

EXISTING CONDITION NOTES:

1. THE DRAWING IS BASED ON SURVEY BY CAPE FEAR ENGINEERING, INC. ON OCTOBER 10 THROUGH 14, AND OCTOBER 17, AND NOVEMBER 11, 2016.
2. ALL HORIZONTAL DATUM IS BASED ON NAD 83 NORTH CAROLINA STATE PLANE US FOOT. ALL VERTICAL DATUM IS BASED ON NAVD 88.
3. ADJOINING PROPERTY OWNERS BASED ON INFORMATION FOUND IN THE NEW HANOVER COUNTY REGISTER OF DEEDS.
4. REFERENCE: MAP BOOK 49, PAGE 176, DEED BOOK 5910, PAGE 2592.
5. NO BOUNDARY WORK PERFORMED. BOUNDARY BASED ON A MAP BY HANOVER DESIGNS FOR N.C. STATE PORTS AUTHORITY, RALEIGH STREET DIVISION.
6. NO WETLANDS ARE PRESENT WITHIN THE PROJECT BOUNDARY, AS DETERMINED BY NEEDHAM ENVIRONMENTAL INC. ON DECEMBER 02, 2016.
7. THE PROJECT SITE LIES WITHIN FLOOD ZONE "X" AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP 372031 PANEL 2500J WITH AN EFFECTIVE DATE OF APRIL 3, 2006.
8. THIS PROJECT IS IN THE CAMA LAND USE CLASSIFICATION OF URBAN.
9. WASTE DISPOSAL TO BE PROVIDED BY A ROLL-OUT CONTAINER.
10. SOIL DATA DIGITIZED FROM MAP CREATED BY USDA NRCS WEB SOIL SURVEY.
11. THERE ARE NO KNOWN CONSERVATION RESOURCES WITHIN THE PROJECT BOUNDARY.
12. THERE ARE NO KNOWN LOCAL, STATE, OR FEDERALLY RECOGNIZED HISTORIC STRUCTURE(S) OR ARCHEOLOGICAL RESOURCES WITHIN THE PROJECT BOUNDARY.
13. THERE ARE NO EXISTING OR KNOWN PROPOSED THOROUGHFARES, BIKE ROUTES, PEDESTRIAN SIDEWALKS, PEDESTRIAN TRAILS OR TRANSIT FACILITIES WITHIN OR ADJACENT TO THE SUBJECT PROJECT BOUNDARY.
14. EXISTING UTILITY INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION, VERIFICATION, SUPPORT AND PROTECTION OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES TO REMAIN IN PLACE, INCLUDING ANY UTILITIES NOT INDICATED ON THESE DRAWINGS. ANY CONFLICTS OR DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.
15. CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, TREES, PAVEMENT, UTILITIES, AND OTHER PROPERTY UNLESS THEY ARE TO BE DEMOLISHED. ANY PROPERTY NOT AUTHORIZED FOR REMOVAL, BUT DAMAGED BY THE CONTRACTOR SHALL BE RESTORED BY THE CONTRACTOR TO THE ENGINEER'S OR OWNER'S SATISFACTION AT NO ADDITIONAL EXPENSE TO THE OWNER.
16. CONTRACTOR SHALL MAKE EVERY EFFORT TO SAVE PROPERTY IRONS, MONUMENTS, OTHER PERMANENT POINTS AND LINES OF REFERENCE AND CONSTRUCTION STAKES. PROPERTY IRONS, MONUMENTS, AND OTHER PERMANENT POINTS OF REFERENCE DESTROYED BY THE CONTRACTOR SHALL BE REPLACED BY A NORTH CAROLINA LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
17. THE CONTRACTOR SHALL MAKE SURE THAT WORK PERFORMED ON THIS PROJECT SHALL NOT IMPACT THE OPERATION OF ANY ADJACENT PROPERTIES.
18. THE CONTRACTOR SHALL SEQUENCE WORK AS NECESSARY TO ENSURE THAT ALL UTILITY SERVICES, INCLUDING FIRE HYDRANTS, REMAIN OPERATIONAL DURING CONSTRUCTION.
19. THE CONTRACTOR SHALL RESTORE ANY ACCESS ROADS AND STAGING AREAS USED BACK TO THEIR ORIGINAL CONDITION. ALL DISTURBED AREAS SHALL BE VEGETATED IN ACCORDANCE WITH THE PROJECT PLANS.
20. THE CONTRACTOR SHALL TAKE ADEQUATE PROTECTIVE MEASURES TO ENSURE THAT EXISTING PAVEMENT SURFACES ARE NOT DAMAGED FROM TRACKED CONSTRUCTION EQUIPMENT OR ANY OTHER POSSIBLE SOURCE WHEN EQUIPMENT IS BEING MOVED DURING AND AFTER WORK IS BEING CONDUCTED. THE CONTRACTOR SHALL REPAIR ANY PAVED AREAS DAMAGED DURING CONSTRUCTION.
21. EXISTING PAVEMENTS AND ALL OTHER AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAN AT ALL TIMES. DO NOT ALLOW BUILD UP OF SOIL, MUD, DUST OR OTHER DEBRIS.
22. ANY AND ALL MATERIAL QUANTITIES INDICATED ON THIS PLAN SET ARE FOR REFERENCE ONLY. THE CONTRACTOR MUST VERIFY ALL MATERIALS QUANTITIES SHOWN.

TREE PROTECTION NOTES:

1. TREE PROTECTION FENCING SHALL BE INSTALLED AS REQUIRED PRIOR TO LAND DISTURBING OPERATIONS (INCLUDING TREE REMOVAL) AND IN SUCH A MANNER THAT CLEARLY AND ADEQUATELY SEPARATES ALL TREES TO BE REMOVED FROM TREES TO REMAIN.
2. AT THE START OF GRADING INVOLVING THE STRIPPING OF TOPSOIL OR LOWERING OF EXISTING GRADE AROUND A TREE TO REMAIN, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FURTHEST AWAY FROM THE TREE TRUNK.
3. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT SHALL BE PERMITTED WITHIN THE PROTECTED AREA(S). NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA(S), AND SHALL BE

POSTED ON THE PROTECTION FENCE. A PROTECTION FENCE CONSTRUCTED OF MATERIAL RESISTANT TO DEGRADATION BY SUN, WIND, AND MOISTURE FOR THE DURATION OF CONSTRUCTION SHALL BE INSTALLED AT THE SAME TIME AS THE EROSION CONTROL MEASURES.

4. THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION PRIOR TO THE CERTIFICATE OF OCCUPANCY (CO) IS SCHEDULED. FENCING SHALL BE REMOVED PRIOR TO FINAL INSPECTION.

SITE NOTES:

PARID: R06400-002-009-000

SITE ADDRESS: 200 RALEIGH STREET

PROPERTY IS ZONED: IND- INDUSTRIAL DISTRICT.

OWNER: CS PROPERTY DEVELOPMENT, LLC
3329-C WRIGHTSVILLE AVENUE
WILMINGTON, NC 28403
(910) 859-8574

PROPOSED USE: CIVIL WORKS CONTRACTING
CONTRACTOR'S OFFICE

AREA OF SITE IS 10.0 ACRES.

SETBACKS

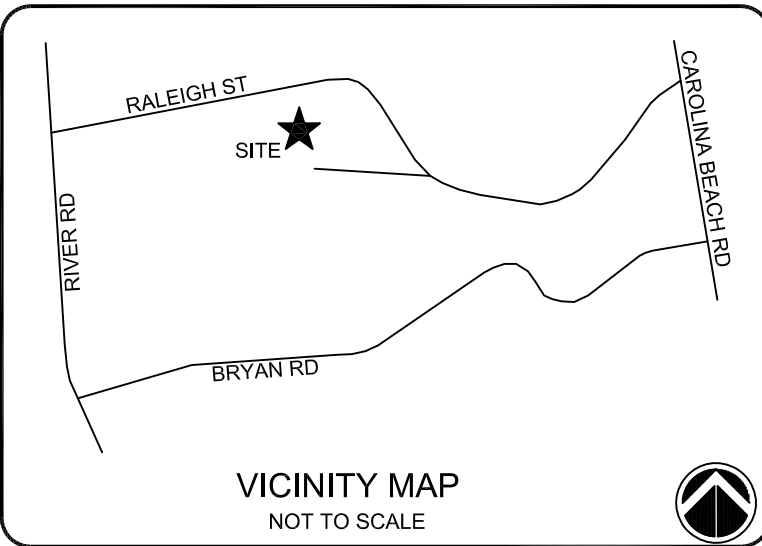
FRONT - 50'
CORNER LOT SIDE - 50'
INTERIOR LOT SIDE - 0'
REAR - 0' (ABUTTING STREET 50')
BUILDING HEIGHT: 35' MAXIMUM

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	— — — — —	— — — — —
ADJACENT PROPERTY	- - - - -	- - - - -
EASEMENT	- · - · - · - · - · - · -	- · - · - · - · - · - · -
GAS LINE	- - - - - G - - - - -	- - - - - G - - - - -
ASPHALT PAVEMENT	— — — — —	— — — — —
CHAIN LINK FENCE	- x - x - x - x -	- x - x - x - x -
TELEPHONE PEDESTAL	Ⓣ	Ⓣ
OAK TREE	⊗	⊗
PINE TREE	●	●
CEDAR TREE	⊗	⊗
MAGNOLIA	⊗	⊗
IRON ROD FOUND	●	●
EXISTING IRON PIPE	● EIP	● EIP
RIGHT-OF-WAY DISK	⊙ RW DISK	⊙ RW DISK
CONTOURS	- - - - - 19 - - - - - - - - - - 20 - - - - -	- - - - - 19 - - - - - - - - - - 20 - - - - -
LIMITS OF DISTURBANCE		— — — — — LD — — — — —
TEMPORARY CONSTRUCTION ENTRANCE		▨
SILT FENCE		— — — — —
SILT FENCE OUTLET		— — — — —
GRASS (SEE VEGETATION SCHEDULE ON SHEET C-506)		▭
TREE PROTECTION		— — — — — TP — — — — —
WATER LINE	- - - - - W - - - - -	- - - - - W - - - - -
WATERLINE VALVE	⊗ WV	⊗ WV
FIRE HYDRANT	⊙	⊙ FH
SANITARY SEWER MANHOLE	⊙	⊙
SANITARY SEWER LINE	- - - - - SS - - - - -	- - - - - SS - - - - -
SOIL SURVEY BOUNDARY	■ ■ ■ ■ ■	■ ■ ■ ■ ■

ABBREVIATIONS

GFA	GROSS FLOOR AREA
NRCS	NATURAL RESOURCES CONSERVATION SERVICE
USDA	UNITED STATES DEPARTMENT OF AGRICULTURE



NOTES:

ISSUED FOR REGULATORY REVIEW

REV. #	DESCRIPTION	REV. BY	DATE
B	ISSUED FOR TRC REVIEW	EMN	05/17/17
A	ISSUED FOR REGULATORY REVIEW	EMN	02/21/17
REVISIONS			



CAPE FEAR ENGINEERING

151 Poole Rd., Suite 100, Belville, NC, 28451
TEL (910) 383-1044; FAX (910) 383-1045
www.capefearengineering.com
N.C. LICENSE # C-1621

PROJECT NUMBER:	275-77
SCALE:	N/A
DATE:	21 FEB 17

CIVIL WORKS CONTRACTING
RALEIGH STREET
WILMINGTON, NC

NOTES & LEGEND

PROJECT NUMBER	275-77	SHEET NUMBER	C-001
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PARID: R06400-002-005-000
 OWNER: NC STATE PORTS AUTHORITY
 CURRENT ZONING: IND
 LAND USE CODE: 958-UNUSED LAND

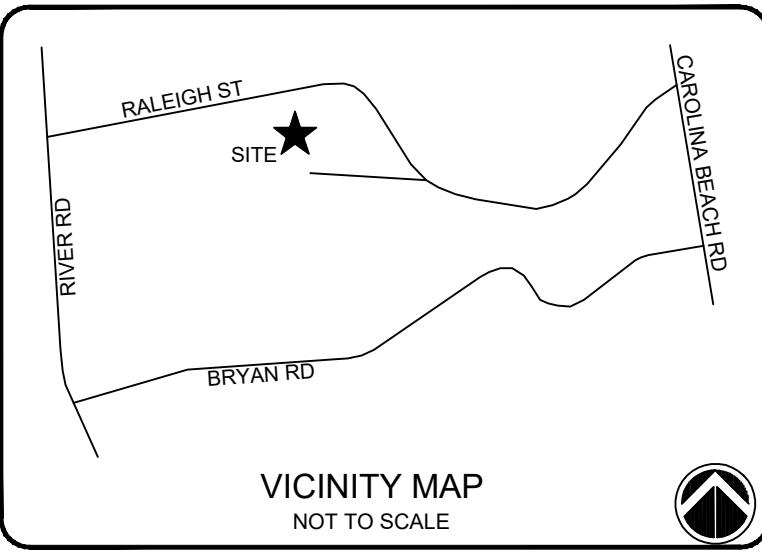
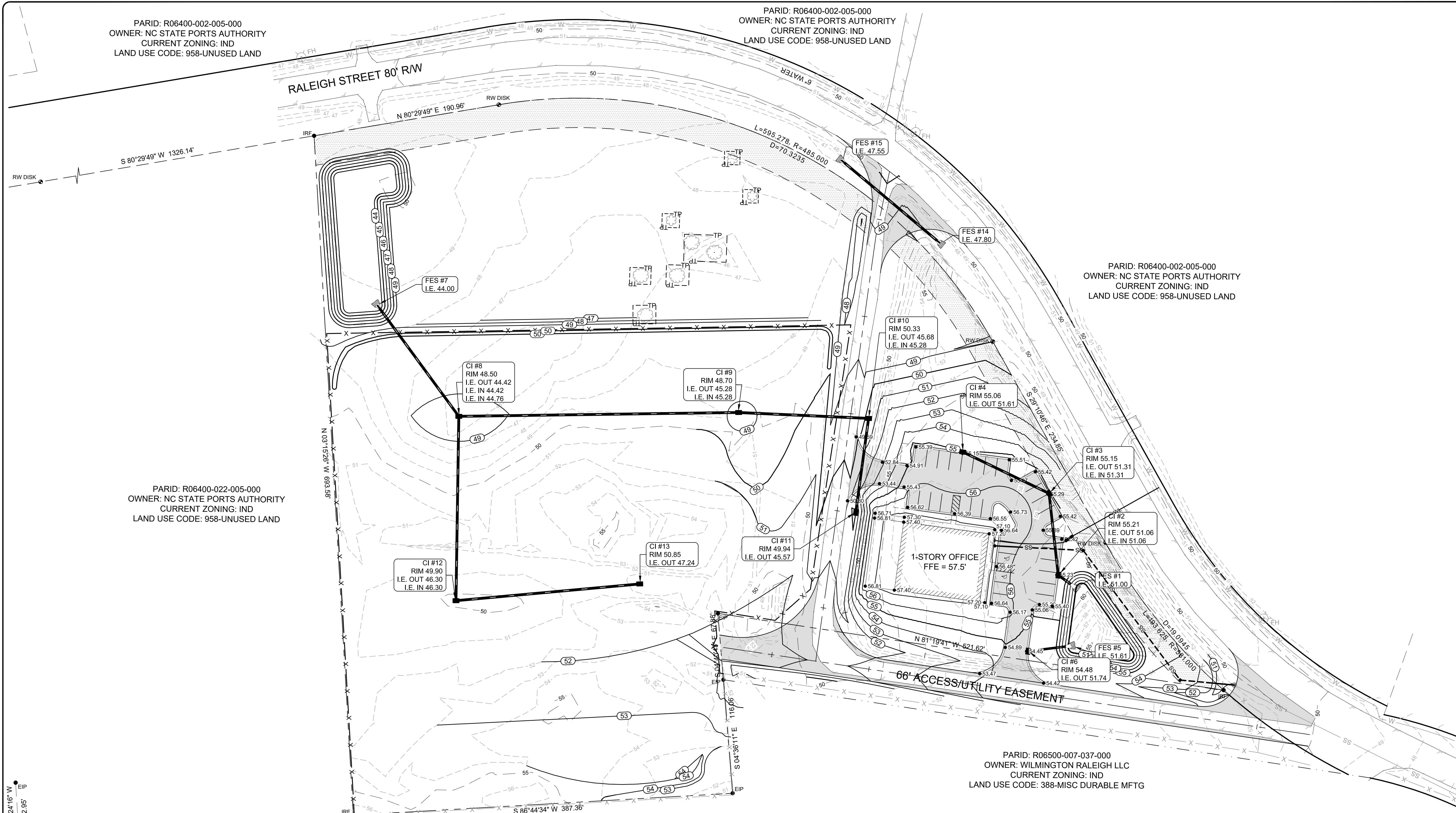
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 OWNER: NC STATE PORTS AUTHORITY
 CURRENT ZONING: IND
 LAND USE CODE: 958-UNUSED LAND

PARID: R06400-002-005-000
 OWNER: NC STATE PORTS AUTHORITY
 CURRENT ZONING: IND
 LAND USE CODE: 958-UNUSED LAND

PARID: R06400-022-005-000
 OWNER: NC STATE PORTS AUTHORITY
 CURRENT ZONING: IND
 LAND USE CODE: 958-UNUSED LAND

PARID: R06500-007-037-000
 OWNER: WILMINGTON RALEIGH LLC
 CURRENT ZONING: IND
 LAND USE CODE: 388-MISC DURABLE MFTG

PARID: R06500-007-037-000
 OWNER: WILMINGTON RALEIGH LLC
 CURRENT ZONING: IND
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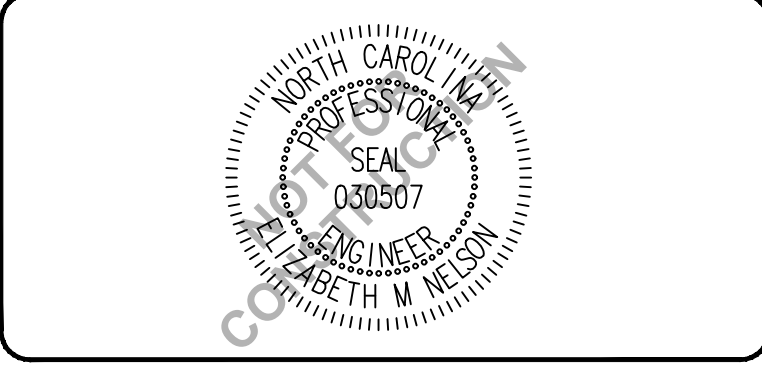
NOTES:
 SEE SHEET C-001 FOR GENERAL NOTES AND LEGEND
 REQUIRED GROUNDCOVER TIMES:
 (SEE SEQUENCE OF DISTURBANCE NOTES ON C-506)

7 DAY MAXIMUM

14 DAY MAXIMUM

ISSUED FOR REGULATORY REVIEW

REV. #	DESCRIPTION	REV. BY	DATE
B	ISSUED TO CITY OF WILMINGTON FOR TRC REVIEW	EMN	05/17/17
A	ISSUED FOR REGULATORY REVIEW	EMN	02/21/17



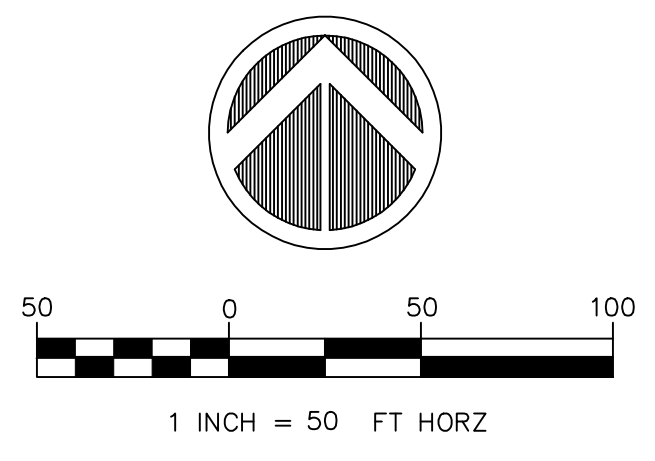
CAPE FEAR ENGINEERING
 151 Poole Rd., Suite 100, Belville, NC, 28451
 TEL (910) 383-1044; FAX (910) 383-1045
 www.capefearengineering.com
 N.C. LICENSE # C-1621

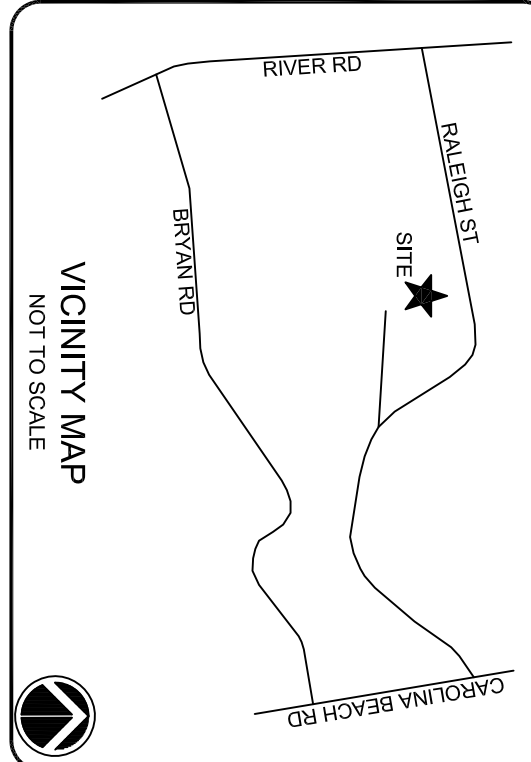
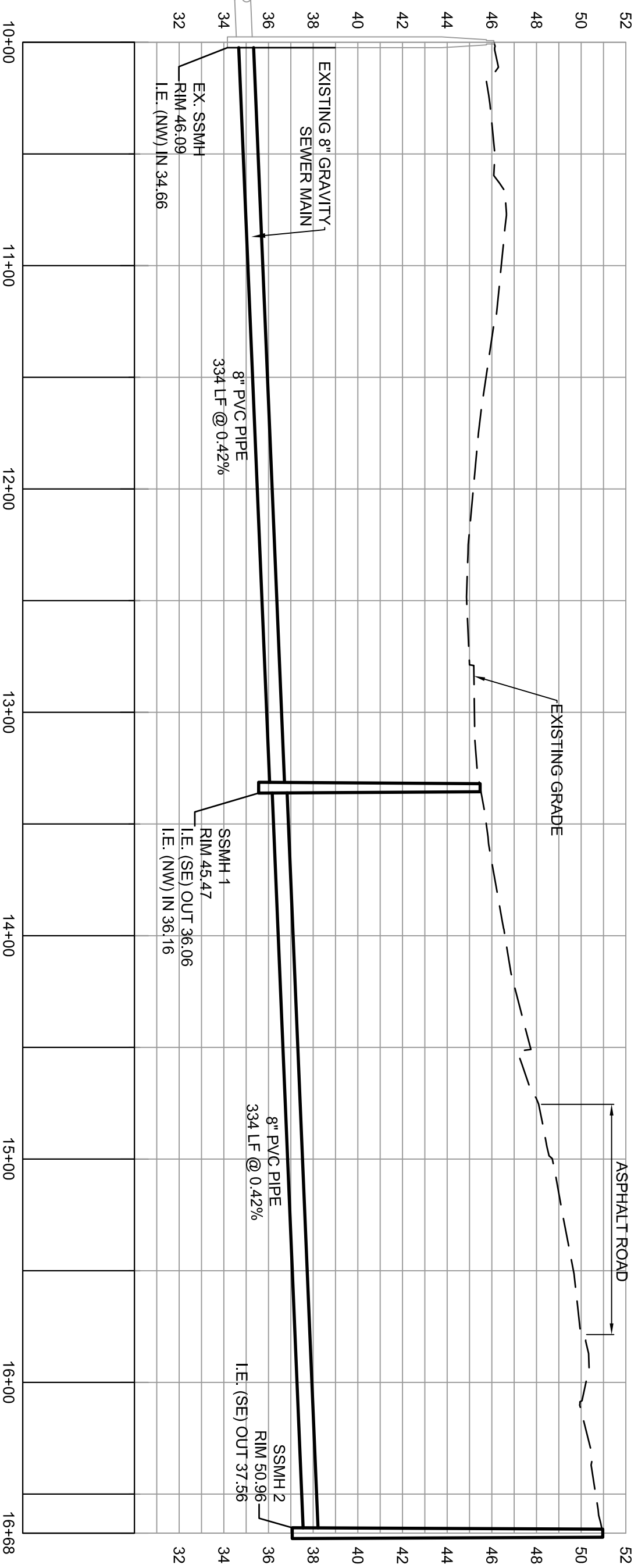
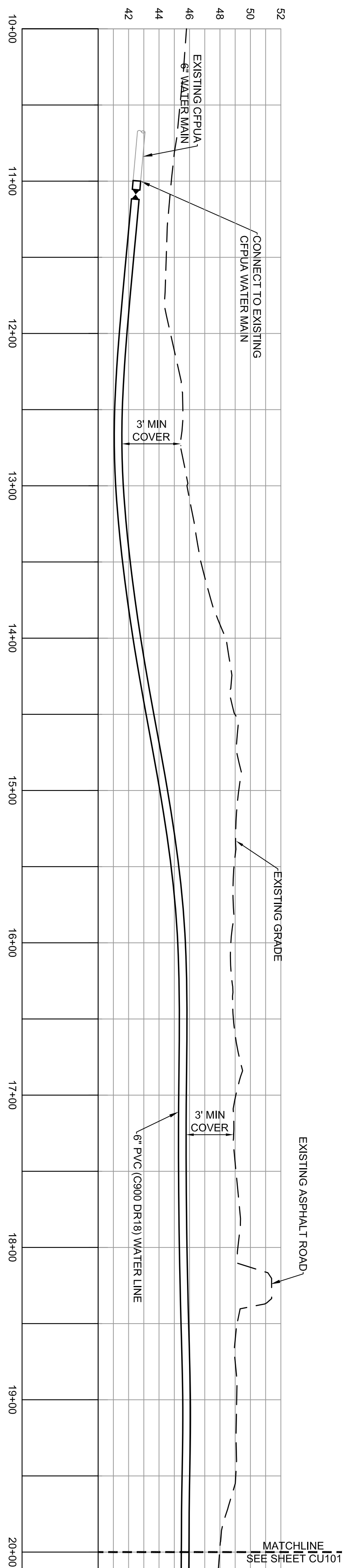
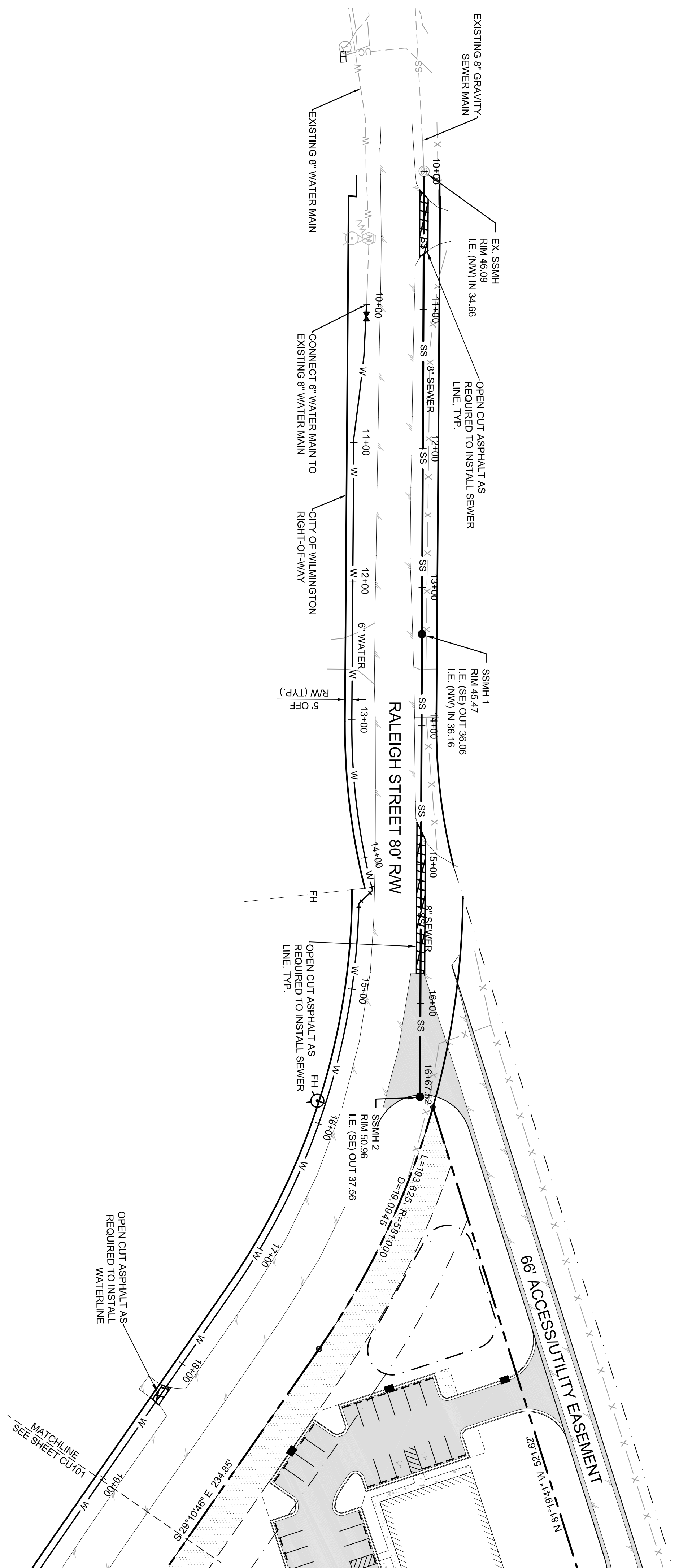
PROJECT NUMBER:	275-77
SCALE:	1" = 50'
DATE:	21 FEB 17

CIVIL WORKS CONTRACTING
 RALEIGH STREET
 WILMINGTON, NC

EROSION CONTROL PLAN

PROJECT NUMBER	SHEET NUMBER
275-77	CG101





NOTES

**ISSUED FOR
REGULATORY REVIEW**

REV #	DESCRIPTION	DATE	REVISIONS	EA/N
A	ISSUED TO CITY OF WILMINGTON FOR TRC REVIEW	09/17/17		

CAPE FEAR ENGINEERING

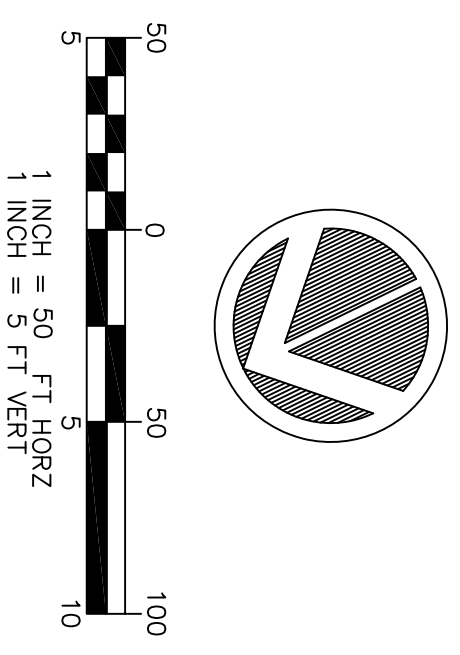
151 Poodle Rd, Suite 100, Beville, NC, 28451
 TEL: (910) 383-1044; FAX: (910) 383-1045
 www.capefearengineering.com
 N.C. LICENSE # C-1821

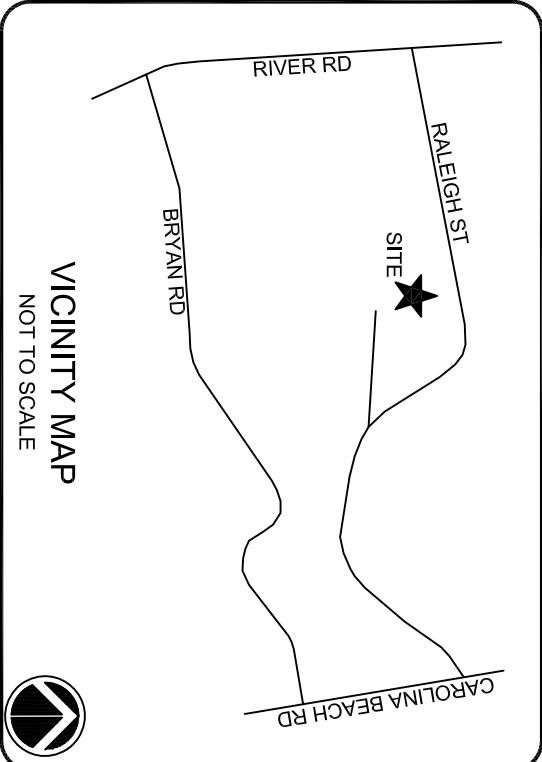
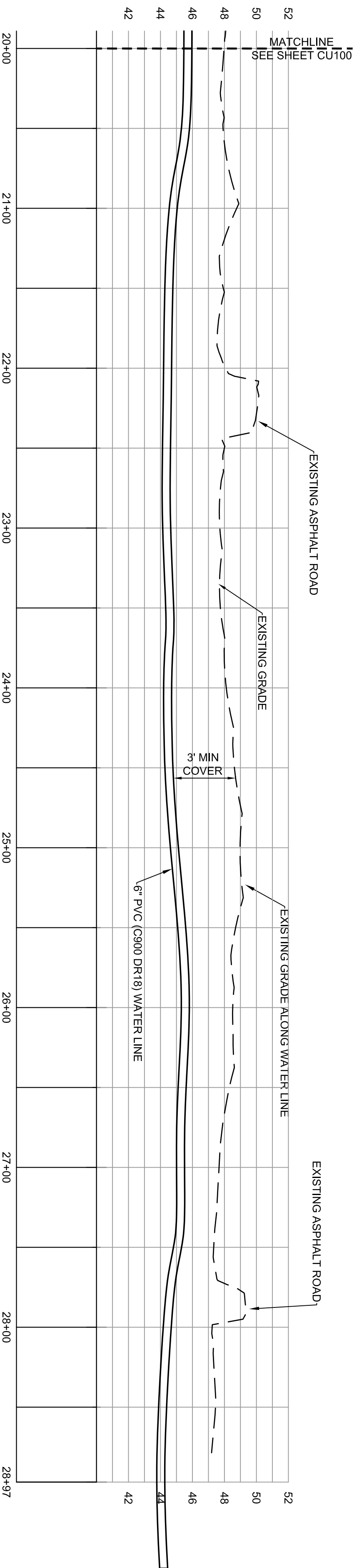
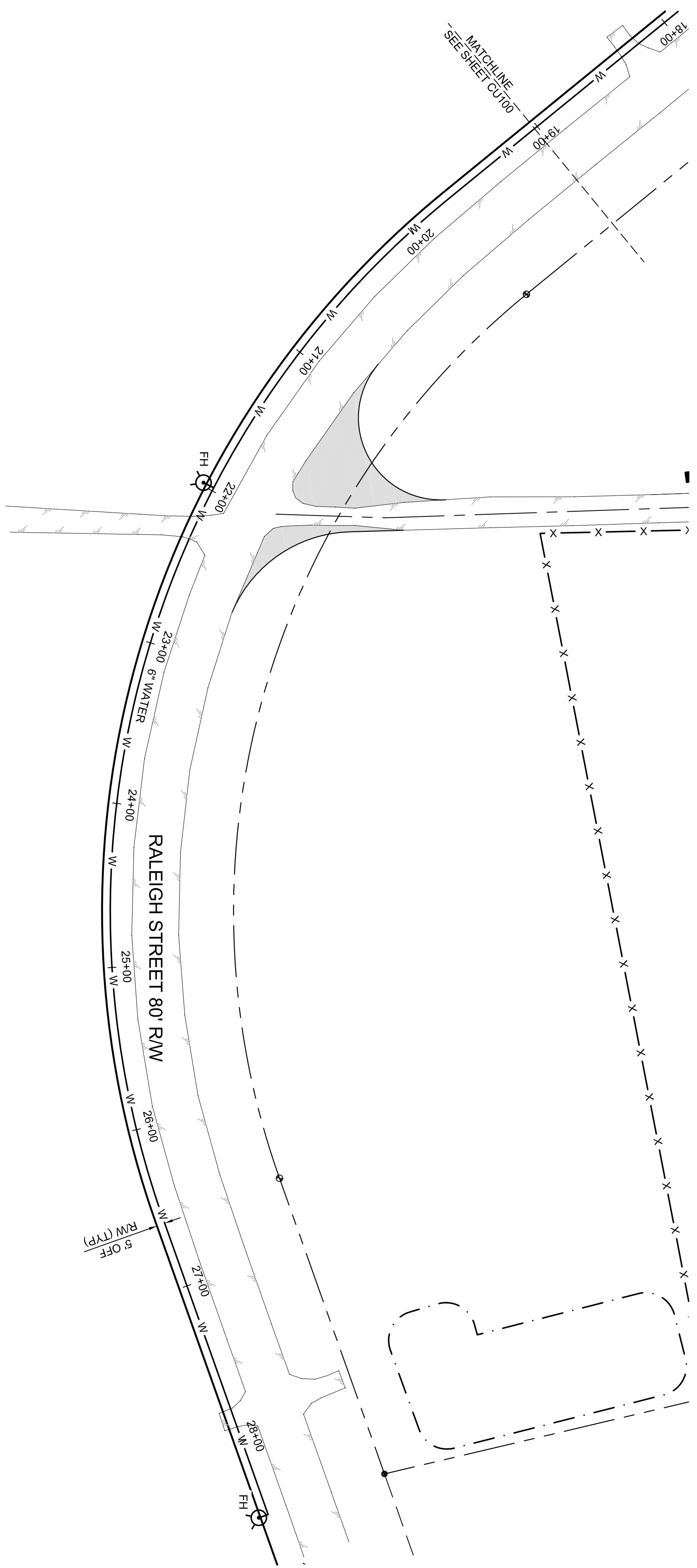
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 SCALE: 1"=50'
 DATE: 01 MAR 17

CIVIL WORKS CONTRACTING
 RALEIGH STREET
 WILMINGTON, NC

**OFFSITE UTILITY
 PLAN AND PROFILE**

PROJECT NUMBER: 275-77
 SHEET NUMBER: CU100

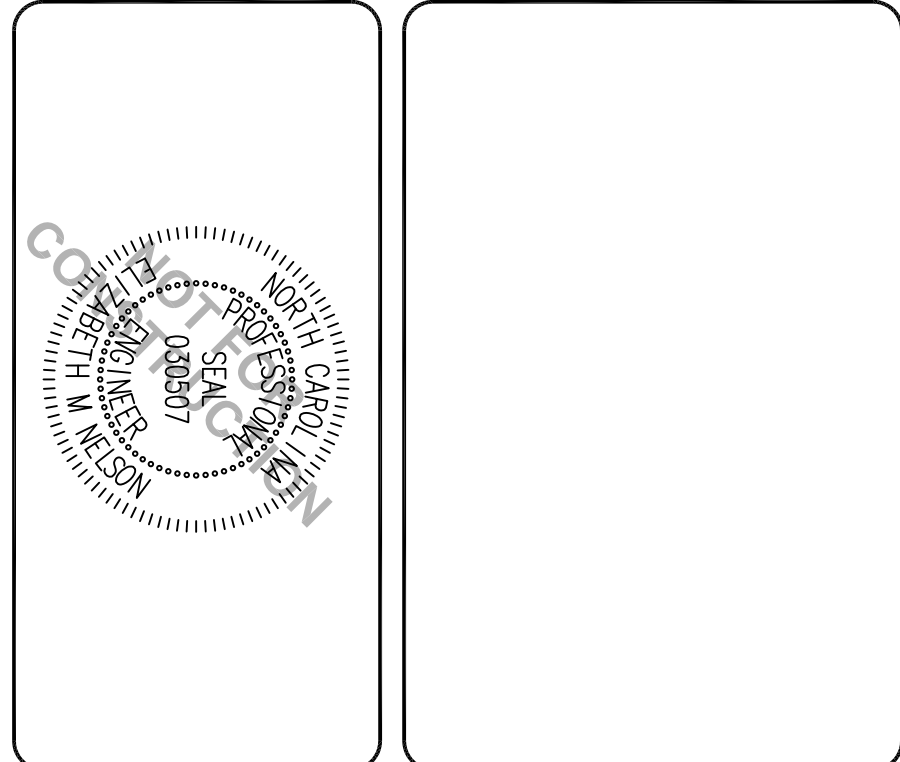




NOTES

ISSUED FOR REGULATORY REVIEW

REV #	DESCRIPTION	DATE	REVISIONS
A	ISSUED TO CITY OF WILMINGTON FOR TRC REVIEW	09/11/17	



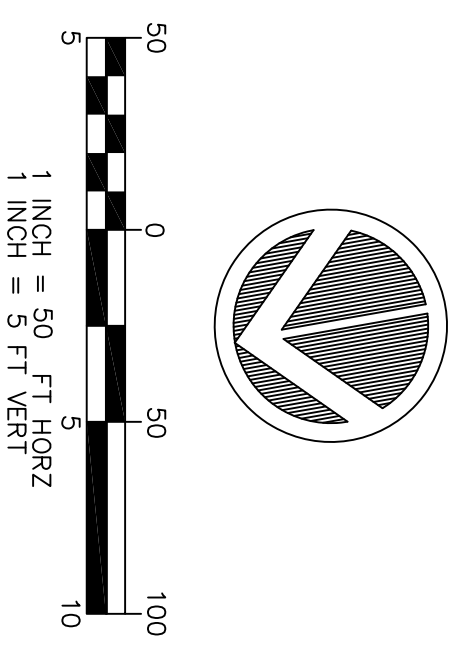
CAPE FEAR ENGINEERING
 151 F Podie Rd, Suite 100, Beville, NC, 28451
 TEL: (910) 383-1044; FAX: (910) 383-1045
 www.capefearengineering.com
 N.C. LICENSE # C-1621

PROJECT: 275-77
 NUMBER: 1-50
 SCALE: 1"=50'
 DATE: 01 MAR 17

CIVIL WORKS CONTRACTING
 RALEIGH STREET
 WILMINGTON, NC

OFFSITE UTILITY PLAN AND PROFILE

PROJECT NUMBER: 275-77
 SHEET NUMBER: CU101



TREE MITIGATION CALCULATIONS:

PER SEC 18-456:
Regulated Trees

- Hardwoods > 8" DBH
- Conifer > 12" DBH
- Dogwoods, Magnolias, Ornamental Flowering, American Hollies > 4" DBH

Significant Trees

- Hardwood, Long Leaf Pine, Pecosin (pond)
- Pine, Black Pine, and non-pine conifer trees > 24" DBH
- All other pines > 32" DBH
- Dogwoods, Magnolias, Ornamental Flowering, American Hollies > 8" DBH

Regulated Trees to be Removed and Required Mitigation

(Per Section 18-460)

The total number of replacement trees shall be determined for regulated trees removed by multiplying the total DBH of the removed regulated tree(s) by the percentage for the type of tree in Table IV and dividing by three (3)

ALL REGULATED TREES TO BE REMOVED INSIDE OF PROPOSED CONTRACTOR LAY DOWN AREA ARE CONSIDERED EXEMPT FROM MITIGATION PER SECTION 18-461 SINCE LAYDOWN AREA IS AN ESSENTIAL SITE IMPROVEMENT FOR PROPOSED FACILITY. ALL REGULATED TREES OUTSIDE OF LAYDOWN AREA HAVE BEEN PRESERVED.

STREET YARD CALCULATIONS:

PER SEC 18-477

For IND Zoning:
Street Yard Multiplier = 25
Maximum Width = 37.5
Minimum Width = 12.5

REQUIRED STREET YARD

= LF of Frontage x Multiplier
= 1165 LF x 25
= 29,125 SF

PROVIDED STREET YARD

= 31,220 SF

REQUIRED PLANTINGS:

1 - CANOPY/SHADE TREE PER 600 SF

29,125 SF / 600 * 1 = 48 CANOPY/SHADE TREES

6 - SHRUBS, 12-INCHES HIGH AT PLANTING

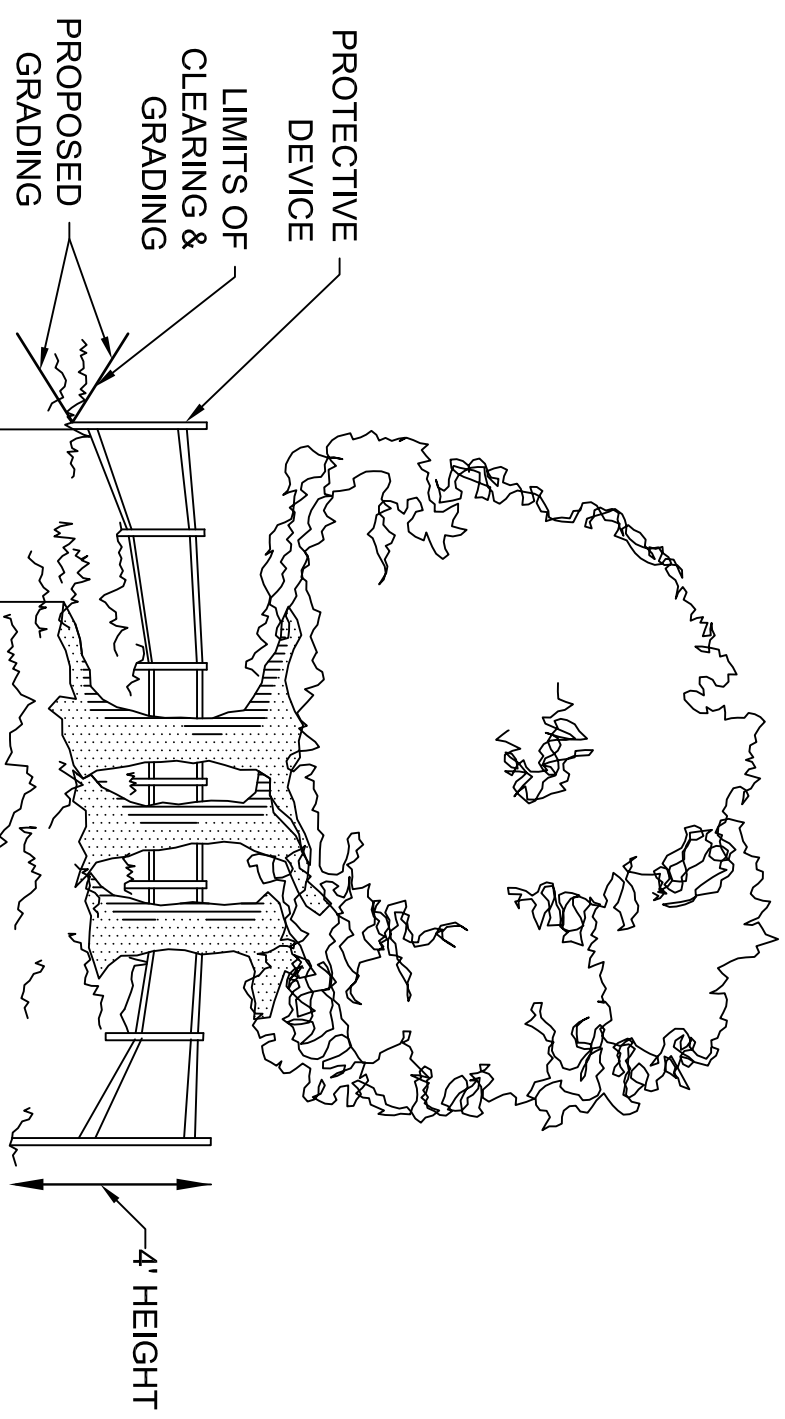
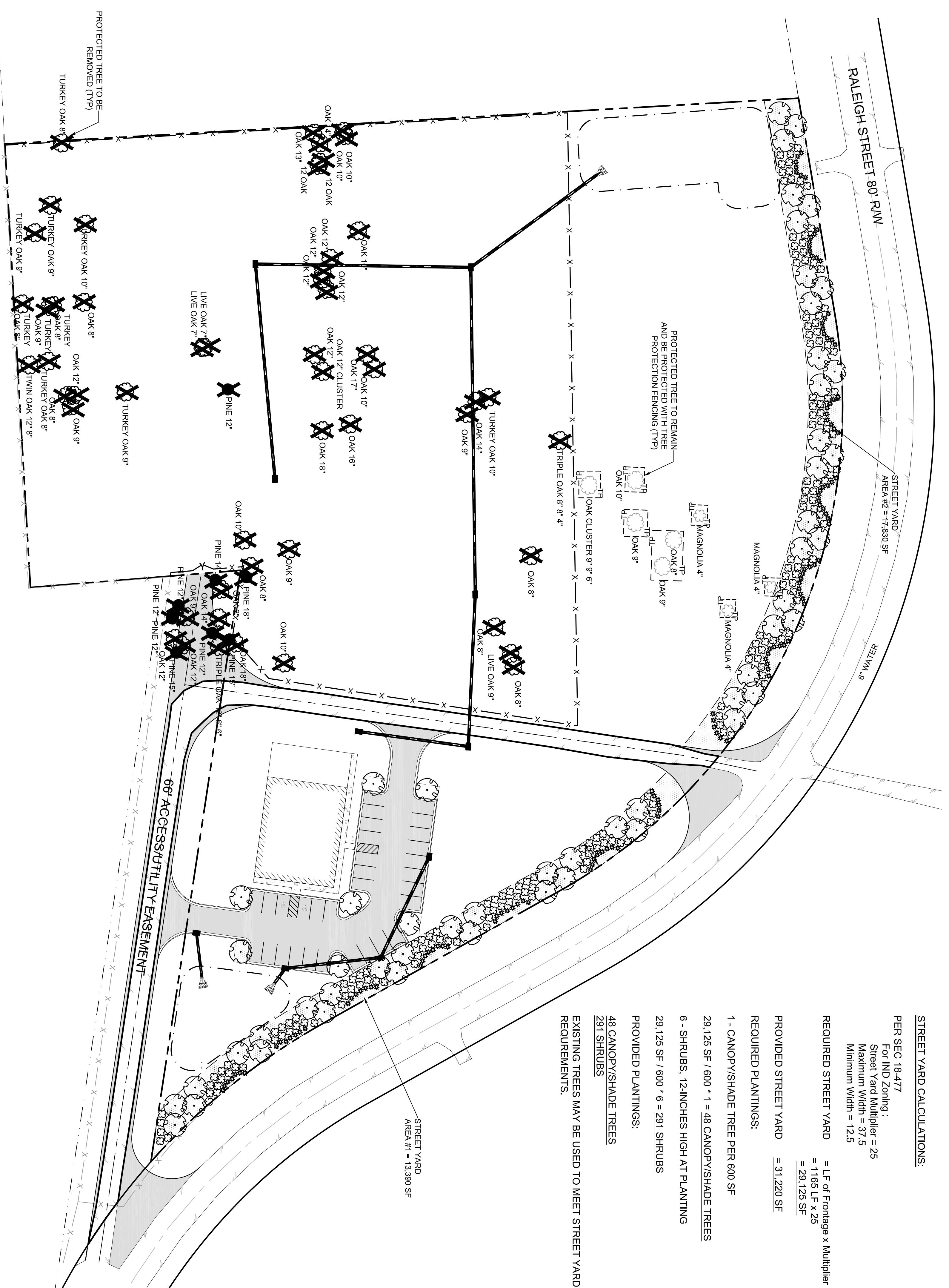
29,125 SF / 600 * 6 = 291 SHRUBS

PROVIDED PLANTINGS:

48 CANOPY/SHADE TREES

291 SHRUBS

EXISTING TREES MAY BE USED TO MEET STREET YARD REQUIREMENTS.

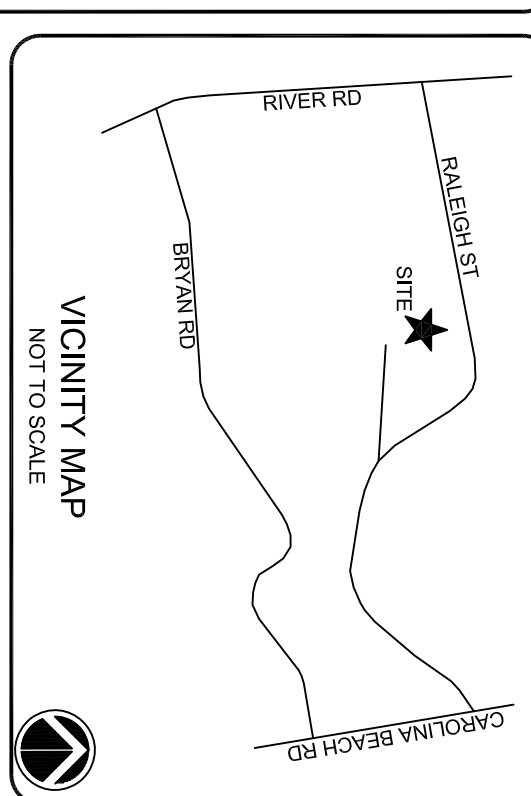


TREE PROTECTION

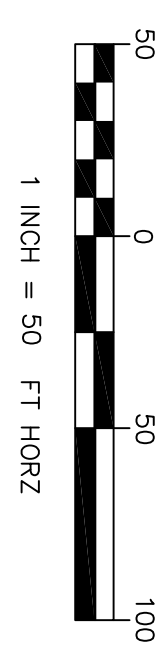
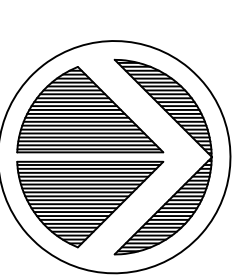
NOT TO SCALE

PLANTING SCHEDULE

SYMBOL	NAME	BOTANICAL NAME	SIZE	REMARKS
	TREES			
	SHADE/CANOPY	TBD	2" DIA.	
	SHRUBS			
	SHRUB 1	TBD	3 Gal.	
	SHRUB 2	TBD	3 Gal.	



NOTES



ISSUED FOR REGULATORY REVIEW

REV #	DESCRIPTION	DATE	EA/N	CS/TT/TB	REVIEW
A	ISSUED FOR TRC REVIEW				

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 151 Poodle Rd., Suite 100, Beville, NC, 28451
 TEL: (910) 383-1044; FAX: (910) 383-1045
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 N.C. LICENSE # C-1821

PROJECT NUMBER: 275-77
 SCALE: 1"=50'
 DATE: 24 FEB 17

CWC OFFICE
 RALEIGH STREET
 WILMINGTON, NC

LANDSCAPE PLAN

PROJECT NUMBER: 275-77
 SHEET NUMBER: LS100

PARID: R06400-002-005-000
 OWNER: NC STATE PORTS AUTHORITY
 CURRENT ZONING: IND
 LAND USE CODE: 958-UNUSED LAND

PARID: R06400-002-005-000
 OWNER: NC STATE PORTS AUTHORITY
 CURRENT ZONING: IND
 LAND USE CODE: 958-UNUSED LAND

PARID: R06400-002-005-000
 OWNER: NC STATE PORTS AUTHORITY
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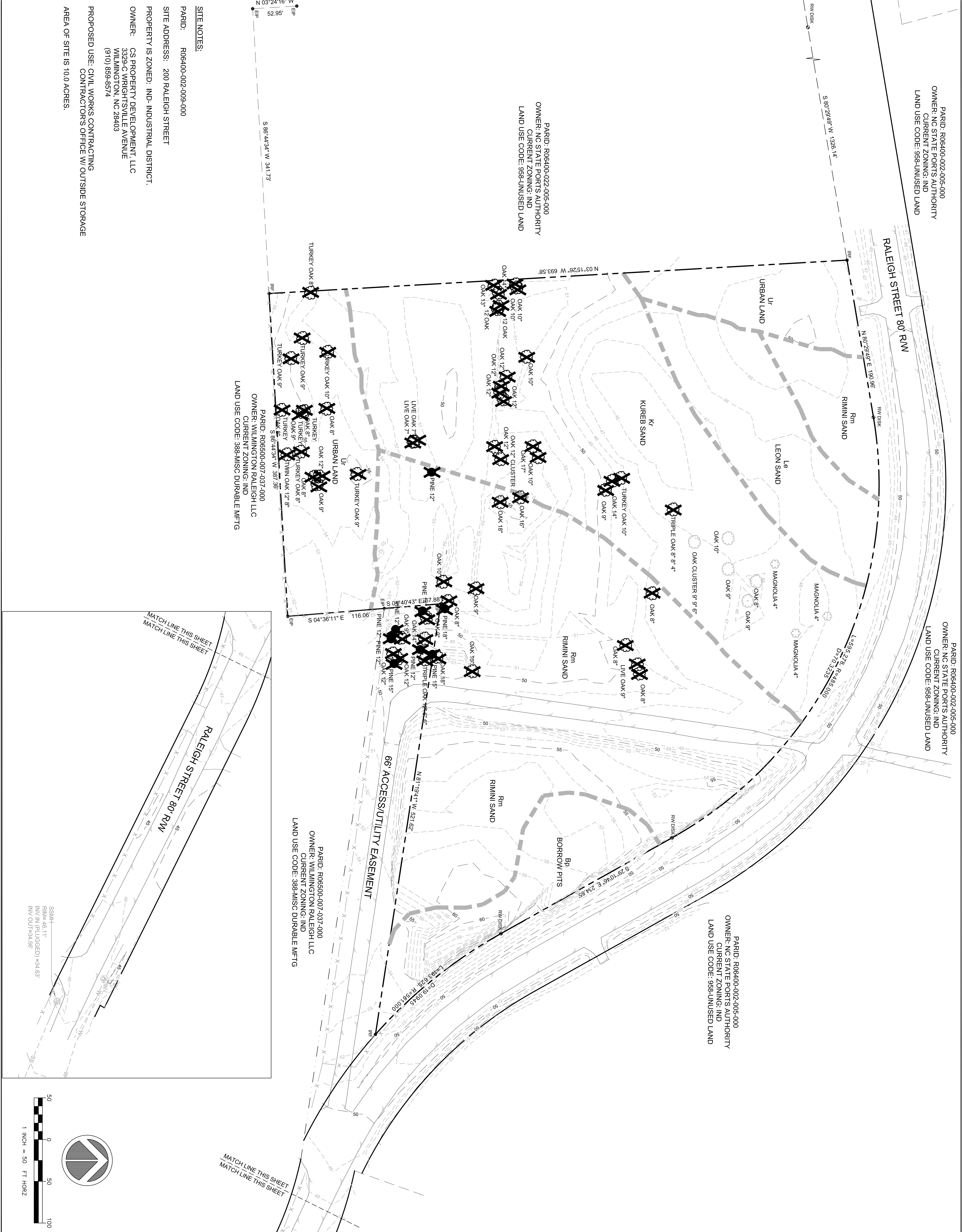
PARID: R06400-022-005-000
 OWNER: NC STATE PORTS AUTHORITY
 CURRENT ZONING: IND
 LAND USE CODE: 958-UNUSED LAND

PARID: R06500-007-037-000
 OWNER: WILMINGTON RALEIGH LLC
 CURRENT ZONING: IND
 LAND USE CODE: 388-MISC DURABLE MFTG

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 OWNER: WILMINGTON RALEIGH LLC
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SITE NOTES:

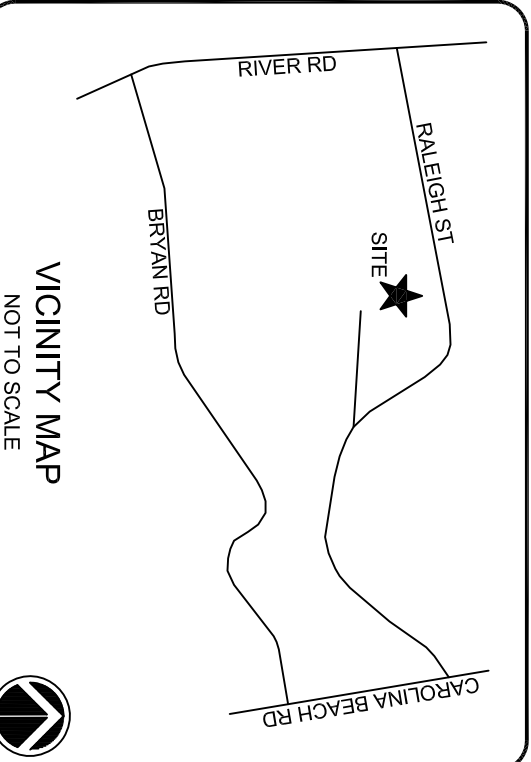
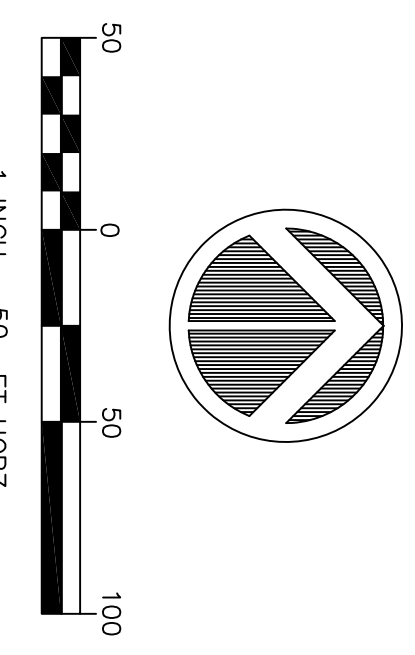
PARID: R06400-002-009-000
 SITE ADDRESS: 200 RALEIGH STREET
 PROPERTY IS ZONED: IND- INDUSTRIAL DISTRICT.
 OWNER: CS PROPERTY DEVELOPMENT, LLC
 3329-C WRIGHTSVILLE AVENUE
 WILMINGTON, NC 28403
 (910) 859-8574
 PROPOSED USE: CIVIL WORKS CONTRACTING
 CONTRACTOR'S OFFICE W/ OUTSIDE STORAGE
 AREA OF SITE IS 10.0 ACRES.



MATCH LINE THIS SHEET
 MATCH LINE THIS SHEET

MATCH LINE THIS SHEET
 MATCH LINE THIS SHEET

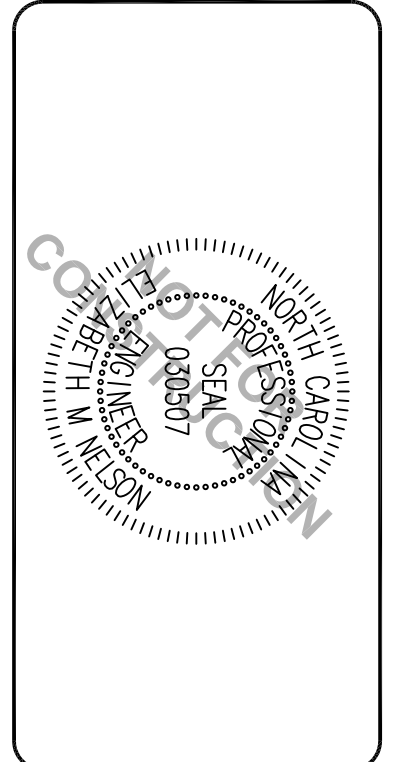
SSMH
 RIM = 46.11'
 INV. IN (PLUGGED) = 34.63'
 INV. OUT = 34.56'



NOTES
 1. SEE SHEET C-001 FOR GENERAL NOTES, LEGEND AND ABBREVIATIONS.

**ISSUED FOR
 REGULATORY REVIEW**

REV #	DESCRIPTION	DATE	BY	CHK
A	ISSUED FOR TRC REVIEW	03/17/17		
REV #	DESCRIPTION	DATE	BY	CHK
REVISIONS				



**CAPE FEAR
 ENGINEERING**
 151 Poodle Rd, Suite 100, Beville, NC 28451
 TEL: (910) 383-1044; FAX: (910) 383-1045
 www.capefearengineering.com
 N.C. LICENSE # C-1021

PROJECT NUMBER: 275-77
 NUMBER: 175-07
 SCALE: 1"=50'
 DATE: 17 FEB 17

CIVIL WORKS CONTRACTING
 RALEIGH STREET
 WILMINGTON, NC

**EXISTING CONDITIONS
 & DEMOLITION PLAN**

PROJECT NUMBER: 275-77
 SHEET NUMBER: VF100