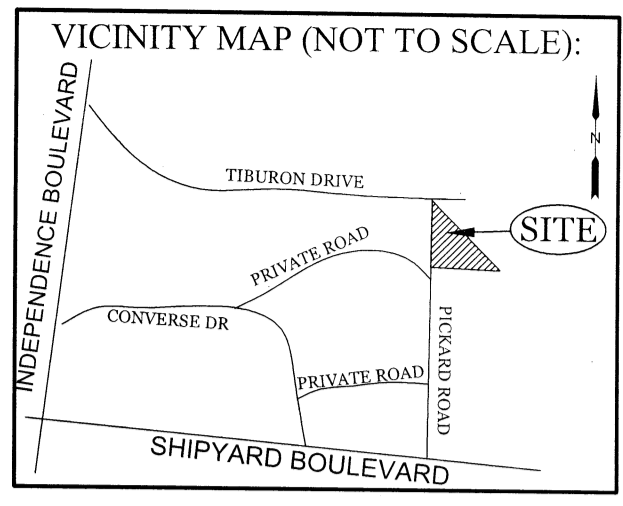


SITE DATA

PARCEL ID: R06113-001-009-000
 CURRENT ZONING: RB (REGIONAL BUSINESS)
 CAMA LAND USE CLASSIFICATION: URBAN
 PROJECT ADDRESS: 2580 PICKARD RD. WILMINGTON, NC 28401
 CURRENT OWNER: LIGHTHOUSE MEDICAL PROPERTIES, LLC 4114 SHIPYARD BLVD WILMINGTON, NC 28403
 TOTAL ACREAGE IN PROJECT BOUNDARY: 76,363 S.F. (± 1.75 ac)
 EXISTING ONSITE IMPERVIOUS AREAS: 0.0 S.F.
 SITE IS VACANT



REVISIONS

NO.	DATE	DESCRIPTION

NOTE: THE CRITICAL ROOT ZONE (CRZ) OF A TREE IS WHERE THE MAJORITY OF A TREE'S ROOTS LAY. 85% OF MOST TREE ROOTS ARE FOUND IN THE TOP 24" OF THE SOIL AND SUPPLY THE MAJORITY OF NUTRIENTS AND WATER. GENERALLY, ROOTS SPREAD OUT 2-3X THE HEIGHT OF THE TREE.

NOTE: CROWN OF THE TREE IS SUFFICIENT FOR LEAF GROWTH TO PRODUCE OXYGEN, FILTER THE AIR, REDUCE WIND AND SOFTEN NOISE. DO NOT DISRUPT CROWN WITH INTENSIVE PRUNING.

CRZ
DBH
CRZ BARRIER
ORANGE SAFETY FENCE OR ORANGE SILT FENCE (TYPICAL)

NOTES:

- PROTECT CRITICAL ROOT ZONE (CRZ) OF TREES PRIOR TO CONSTRUCTION. CLEARLY MARK THE TREES AND ERECT A PROTECTIVE BARRIER AT THE CRZ. BARRIER SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
- CRZ RADIUS IS 1 FT PER INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH).
- IF CONSTRUCTION OCCURS WITHIN THE CRZ, AT LEAST 12" OF MULCH AND/OR LOGGING MATS SHALL BE PLACED WHERE MACHINERY MANEUVERS TO REDUCE SOIL COMPACTION IN THIS ZONE.
- WHERE SIDEWALKS AND PATHWAYS PASS WITHIN CRZ, EXTRA CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE ROOTS. ALTERNATE CONSTRUCTION METHODS, SUCH AS A REINFORCED SIDEWALK, SHALL BE IMPLEMENTED AS NECESSARY.
- FOR ALL TREES, CUTTING OF LARGE STRUCTURAL ROOTS LOCATED NEAR THE BASE OF THE TRUNK IS PROHIBITED. DO NOT COMPACT SOIL BENEATH TREES. NO VEHICLE SHALL BE ALLOWED TO PARK UNDER TREES. NO MATERIALS OR EQUIPMENT SHALL BE STORED BENEATH TREES, DAMAGING THE BARK WITH LAWNMOWERS, CONSTRUCTION EQUIPMENT, OR ANYTHING ELSE IS PROHIBITED. CONTRACTOR SHALL REPAIR DAMAGE TO TREES.
- FAILING TO INSTALL OR MAINTAIN PROTECTION MEASURES SHALL RESULT IN A STOP WORK ORDER AND FINE OF \$500/DAY. DISTURBANCE OTHER THAN THAT ALLOWED ON THE APPROVED PLAN WILL REQUIRE OWNER TO POST A LETTER OF CREDIT FOR 3 YRS FOR TREE MITIGATION.

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

STANDARD DETAIL
TREE PROTECTION DURING CONSTRUCTION
 SHEET 1 of 2
 SD 15-09

WILMINGTON NORTH CAROLINA
 CITY OF WILMINGTON ENGINEERING
 P.O. BOX 1810
 WILMINGTON, NC 28402
 (910) 341-7807

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

FRONT VIEW
SIDE VIEW
WARNING SIGN DETAIL

NOTES:

- THE TREE PROTECTION FENCING SHALL NOT BE VIOLATED FOR THE ENTIRE DURATION OF THE PROJECT WITHOUT APPROVAL FROM URBAN FORESTRY STAFF.
- WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH, MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
- SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER. FOR TREE PROTECTION AREAS LESS THAN 100' IN PERIMETER, PROVIDE NO LESS THAN TWO SIGNS PER PROTECTION AREA.
- ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE AND SIGNS THROUGHOUT DURATION OF PROJECT.
- TREE PROTECTION FENCING AND SIGNAGE SHALL BE REMOVED AFTER CONSTRUCTION.
- ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF WILMINGTON, BASED ON ACTUAL FIELD CONDITIONS.

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

STANDARD DETAIL
TREE PROTECTION DURING CONSTRUCTION
 SHEET 2 of 2
 SD 15-09

WILMINGTON NORTH CAROLINA
 CITY OF WILMINGTON ENGINEERING
 P.O. BOX 1810
 WILMINGTON, NC 28402
 (910) 341-7807

EXISTING CONDITIONS / TREE REMOVAL & PROTECTION PLAN FOR INTRACOASTAL INTERNAL MEDICINE CITY OF WILMINGTON NEW HANOVER COUNTY, NC

PROFESSIONAL SEAL
 NORTH CAROLINA PROFESSIONAL ENGINEER
 032555
 CHARLES D. KILPATRICK
 12-14-17

CLIENT INFORMATION:

Intracoastal Internal Medicine
 4114 Shipyards Blvd.
 Wilmington NC 28403
 910-332-0701

DRAWN: JAE **SHEET SIZE:** 24x36
CHECKED: CDC **DATE:** 12/14/2017
APPROVED: CDC **SCALE:** 1" = 30'
PROJECT NUMBER: 2017-025
DRAWING NUMBER: C-0
 1 OF 6

Approved Construction Plan

Name: _____ Date: _____

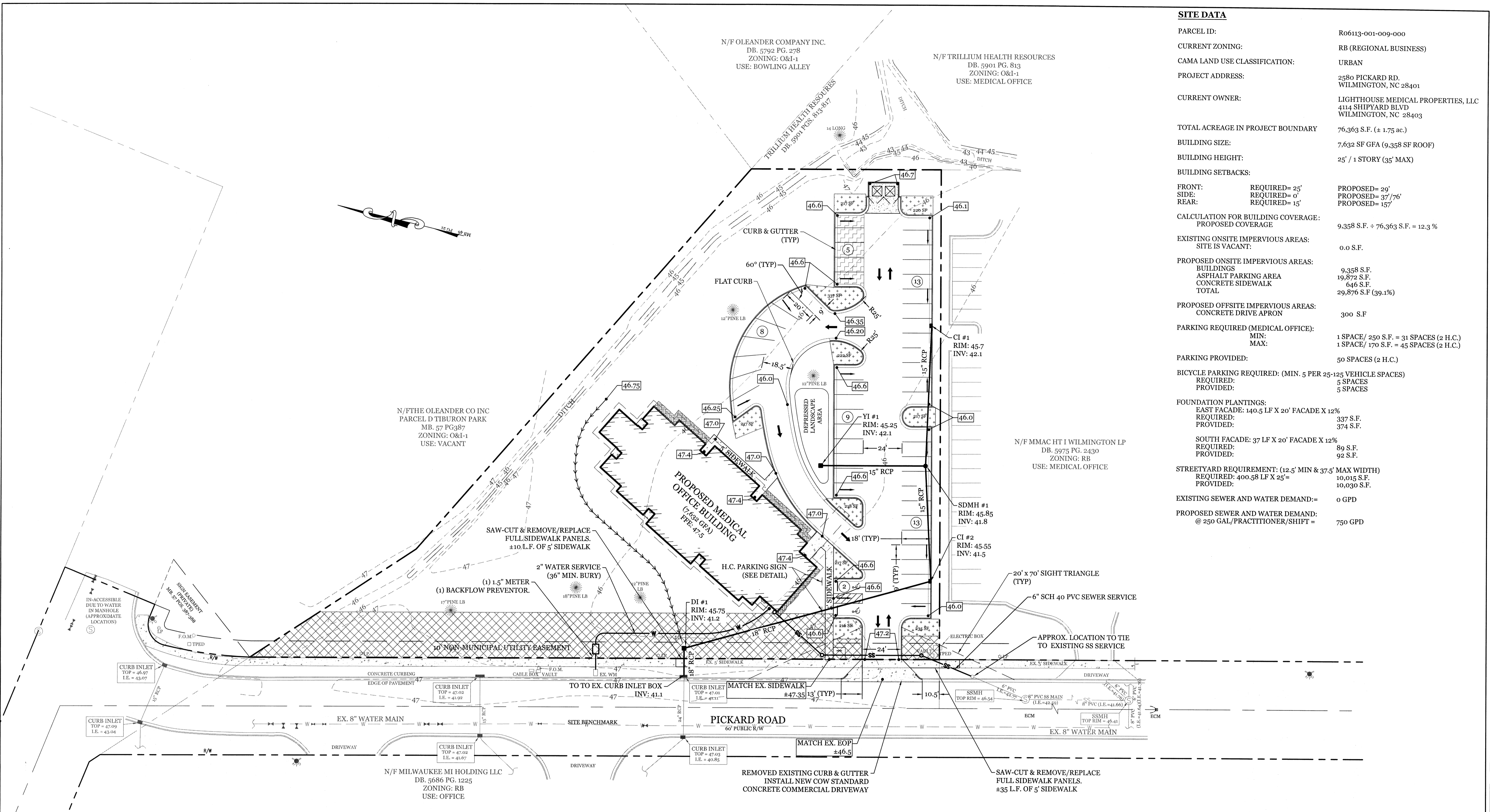
Planning: _____
 Public Utilities: _____
 Traffic: _____
 Fire: _____

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

LEGEND

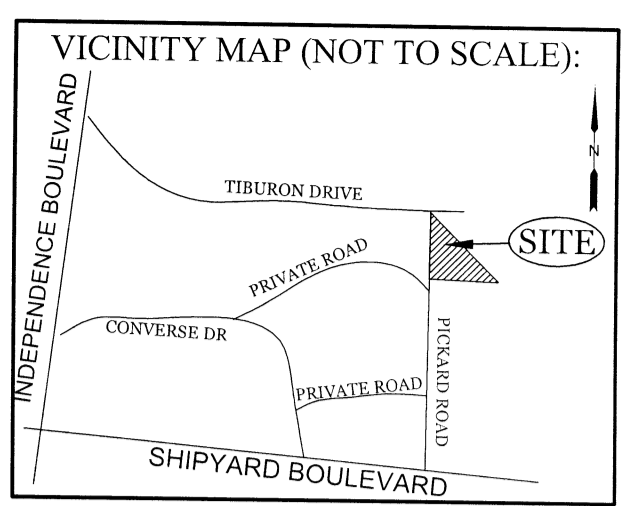
- PROPERTY LINE
- ADJOINERS
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- TREES TO BE REMOVED

Scale: 1" = 30'



SITE DATA

PARCEL ID:	R06113-001-009-000	
CURRENT ZONING:	RB (REGIONAL BUSINESS)	
CAMA LAND USE CLASSIFICATION:	URBAN	
PROJECT ADDRESS:	2580 PICKARD RD. WILMINGTON, NC 28401	
CURRENT OWNER:	LIGHTHOUSE MEDICAL PROPERTIES, LLC 4114 SHIPYARD BLVD WILMINGTON, NC 28403	
TOTAL ACREAGE IN PROJECT BOUNDARY:	76.363 S.F. (± 1.75 ac.)	
BUILDING SIZE:	7,632 SF GFA (9,358 SF ROOF)	
BUILDING HEIGHT:	25' / 1 STORY (35' MAX)	
BUILDING SETBACKS:		
FRONT:	REQUIRED= 25'	PROPOSED= 29'
SIDE:	REQUIRED= 0'	PROPOSED= 37'/76'
REAR:	REQUIRED= 15'	PROPOSED= 157'
CALCULATION FOR BUILDING COVERAGE:		
PROPOSED COVERAGE:	9,358 S.F. ÷ 76,363 S.F. = 12.3 %	
EXISTING ONSITE IMPERVIOUS AREAS:	SITE IS VACANT: 0.0 S.F.	
PROPOSED ONSITE IMPERVIOUS AREAS:		
BUILDINGS:	9,358 S.F.	
ASPHALT PARKING AREA:	19,872 S.F.	
CONCRETE SIDEWALK:	646 S.F.	
TOTAL:	29,876 S.F. (39.1%)	
PROPOSED OFFSITE IMPERVIOUS AREAS:	CONCRETE DRIVE APRON: 300 S.F.	
PARKING REQUIRED (MEDICAL OFFICE):		
MIN:	1 SPACE/ 250 S.F. = 31 SPACES (2 H.C.)	
MAX:	1 SPACE/ 170 S.F. = 45 SPACES (2 H.C.)	
PARKING PROVIDED:	50 SPACES (2 H.C.)	
BICYCLE PARKING REQUIRED: (MIN. 5 PER 25-125 VEHICLE SPACES)		
REQUIRED:	5 SPACES	
PROVIDED:	5 SPACES	
FOUNDATION PLANTINGS:		
EAST FACADE: 140.5 LF X 20' FACADE X 12%:	REQUIRED: 337 S.F. PROVIDED: 374 S.F.	
SOUTH FACADE: 37 LF X 20' FACADE X 12%:	REQUIRED: 89 S.F. PROVIDED: 92 S.F.	
STREET YARD REQUIREMENT: (12.5' MIN & 37.5' MAX WIDTH)	REQUIRED: 400.58 LF X 25' = 10,015 S.F. PROVIDED: 10,030 S.F.	
EXISTING SEWER AND WATER DEMAND: =	0 GPD	
PROPOSED SEWER AND WATER DEMAND: @ 250 GAL/PRACTITIONER/SHIFT =	750 GPD	



REVISIONS

NO.	DESCRIPTION

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

SITE, GRADING, DRAINAGE, STORMWATER, & UTILITIES PLAN
 FOR
INTRACOASTAL INTERNAL MEDICINE
 CITY OF WILMINGTON
 NEW HANOVER COUNTY, NC

- DEVELOPMENT NOTES:**
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.
 - PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.
- UTILITY NOTES:**
- EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS.
 - ALL PROPOSED UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
 - ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CFPWA TECHNICAL SPECIFICATIONS & STANDARDS.
 - PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND N.C.D.E.N.R. HAS ISSUED THEIR "FINAL APPROVAL". CALL 343-3910 FOR INFORMATION.
 - ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCFOCHR OR ASSE.
 - WATER & SEWER SERVICES CAN NOT BE ACTIVATED ON NEW MAINS UNTIL THE ENGINEER'S CERTIFICATION AND AS-BUILTS ARE RECEIVED AND "FINAL APPROVAL" ISSUED BY THE PUBLIC WATER SUPPLY SECTION OF NCDENR, AND "FINAL ENGINEERING CERTIFICATION" ISSUED BY DIVISION OF WATER QUALITY SECTION OF NCDENR.
 - IF CONTRACTOR DESIRES CFPWA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
 - WHEN PVC WATER MAINS AND SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED, SINGLE-STRAND COPPER WIRE INSTALLED & STRAPPED TO THE PIPES WITH DUCT TAPE. THIS IS TO BE ACCESSIBLE IN ALL VALVES AND METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB & GUTTER, PAVEMENT, ETC. THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
 - THE BELLSOUTH CONTACT IS STEVE DAYVAULT, BUILDING INDUSTRY CONSULTANT, AT 910-392-8712. CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
 - THE PROCESS FOR TELEPHONE CABLE PLACEMENT: * FINAL GRADE WILL NEED TO BE ESTABLISHED. * POWER WILL PLACE THEIR CABLE FIRST - APPROXIMATELY 3' DEEP. * BELLSOUTH & CABLE TV WILL THEN PLACE THEIR CABLE AT APPROXIMATELY 2' DEEP.
 - SOLID WASTE DISPOSAL BY PRIVATE DUMPER SERVICE.
 - ALL RUNOFF FROM IMPERVIOUS SURFACES TO BE DIRECTED TO PIPED STORM DRAIN SYSTEM.
- GENERAL TRAFFIC NOTES:**
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS. [DETAIL SD 15-13 COFW TECH STDS]
 - ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS. [DETAIL SD 15-13 COFW TECH STDS]
 - A UTILITY CUT PERMITS IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. NOTE THIS ON THE PLAN AND CONTACT 341-2888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
 - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 - 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 THE RECORDING OF THE FINAL PLAN. [SD 15-14 COFW TECH STDS]
 - CONTACT TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
 - ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30' TO 10'.

- FIRE & SAFETY NOTES:**
- CONSTRUCTION TYPE: V (COMMERCIAL)
 - BUILDING WILL NOT BE SPRINKLED
 - PARKING AND LANDSCAPING CANNOT BLOCK FIRE HYDRANTS.
 - ALL WEATHER ACCESS ROAD MUST BE MAINTAINED AROUND CONSTRUCTION SITE AT ALL TIMES.
 - HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FIRE FLOW REQUIREMENTS OF STRUCTURE.
 - IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.

Approved Construction Plan

Name: _____ Date: _____

Planning _____

Public Utilities _____

Traffic _____

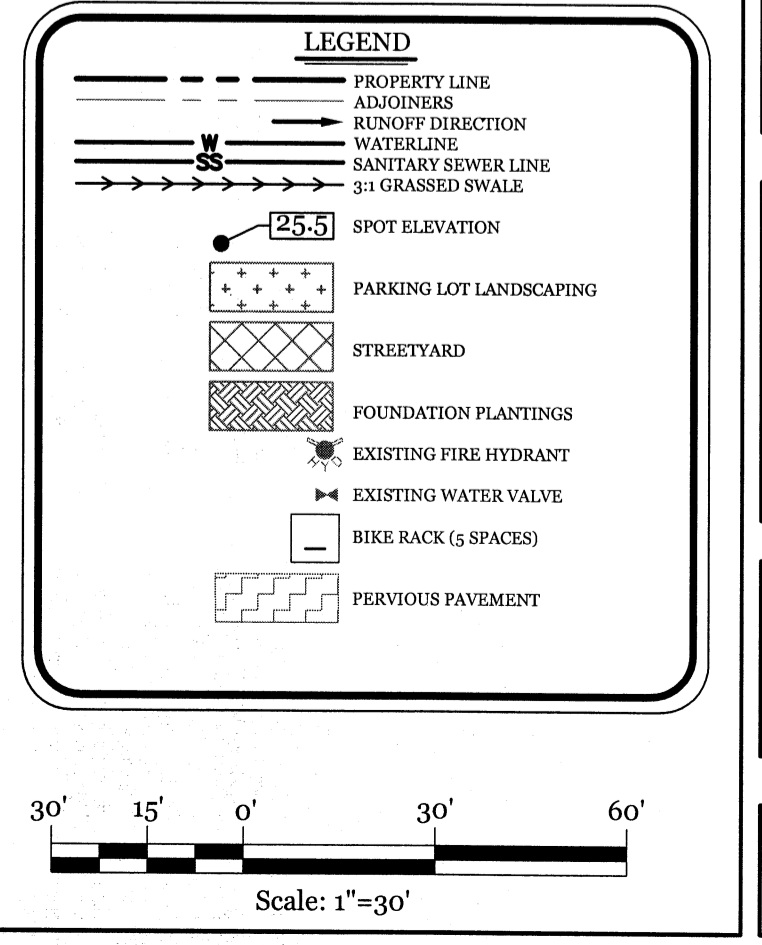
Fire _____

WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____

Signed: _____



CLIENT INFORMATION:

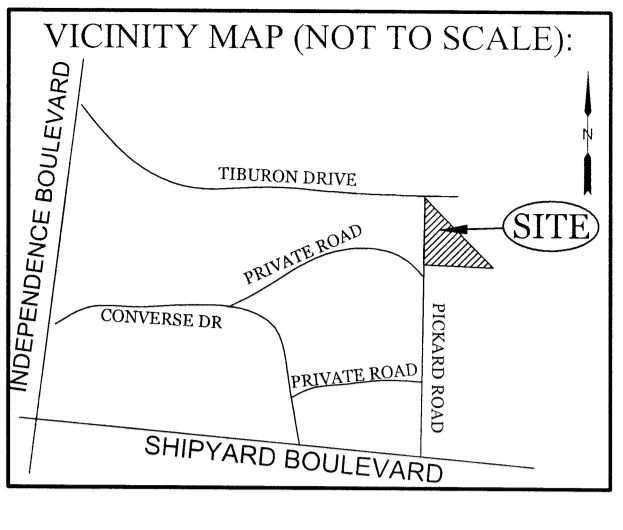
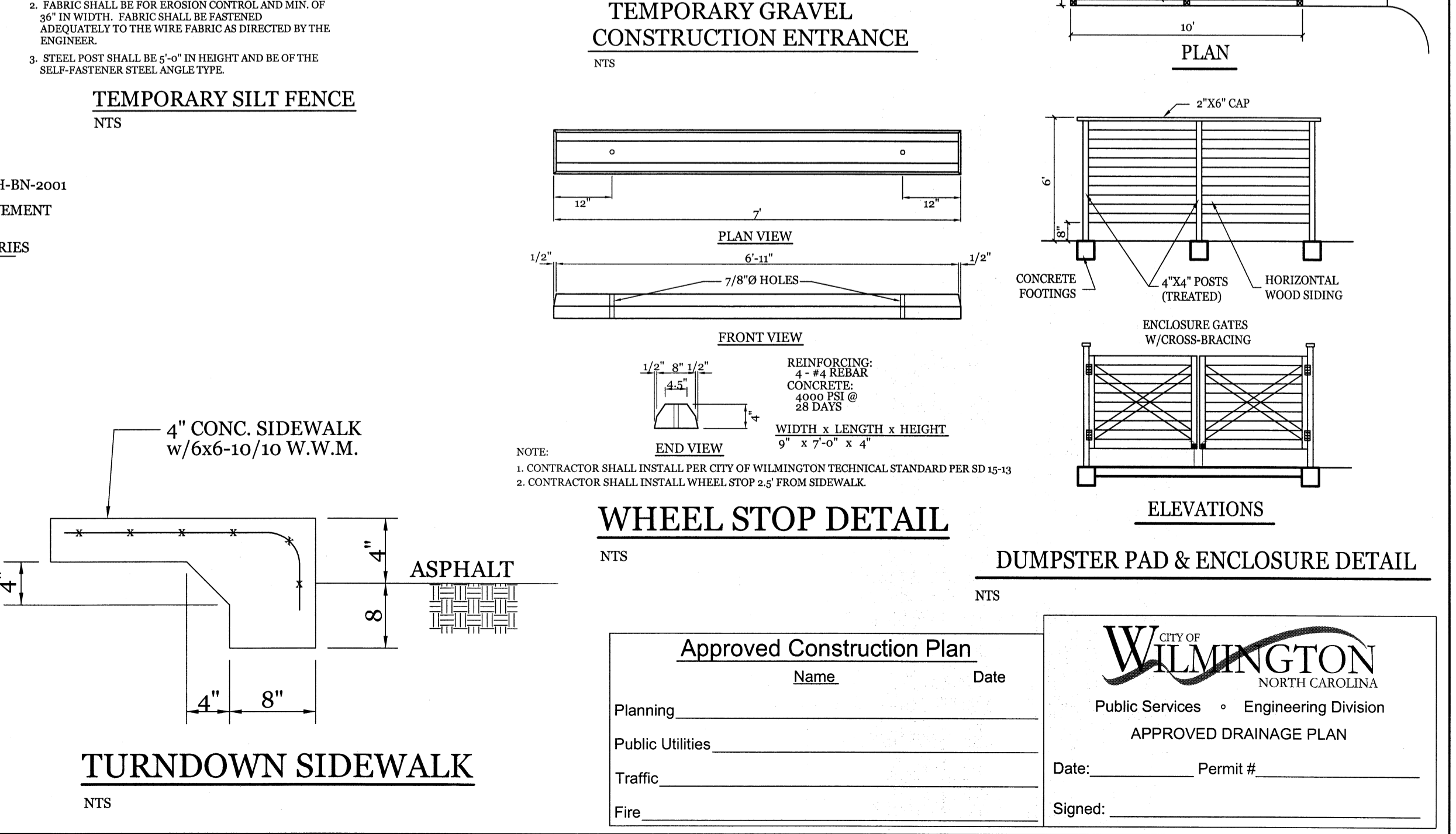
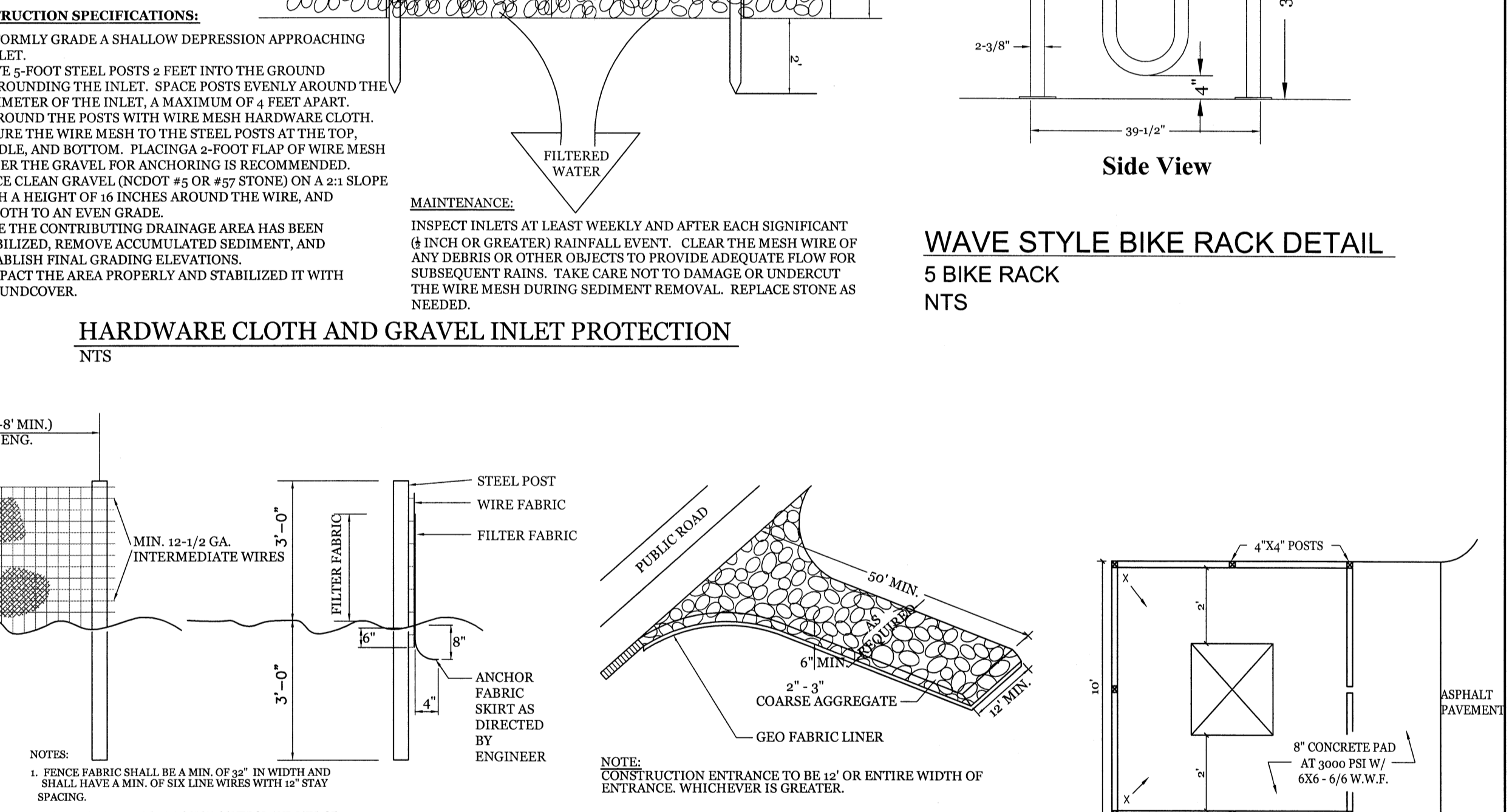
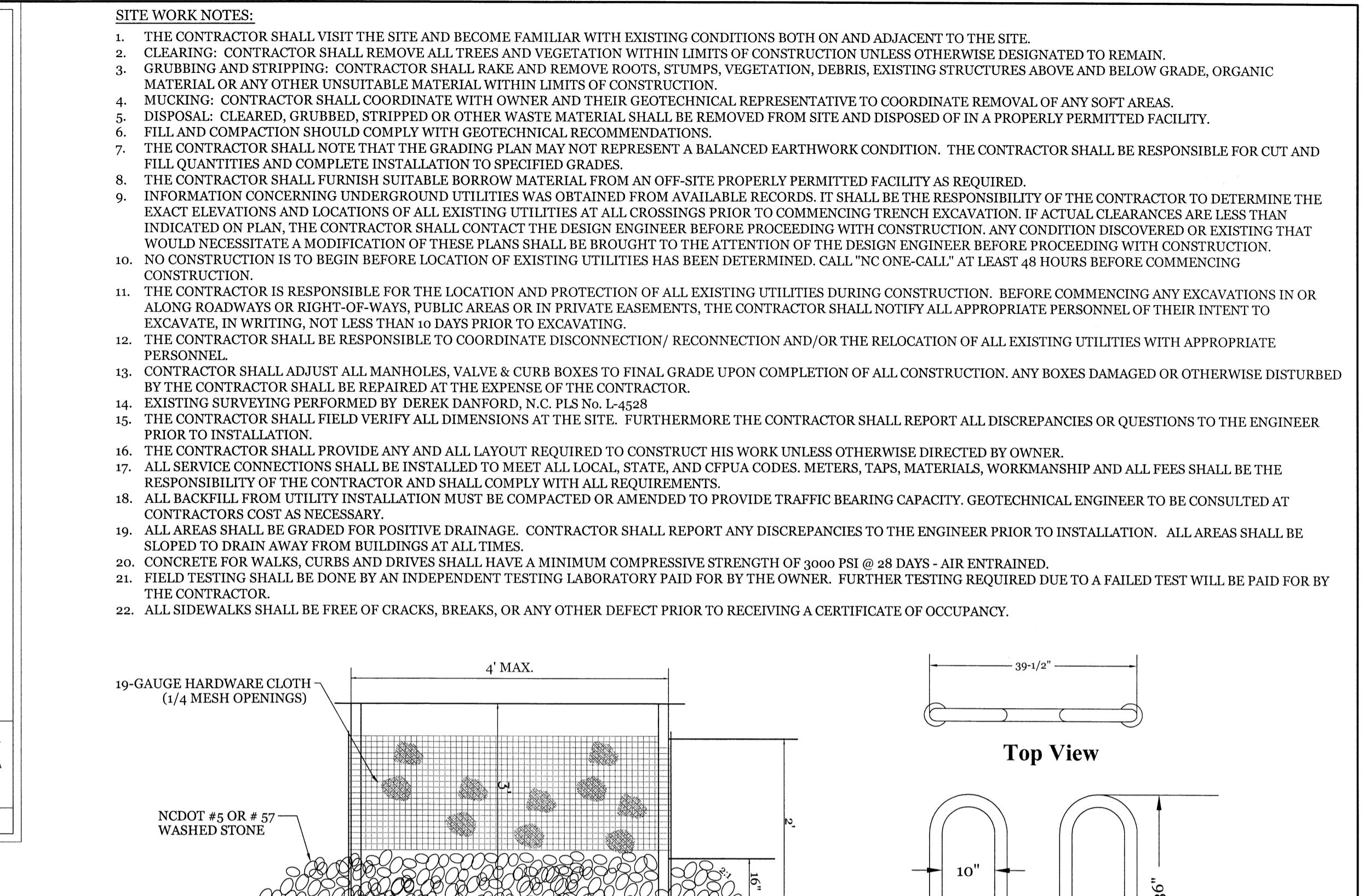
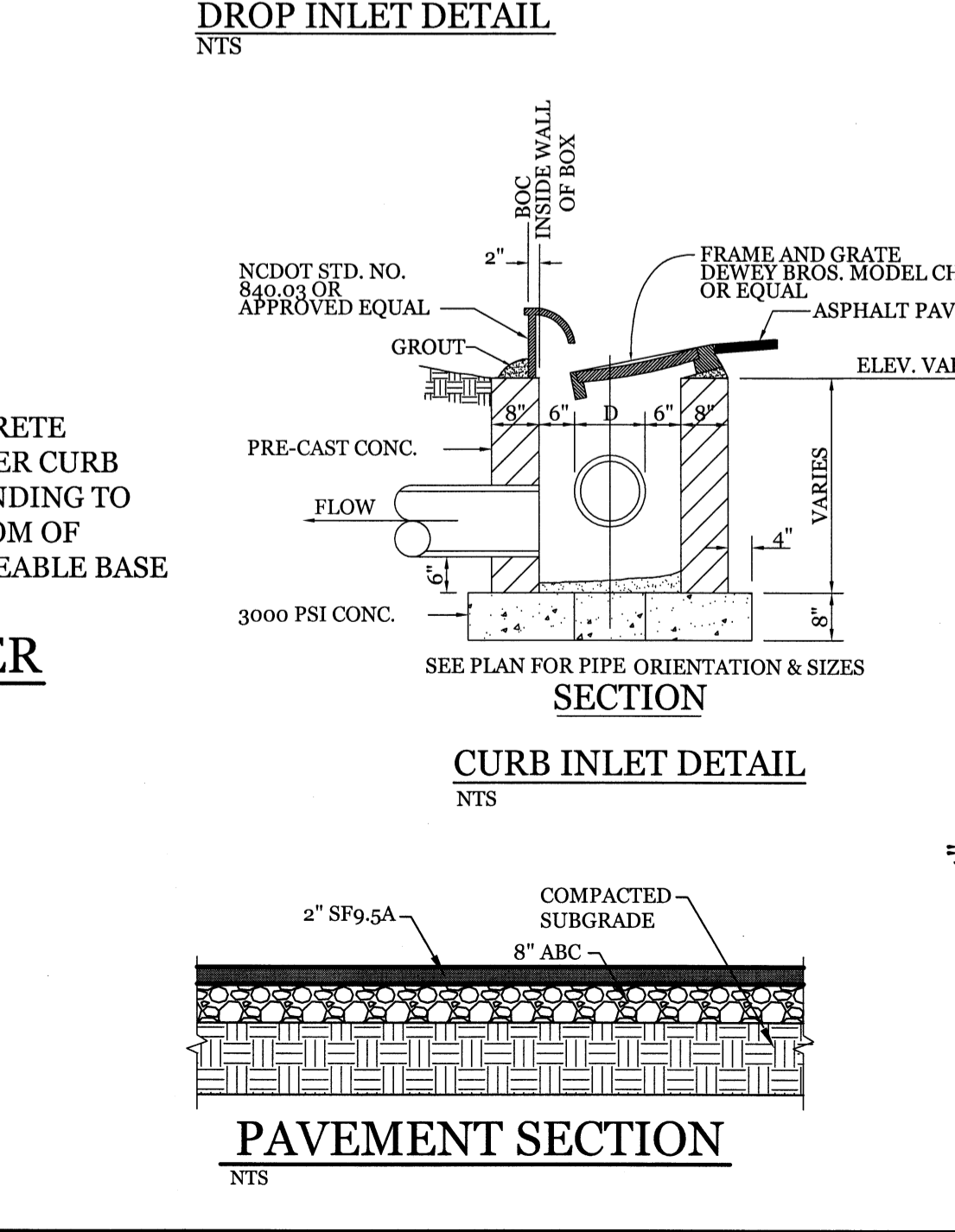
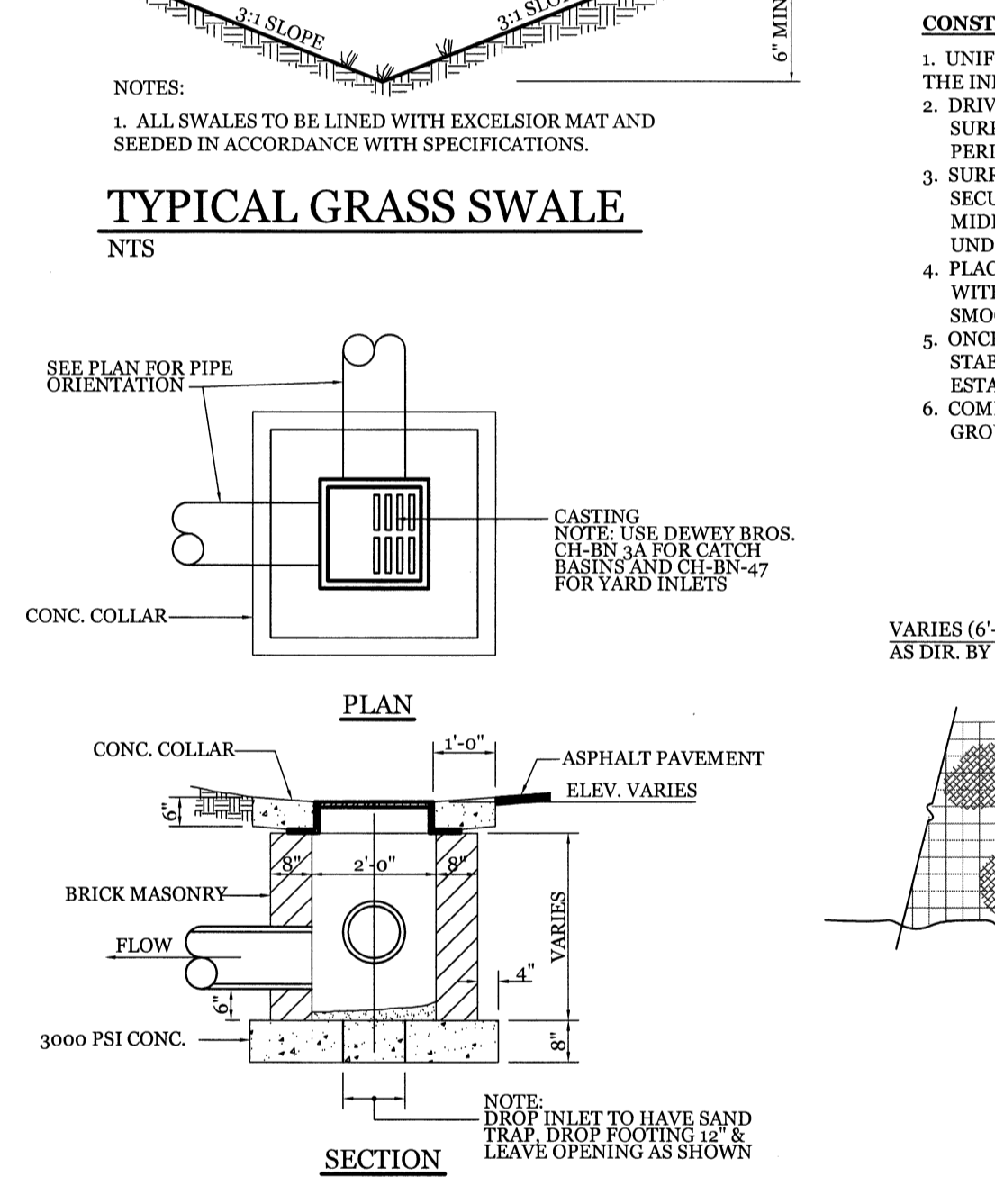
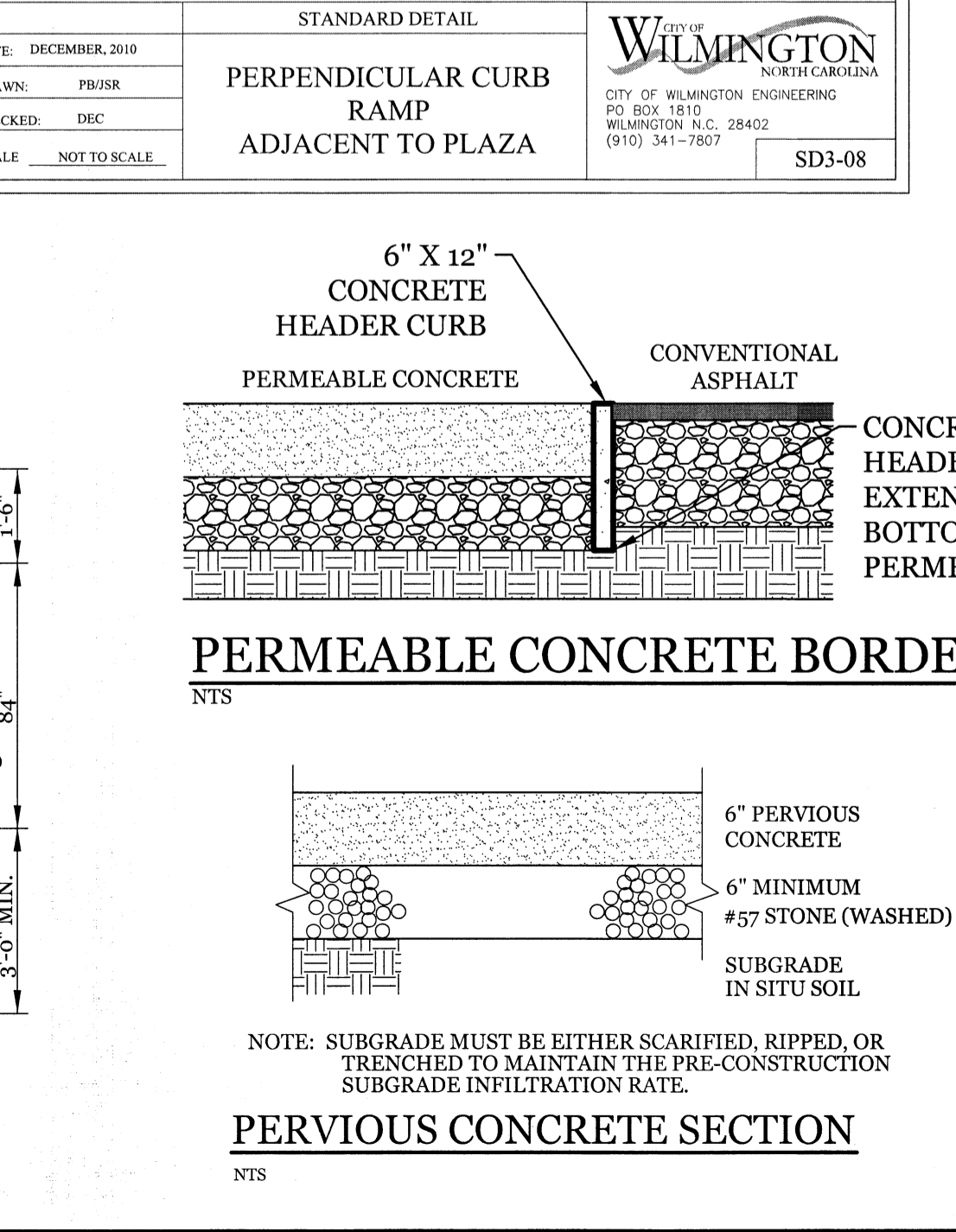
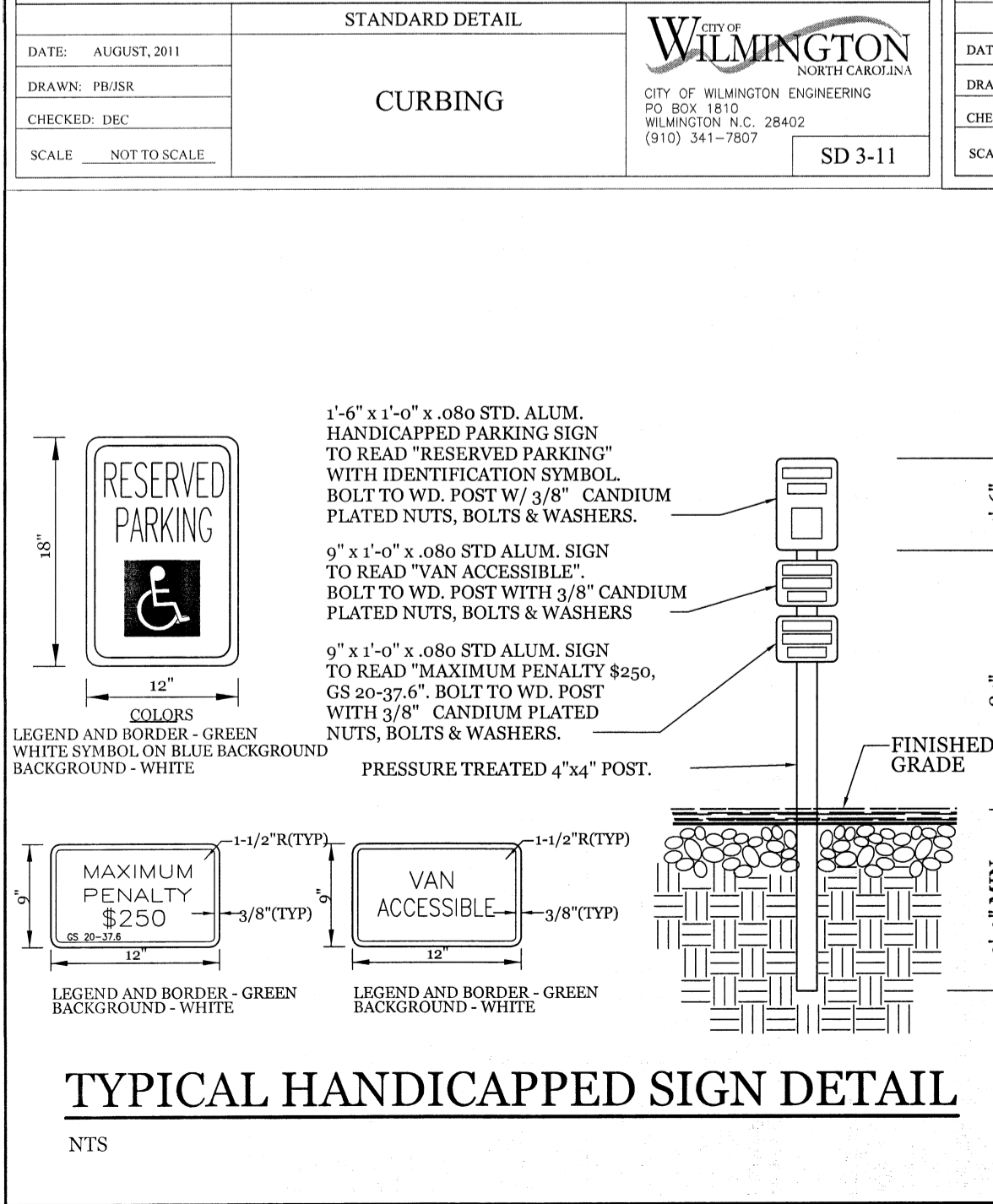
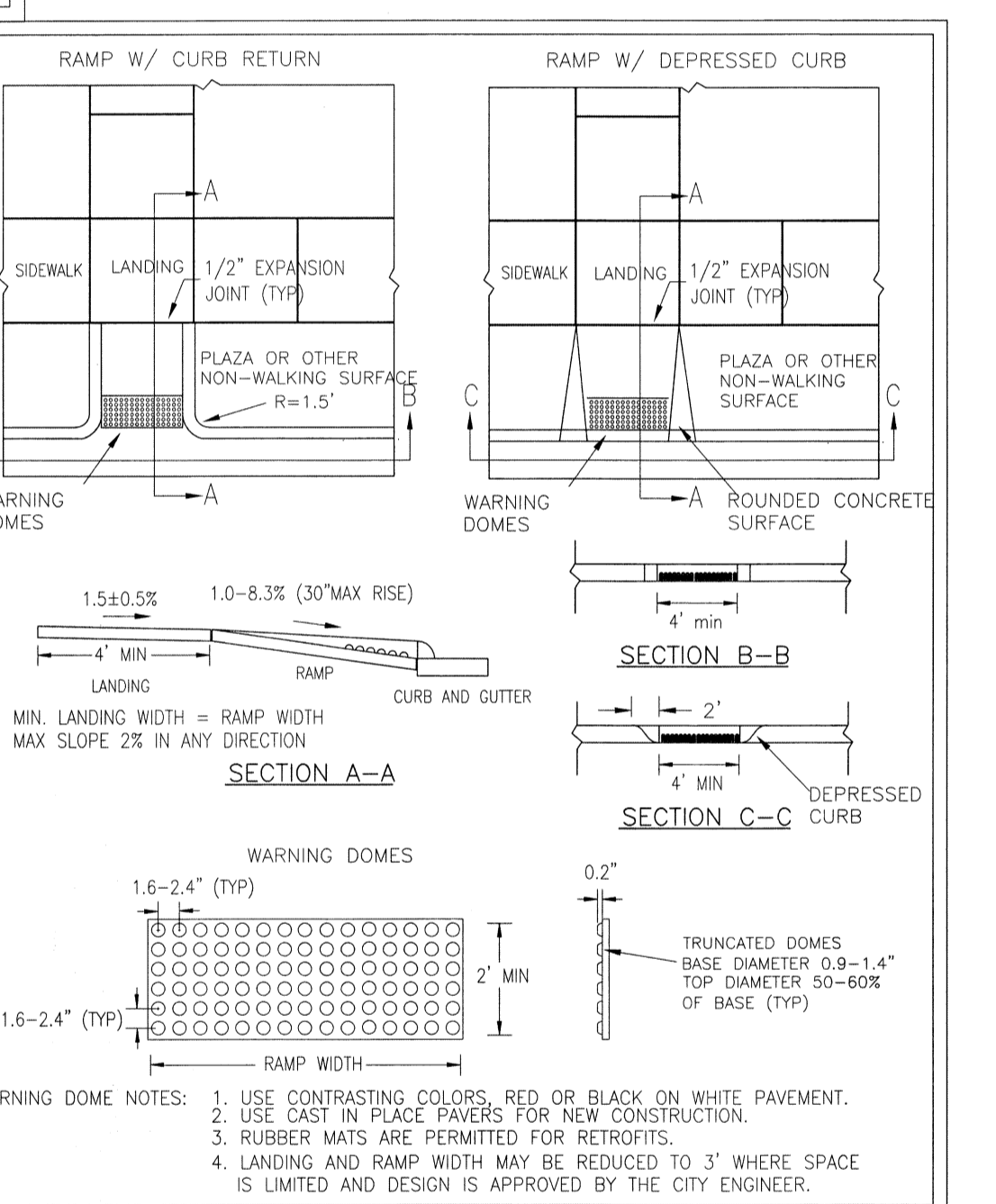
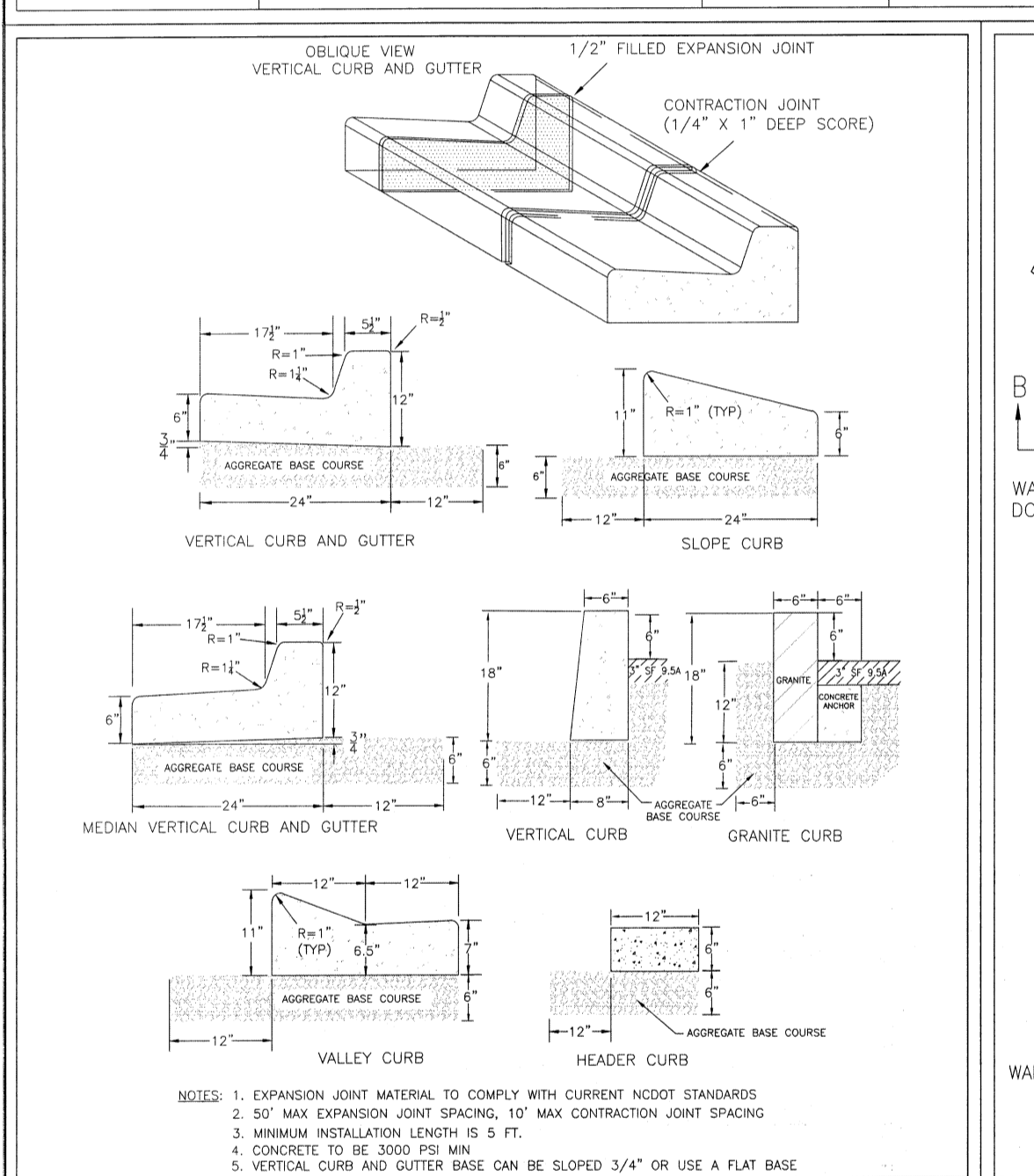
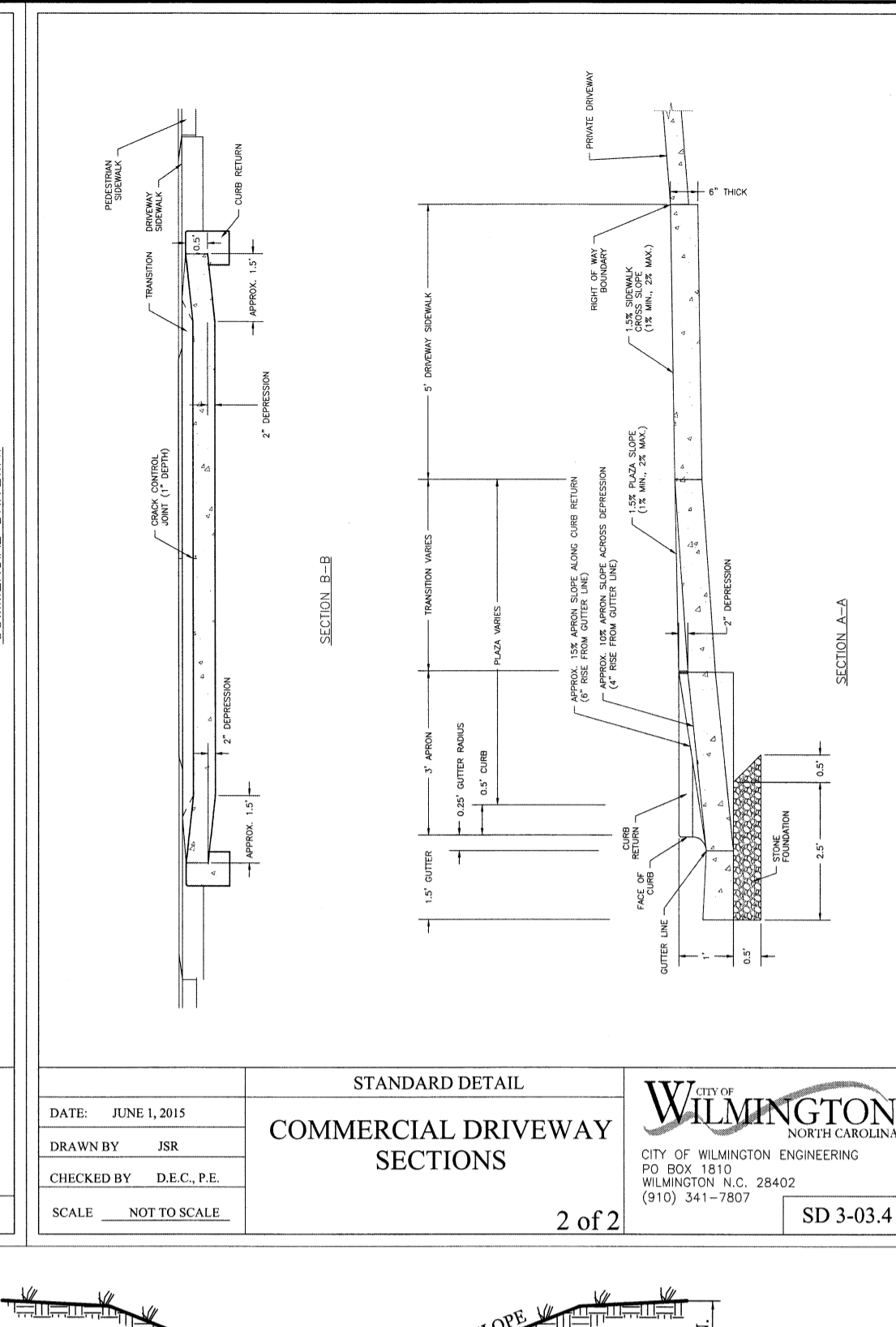
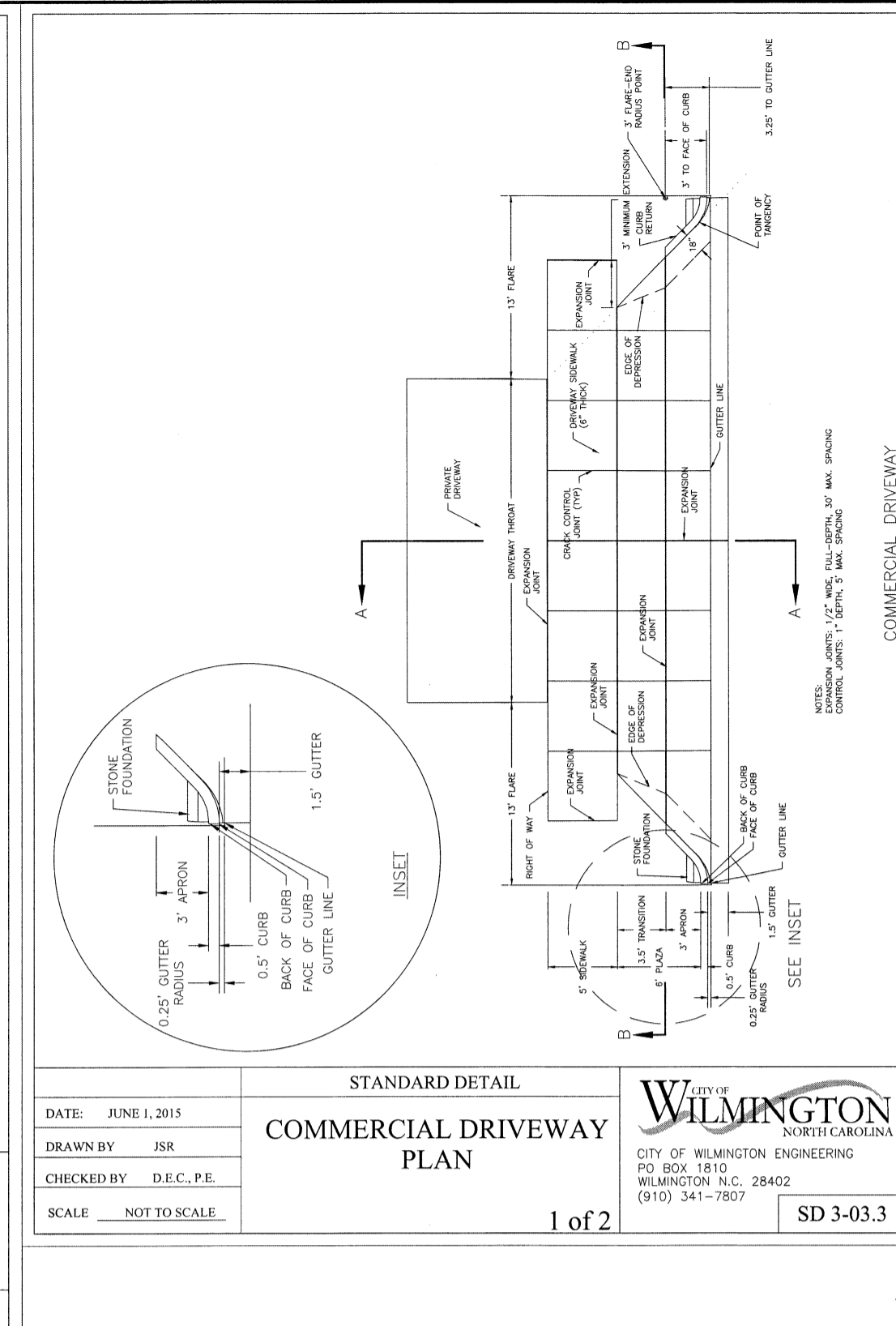
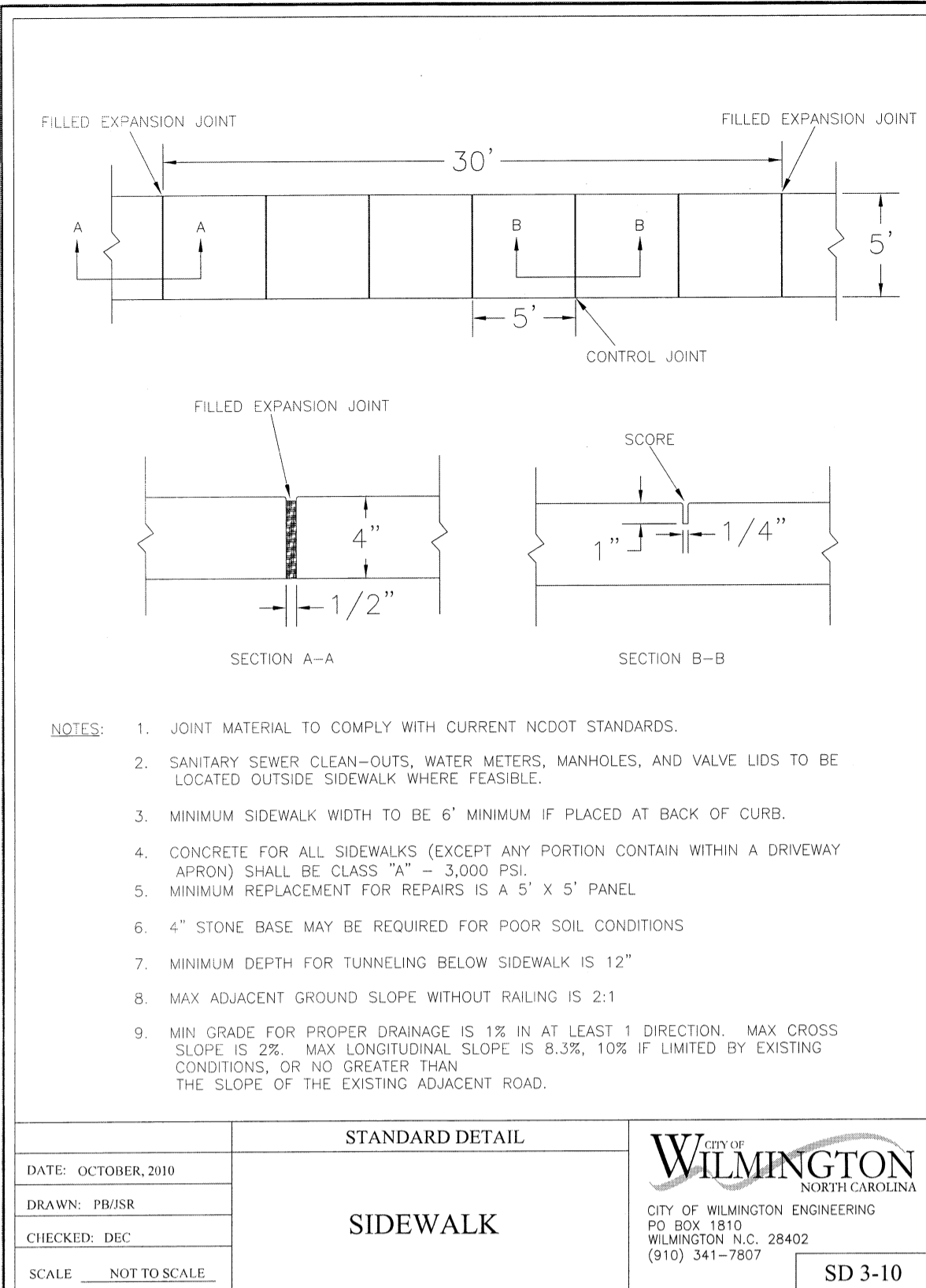
Intracoastal Internal Medicine
 4114 Shipyard Blvd.
 Wilmington NC 28403
 910-332-0701

Professional Seal:
 NORTH CAROLINA PROFESSIONAL SEAL
 032555
 ENGINEER
 CHARLES D. GIZLER
 12-14-17

CLIENT INFORMATION:

DRAWN:	JAE	SHEET SIZE:	24x36
CHECKED:	CDC	DATE:	12/14/2017
APPROVED:	CDC	SCALE:	1" = 30'
PROJECT NUMBER:	2017-025		
DRAWING NUMBER:	C-1		

2 OF 6



REVISIONS

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

DETAILS FOR INTRACOASTAL INTERNAL MEDICINE CITY OF WILMINGTON NEW HANOVER COUNTY, NC

PROFESSIONAL SEAL
NORTH CAROLINA
SEAL
032555
ENGINEER
CHARLES P. CALZIER
12-14-17

CLIENT INFORMATION:
Intracoastal Internal Medicine
4114 Shipyard Blvd.
Wilmington NC 28403
910-332-0701

APPROVED CONSTRUCTION PLAN
Name: _____ Date: _____
Planning _____
Public Utilities _____
Traffic _____
Fire _____

APPROVED DRAINAGE PLAN
Date: _____ Permit # _____
Signed: _____

DRAWN: JAE SHEET SIZE: 24x36
CHECKED: CDC DATE: 12/14/2017
APPROVED: CDC SCALE: NTS
PROJECT NUMBER: 2017-025

DRAWING NUMBER: **C-3** 4 OF 6