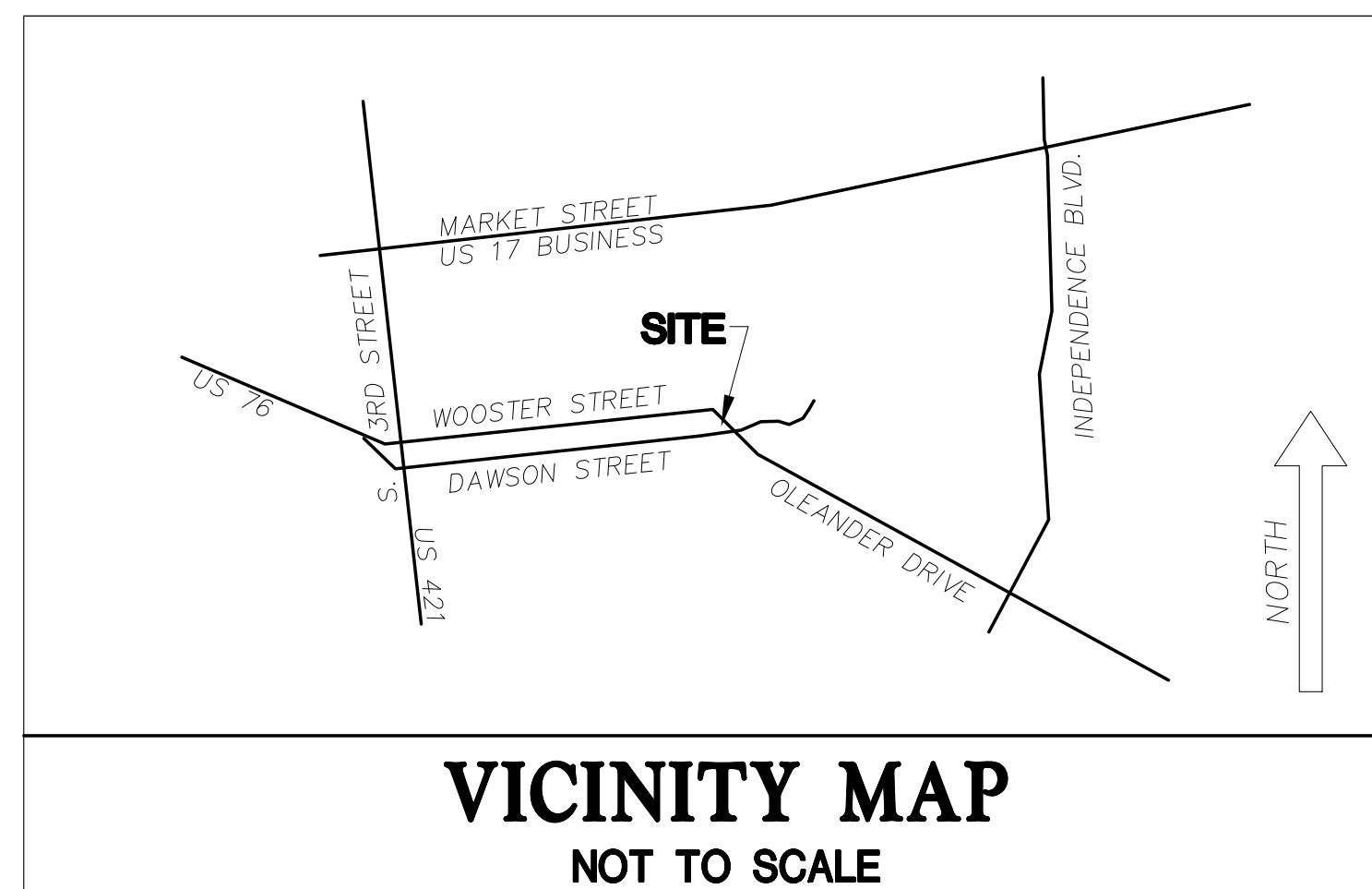
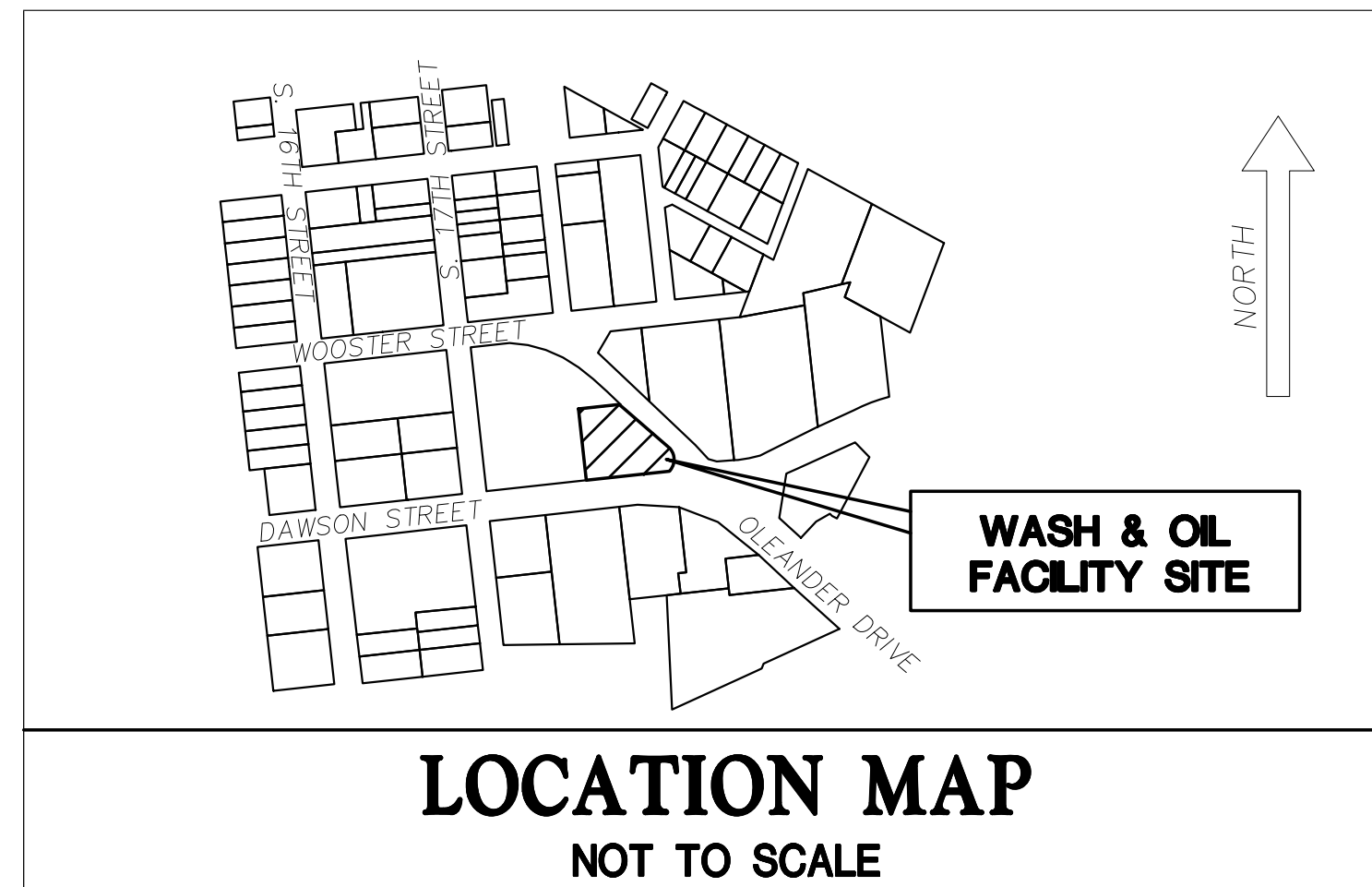


ASHCOURT CENTER, LLC AUTO WASH & OIL CHANGE FACILITY

DAWSON STREET

WILMINGTON, NC

MARCH 2019



NUMBER	TITLE
-	TITLE SHEET
C-001	LEGEND, ABBREV., & GENERAL NOTES
C-101	EXISTING TRANSPORTATION ILLUSTRATION
C-102	SITE INVENTORY PLAN
C-111	CIVIL DEMOLITION PLAN
C-201	ZONING COMPLIANCE PLAN
C-211	EROSION CONTROL PLAN
C-221	SITE IMPROVMENT & GRADING PLAN
D-101	CITY OF WILMINGTON CIVIL/ SITE STANDARD DETAILS
D-102	SEDIMENT & EROSION CONTROL DETAILS

SITE- DATA TABULATION

PARCEL ID#: R05411-014-002-000; R05411-014-003-000; R05411-014-004-000

ZONING: CS (NO ADJACENT RESIDENTIAL)

SETBACKS: CS	PROPOSED SETBACKS (ADDITION)
FRONT - 35'	FRONT - 52.0'
SIDE - 7'	SIDE - 7.0'
- 35'	- 75.2'
REAR - 15'	REAR - 44.0'

MAX HEIGHT - 35' HEIGHT - 18' (APPROX.)

CAMA LAND CLASSIFICATION: URBAN

THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD (SEE PROJECT SURVEY).

EXISTING IMPERVIOUS AREA:

ONSITE	OFFSITE
BUILDINGS: 7,000 SF	BUILDINGS: 0 SF
PARKING & DRIVES: 27,236 SF	PARKING & DRIVES: 2,000 SF
WALK & PADS: 0 SF	WALKS & PADS: 324 SF
DEMOLISHED: (34,236 SF)	DEMOLISHED: (2,324 SF)

PROPOSED IMPERVIOUS AREA:

ONSITE	OFFSITE
BUILDINGS: 5,000 SF	BUILDINGS: 0 SF
PARKING & DRIVES: 21,111 SF	PARKING & DRIVES: 1,200 SF
WALKS & PADS: 0 SF	WALKS & PADS: 1,080 SF
TOTAL = 26,111 SF	TOTAL = 2,280 SF

AREA OF PROJECT: 36,590 SF 0.84 AC. (PER SURVEY)

PROPOSED PERCENT IMPERVIOUS: 71.4 %

EXISTING BUILDING: 7,000 SF
PROPOSED BUILDING: 5,000 SF
TOTAL = 5,000 SF

PROPOSED BUILDING COVERAGE: 13.7 %

PROPOSED USE: CAR WASH & OIL CHANGE FACILITY

NUMBER OF PROPOSED BUILDINGS: 1 (1-STORY), +/- 18' HEIGHT

PARKING CALCULATIONS:
NEW FACILITY = 5,000 SF @ 1 PER 600 SF GROSS FLOOR = 9 SPACES
(MAX @ 1 PER 400 SF GROSS FLOOR = 13 SPACES)

PARKING REQUIRED: = 9 SPACES (8 STANDARD, 1 ADA VAN)

PARKING PROVIDED:
REGULAR - = 10 SPACES (VIA OFFSITE AGREEMENT)
HANDICAPPED - = 1 SPACES (ONSITE- VAN ACCESSIBLE)
TOTAL = 11 SPACES

	EXISTING	PROPOSED
ESTIMATED WATER CAPACITY	3,000 GPD	2,400 GPD
ESTIMATED SEWER CAPACITY	3,000 GPD	3,000 GPD

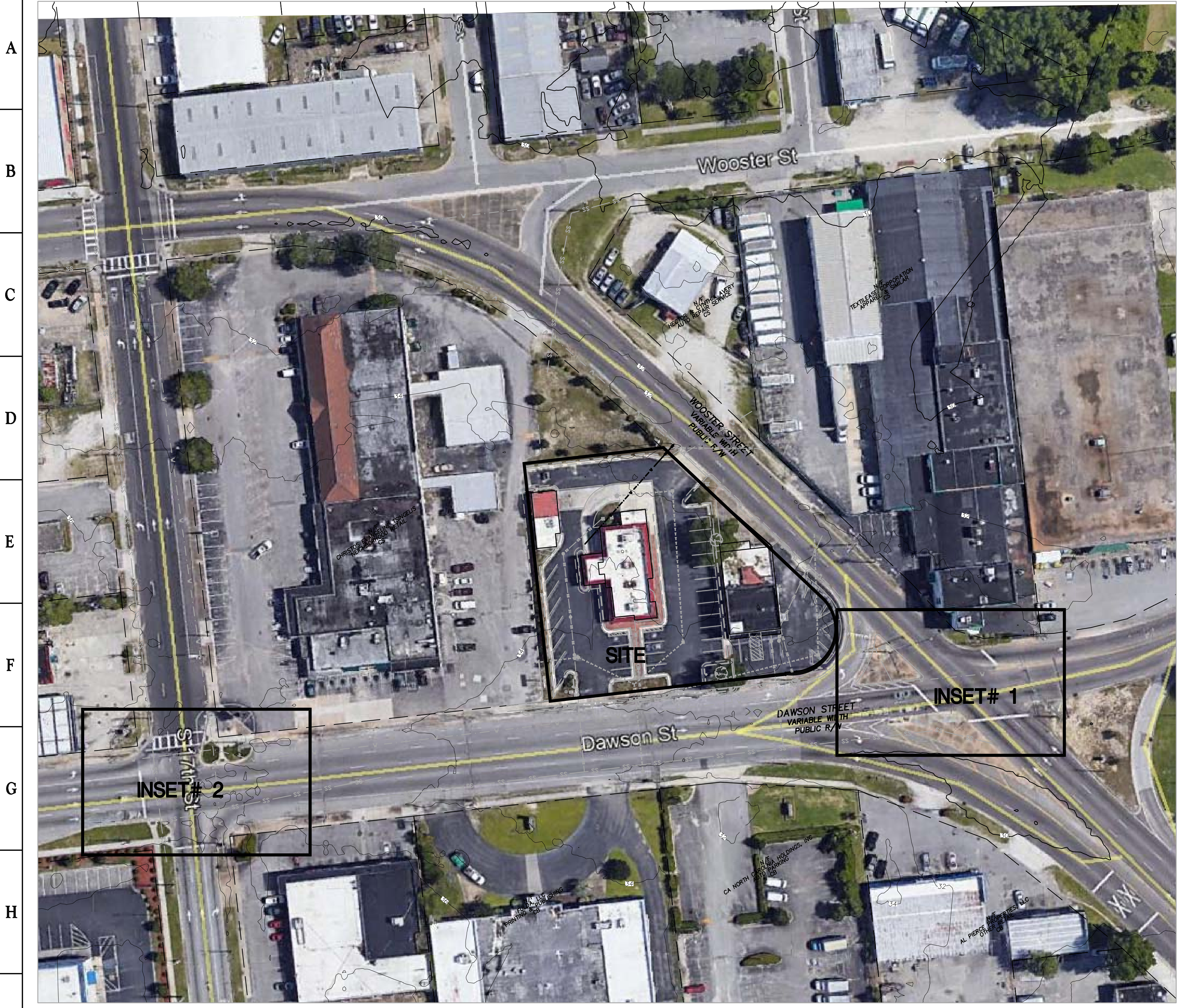


GS&E
GEOMATICS

SURVEYING & ENGINEERING INC.

PROFESSIONAL FIRM# C-3796

PROJECT NUMBER 20 · 56



INSET# 1
DAWSON ST. & OLEANDER DR.
 NOT TO SCALE
 (EASTERLY PERSPECTIVE)



INSET# 2
DAWSON ST. & 17th. ST.
 NOT TO SCALE
 (EASTERLY PERSPECTIVE)



POST OFFICE BOX 16110
 WILMINGTON, NC 28408
 910 - 742 - 3860
 PROFESSIONAL FIRM# C-3796

**AUTO WASH
 & LUBE FACILITY**
**WILMINGTON
 NORTH CAROLINA**
 PREPARED FOR:
**ASHCOURT CENTER,
 LLC**
**WILMINGTON, NC
 28403**

REVISIONS			
NO.	DATE	OTS	DESCRIPTION

**PRELIMINARY PLAN
 ISSUED FOR AGENCY REVIEW**

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Scales, as stated hereon, are valid on the original drawing; the dimensions of which are 24 by 36 inches. These scales, noted hereon, are hereby changed by the ratio of the overall sheet dimensions of the print to corresponding dimensions of the original drawing.

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DRAWING TITLE
EXISTING
TRANSPORTATION
ILLUSTRATION

DRAWN BY FCL	CHECKED BY FCL
DRAWING DATE 03/XX/19	DRAWING NUMBER C-101
PROJECT NUMBER 20-65	3 OF 10

NOT ISSUED FOR CONSTRUCTION

- TRANSPORTATION NOTES:**
- THIS LAYOUT IS A COMPOSITE OF THE PROJECT LINEWORK AND SURVEY, SUPERIMPOSED ON AERIAL PHOTOGRAPHY TAKEN FROM GOOGLE EARTH PRO.
 - THIS LAYOUT SERVES TO ILLUSTRATE EXISTING ROADWAY CORRIDOR CONDITIONS ADJACENT, AND IN NEAR VICINITY, TO THE PROJECT SITE.
 - A VISUAL INSPECTION OF THE SITE INDICATES THAT CONDITIONS REPRESENTED IN THE GOOGLE EARTH IMAGERY ARE REASONABLY CONSISTENT WITH CURRENT CONDITIONS.

CITY OF WILMINGTON
NORTH CAROLINA

Public Services • Engineering Division
 APPROVED PLAN - NO PERMIT REQUIRED

FOR EACH OPEN UTILITY CUT OF CITY STREETS, A \$325 PERMIT SHALL BE REQUIRED FROM THE CITY PRIOR TO OCCUPANCY AND/OR PROJECT ACCEPTANCE.

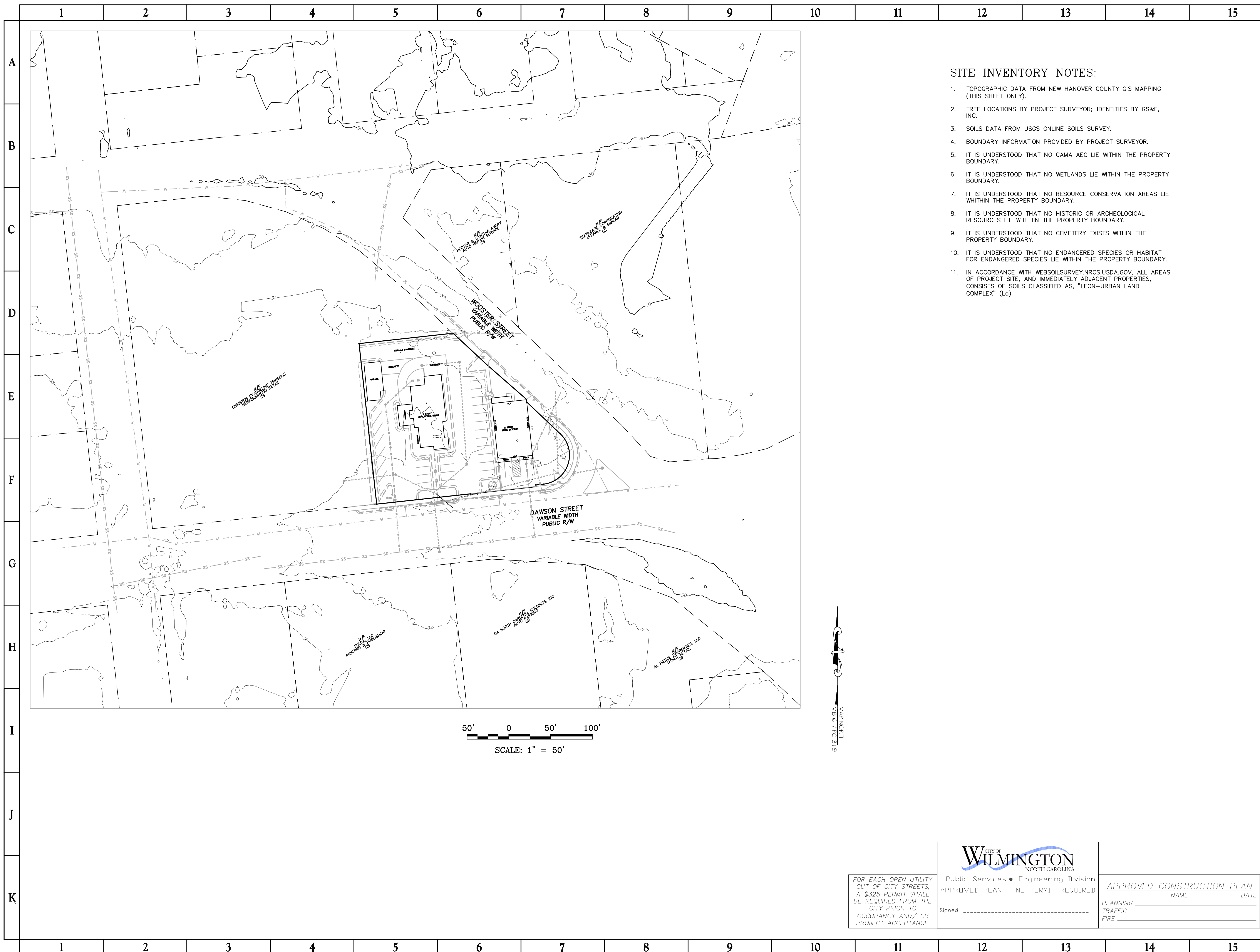
Signed: _____

APPROVED CONSTRUCTION PLAN
 NAME _____ DATE _____

PLANNING _____
 TRAFFIC _____
 FIRE _____

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F:\GSandE\01-20_New_Hanover\65_Gert_Wash-Lube\CAD\20-65-master.dwg



SITE INVENTORY NOTES:

1. TOPOGRAPHIC DATA FROM NEW HANOVER COUNTY GIS MAPPING (THIS SHEET ONLY).
2. TREE LOCATIONS BY PROJECT SURVEYOR; IDENTITIES BY GS&E, INC.
3. SOILS DATA FROM USGS ONLINE SOILS SURVEY.
4. BOUNDARY INFORMATION PROVIDED BY PROJECT SURVEYOR.
5. IT IS UNDERSTOOD THAT NO CAMA AEC LIE WITHIN THE PROPERTY BOUNDARY.
6. IT IS UNDERSTOOD THAT NO WETLANDS LIE WITHIN THE PROPERTY BOUNDARY.
7. IT IS UNDERSTOOD THAT NO RESOURCE CONSERVATION AREAS LIE WITHIN THE PROPERTY BOUNDARY.
8. IT IS UNDERSTOOD THAT NO HISTORIC OR ARCHEOLOGICAL RESOURCES LIE WITHIN THE PROPERTY BOUNDARY.
9. IT IS UNDERSTOOD THAT NO CEMETERY EXISTS WITHIN THE PROPERTY BOUNDARY.
10. IT IS UNDERSTOOD THAT NO ENDANGERED SPECIES OR HABITAT FOR ENDANGERED SPECIES LIE WITHIN THE PROPERTY BOUNDARY.
11. IN ACCORDANCE WITH WEBSOILSURVEY.NRCS.USDA.GOV, ALL AREAS OF PROJECT SITE, AND IMMEDIATELY ADJACENT PROPERTIES, CONSISTS OF SOILS CLASSIFIED AS, "LEON-URBAN LAND COMPLEX" (Lo).



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PROFESSIONAL FIRM# C-3796

**AUTO WASH
& LUBE FACILITY
WILMINGTON
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PREPARED FOR:
**ASHCOURT CENTER,
LLC
WILMINGTON, NC
28403**

REVISIONS			
NO.	DATE	OTS	DESCRIPTION

PRELIMINARY PLAN
ISSUED FOR AGENCY REVIEW

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DRAWING TITLE
SITE INVENTORY PLAN

DRAWN BY FCL	CHECKED BY FCL
DRAWING DATE 03/XX/19	DRAWING NUMBER C-102
PROJECT NUMBER 20-65	4 OF 10

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED PLAN - NO PERMIT REQUIRED

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

PLANNING _____ NAME _____ DATE _____

TRAFFIC _____

FIRE _____

NOT ISSUED FOR CONSTRUCTION

REVISIONS			
NO.	DATE	OTS	DESCRIPTION

PRELIMINARY PLAN
ISSUED FOR AGENCY REVIEW

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DRAWING TITLE
SEDIMENTATION & EROSION CONTROL DETAILS

DRAWN BY FCL	CHECKED BY FCL
DRAWING DATE 03/XX/19	DRAWING NUMBER D-102
PROJECT NUMBER 20-65	10 OF 10

NOT ISSUED FOR CONSTRUCTION

NPDES STABILIZATION TIMEFRAMES

SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
Perimeter Dikes, Swales Ditches & Slopes	7 Days	None
High Quality Water (HQW) Zones	7 Days	None
Slopes Steeper Than 3:1	7 Days	14 days if slope <10' long & flatter than 2:1
Slopes 3:1 or flatter	14 Days	7 days for slopes greater than 50' in length
All other areas with slopes less than 4:1	14 Days	None except for perimeters & HQW zones

1 STABILIZATION REQUIREMENTS

D-102 NOT TO SCALE

PLAN
50' MINIMUM
6" MIN.
16" MIN.

SECTION A-A
NO. 4 STONE (or 2"-3" aggregate)
ROAD STABILIZATION FILTER FABRIC

EXISTING PAVED ROAD
TEMPORARY DRIVEWAY CULVERT (SEE NOTE #2)

NOTES:
 1. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO RIGHTS OF WAY. THE CONTRACTOR SHALL APPLY PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND OR AS LOCAL AUTHORITIES REQUIRE.
 2. CONTRACTOR SHALL INSTALL 24" TEMPORARY DRIVEWAY CULVERT IN FLOWLINE OF ROADSIDE SWALE. BED AND BACKFILL PER MANUFACTURER TO PREVENT DAMAGE DURING CONSTRUCTION. IF PIPE IS TO BE LEFT IN PLACE, USE CLASS V RCP, SIZE AND LOCATION AS SHOWN ON PLAN SHEET C-241.

6 DRAWDOWN SKIMMER

D-102 NOT TO SCALE

NOTES:
 1. SKIMMER IS TO BE A SURFACE DEWATERING DEVICE SUCH AS BMP SKIMMER OR APPROVED DEVICE.
 2. SKIMMER SHOULD RISE TO LEVEL OF WEIR HEIGHT IN TEMPORARY BASIN OR TO RISER INLET.
 3. ROPE ATTACHED TO SKIMMER TO HELP KEEP CLEAN.
 4. SKIMMER SHALL BE SUPPORTED ABOVE BOTTOM OF BASIN SO AS TO BE FREE OF SILT AND PREVENT EMBEDMENT IN BASIN BOTTOM. A PEDESTAL OF #4 STONE IS AN ACCEPTABLE SUPPORT (MINIMUM HEIGHT ABOVE BASIN BOTTOM 1-FT).
 5. SKIMMER SIZED IN ACCORDANCE WITH NCDENR GUIDELINES (1.4" ORIFICE) UTILIZING FAIRCLOTH SKIMMER SIZING ROUTINE (PROVIDED TO NEW HANOVER COUNTY IN PROJECT CALCULATIONS).
 6. SKIMMER SHALL OUTLET INTO RISER STRUCTURE AT NORMAL POOL ELEVATION (SEE SHEET C-221).

4 TEMPORARY CONSTRUCTION ENTRANCE

D-102 NOT TO SCALE

PLAN
3do (min.)
W

SECTION A-A
Discharge Channel
FLOW
Filter blanket

NOTES:
 1. La is the length of the riprap apron.
 2. d = 1.5 times the maximum stone diameter but not less than 6".
 3. A filter blanket or filter fabric shall be installed between the riprap and soil foundation.

7 COIR BAFFLE DETAIL

D-102 NOT TO SCALE

BAFFLE DETAIL
 4" MAX
24" INTO BOTTOM OF BASIN
STAKE TO SUPPORT WIRE
2" MIN

2 SILT FENCE DETAIL

D-102 NOT TO SCALE

NOTES:
 1. CONTRACTOR MAY USE 10x10 WIRE-REINFORCED SILT FENCE WITH METAL POST. IF SO, SPACING BETWEEN METAL POSTS MAY BE INCREASED TO 8-FEET WITH STANDARD STRENGTH FABRIC.
 2. HARDWARE CLOTH OPENINGS MAY BE USED AT CONCENTRATED LOW POINTS IN ACCORDANCE WITH NCDENR STANDARDS.

3 WIRE/GRAVEL INLET PROTECTION

D-102 NOT TO SCALE

NOTES:
 1. CONTRACTOR MAY USE 10x10 WIRE-REINFORCED SILT FENCE WITH METAL POST. IF SO, SPACING BETWEEN METAL POSTS MAY BE INCREASED TO 8-FEET WITH STANDARD STRENGTH FABRIC.
 2. HARDWARE CLOTH OPENINGS MAY BE USED AT CONCENTRATED LOW POINTS IN ACCORDANCE WITH NCDENR STANDARDS.

5 ENERGY DISSIPATER

D-102 NOT TO SCALE

NOTES:
 1. ALL RIP-RAP APRONS SIZED TO WORST CASE: St DIMENSION SHOWN APPLY
 2. La is the length of the riprap apron.
 3. d = 1.5 times the maximum stone diameter but not less than 6".
 4. A filter blanket or filter fabric shall be installed between the riprap and soil foundation.

TEMPORARY SEEDING

GRASS TYPE	AMOUNT/1000 SF.	TIME OF SEEDING	INITIAL	FERTILIZATION/1000 SF. MAINTENANCE		
RYE GRASS	1-2 LBS.	NOV. THRU JAN.	25 LBS. 10-10-10	NA	NA	NA
BROWNTOP MILLET	1-2 LBS.	JUNE THRU AUG.	25 LBS. 10-10-10	NA	NA	NA

PERMANENT SEEDING

GRASS TYPE	AMOUNT/1000 SF.	TIME OF SEEDING	INITIAL	FERTILIZATION/1000 SF. MAINTENANCE		
BERMUDA, COMMON	1-2 LBS.	APR. THRU JUNE	25 LBS. 10-10-10	MARCH - APRIL 12 LBS. 10-10-10	EACH 4-8 WEEKS 1-2 LBS. N.	AUG. - SEPT. 12 LBS. 10-10-10
FESCUE TALL (KENTUCKY 31)	5-7 LBS.	SEPT. THRU OCT. FEB. THRU OCT.	25 LBS. 10-10-10	FEB. - MARCH 12 LBS. 10-10-10	MAY & DEC. 1/2 TO 1 LB. N.	SEPT. - OCT. 12 LBS. 10-10-10
SERICEA / LESPEDEZA (SLOPES)	1-2 LBS.	MARCH THRU APR.	25 LBS. 10-10-10	FEB. - MARCH	1/2 TO 1 LB. N.	NA

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