

Survey Provided By: Michael Underwood and Associates, P.A.

TREE LEGEND

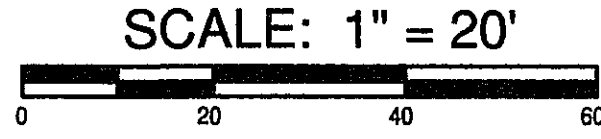
- HARDWOOD TREE
- PINE TREE
- GUM TREE
- TREE TO BE REMOVED
- TREE TO BE PROTECTED

TREE INVENTORY DATA

TREES TO BE REMOVED:
SIGNIFICANT:
THERE ARE NO SIGNIFICANT TREES ON SITE.
REGULATED:
1 - 10" GUM TREE
2 - 11" HARDWOODS
6 - 12" PINES
7 - 13" PINES
6 - 15" PINES
TOTAL REGULATED TREES TO BE REMOVED = 22

INVENTORY SITE DATA

EXISTING PARCEL ID#: R05100-003-103-000
EXISTING PARCEL PIN#: 318918.40.7596.000
PARCEL ADDRESS: 1010 ASHES DRIVE
PARCEL OWNER: TCG HOLDING COMPANY
EXISTING PARCEL AREA: 1.4 AC ±
EXISTING PARCEL USE: VACANT
PROPOSED PARCEL USE: COMMERCIAL (OFFICE BUILDING)
CURRENT ZONING: O&I-1 OFFICE & INSTITUTION
CAMA LAND CLASSIFICATION: WATERSHED RESOURCE PROTECTION - NO CAMA AREAS OF CONCERN OR ASSOCIATED SETBACKS
Soil TYPE: Ls
SITE DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA
HISTORICAL/ARCHAEOLOGICAL SITE: NONE
CEMETERY: NONE
FORESTED AREA: SEE PLAN FOR TREE SURVEY
WETLANDS: NONE EXIST WITHIN SITE AREA
ENDANGERED SPECIES/HABITAT: NONE REPORTED



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

CITY OF WILMINGTON
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: 8/1/17
Signed: [Signature]

Approved Construction Plan
Name: [Name]
Date: 8/30/17
Planning: [Signature]
Traffic: [Signature]
Fire: [Signature]

NCDENR PWSS WATER PERMIT #: _____
WATER CAPACITY: _____ GPD
DWQ SEWER PERMIT #: _____
SEWER CAPACITY: _____ GPD
SEWER SHED # AND PLANT: _____
SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

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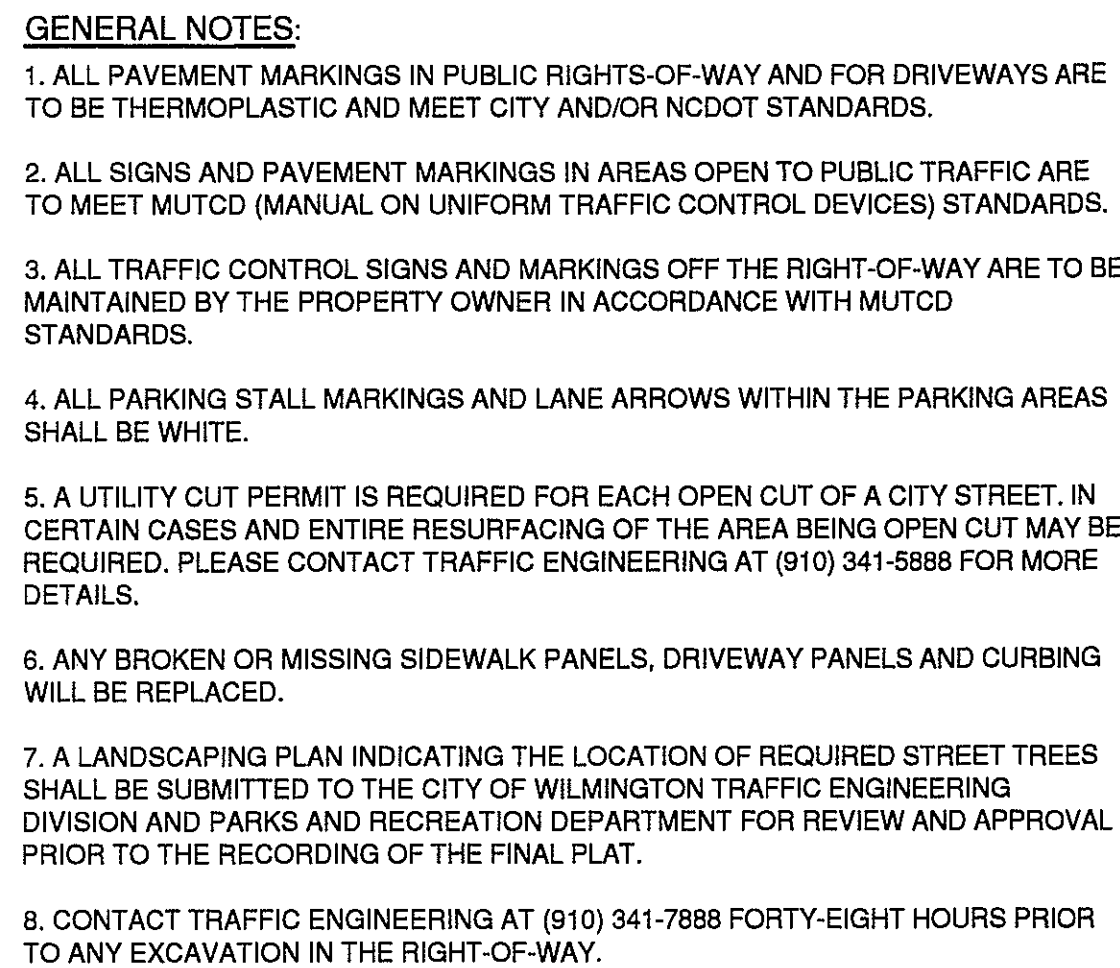
INVENTORY SITE PLAN
ASHES DRIVE OFFICE BUILDING
1010 ASHES DRIVE
WILMINGTON, N. C.

DEVELOPER
CHRISTOPHER N. REID, PRESIDENT
1111 MILITARY CUTOFF ROAD, SUITE 191
WILMINGTON, NC 28405
910-798-2235

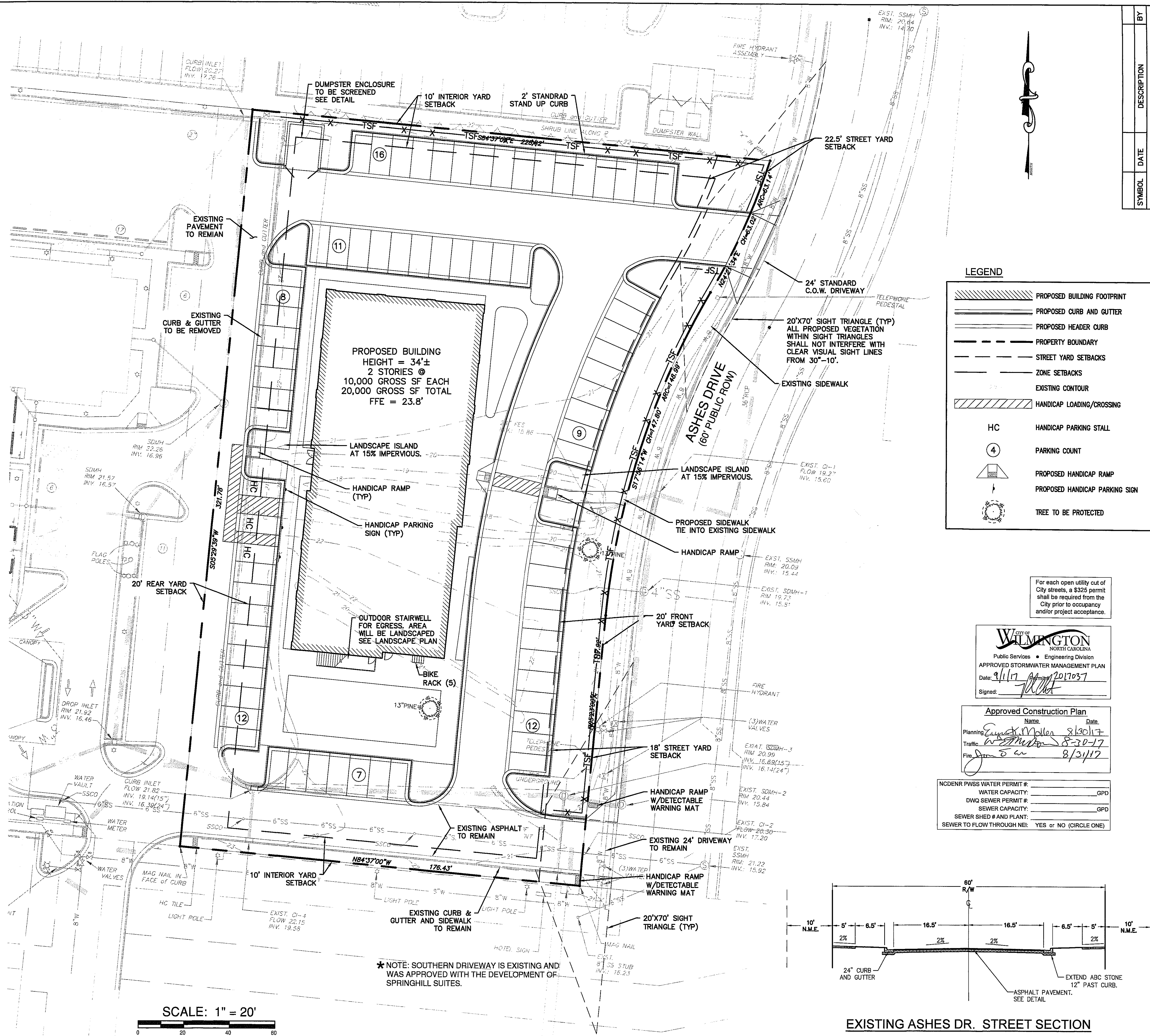
NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.
1429 ASH LITTLE RIVER RD. NW
WILMINGTON, NC 28401
PHONE (910) 343-5653


Licence #C-3641
16127
DES: [Signature]
CIP: [Signature]
DRWN: [Signature]
DATE: 06/15/2017





SITE DATA TABLE	
PARCEL ID#:	R05100-003-103-000
PARCEL PIN#:	315818.40.7596.000
SITE ADDRESS:	1010 ASHES DRIVE
PARCEL OWNER:	TCG HOLDING COMPANY
PARCEL AREA:	1.4 AC (80,781 SF)
PROPOSED PARCEL USE:	COMMERCIAL (OFFICE BUILDING)
PROPOSED ZONING:	O&I-1 OFFICE & INSTITUTION
CAMA LAND CLASSIFICATION:	WATERSHED RESOURCE PROTECTION
SOIL TYPE:	LS
<u>BUILDING SETBACKS O&I:</u>	
FRONT SETBACK:	20'
INTERIOR SIDE SETBACK:	10'
REAR SETBACKS:	20'
<u>BUILDING SETBACKS PROPOSED:</u>	
FRONT SETBACK:	88±
SIDE SETBACK N:	74±
SIDE SETBACK S:	50±
REAR SETBACKS:	40±
<u>BUILDING AREA (FOOTPRINT):</u>	
DISTURBED AREA:	10,000 SF = 0.23 AC
MAX. LOT COVERAGE O&I:	1.4 AC
PROPOSED LOT COVERAGE:	40%
BUILDING STORIES:	2 (10,000 SF EACH)
MAX. BUILDING HEIGHT :	45' (34± PROPOSED)
BUILDING CONSTRUCTION TYPE:	STEEL & METAL TYPE 5 BUILDING
<u>IMPERVIOUS AREA:</u>	
PROJECT AREA:	60,781 SF
EXISTING IMPERVIOUS AREA:	8,576 SF / 14.1%
EXISTING IMPERVIOUS TO BE REMOVED:	257 SF
EXISTING IMPERVIOUS AREA TO REMAIN:	8,319 SF
<u>NEW IMPERVIOUS AREA:</u>	
BUILDING:	10,000 SF
ASPHALT:	10,397 SF
PERVIOUS CONCRETE:	10,943 (28%)
SIDEWALK:	5,816 SF
CURB & GUTTER:	4,501 SF
TOTAL:	41,657 SF
<u>NEW IMPERVIOUS AREA:</u>	
EXISTING IMPERVIOUS AREA TO REMAIN:	41,657 SF
TOTAL PROJECT IMPERVIOUS AREA:	8,139 SF
	49,796 SF
	82%
<u>NOTE:</u> SITE IS DESIGNED TO MEET EXCEPTIONAL DESIGN CRITERIA. SEE EXCEPTIONAL DESIGN CRITERIA NARRATIVE.	
<u>PARKING REQUIREMENT: OFFICE BUILDING</u>	
<u>VEHICLE PARKING REQUIRED:</u>	
- MAX. 1 SPACE PER 200 SF OF GFA=	100 PARKING SPACES
- MIN. 1 SPACE PER 300 SF OF GFA=	66 PARKING SPACES
PARKING PROPOSED =	72 REGULAR SPACES
	<u>3 HANDICAP SPACES</u>
	75 TOTAL SPACES
<u>BICYCLE PARKING REQUIRED:</u>	
TOTAL REQUIRED =	5 SPACES
TOTAL PROVIDED =	5 SPACES
<u>LANDSCAPING REQUIREMENTS (REFER TO LANDSCAPE PLAN):</u>	
21 TREES PER DISTURBED ACRE REQUIRED	15 X DISTURBED AREA
STREETYARD LANDSCAPING: 18 MULTIPLIER	
FRONT: 330' - 50' (18) =	5,040 SF REQUIRED
	5,066 SF PROVIDED
<u>FOUNDATION PLANTINGS:</u>	
12% BUILDING HEIGHT X LENGTH	
N: 70 X 34 X .12 = 286 SF REQUIRED	297 SF PROVIDED
S: 70 X 34 X .12 = 286 SF REQUIRED	287 SF PROVIDED
E: 157 - 17 X 34 X .12 = 571 SF REQUIRED	571 SF PROVIDED
W: 157 - 19 X 34 X .12 = 563 SF REQUIRED	567 SF PROVIDED
<u>PARKING AREA SCREENING ALONG ROW:</u>	
	BUFFER 3' HIGH 5' WIDE
	SEE LANDSCAPE PLAN
<u>TRASH REMOVAL:</u>	
	DUMPSTER SERVICE
<u>WATER AND SEWER CAPACITY NEEDS</u>	
75 EMPLOYEES @ 25 GAL/EMPLOYEE/DAY=	1,875 GPD



<p style="text-align: center; font-weight: bold; font-size: 1.2em;">NORRIS & TUNSTALL</p> <p style="text-align: center;">— CONSULTING ENGINEERS P.C. —</p> <p style="text-align: center;">902 MARKET STREET WILMINGTON, NC 28401 PHONE (910) 343-9653</p> <p style="text-align: center;">1429 ASH-LITTLE RIVER RD. NW ASH, NC 28420 PHONE (910) 287-5900</p>	<p style="text-align: center; font-weight: bold; font-size: 1.2em;">OVERALL SITE PLAN</p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">ASHES DRIVE OFFICE BUILDING</p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">1010 ASHES DRIVE</p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">WILMINGTON, N. C.</p>
<p style="font-weight: bold;">DEVELOPER</p> <p>CHRISTOPHER N. REID, PRESIDENT TECHNOLOGY COMPANY 1111 MILITARY CUTOFF ROAD, SUITE 101 WILMINGTON, NC 28405 910-789-2295</p>	<p style="font-weight: bold;">L</p>
<p>Licence #C-3641</p>	<p style="font-size: 1.5em; font-weight: bold;">16127</p>
<p>DES. _____</p> <p>CHKD. _____</p> <p>DRWN. _____</p> <p>DATE: 7/24/17</p>	<p>TJC</p> <p>SLF</p>
	
<p style="font-size: 3em; font-weight: bold;">C0</p>	

LEGEND	1. GROUND STABILIZATION		
	SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
	PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
	HIGH QUALITY WATER (HOW) 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' IN LENGTH
	**ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HOW ZONES)

**UNSHADED AREAS WITHIN THE DISTURBED LIMITS.

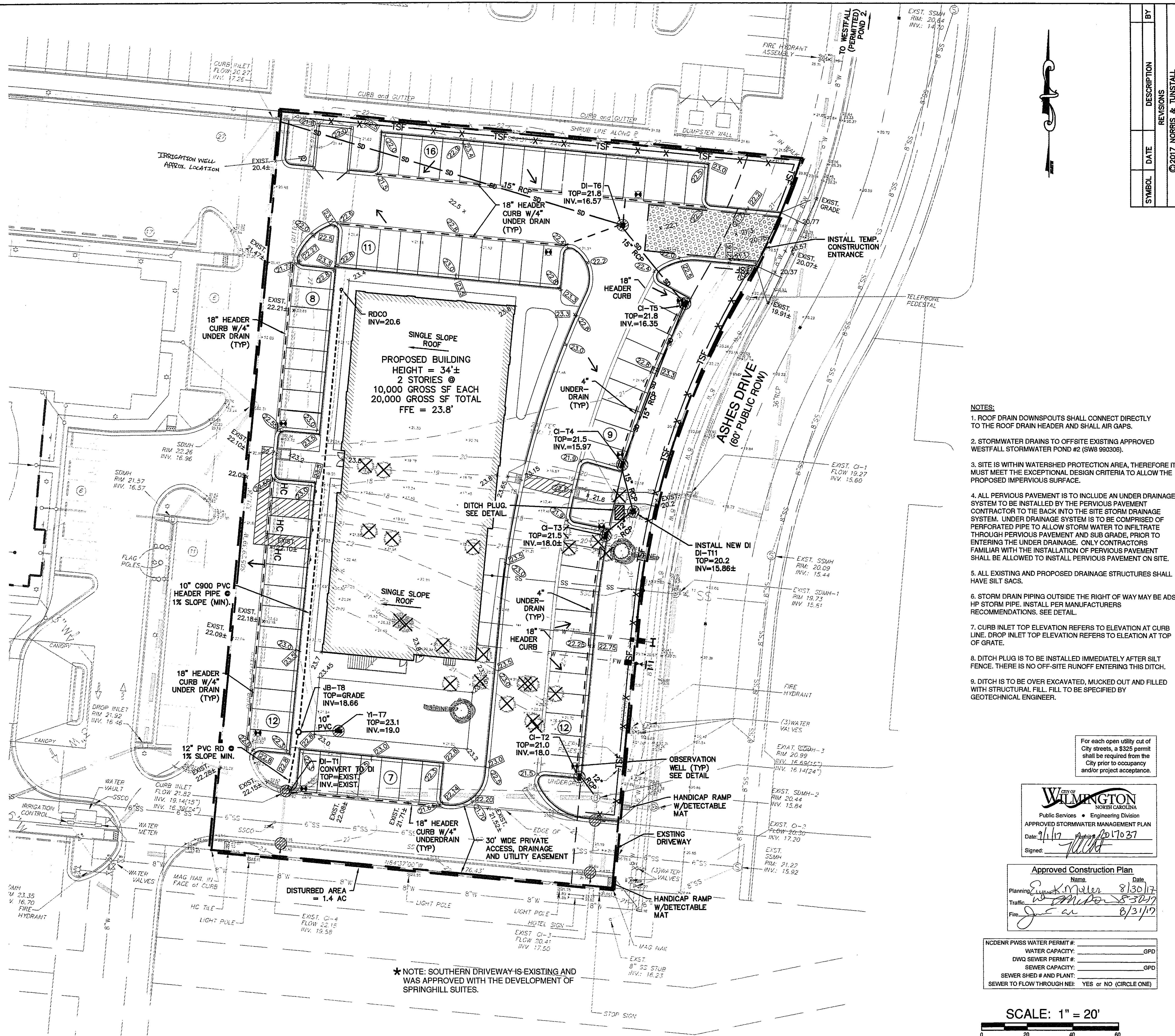
2. BUILDING WASTES HANDLING
- NO PAINT OR LIQUID WASTES IN STREAM OR STORM DRAINS
 - DEDICATED AREA FOR DEMOLITION, CONSTRUCTION AND OTHER WASTES MUST BE LOCATED 50' FROM STORM DRAINS AND STREAMS UNLESS NO ALTERNATIVE IS AVAILABLE.
 - EARTHEN MATERIALS STOCKPILES MUST BE LOCATED 50' FROM STORM DRAINS AND STREAMS UNLESS NO REASONABLE ALTERNATIVE IS AVAILABLE.
 - CONCRETE MATERIALS MUST BE CONTROLLED TO AVOID CONTACT WITH SURFACE WATERS, WETLANDS, OR BUFFERS.

3. INSPECTIONS
- SAME WEEKLY INSPECTION REQUIREMENTS
 - SAME RAIN GAUGE AND INSPECTIONS AFTER 0.5" RAIN EVENT
 - INSPECTIONS ARE ONLY REQUIRED DURING "NORMAL BUSINESS HOURS"
 - RECORDS MUST BE KEPT FOR 3 YEARS AND AVAILABLE UPON REQUEST
 - ELECTRONICALLY AVAILABLE RECORDS MAY BE SUBSTITUTED UNDER CERTAIN CONDITIONS

4. SEDIMENT BASINS
- OUTLET STRUCTURES MUST WITHDRAW FROM BASIN SURFACE UNLESS DRAINAGE AREA IS LESS THAN ONE ACRE
 - USE ONLY DWQ APPROVED FLOCCULANTS

LEGEND

	PROPOSED BUILDING FOOTPRINT
	PROPOSED STORM DRAIN
	PROPOSED ROOF DRAIN
	PROPOSED UNDER DRAIN
	PROPOSED CURB AND GUTTER
	PROPOSED HEADER CURB
	PROPERTY BOUNDARY
	DISTURBED AREA (1.4 AC)
	TEMPORARY SILT FENCE
	EXISTING CONTOUR
	HANDICAP LOADING/CROSSING
	TEMPORARY CONSTRUCTION ENTRANCE
	AREA OF PERMEOUS CONCRETE
	ROOF DRAIN CLEANOUT
	SANITARY SEWER CLEANOUT
	HANDICAP PARKING STALL
	PARKING COUNT
	PROPOSED HANDICAP RAMP
	PROPOSED HANDICAP PARKING SIGN
	DIRECTION OF FLOW
	PROPOSED SPOT ELEVATION
	PROPOSED ELEVATION TOP OF CURB
	PROPOSED ELEVATION EDGE OF PAVEMENT/GUTTER
	OBSERVATION WELL
	PROPOSED CURB INLET W/PROTECTION
	PROPOSED DROP INLET W/PROTECTION
	PROPOSED INLET PROTECTION



* NOTE: SOUTHERN DRIVEWAY IS EXISTING AND WAS APPROVED WITH THE DEVELOPMENT OF SPRINGHILL SUITES.

SCALE: 1" = 20'

GRADING & DRAINAGE PLAN
ASHES DRIVE OFFICE BUILDING
1010 ASHES DRIVE
WILMINGTON, N. C.

DEVELOPER
CHRISTOPHER N. REID, PRESIDENT
TCG HOLDING COMPANY
111 HUNTER CUTOFF ROAD, SUITE 191
WILMINGTON, NC 28405
910-799-2295

NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.

License #C-3641

16127

DES. TJC
CD. SLF
DRWN.

DATE: 7/27/17

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NC DENR PWSS WATER PERMIT #:
WATER CAPACITY: GPD
DWQ SEWER PERMIT #:
SEWER CAPACITY: GPD
SEWER SIZED # AND PLANT:
SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

SCALE: 1" = 20'

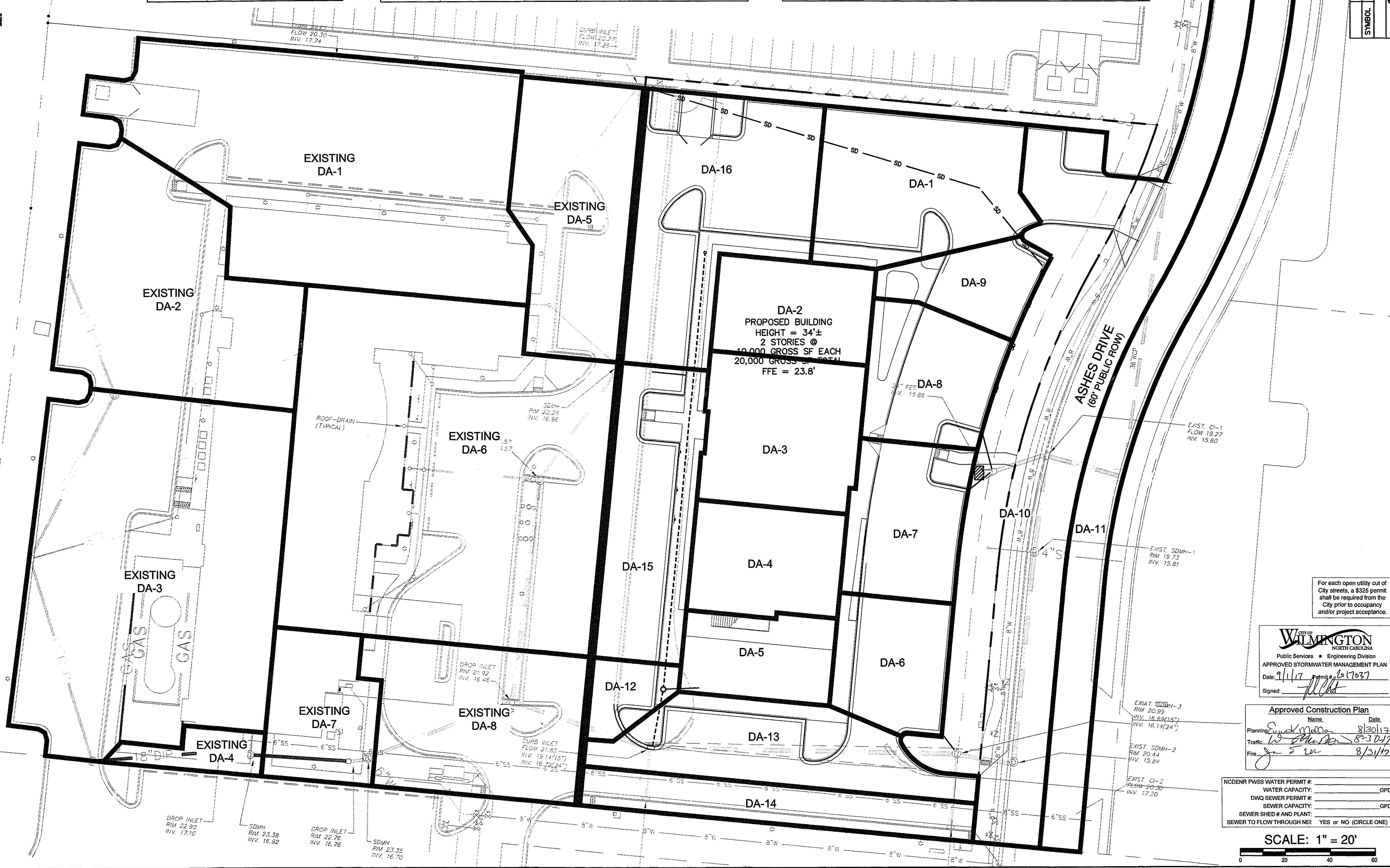
C1



DRAINAGE TABLE: EXISTING DRAINAGE AREAS		
DRAINAGE AREA	TOTAL AREA	IMPERVIOUS
EXISTING DA-1	16,200 SF - 0.371 AC	14,904 SF
EXISTING DA-2	9,151 SF - 0.210 AC	8,510 SF
EXISTING DA-3	16,910 SF - 0.388 AC	15,557 SF
EXISTING DA-4	986 SF - 0.02 AC	296 SF
EXISTING DA-5	6,060 SF - 0.14 AC	4,975 SF
EXISTING DA-6	22,542 SF - 0.47 AC	21,399 SF
EXISTING DA-7	3,060 SF - 0.070 AC	1,683 SF
EXISTING DA-8	6,225 SF - 0.14 AC	4,305 SF

DRAINAGE TABLE PROPOSED DRAINAGE AREAS 1-8					
DRAINAGE AREA	TOTAL AREA	ASPHALT AND C&G	SIDE WALK	PERVIOUS CONCRETE	BUILDINGS
DA-1	5,760 SF - 0.132 AC	2,491 SF	344 SF	2,397 SF	0 SF
DA-2	2,987 SF - 0.068 AC	0 SF	0 SF	0 SF	2,987 SF
DA-3	4,550 SF - 0.104 AC	0 SF	0 SF	0 SF	4,550 SF
DA-4	3,211 SF - 0.073 AC	0 SF	0 SF	0 SF	3,211 SF
DA-5	2,494 SF - 0.057 AC	0 SF	835 SF	0 SF	0 SF
DA-6	2,881 SF - 0.066 AC	1,296 SF	434 SF	1,151 SF	0 SF
DA-7	3,497 SF - 0.080 AC	1,544 SF	634 SF	1,200 SF	0 SF
DA-8	3,339 SF - 0.077 AC	1,323 SF	1,001 SF	863 SF	0 SF

DRAINAGE TABLE PROPOSED DRAINAGE AREAS 9-16					
DRAINAGE AREA	TOTAL AREA	ASPHALT AND C&G	SIDE WALK	PERVIOUS CONCRETE	BUILDINGS
DA-9	2,039 SF - 0.047 AC	1,040 SF	223 SF	771 SF	0 SF
DA-10	17,681 SF - 0.406 AC	9,155 SF	1004 SF	0 SF	0 SF
DA-11	7,387 SF - 0.170 AC	7,387 SF	0 SF	0 SF	0 SF
DA-12	1,108 SF - 0.025 AC	539 SF	157 SF	254 SF	0 SF
DA-13	4,835 SF - 0.111 AC	2,734 SF	549 SF	1,088 SF	0 SF
DA-14	3,030 SF - 0.070 AC	2,236 SF	794 SF	0 SF	0 SF
DA-15	5,226 SF - 0.120 AC	1,667 SF	1,297 SF	1,872 SF	0 SF
DA-16	7,640 SF - 0.175 AC	3,322 SF	733 SF	2,597 SF	0 SF

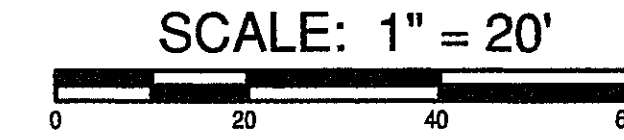


For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

City of WILMINGTON
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: 8/1/17 Permit #: 1617037
Signed: [Signature]

Approved Construction Plan
Name: [Signature] Date: 8/30/17
Planning: [Signature] Traffic: [Signature] Fire: [Signature]
8/31/17

NCDENR PWSS WATER PERMIT #:
WATER CAPACITY: _____ GPD
DWQ SEWER PERMIT #:
SEWER CAPACITY: _____ GPD
SEWER SHED # AND PLANT:
SEWER TO FLOW THROUGH NET: YES or NO (CIRCLE ONE)



SYMBOL	DATE	DESCRIPTION	BY
REVISIONS			
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DRAINAGE AREA PLAN
ASHES DRIVE OFFICE BUILDING
1010 ASHES DRIVE
WILMINGTON, N. C.

DEVELOPER
CHRISTOPHER N. REID, PRESIDENT
TCG HOLDING COMPANY
1010 ASHES DRIVE
WILMINGTON, NC 28405
910-799-2285

NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.
1429 ASHLITTLE RIVER RD. NW
WILMINGTON, NC 28401
PHONE (910) 343-3653

Licence #C-3641
16127
DES. TJC
Q.D. SLF
DRWL. SLF
DATE: 7/27/17

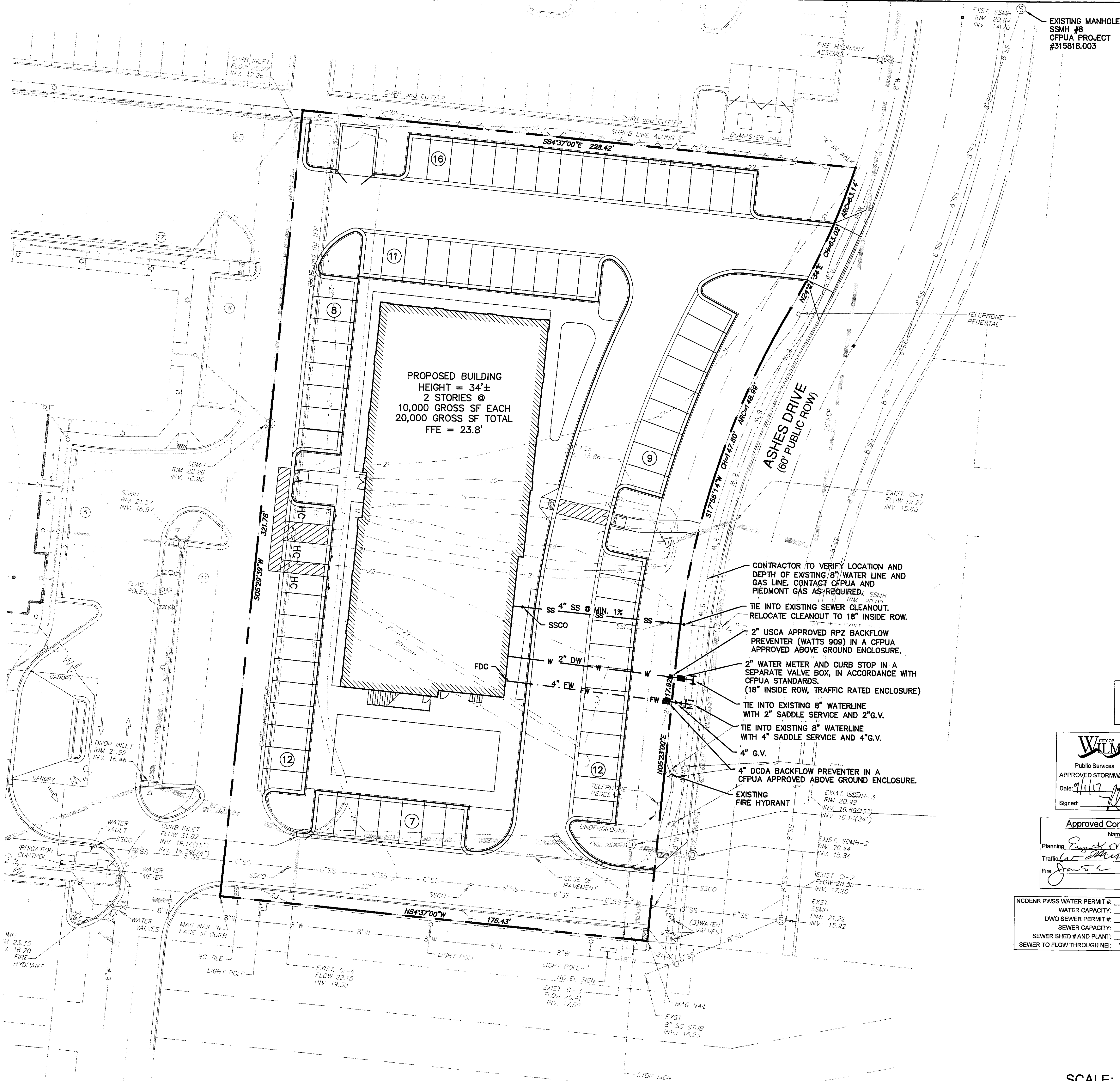
SEAL
NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
JASON CLARK
16127

C2

UTILITY NOTES:
1. PLUMBING CONTRACTOR TO VERIFY EXISTING SANITARY SEWER SERVICE CLEANOUT PRIOR TO CONNECTION OF SEWER SERVICE.
2. ALL ISOLATION VALVES WITHIN THE "HOT BOX" SHALL BE ELECTRICALLY SUPERVISED. PLEASE WORK CLOSELY WITH YOUR FIRE SPRINKLER AND ALARM INSTALLER IN REGARDS TO RUNNING WIRE FOR TAMPER SWITCH.

LEGEND

- PROPOSED BUILDING FOOTPRINT
SS PROPOSED SANITARY SEWER
W PROPOSED WATER LINE
FW PROPOSED FIRE WATER LINE
PROPOSED CURB AND GUTTER
PROPOSED HEADER CURB
PROPERTY BOUNDARY
EXISTING CONTOUR
HANDICAP LOADING/CROSSING
FDC FIRE DEPT. CONNECTION
HC HANDICAP PARKING STALL
4 PARKING COUNT
PROPOSED HANDICAP RAMP



EXISTING MANHOLE
SSMH #8
CFPUA PROJECT
#315818.003



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

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: 11/17/2017
Signed: [Signature]

Approved Construction Plan
Name: [Name] Date: [Date]
Planning: [Signature] 8/30/17
Traffic: [Signature] 8/30/17
Fire: [Signature] 8/31/17

NC DENR PWSS WATER PERMIT #: _____
WATER CAPACITY: _____ GPD
DWQ SEWER PERMIT #: _____
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SEWER SHED # AND PLANT: _____
SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

SCALE: 1" = 20'

0 20 40 60

SYMBOL	DATE	DESCRIPTION	BY
REVISIONS			
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UTILITY PLAN
ASHES DRIVE OFFICE BUILDING
1010 ASHES DRIVE
WILMINGTON, N. C.

DEVELOPER
CHRISTOPHER N. REID, PRESIDENT
100 HOLDING COMPANY
1000 MARKET STREET, SUITE 191
WILMINGTON, NC 28405
910-798-2295

NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.

1420 ASH-LITTLE RIVER RD. NW
ASH, NC 28420
PHONE (910) 287-5900

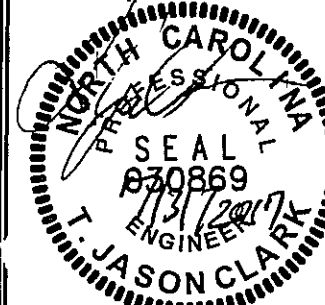
902 MARKET STREET
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PHONE (910) 343-9653

Licence #C-3641

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DES. TJC
ORD. TJC
DRWN. SLF

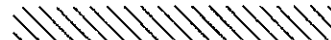

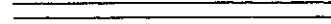



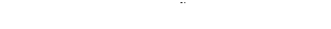
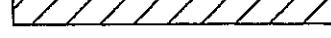
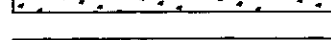
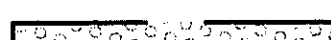
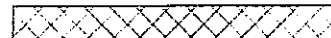






DATE: 7/24/17

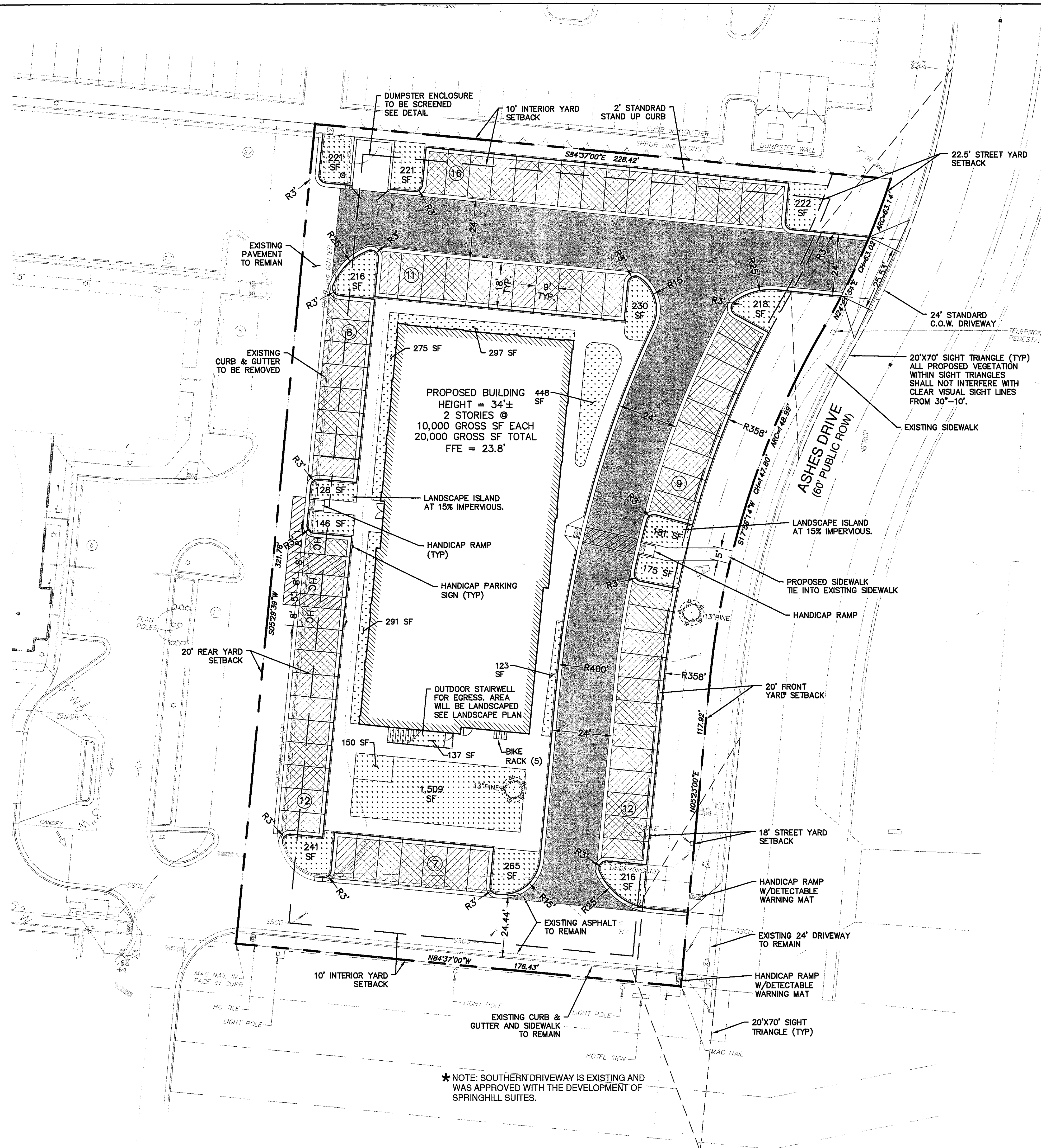


C3

SITE LAYOUT NOTES:
1. 50% OF LANDSCAPING TO BE XERSCAPING

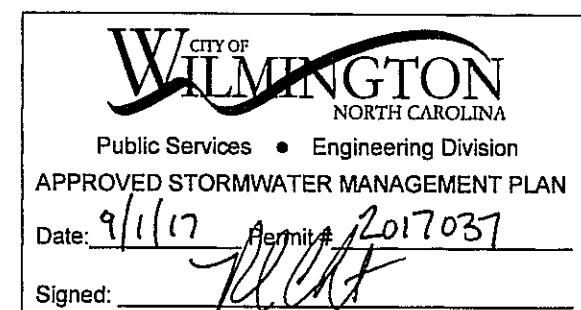
LEGEND

- | | |
|---|---------------------------------|
|  | PROPOSED BUILDING FOOTPRINT |
|  | CURB AND GUTTER |
|  | HEADER CURB |
|  | PROPERTY BOUNDARY |
|  | STREET YARD SETBACKS |
|  | ZONE SETBACKS |
|  | EXISTING CONTOUR |
|  | HANDICAP LOADING/CROSSING |
|  | PROPOSED INTERIOR LANDSCAPE |
|  | CONCRETE SIDEWALK |
|  | TEMPORARY CONSTRUCTION ENTRANCE |
|  | AREA OF PERVIOUS CONCRETE |
|  | AREA OF ASPHALT |
|
 | |
| HC | HANDICAP PARKING STALL |
|  | PARKING COUNT |
|  | PROPOSED HANDICAP RAMP |
|  | PROPOSED HANDICAP PARKING SIGN |
|  | TREE TO BE PROTECTED |



* NOTE: SOUTHERN DRIVEWAY IS EXISTING AND WAS APPROVED WITH THE DEVELOPMENT OF SPRINGHILL SUITES.

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



<u>Approved Construction Plan</u>		
	<u>Name</u>	<u>Date</u>
Planning	<i>Eugene Moller</i>	<i>8/30/17</i>
Traffic	<i>W. Smith</i>	<i>8/30/17</i>
Fire	<i>John G. W.</i>	<i>8/31/17</i>

NCDENR PWSS WATER PERMIT #: _____
 WATER CAPACITY: _____ GPD
 DWQ SEWER PERMIT #: _____
 SEWER CAPACITY: _____ GPD
 SEWER SHED # AND PLANT: _____
 SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

SCALE: 1" = 20'

REVISIONS			
SYMBOL	DATE	DESCRIPTION	BY

LAYOUT PLAN

ASHES DRIVE OFFICE BUILDING
1010 ASHES DRIVE
WILMINGTON, N. C.

DEVELOPER

CHRISTOPHER N. REID, PRESIDENT
TCG HOLDING COMPANY
1111 MILITARY CUTOFF ROAD, SUITE 191
WILMINGTON, NC 28405
910-799-2295

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— CONSULTING ENGINEERS P.C. —

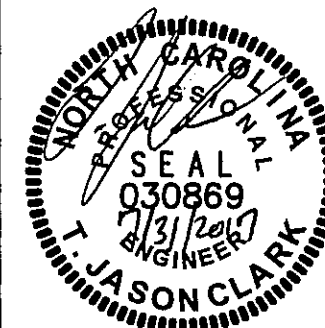
CONSULTING
2002 MARKET STREET
WILMINGTON, NC 28401
PHONE (910) 343-9653

Licence #C-3641

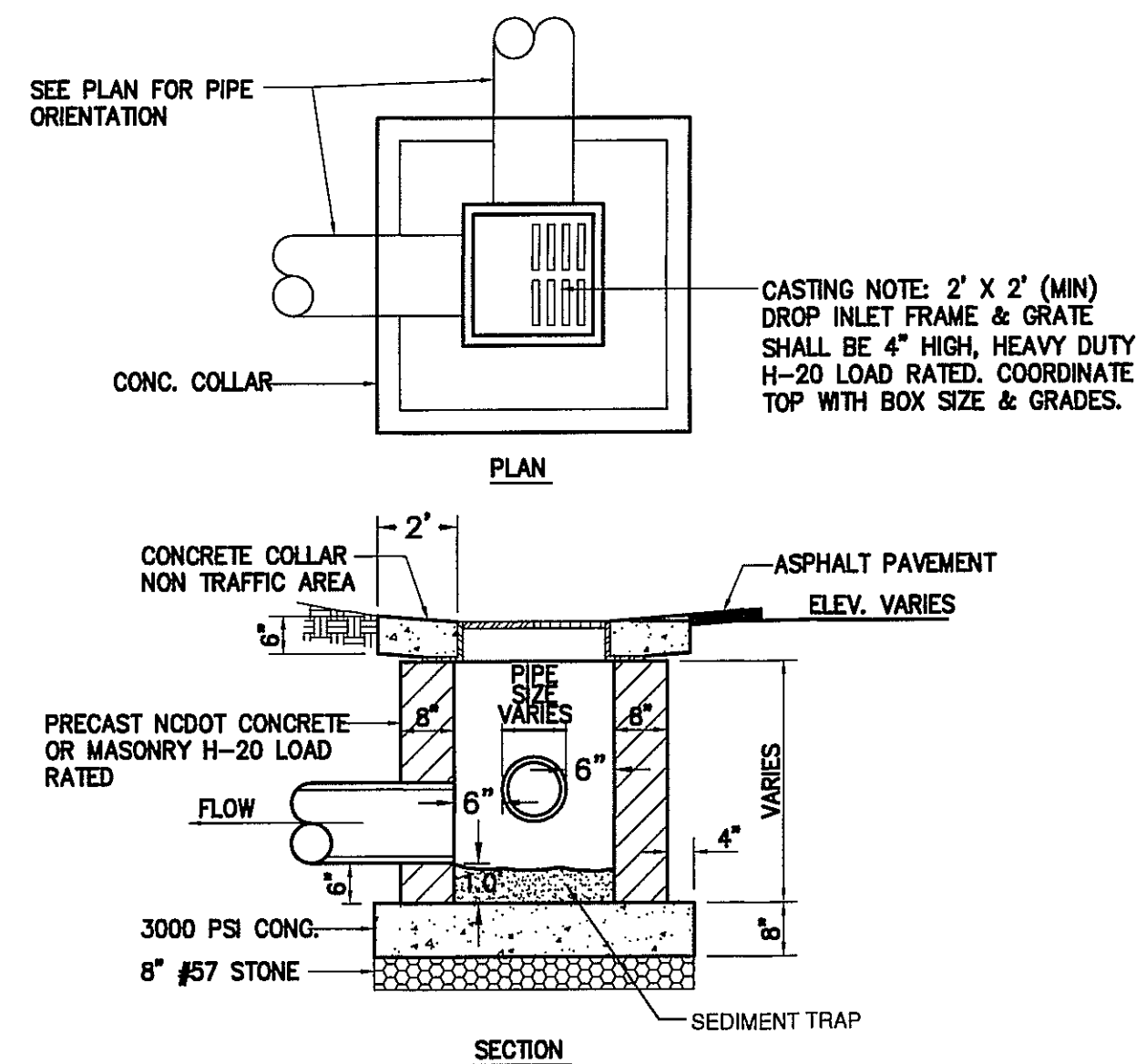
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DRWN.	SLF

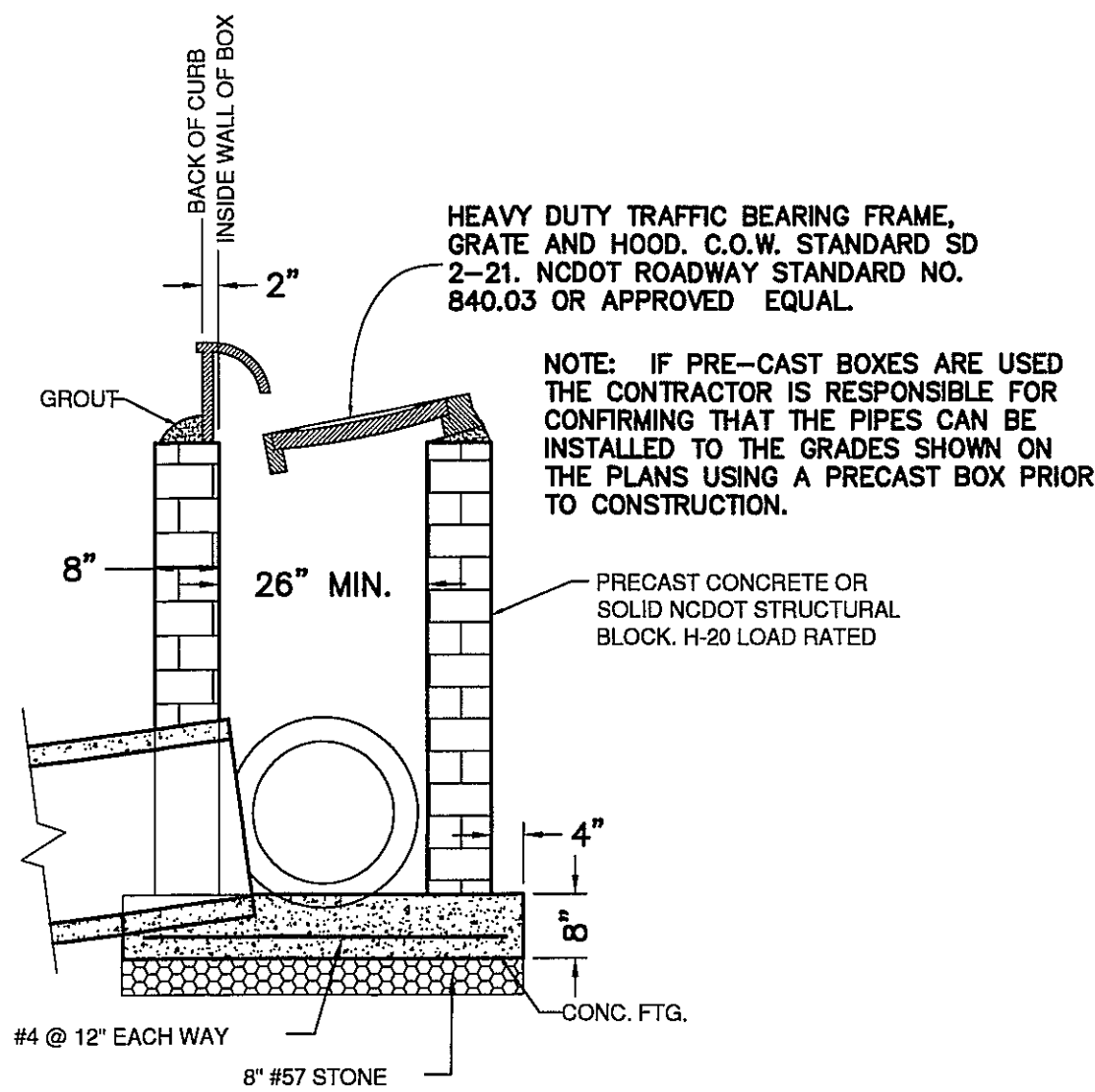
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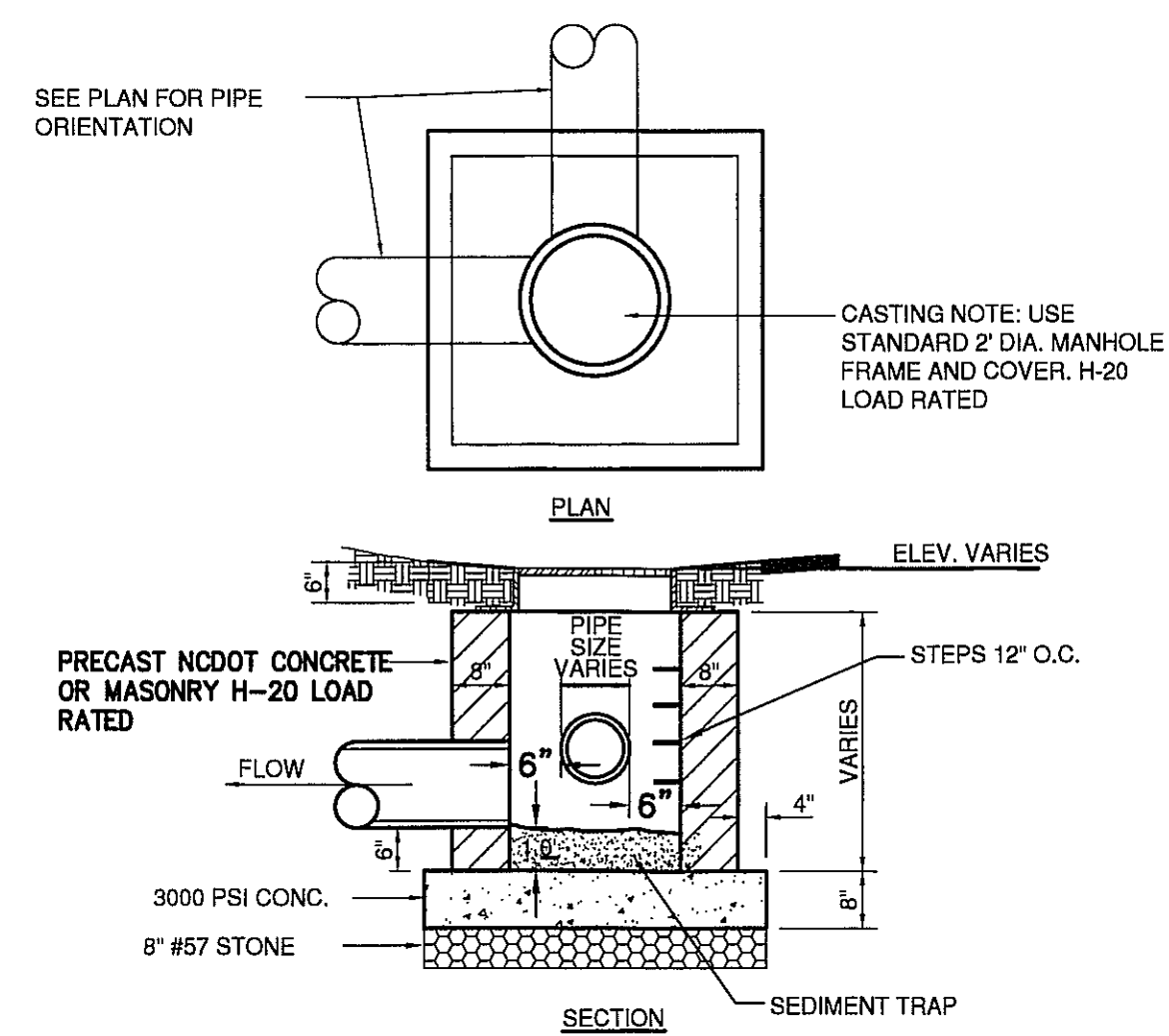
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NOT TO SCALE



NOT TO SCALE



NOT TO SCALE

1. VARIANCES ON STALL WIDTHS, ANGLE AND OTHER DIMENSIONS WILL BE ALLOWED ONLY UPON APPROVAL OF THE TRAFFIC ENGINEER..
 2. WHEEL STOPS SHALL BE REQUIRED THREE (3) FEET FROM THE END OF PARKING STALL WHEN USING EIGHTEEN (18) FEET DEEP STALLS.
 3. CURBING, CROSSIES, UTILITY POLES, ETC., CAN BE USED AS WHEEL STOPS. (MUST BE ANCHORED/DOWN)
 4. ALL MEDIANS SHALL BE A MINIMUM OF SIX (6) FEET WIDE.
- PARKING BAYS WHICH TERMINATE AT A CIRCULATION WAY SHALL PROVIDE FOR A MINIMUM TURNING RADIUS OF TWENTY-FIVE (25) FEET, AS MEASURED FROM THE EDGE OF THE TRAVEL PORTION.
6. ALL PARKING STALL MARKINGS AND LANE ARROWS SHALL BE WHITE.
 7. ALL OTHER PAVEMENT MARKINGS, SIGNS OR OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION AND/OR INTERPRETATION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 8. NO OBSTRUCTIONS WILL BE ALLOWED ADJACENT TO A PARKING STALL WHICH WOULD PREVENT SAFE INGRESS AND EGRESS FROM A PARKED VEHICLE.
 9. PARKING IN FIRE LANES AND IN NON-RESIDENTIAL DRIVEWAYS SHALL BE PREVENTED BY STANDARD SIGNS AND AS NEEDED BY PORTABLE BARRICADES.

REVIEWS			
SYMBOL	DATE	DESCRIPTION	BY
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SITE DETAILS AND NOTES

ASHES DRIVE OFFICE BUILDING

1010 ASHES DRIVE WILMINGTON, N. C.

DEVELOPER
CHRISTOPHER N. REID, PRESIDENT
TCG HOLDING COMPANY
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WILMINGTON, NC 28405
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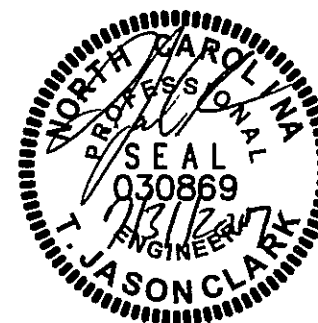
1429 ASH-LITTLE RIVER RD. NW
ASH, NC 28420
PHONE (910) 287-5900

Licence #C-3641

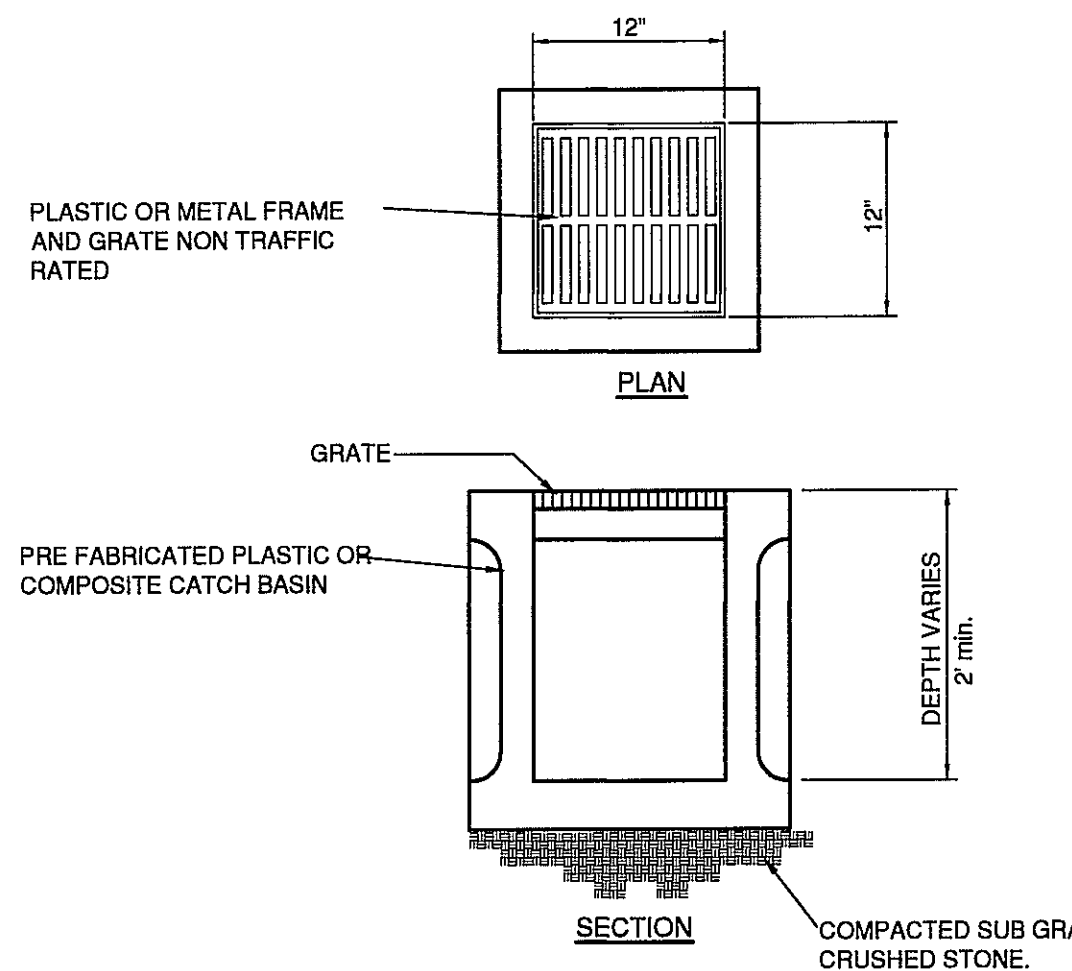
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CKD. TJC
DRWN. SLF

DATE: 06/15/2017

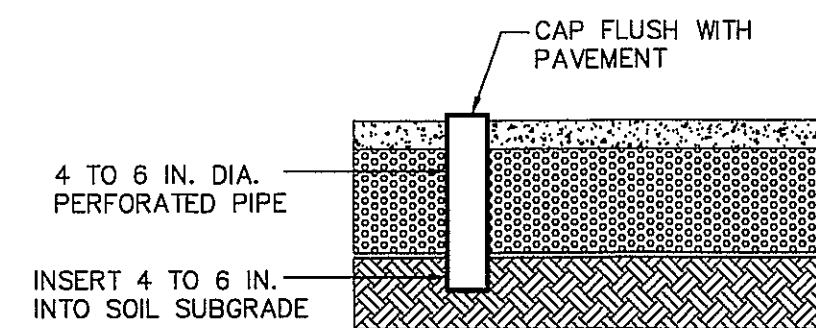


D2



NOTES:
1. BASIN, FRAME AND GRATE MAY VARY IN NONESSENTIAL DIMENSIONS.
2. ALL INFILTRATION PIPES OUT OF YARD INLETS SHALL BE PROTECTED WITH 1/4" ALUMINUM SCREEN WITH FILTER FABRIC ATTACHED TO BOX AT PIPE OPENING.

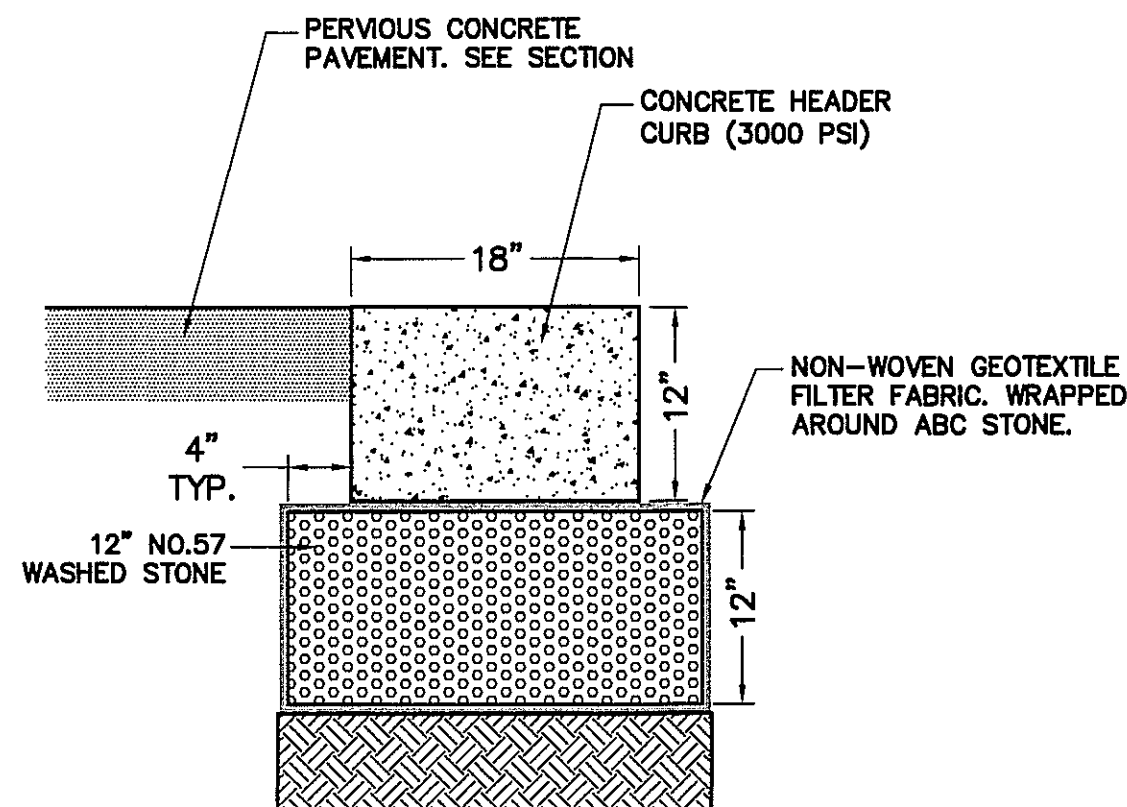
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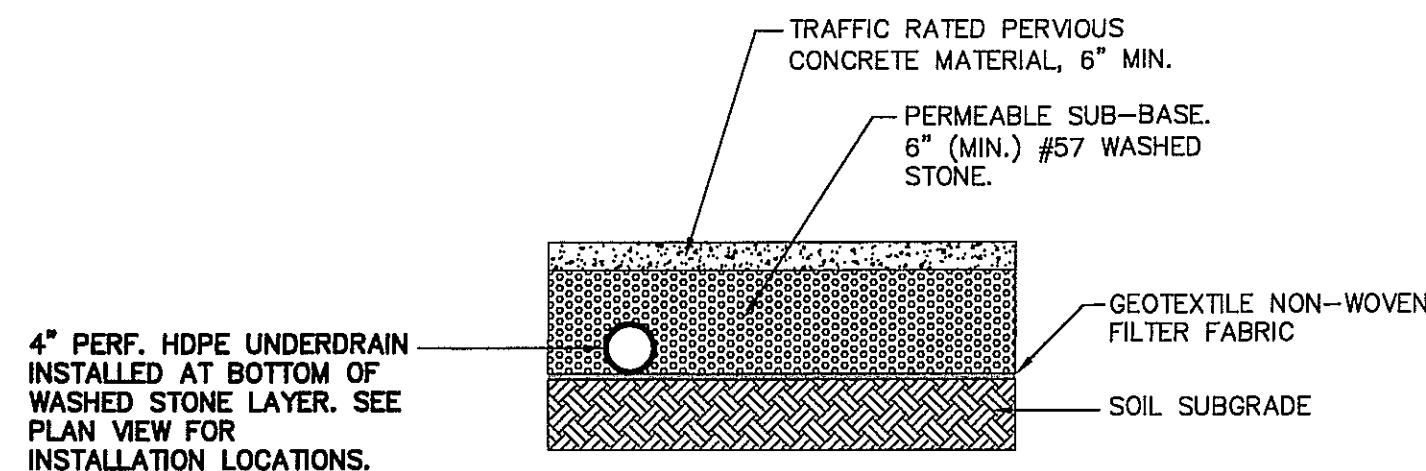
PERVIOUS PAVEMENT OBSERVATION WELL NOTES:

1. IF THE SUBGRADE IS NOT TERRACED, THEN THE OBSERVATION WELL SHALL BE PLACED AT THE LOW END OF THE SUBGRADE SLOPE. IF THE SUBGRADE IS TERRACED, THEN ONE OBSERVATION WELL SHALL BE BUILT INTO THE LOW END OF EACH TERRACE.
2. OBSERVATION WELLS SHALL BE FITTED WITH A LOCKABLE CAP INSTALLED PLACED EVEN WITH THE PAVEMENT SURFACE TO FACILITATE QUARTERLY INSPECTION AND MAINTENANCE.
3. THE OBSERVATION WELL SHALL CONSIST OF A RIGID 4 TO 6 IN. DIAMETER PERFORATED PVC PIPE.

NOT TO SCALE



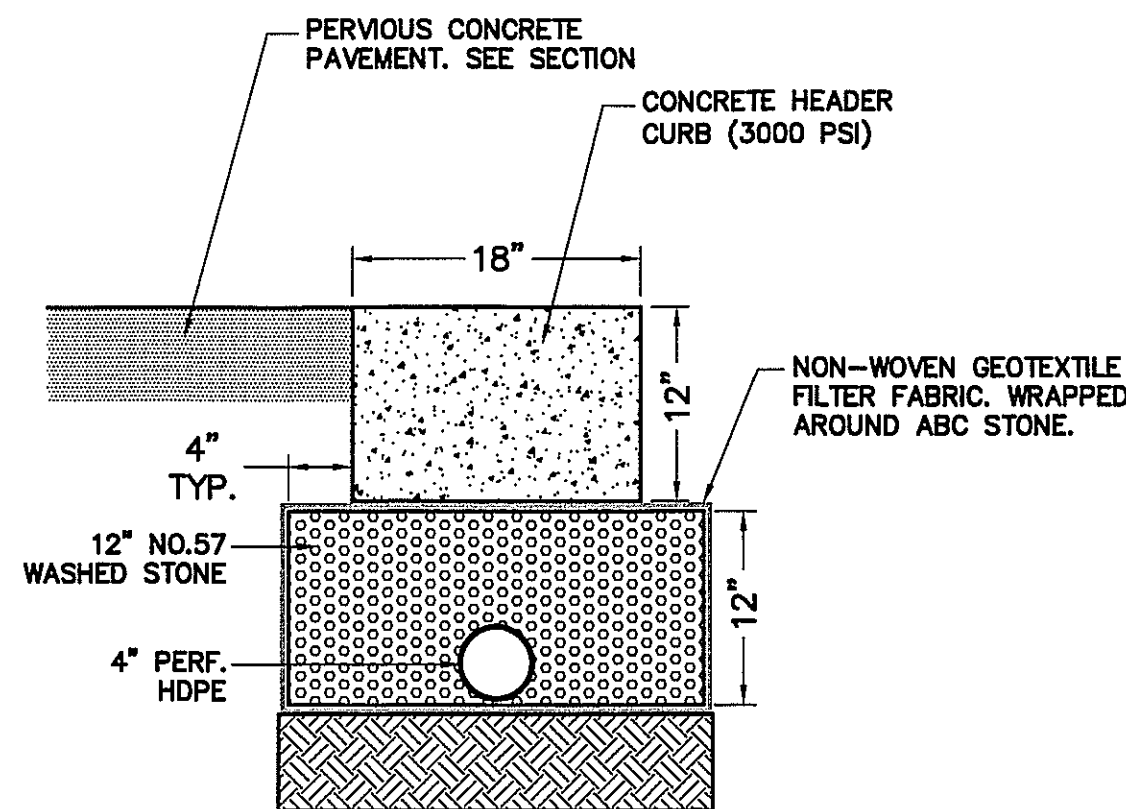
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NOTES:

1. TRAFFIC RATED PVIOUS MATERIALS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

NOT TO SCALE

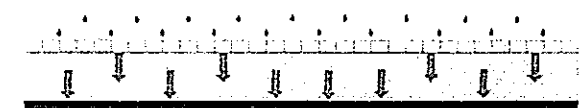


NOT TO SCALE

NOTES:

- 1. THE PERMEABLE PAVEMENT SIGN IS BASED ON AN 18" X 24" STANDARD SIZE FOR SIGN PRODUCTION.**
- 2. A HIGH-RESOLUTION IMAGE FILE CAN BE PROVIDED BY THE DWQ FOR USE IN FABRICATING THE SIGN. THE GRAFFIC IS IN COLOR BUT COLOR SIGNS ARE NOT REQUIRED.**

PERMEABLE PAVEMENT

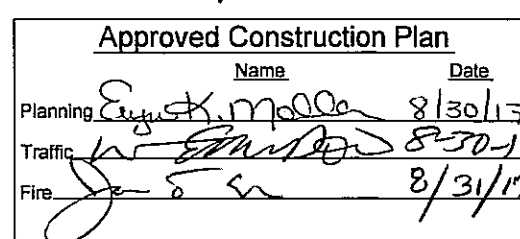
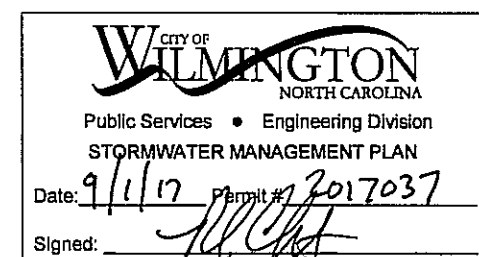


ACTIVITIES PROHIBITED:
SANDING
RE-SEALING
RE-SURFACING
POWER WASHING
STORAGE OF MULCH OR SOIL
STORAGE OF SNOW PILES
STORAGE OF HEAVY LOADS
APPLICATION OF SALT OR DE-ICERS

NOT TO SCALE

11 PERMEABLE PAVEMENT NOTES

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



NCDENR PWSS WATER PERMIT #: _____
 WATER CAPACITY: _____ GPD
 DWQ SEWER PERMIT #: _____
 SEWER CAPACITY: _____ GPD
 SEWER SHED # AND PLANT: _____
 SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)



1

1. RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH ADA GUIDELINES:
2. THE DETECTABLE WARNINGS AT CURB RAMPS SHALL BE 24 INCHES MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
3. MARKED CROSSINGS THAT ARE RAISED TO THE SAME LEVEL AS THE ADJOINING SIDEWALK SHALL BE PRECEDED BY A 24 INCH DEEP DETECTABLE WARNING EXTENDING THE FULL WIDTH OF THE MARKED CROSSING.
4. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN (23 MM), A HEIGHT OF NOMINAL 0.2 IN (5 MM) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN (60 MM) SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHOULD CONTRAST BY AT LEAST 70% - REFER TO ADA GUIDELINES FOR DEFINITION OF "CONTRAST".
5. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT.



2



1

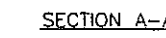
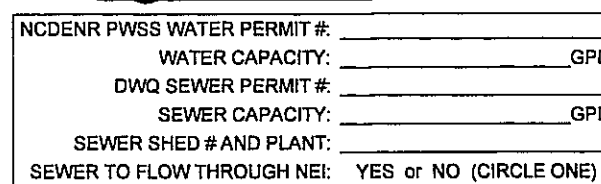


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6



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DEVELOPER

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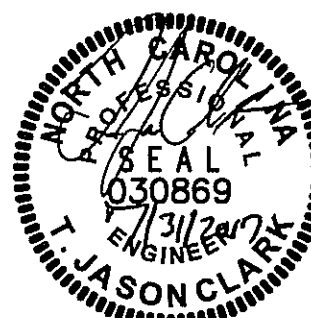
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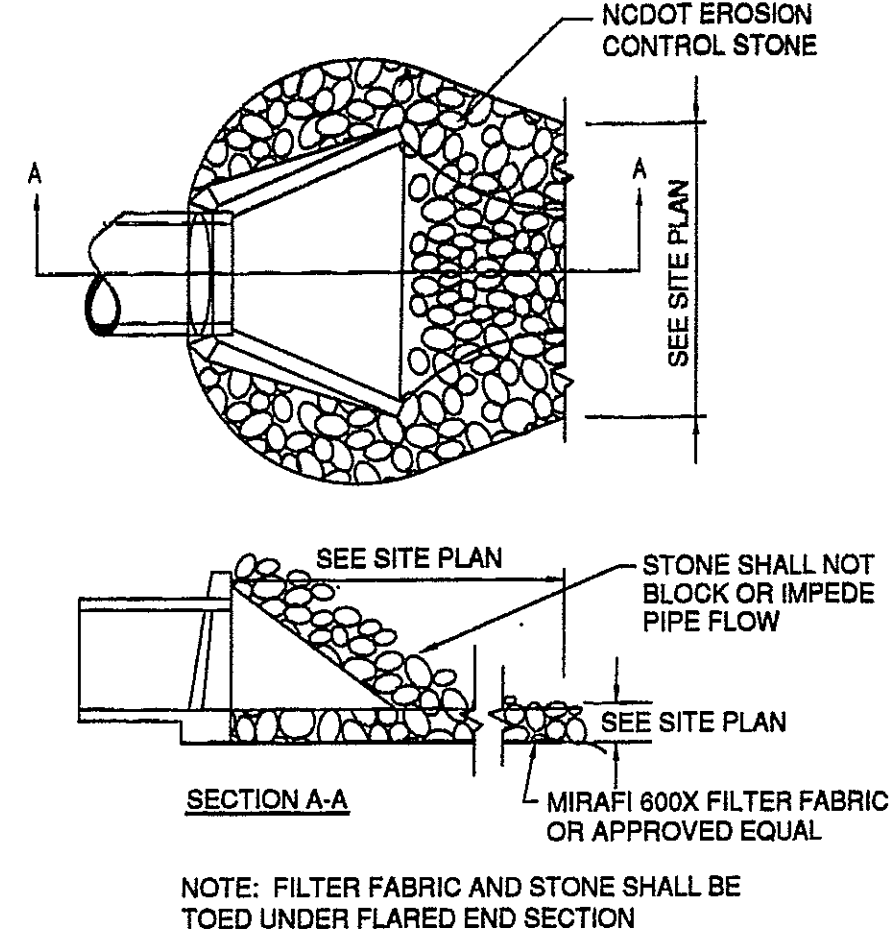
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CKD.	TJC
DRWN.	SLF

DATE: 7/27/17



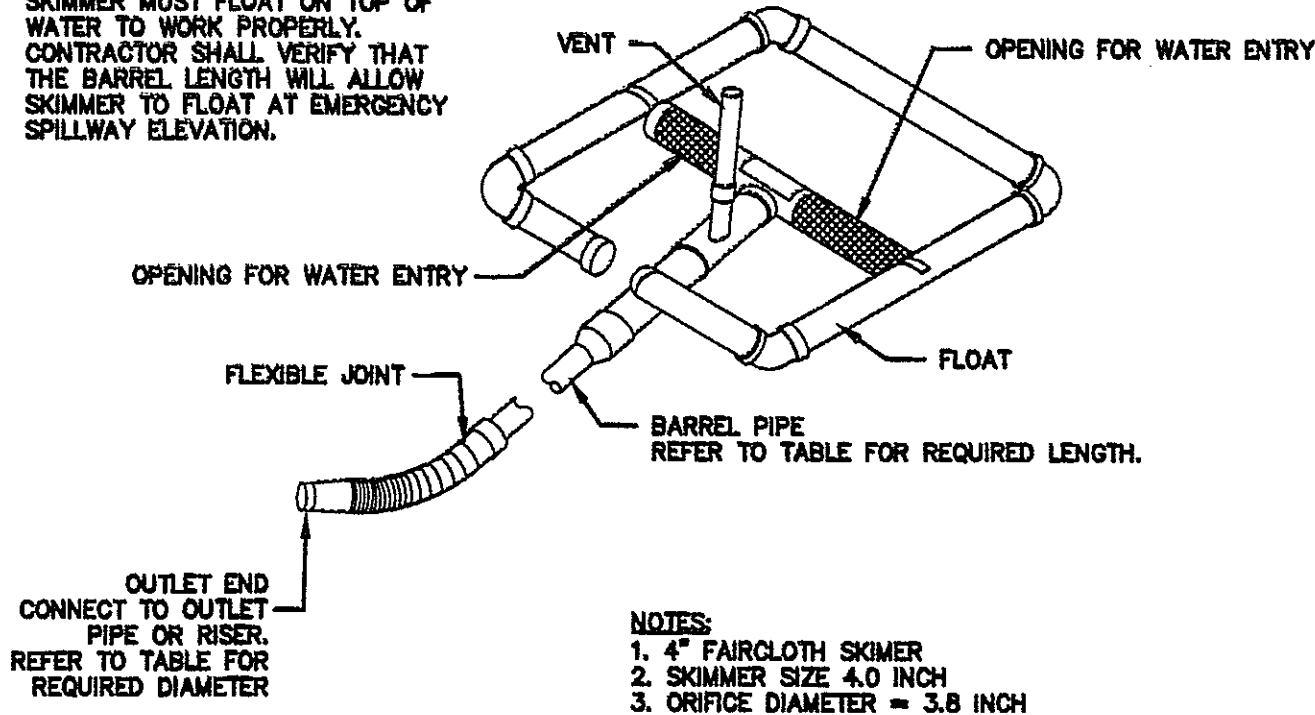
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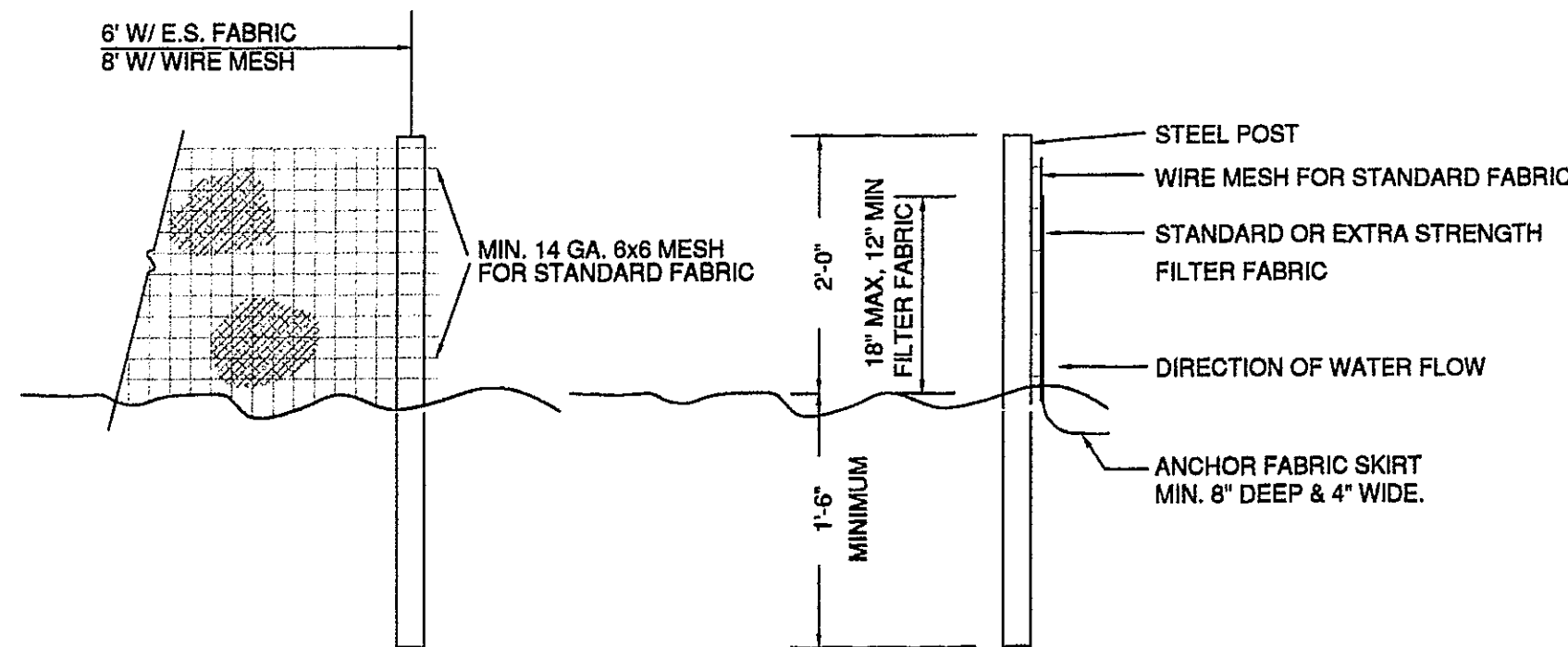
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SKIMMER NOTE:
SKIMMER MUST FLOAT ON TOP OF WATER TO WORK PROPERLY. CONTRACTOR SHALL VERIFY THAT THE BARREL LENGTH WILL ALLOW SKIMMER TO FLOAT AT EMERGENCY SPILLWAY ELEVATION.



NOT TO SCALE

1 ENERGY DISSIPATOR

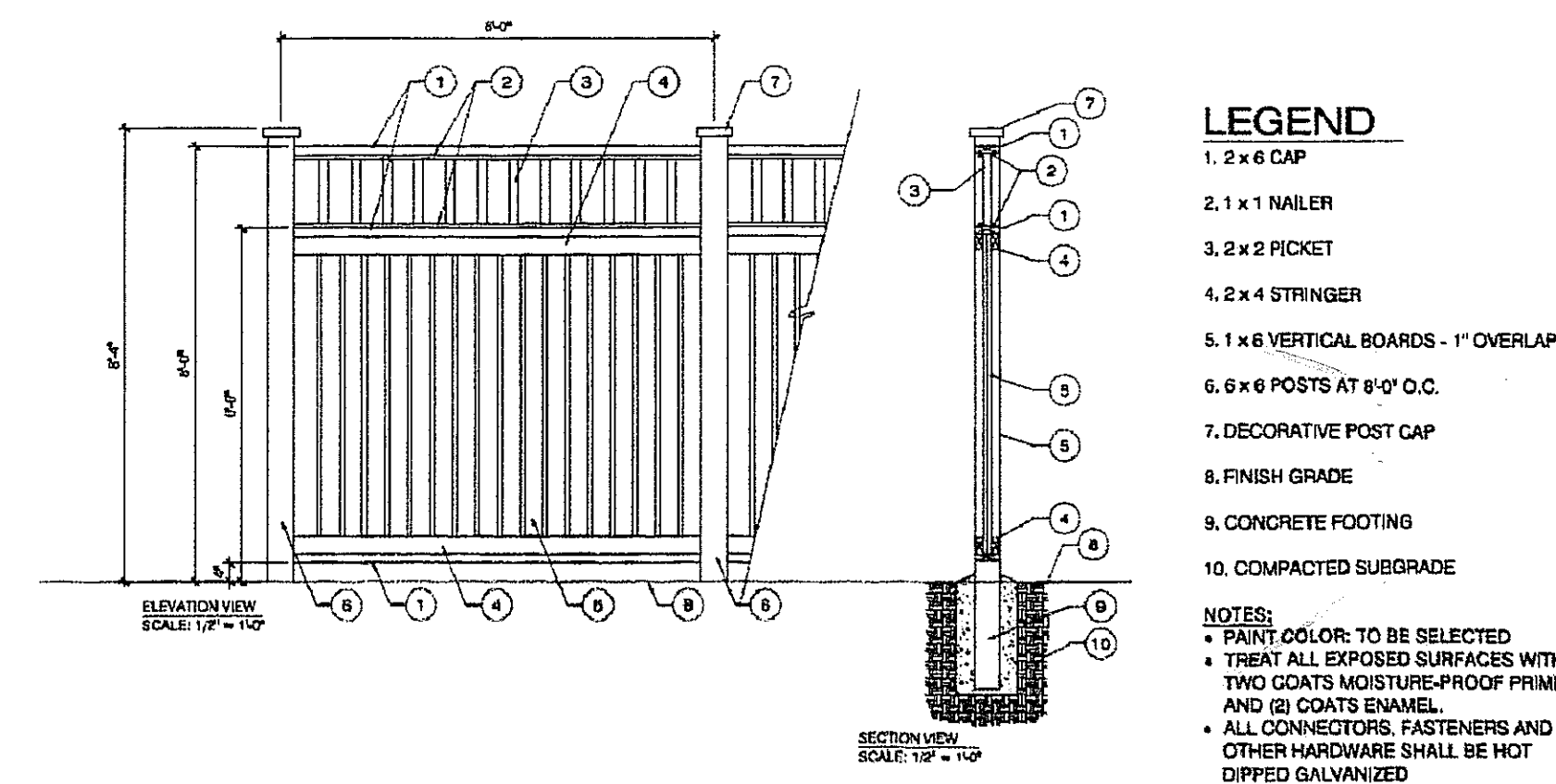


NOTES:

1. SYN. FENCE FABRIC SHALL BE MIN. OF 30" IN WIDTH WITH 30 LB/IN TENSILE STRENGTH FOR STANDARD FABRIC AND 50 LB/IN FOR EXTRA STRENGTH.
2. FABRIC SHALL BE CONTINUOUS LENGTH. IF JOINTS ARE NECESSARY, LAP FABRIC POST TO POST.
3. STEEL POST SHALL BE MIN 4" IN HEIGHT AND BE OF THE SELF-FASTENER STEEL ANGLE TYPE.

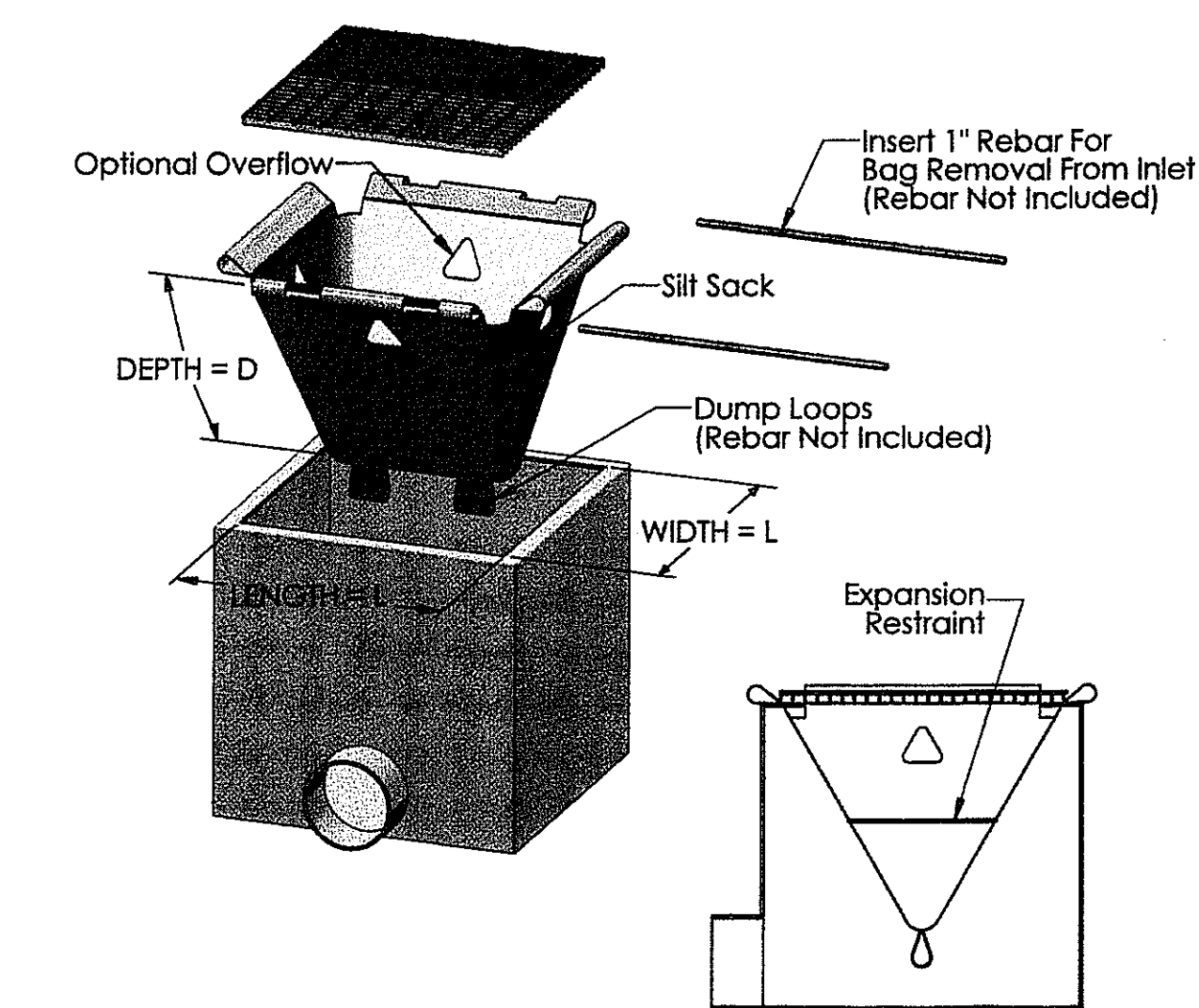
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2 STANDARD SKIMMER DETAIL



NOT TO SCALE

3 TEMPORARY SILT FENCE



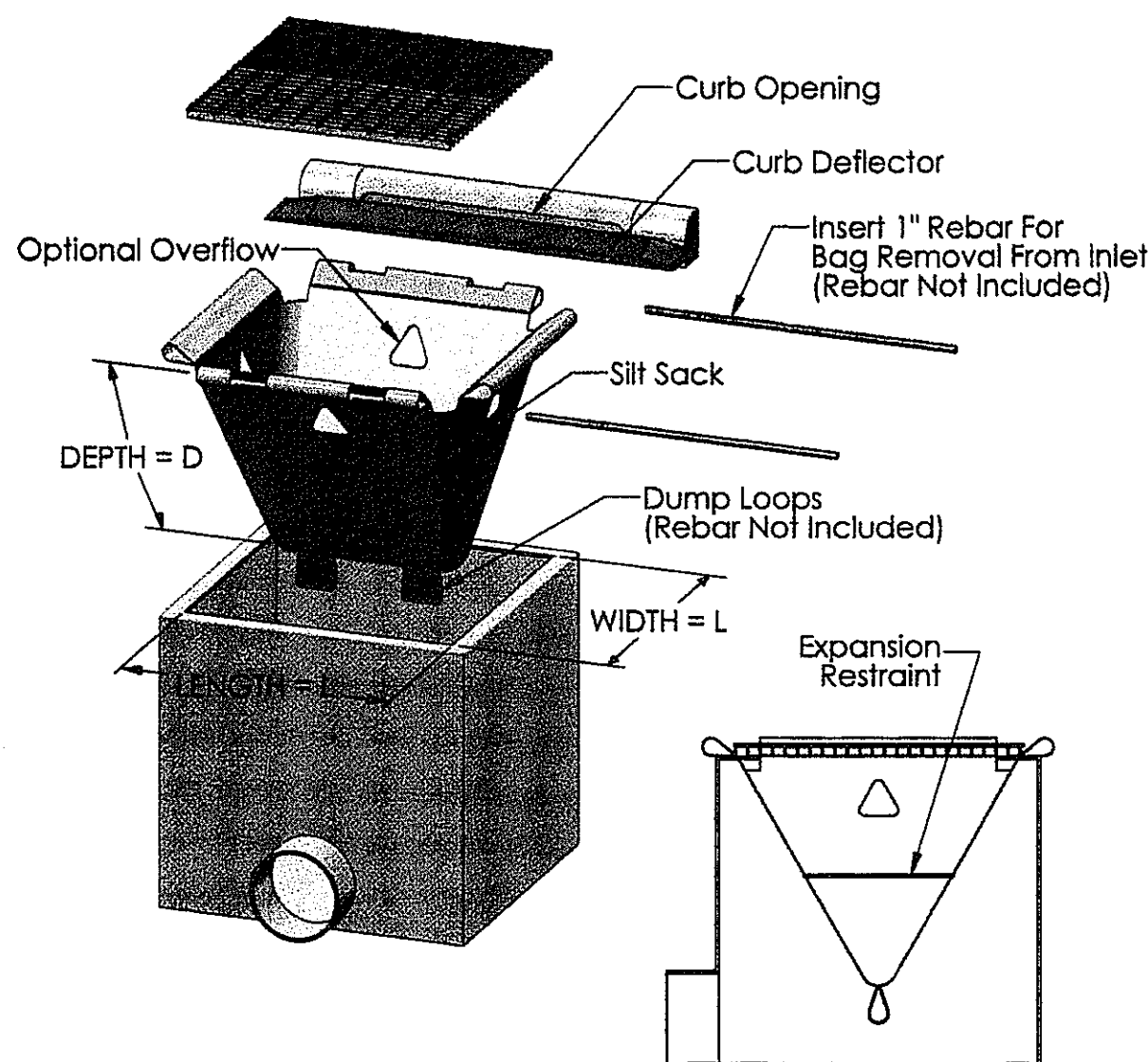
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SILT SACK NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE OPENING SIZE OF THE EXISTING OR PROPOSED CATCH BASIN OR DROP INLET. THE SILT SACK WILL BE MANUFACTURED TO FIT THE OPENING OF THE EXISTING OR PROPOSED CATCH BASIN OR DROP INLET.
2. TO INSTALL THE SILT SACK IN THE CATCH BASIN, REMOVE THE GRATE AND PLACE THE SACK IN THE OPENING. HOLD OUT APPROXIMATELY SIX INCHES OF THE SACK OUTSIDE THE FRAME. THIS IS THE AREA OF THE LIFTING STRAPS. REPLACE THE GRATE TO HOLD THE SACK IN PLACE.
3. THE SILT SACK IS FULL AND SHOULD BE EMPTIED WHEN THE RESTRAINT CORD IS NO LONGER VISIBLE.
4. TO REMOVE THE SILT SACK, TAKE TWO PIECES OF 1" DIAMETER REBAR AND PLACE THROUGH THE LIFTING LOOPS ON EACH SIDE OF THE SACK TO FACILITATE THE LIFTING OF THE SILT SACK.
5. TO EMPTY THE SILT SACK, PLACE IT WHERE THE CONTENTS WILL BE COLLECTED. PLACE THE REBAR THROUGH THE LIFT STRAPS (CONNECTED TO THE BOTTOM OF THE SACK) AND LIFT. THIS WILL TURN THE SILT SACK INSIDE OUT AND EMPTY THE CONTENTS. CLEAN OUT AND RINSE. RETURN THE SILT SACK TO ITS ORIGINAL SHAPE AND PLACE BACK IN THE BASIN.

5 SILT SACK FOR DROP INLETS - TYPE A

4 TRASH ENCLOSURE DETAIL



NOT TO SCALE

6 SILT SACK FOR CURB INLETS - TYPE B

EROSION CONTROL NOTES AND MAINTENANCE PLAN:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES 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.
2. ALL POINTS OF EGRESS WILL HAVE CONSTRUCTION ENTRANCES THAT WILL BE PERIODICALLY TOP-DRESSED WITH AN ADDITIONAL 2 INCHES OF #4 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.
3. SEDIMENT WILL BE REMOVED FROM HARDWARE CLOTH AND GRAVEL INLET PROTECTION, BLOCK AND GRAVEL INLET PROTECTION, ROCK DOUGHNUT INLET PROTECTION 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 WATTLES, BEAVER DAMS, DANDY SACKS AND SOCKS ONCE A WEEK AND AFTER EVERY RAIN EVENT.
4. DIVERSION DITCHES WILL BE CLEANED OUT IMMEDIATELY TO REMOVE SEDIMENT OR OBSTRUCTIONS FROM THE FLOW AREA. THE DIVERSION RIDGES WILL ALSO BE REPAIRED. SWALES MUST BE TEMPORARILY STABILIZED WITHIN 21 CALENDAR DAYS OF CEASE OF ANY PHASE OF ACTIVITY ASSOCIATED WITH A SWALE.
5. 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 SEDIMENT FENCE, THE ROCK WILL BE REPAIRED OR REPLACED IF IT BECOMES HALF-FULL OF SEDIMENT, NO LONGER DRAINS AS DESIGNED OR IS DAMAGED.
6. SEDIMENT WILL BE REMOVED FROM SEDIMENT TRAPS WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. THE ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS OR WHEN THE ROCK IS DISLODGED. BAFFLES WILL BE REPAIRED OR REPLACED IF THEY COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE. THEY WILL BE REPLACED PROMPTLY. SEDIMENT WILL BE REMOVED WHEN DEPOSITS REACH HALF THE HEIGHT OF THE 1ST BAFFLE. FLOATING SKIMMERS WILL BE INSPECTED AND KEPT CLEAN WEEKLY.
7. SEDIMENT WILL BE REMOVED FROM THE SEDIMENT BASIN WHEN THE DESIGN STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS OR IF THE ROCK IS DISLODGED. BAFFLES WILL BE REPAIRED OR REPLACED IF THEY COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE. THEY WILL BE REPLACED PROMPTLY. SEDIMENT WILL BE REMOVED FROM BAFFLES WHEN DEPOSITS REACH HALF THE HEIGHT OF THE 1ST BAFFLE. FLOATING SKIMMERS WILL BE INSPECTED WEEKLY AND WILL BE KEPT CLEAN.
8. LAND QUALITY REQUIRES:
ALL SEEDED AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED, ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN, TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. ALL SLOPES WILL BE STABILIZED WITHIN 21 CALENDAR DAYS. ALL OTHER AREAS WILL BE STABILIZED WITHIN 15 WORKING DAYS.

WATER QUALITY REQUIRES:
ALL SEEDED AREAS WILL BE FERTILIZED, RESEED AS NECESSARY AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, ALL SLOPES STEEPER THAN 3° HORIZONTAL TO 1° VERTICAL (3:1) AND ALL HIGH QUALITY WATER (HOW) ZONES SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN SEVEN (7) CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN FOURTEEN (14) CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

FLOCCULANTS WILL BE USED TO ADDRESS TURBIDITY ISSUES. THE PUMPS, TANKS, HOSES AND INJECT SYSTEMS WILL BE CHECKED FOR PROBLEMS OR TURBID DISCHARGES DAILY.

BASIN OUTLET STRUCTURES AND SKIMMERS SHALL WITHDRAW WATER FROM THE SURFACE.

TEMPORARY/PERMANENT GRASS SPECIFICATION:

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS.
2. RIP THE ENTIRE AREA TO A 6 INCH DEPTH.
3. REMOVE ALL ROCKS, ROOTS AND OTHER OBSTRUCTIONS LEAVING SURFACES SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME AND FERTILIZER UNIFORMLY AND MIX WITH SOIL.
LIME: 45 LBS. PER 1000 S.F.
PHOSPHOROUS: 20 LBS PER 1000 S.F.
FERTILIZER: 17 LBS. PER 1000 S.F.
5. CONTINUE TILLAGE UNTIL A WELL PULVERIZED, FIRM, UNIFORM SEED BED IS PREPARED 4-6 INCHES DEEP.
6. SEED ON A FRESHLY PREPARED SEED BED AND COVER SEED LIGHTLY. 2 - 3 LBS PER 1000 S.F. (SEE MIXTURE BELOW)
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
GRAIN STRAW & HAY AT 75 TO 100 LBS PER 1000 S.F.
WOOD CHIPS AT 500 LBS. PER 1000 S.F.
JUTE & MESH AS PER MANUFACTURER
8. ASPHALT FOR ANCHORING MULCH SHALL BE TYPE SS-1 EMULSION AND APPLIED AT A RATE OF 1000 GAL. PER ACRE FOR SLOPE STABILIZATION, AND 150 GAL. PER TON OF STRAW FOR ANCHORING STRAW.
9. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEED WITHIN THE PLANTING SEASON, IF POSSIBLE. IF GRASS STAND SHOULD BE OVER 60% DAMAGED, REESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
10. CONSULT CONSERVATION INSPECTOR ON MAINTENANCE, TREATMENT, AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.
11. SEED FOR TEMPORARY AND PERMANENT APPLICATIONS SHALL BE:
20% CARPET GRASS
20% BERMUDA GRASS
20% TURF FESCUE
10% CREEPING RED FESCUE
20% ANNUAL RYE GRAIN

*BERMUDA SEED SHALL BE HULLED FOR WARM WEATHER PLANTING. PURITY OF SEED SHALL BE A MIN. OF 98% AND GERMINATION SHALL BE A MIN. OF 85%.

ALL DISTURBED AREA SHALL BE SEEDED WITHIN 7-14 DAYS OF THE COMPLETION OF GRADING. SEE EROSION CONTROL AND MAINTENANCE NOTES, CONSULT CONSERVATION ENGINEER FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENUDATED AREAS. THE ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS, OTHER SEEDING SCHEDULES MAY BE POSSIBLE.

SITE WORK NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH FIELD CONSTRUCTION CONDITIONS.
2. CONTRACTOR SHALL COORDINATE WORK WITHIN NCDOT AND LOCAL RIGHT OF WAYS WITH PROPER AUTHORITIES AND SHALL MEET ANY REQUIREMENTS AS TO TRAFFIC CONTROL AND CONNECTION TO EXISTING STREETS.
3. CLEARING AND GRUBBING: REMOVE ALL TREES AS REQUIRED UNLESS OTHERWISE NOTED TO REMAIN, STUMPS, ROOTS, SHRUBBERY, ASPHALT, CONCRETE, STRUCTURES, BURIED UTILITIES, STORAGE TANKS, ETC. WITHIN LIMITS OF CONSTRUCTION.
4. STRIPPING: BEFORE EXCAVATING OR FILLING, REMOVE ALL TOPSOIL, WOOD, LEAVES, AND ANY OTHER UNSUITABLE MATERIAL.
5. MUCKING: REMOVE ANY SOFT, ORGANIC SILT MATERIALS AND EXISTING BURIED CONSTRUCTION DEBRIS AS REQUIRED AND FILL TO SUBGRADE ELEVATIONS WITH A CLEAN SELECT-FILL COMPACTED AS SPECIFIED.
6. DISPOSAL: CLEARED, GRUBBED, STRIPPED OR EXCAVATED SPOIL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES.
7. BORROW MATERIAL: THE CONTRACTOR SHALL FURNISH BORROW MATERIAL REQUIRED FROM OFF SITE AND OBTAIN ALL REQUIRED PERMITS ASSOCIATED WITH BORROW OPERATIONS.
8. FILL AND COMPACTION: AFTER STRIPPING THOSE AREAS DESIGNATED TO RECEIVE FILL SHOULD BE PRODFOLLOD. THE TOP 8" OF SUBGRADE SHALL BE COMPACTED TO AT LEAST 98% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. ANY AREA WHICH PUMPS OR RUTS EXCESSIVELY SHOULD BE UNDERCUT AND REPLACED WITH A CLEAN, SILTY OR CLAYEY SAND HAVING A UNIFIED SOIL CLASSIFICATION OF SP, SM, OR SC. FILL MATERIAL 5" OUTSIDE OF BUILDING AREAS SHALL THEN BE PLACED IN LAYERS NOT TO EXCEED 8" AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) WITH THE UPPER 12 INCHES OF SUBGRADE BEING COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. IN AREAS WHERE NO STRUCTURAL FILL IS TO BE PLACED THE UPPER 12 INCHES OF IN-PLACE SUBGRADE SHOULD BE COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. IF THE MATERIAL IS TOO DRY TO COMPACT TO THE REQUIRED DENSITY EACH LAYER SHALL BE WETTED IN ACCORDANCE WITH COMPACTION REQUIREMENTS. IF THE MATERIAL IS TOO WET TO SECURE PROPER COMPACTION, IT SHALL BE HARROWED REPEATEDLY OR OTHERWISE AERATED WITH SUITABLE EQUIPMENT UNTIL OPTIMUM MOISTURE CONTENT IS OBTAINED. FILL SHALL BE PLACED IN SUCH A MANNER THAT THE SURFACE WILL DRAIN READILY AT ALL TIMES. SEE STRUCTURAL NOTES AND SOILS REPORT FOR ADDITIONAL REQUIREMENTS.
9. LAYOUT: THE CONTRACTOR SHALL PROVIDE ALL LAYOUT REQUIRED TO CONSTRUCT HIS WORK.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION.
11. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION FROM SURVEY BY MICHAEL UNDERWOOD AND ASSOCIATES AND PROVIDED BY OWNER.
12. THE CONTRACTOR SHALL VERIFY DIMENSIONS AT JOBSITE.
13. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF RELOCATION OR DISCONNECTION OF ALL EXISTING UTILITIES WITH APPLICABLE AGENCIES AND AUTHORITIES.
14. ALL PAVEMENT AND BASE MATERIALS AND WORKMANSHIP SHALL CONFORM TO NCDOT STANDARDS.
15. WATER AND SEWER SERVICES SHALL BE INSTALLED TO MEET LOCAL AND STATE PLUMBING CODES. METER AND TAPS SHALL MEET ALL LOCAL REQUIREMENTS.
16. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE.
17. SEE SOILS REPORT FOR ADDITIONAL REQUIREMENTS.
18. CONTRACTOR SHALL NOTE THAT EARTHWORK QUANTITIES ARE HIS RESPONSIBILITY. PLANS DO NOT REPRESENT A BALANCED EARTHWORK CONDITION.
19. REINF. CONC. PIPE SHALL BE CLASS III W/RUBBER GASKETED JOINT OR "RAM NECK". INSTALL PER MANUFACTURER'S REQUIREMENTS.
20. USE WHITE LANE MARKING PAINT FOR ALL PAVEMENT MARKINGS. PAINT SHALL BE A CHLORINATED RUBBER ALKYD, FS TT-P-115, TYPE III, FACTORY MIXED, QUICK DRYING, NON-BLEEDING.
21. REFER TO THE PLUMBING DRAWINGS FOR LOCATION AND INVERTS OF NEW WASTE, WATER AND ROOF DRAIN LINES.

CALL 811 (3) WORKING DAYS BEFORE YOU DIG.

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

City of WILMINGTON
Public Services • Engineering Division
STORMWATER MANAGEMENT PLAN
Date: 8/1/17
Signature: [Signature]
Approved Construction Plan
Name: [Name]
Date: 8/30/17
Tally: [Tally]
File: [File]
NCDENR PWSS WATER PERMIT # _____
WATER CAPACITY: _____ GPD
DWD SEWER PERMIT # _____
SEWER CAPACITY: _____ GPD
SEWER SHED # AND PLANT: _____
SEWER TO FLOW THROUGH NE: YES or NO (CIRCLE ONE)

SITE DETAILS AND NOTES
ASHES DRIVE OFFICE BUILDING
1010 ASHES DRIVE
WILMINGTON, N. C.

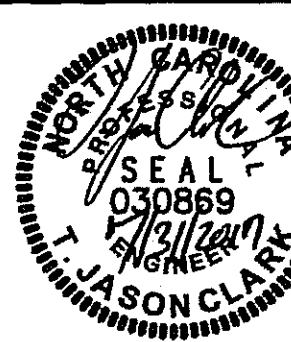
DEVELOPER
CHRISTOPHER N. REID, PRESIDENT
TCG HOLDING COMPANY
1111 MILITARY CUTOFF ROAD, SUITE 191
WILMINGTON, NC 28405
910-799-2295

NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.
1429 ASH-LITTLE RIVER RD. NW
WILMINGTON, NC 28401
PHONE (910) 345-9653

Licence #C-3641

16127

DES. TJC
C.D. SLF
DATE: 7/27/17



D4

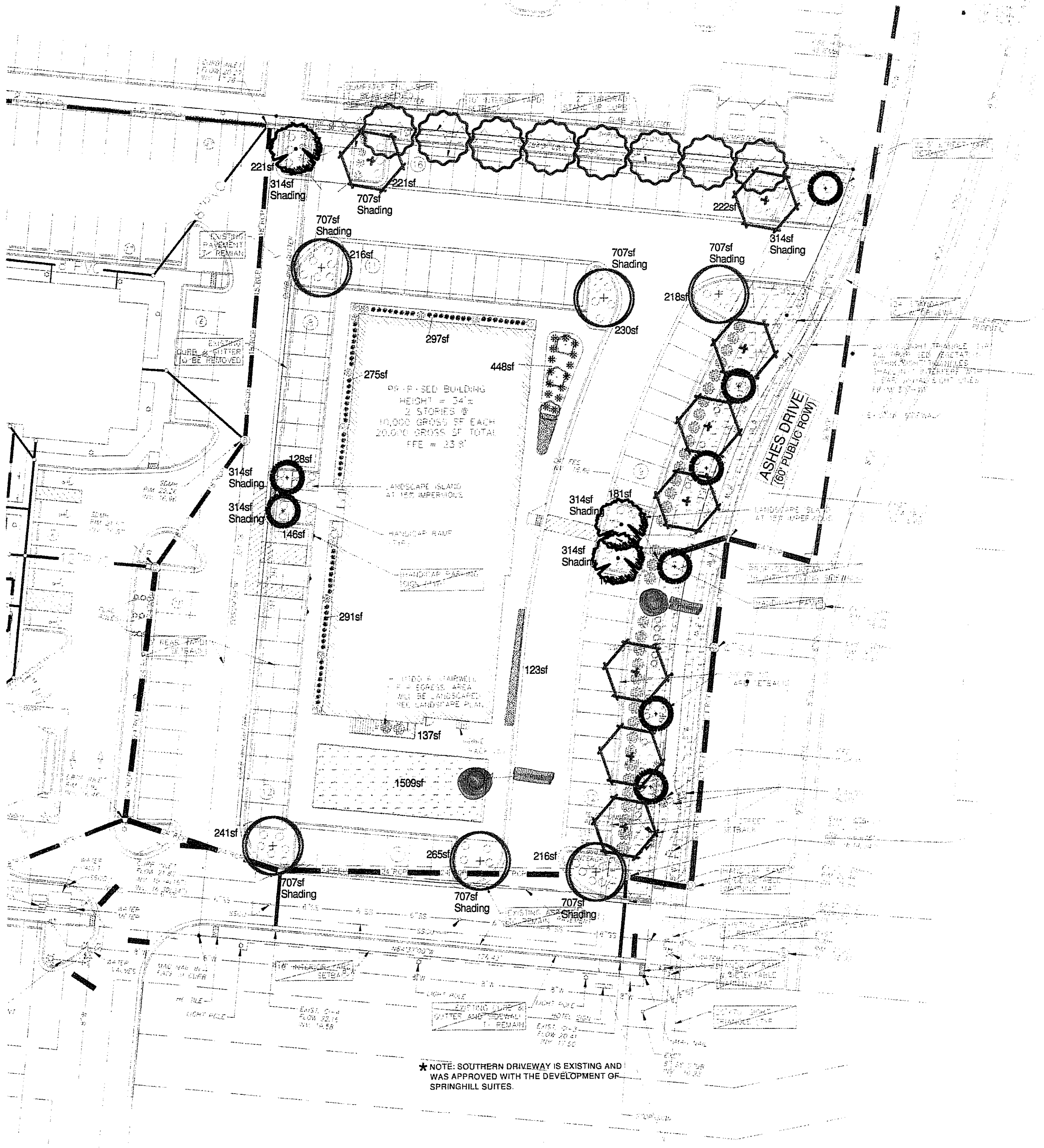


Revision #: 5
Date: 8/22/2017















Scale:
1" = 30'

Landscape Plan:
Ashes Drive Office Bldg.

Landscape Design by: James Freeman - NCLC# 71
Freeman Landscape, Inc.



LEGEND

Legend			
Common Name		Size	Qty
Plants			
	Boxwood Wintergreen	3 Gal.	72
	Camellia Sasanqua Yuletide	7 Gal.	2
	Cleyera Japonica	7 Gal.	38
	Holly, Yaupon, Dwarf	3 Gal.	72
	Miscanthus Sinensis	3 Gal.	30
	Yew, Upright Japanese	3 Gal.	26
	Loropetalum Evered	3 Gal.	15
	Liriope Emerald Goddess	1 Gal.	92
Tree, Canopy(Large)			
	Live Oak	2" Cal.	8
	Allee Elm	2" Cal.	6
	European Hornbeam	2" Cal.	4
	Trident Maple	2" Cal.	8
Tree, Understory(Small)			
	Crape Myrtle Tuscarora	8' Ht.	4
	East Palatka Holly, TF	8' Ht.	3

ASHES DRIVE OFFICE BUILDING
1010 ASHES DRIVE
WILMINGTON, N. C.

SITE DATA TABLE	
PARCEL ID#:	R05100-003-103-000
PARCEL PIN#:	315818.40.7596.000
SITE ADDRESS:	1010 ASHES DRIVE
PARCEL OWNER:	TCG HOLDING COMPANY
PROPOSED PARCEL USE:	COMMERCIAL (OFFICE BUILDING) 21 Trees 2" Cal. Req'd & Prov'd.
CURRENT ZONING:	04-1 OFFICE & INSTITUTION
CAMA LAND CLASSIFICATION:	WATERSHED RESOURCE PROTECTION
SOIL TYPE:	Ls
BUILDING SETBACKS O&I:	
FRONT SETBACK:	20'
INTERIOR SIDE SETBACK:	10'
REAR SETBACKS:	20'
BUILDING SETBACKS PROPOSED:	
FRONT SETBACK:	86±
SIDE SETBACK N:	74±
SIDE SETBACK S:	90±
REAR SETBACKS:	40±
BUILDING AREA (FOOTPRINT):	
DISTURBED AREA:	10,000 SF = 0.23 AC
MAX. LOT COVERAGE O&I:	1.4 AC
PROPOSED LOT COVERAGE:	40%
BUILDING STORIES:	18%
MAX. BUILDING HEIGHT:	2 (10,000 SF EACH)
BUILDING CONSTRUCTION TYPE:	45' (O&I PROPOSED)
IMPERVIOUS AREA:	STEEL & METAL TYPE 5 BUILDING
PROJECT AREA:	60,781 SF
EXISTING IMPERVIOUS AREA:	8,578 SF / 14.1%
EXISTING IMPERVIOUS TO BE REMOVED:	267 SF
EXISTING IMPERVIOUS AREA TO REMAIN:	8,319 SF
NEW IMPERVIOUS AREA:	
BUILDING:	10,000 SF
ASPHALT:	10,397 SF
PERVIOUS CONCRETE:	10,849 (26%)
SIDEWALK:	5,818 SF
CURB & GUTTER:	4,501 SF
TOTAL:	41,857 SF
NEW IMPERVIOUS AREA:	
EXISTING IMPERVIOUS AREA TO REMAIN:	8,319 SF
TOTAL PROJECT IMPERVIOUS AREA:	49,796 SF
	82%
NOTE: SITE IS DESIGNED TO MEET EXCEPTIONAL DESIGN CRITERIA. SEE EXCEPTIONAL DESIGN CRITERIA NARRATIVE.	
PARKING REQUIREMENT: OFFICE BUILDING	
VEHICLE PARKING REQUIRED:	
MAX. 1 SPACE PER 200 SF OF GFA=	100 PARKING SPACES
MIN. 1 SPACE PER 300 SF OF GFA=	66 PARKING SPACES
PARKING PROPOSED =	72 REGULAR SPACES
	3 HANDICAP SPACES
	75 TOTAL SPACES
BICYCLE PARKING REQUIRED:	
TOTAL REQUIRED =	5 SPACES
TOTAL PROVIDED =	5 SPACES
LANDSCAPING REQUIREMENTS (REFER TO LANDSCAPE PLAN):	
21 TREES PER DISTURBED ACRE REQUIRED	15 X DISTURBED AREA
STREET/PAVING LANDSCAPING: 18 MULTIPLIER	FRONT: 330' - 50' (18) =
	5,040 SF REQUIRED
FOUNDATION PLANTINGS:	5,066 SF PROVIDED / 600 SF = 8 Canopy Trees (2" Cal.) Req'd.
12% BUILDING HEIGHT X LENGTH	x .5 = 4
N: 70' X 34' X 12' = 288 SF REQUIRED	297 SF PROVIDED
S: 70' X 34' X 12' = 288 SF REQUIRED	287 SF PROVIDED
E: 157' X 34' X 12' = 637 SF REQUIRED	571 SF PROVIDED
W: 157' X 34' X 12' = 637 SF REQUIRED	563 SF PROVIDED
PARKING AREA SCREENING ALONG ROW:	
	BUFFER 3' HIGH 3' WIDE
	SEE LANDSCAPE PLAN
TRASH REMOVAL:	
	DUMPSTER SERVICE
WATER AND SEWER CAPACITY NEEDS	
75 EMPLOYEES @ 25 GAL/EMPLOYEE/DAY=	1,875 GPD

Landscape Notes:

1. Landscaping shall be complete before issuance of a C.O.
2. A rain/freeze sensor shall be used if there is an irrigation system.
3. The areas within the triangular sight distance shall be maintained free of all obstructions between 30" and 10'.
4. Prior to any clearing, grading or construction activity, tree protection fencing will be installed around protected trees or groves of trees. No construction workers, tools, materials or vehicles are permitted within the tree protection fencing.
5. All landscape beds are to be mulched with 3" of brown mulch.
6. If project is completed during winter months, winter rye shall be seeded temporarily until weather allows for coastal mix seed.
7. Using the Creative Standard of the Code 50% of the streetyard shall be planted as called out.

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

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: 9/1/17 Permit # 2017037
Signed: [Signature]

Approved Construction Plan

Name	Date
Planning: [Signature]	8/30/17
Traffic: [Signature]	8-30-17
Fire: [Signature]	8/31/17

NCDENR PWSS WATER PERMIT #:
WATER CAPACITY: _____ GPD
DWQ SEWER PERMIT #:
SEWER CAPACITY: _____ GPD
SEWER SHED # AND PLANT:
SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

jim@freemanlandscape.com 910-796-1166