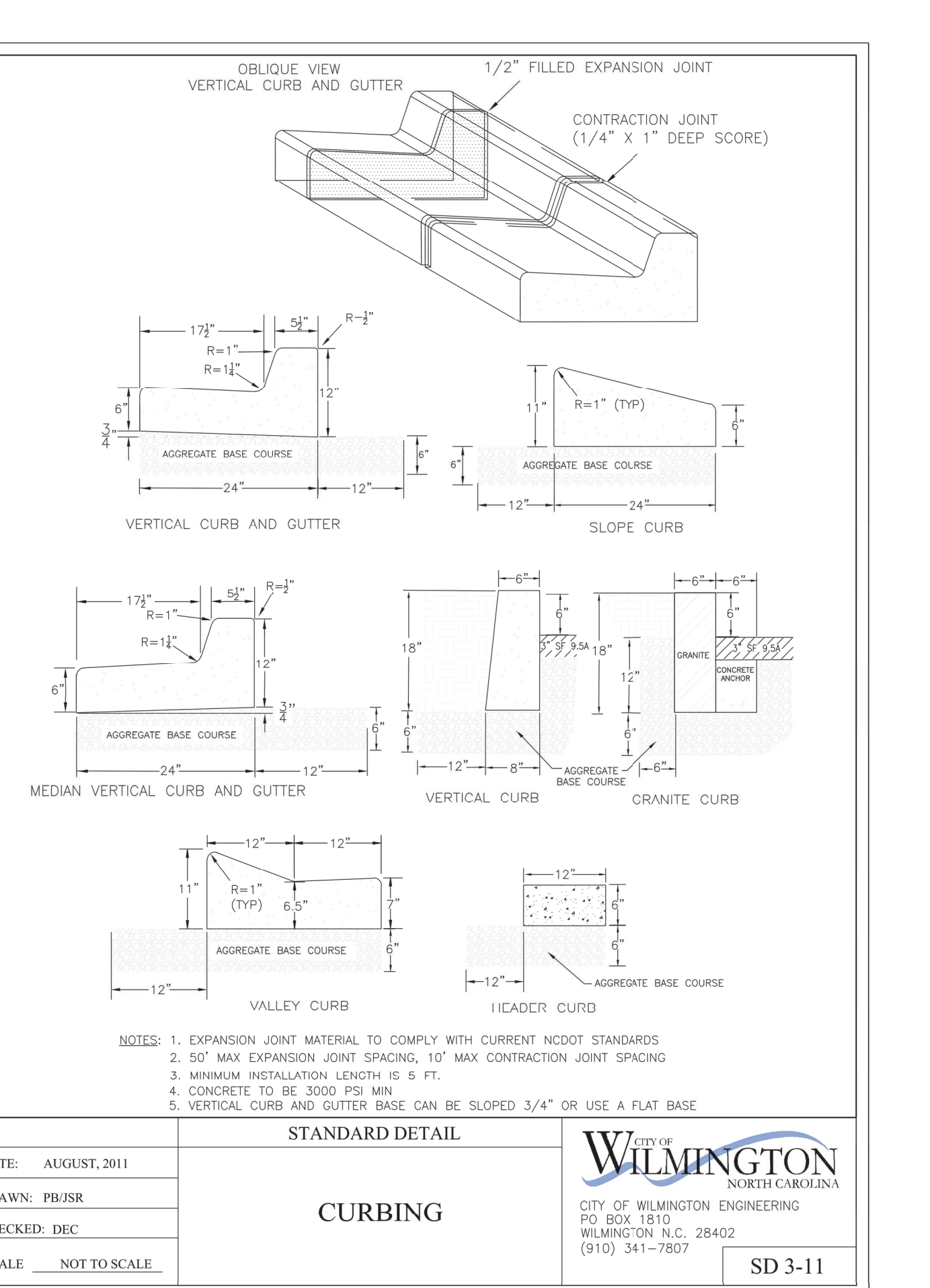
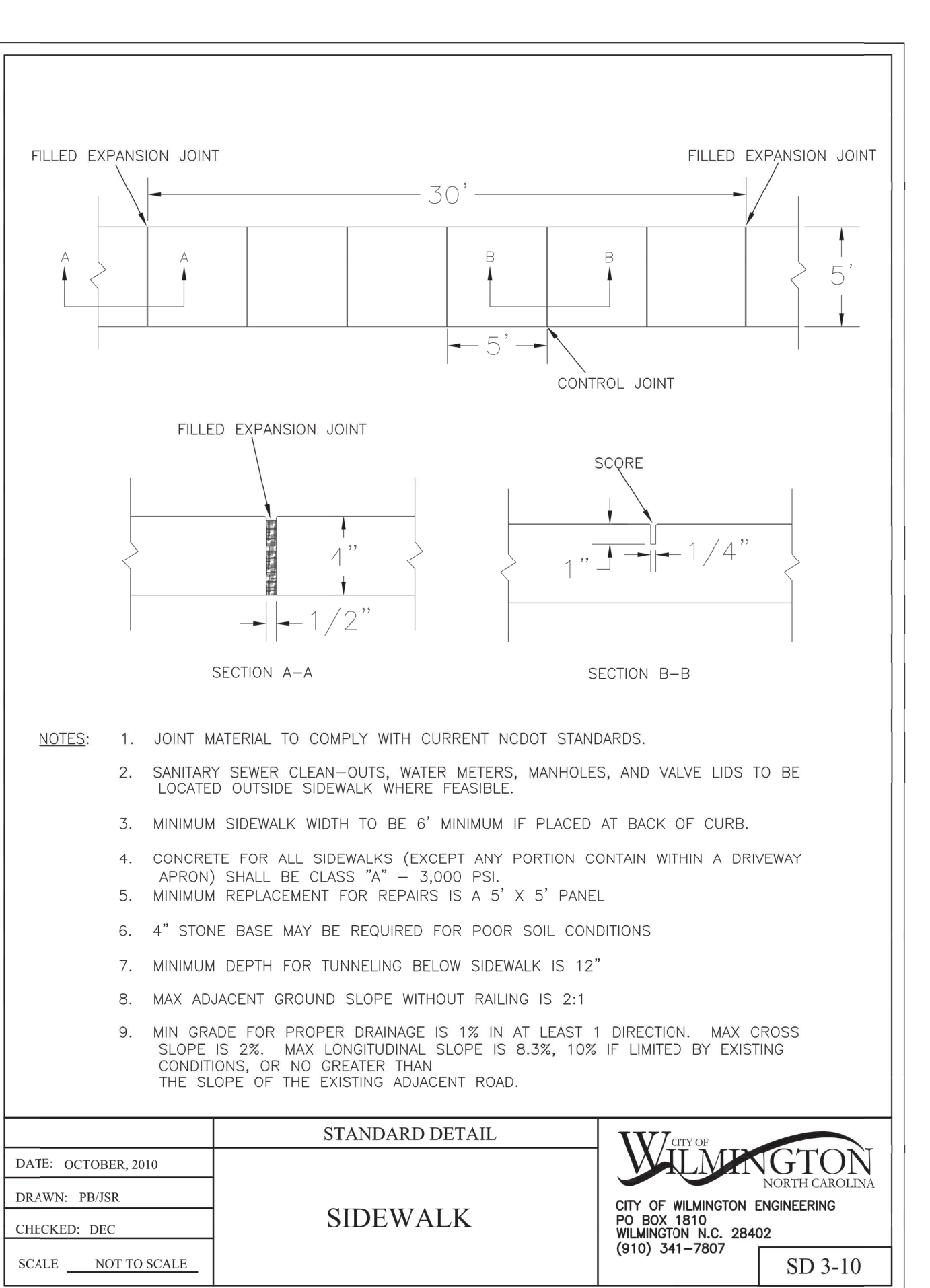
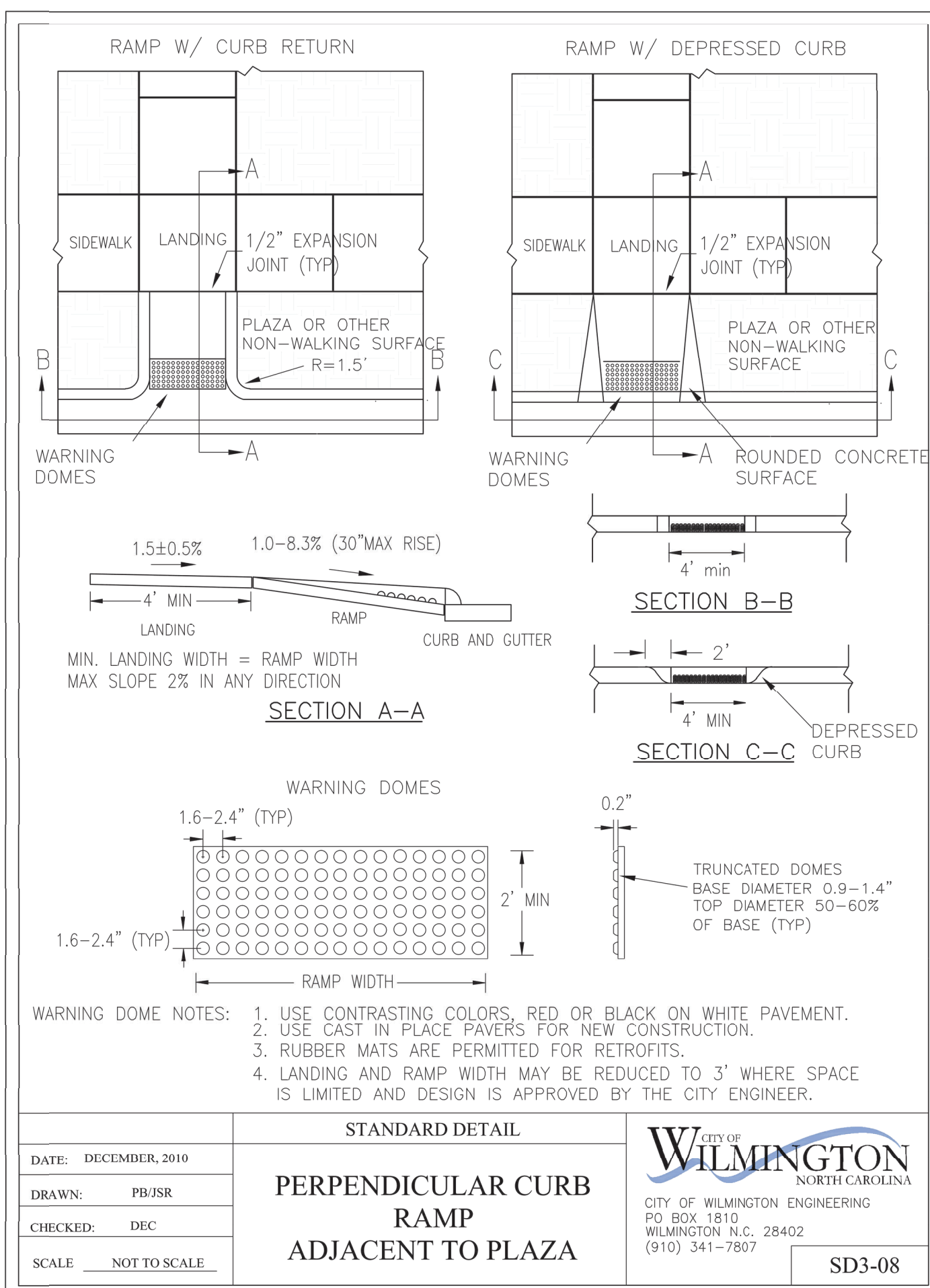
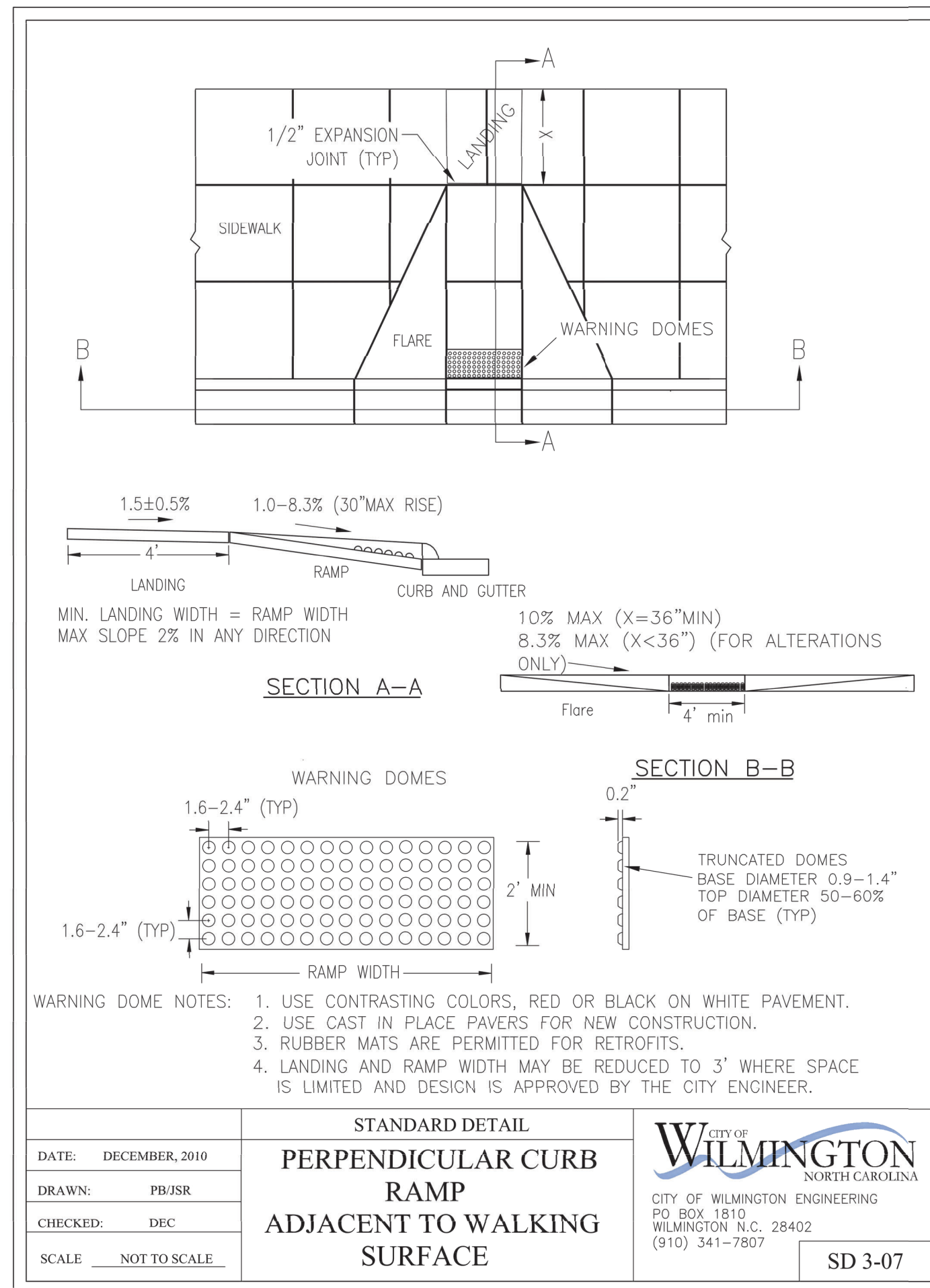
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: ERW HOLDINGS, LLC
18 PALMETTO DRIVE
WRIGHTSVILLE BEACH, NC 28480



REV.	NO.	DATE	BY	REMARKS
1	11-30-20	RLW		PLOTTED FOR TRC SIGNATURES
2	11-19-20	RLW		REVISED PER STORMWATER COMMENTS
3	11-10-20	MRB		PLOTTED FOR TRC SIGNATURES

DATE: 8-4-20
HORZ. SCALE: 1" = 10'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 17-0426



CITY OF WILMINGTON NORTH CAROLINA
 Public Services Engineering Division
APPROVED DRAINAGE PLAN

Date: _____ Permit # _____

Signed: _____

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

CSD ENGINEERING

LICENSE # C-2710
 ENGINEERING
 LAND PLANNING
 COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
 WILMINGTON, NC 28406
 (910) 791-4441

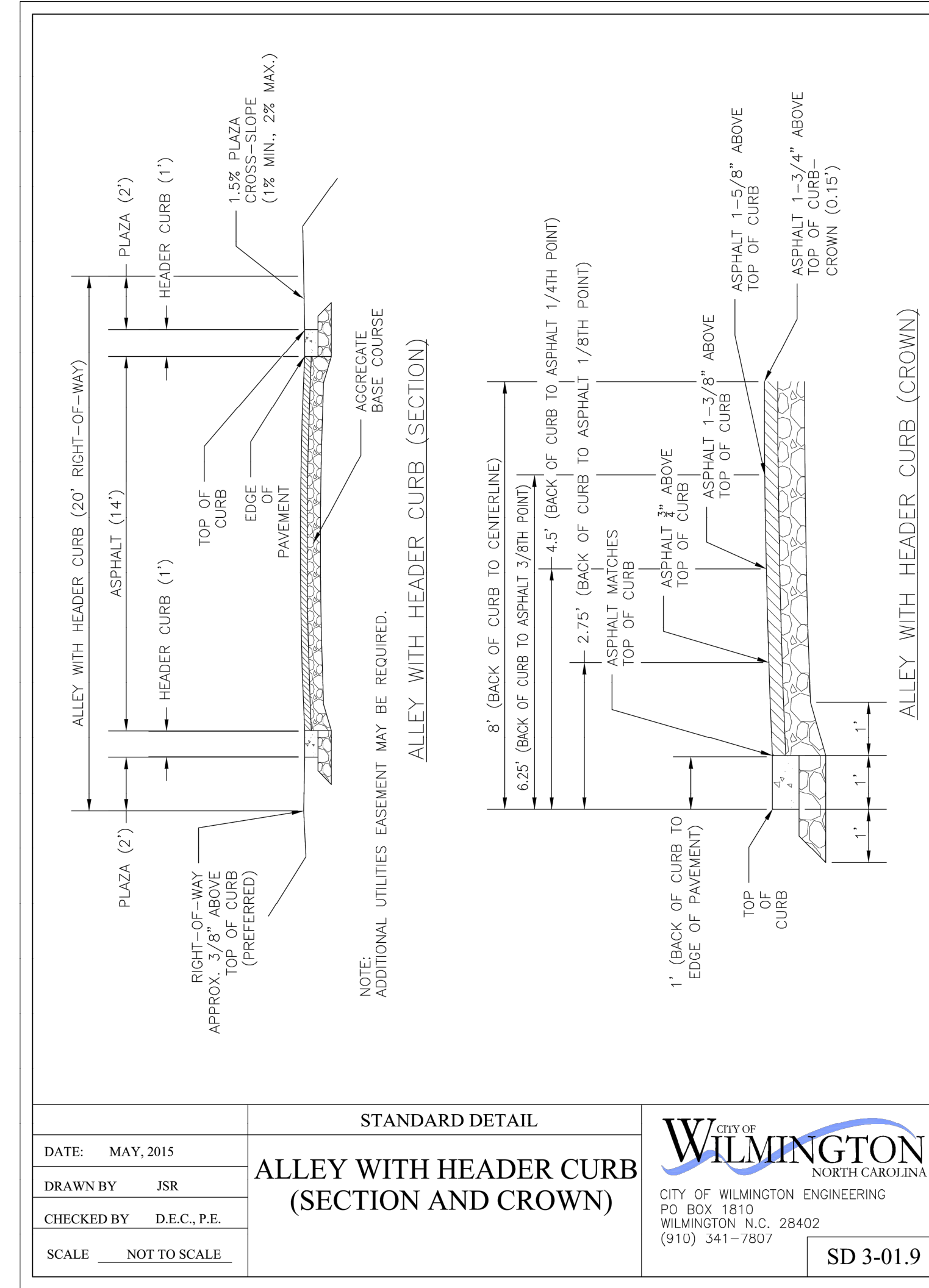
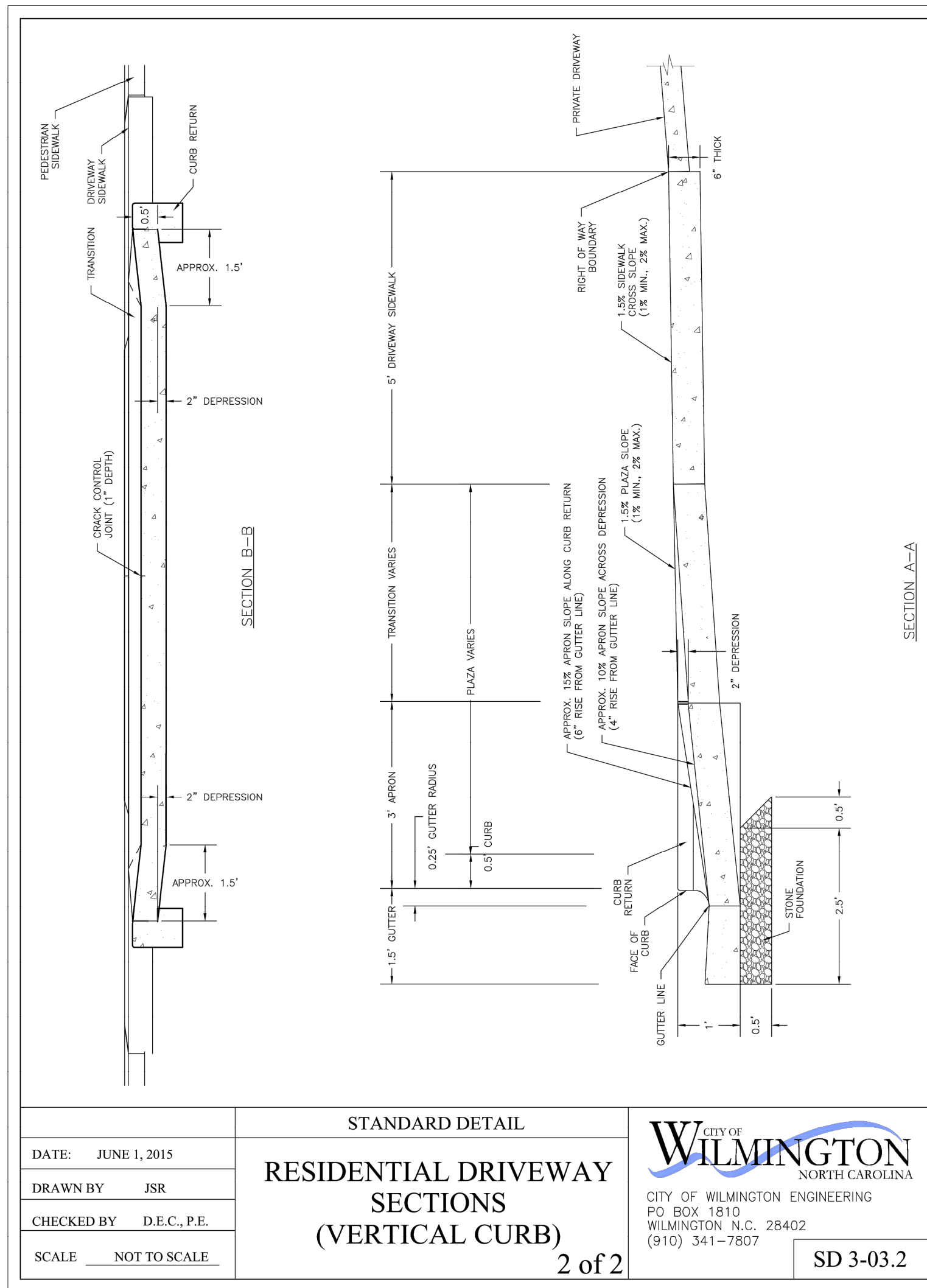
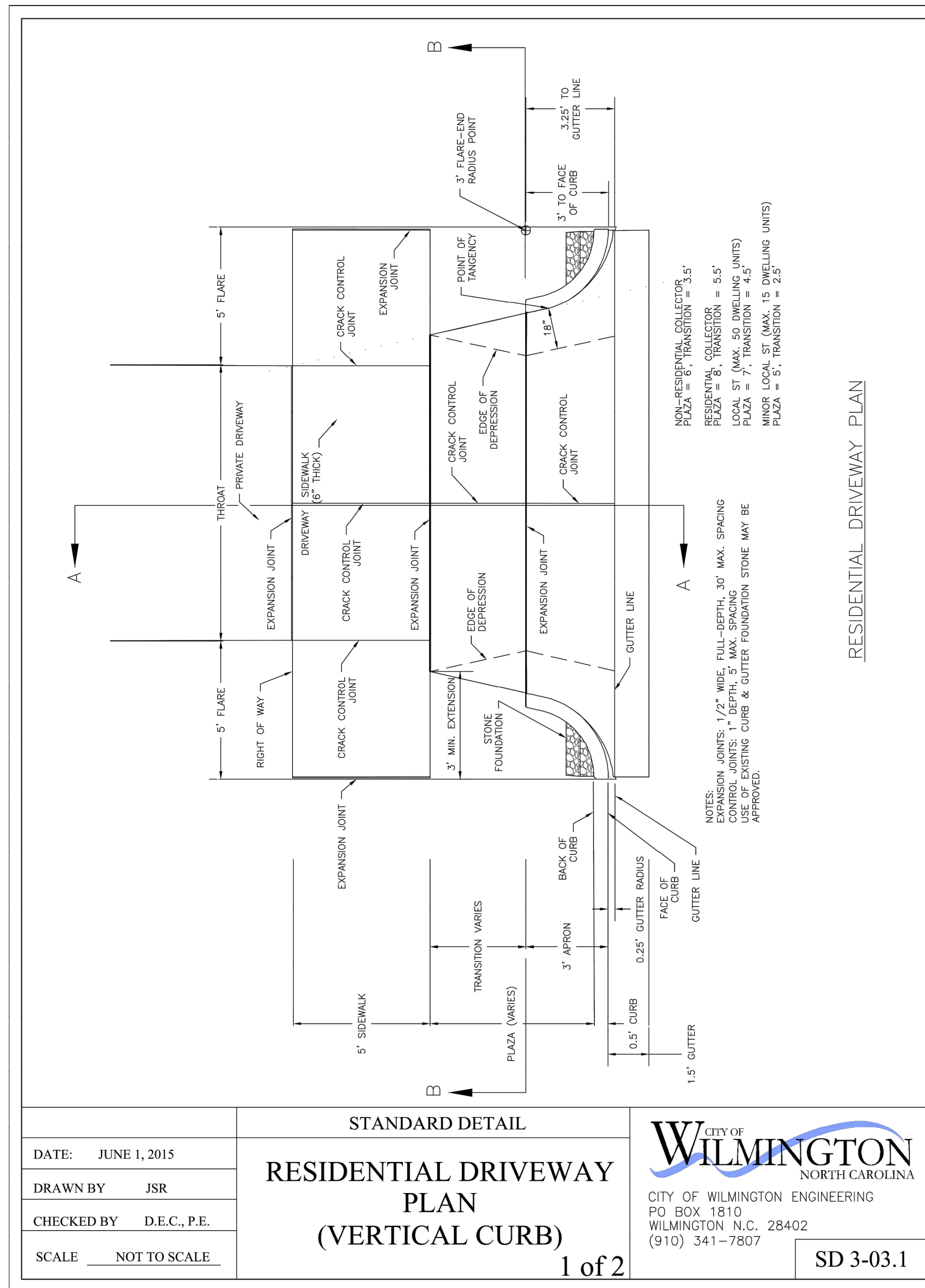
SITE DETAILS FOR ARDMORE

ARDMORE
 LOCATED IN CITY OF WILMINGTON
 NEW HANCOCK COUNTY, NORTH CAROLINA
 OWNER: FRW HOLDINGS, LLC
 18 PALMETTO DRIVE
 WRIGHTSVILLE BEACH, NC 28480

SEAL
 025483
 11-30-20
 D.E.C.P.E.
 11/10/20

DATE: 8-4-20
 HORZ. SCALE: N/A
 VERT. SCALE: N/A
 DRAWN BY: RLW
 CHECKED BY: HSR
 PROJECT NO.: 17-0426

REV.	NO.	DATE	REMARKS
2	1	11-30-20	PLOTTED FOR TRC SIGNATURES
1	1	11-10-20	PLOTTED FOR TRC SIGNATURES



CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services Engineering Division
 APPROVED DRAINAGE PLAN

Date: _____ Permit # _____
 Signed: _____

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

CSD ENGINEERING

LICENSE # C-2710
 ENGINEERING
 LAND PLANNING
 COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
 WILMINGTON, NC 28406
 (910) 791-4441

SITE DETAILS FOR ARDMORE

ARDMORE
 LOCATED IN CITY OF WILMINGTON
 NEW HANCOCK COUNTY, NORTH CAROLINA

OWNER: ERW HOLDINGS, LLC
 18 PALMETTO DRIVE
 WRIGHTSVILLE BEACH, NC 28480

SEAL
 025483
 11-30-20

FOR THE CITY OF WILMINGTON
 SEAL
 025483
 11-30-20

REV. NO.	REMARKS	BY	DATE
3	PLOTTED FOR TRC SIGNATURES	RLW	11-30-20
2	ADDED ALLEY DETAIL	RLW	11-19-20
1	PLOTTED FOR TRC SIGNATURES	MRB	11-10-20

DATE: 8-4-20
 HORZ. SCALE: N/A
 VERT. SCALE: N/A
 DRAWN BY: RLW
 CHECKED BY: HSR
 PROJECT NO.: 17-0426

Sheet No. **6** of **8**