





# PROPOSED INDUSTRIAL SIDETRACK & STORMWATER MANAGEMENT IMPROVEMENTS

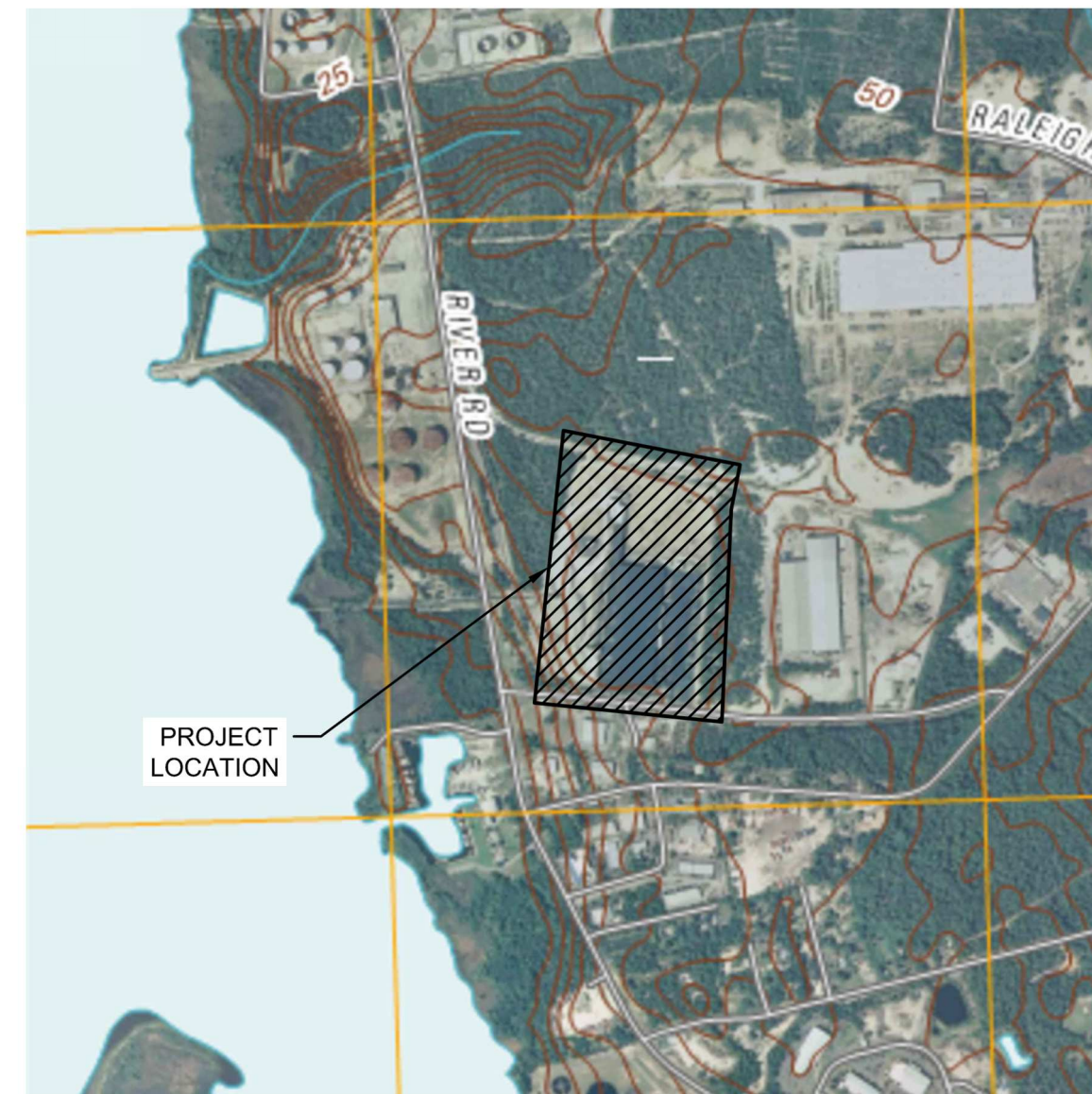
NATIONAL GYPSUM COMPANY  
 NEW HANOVER COUNTY  
 838 SUNNYVALE DRIVE  
 WILMINGTON, NC

CIVIL ENGINEER  
 URBAN ENGINEERS, INC.  
 530 WALNUT STREET  
 PHILADELPHIA, PA 19106  
 PHONE: 215-922-8080

CONSTRUCTION SET	
SHEET NUMBER	SHEET TITLE
G-000	COVER SHEET
G-100	GENERAL NOTES & LEGENDS
C-000	EXISTING CONDITIONS PLAN
C-001	TREE INVENTORY PLAN
C-101	HORIZONTAL TRACK GEOMETRY
C-102	VERTICAL TRACK GEOMETRY
C-103 - C-106	ROADBED X-SECTIONS
C-200	EROSION & SEDIMENT CONTROL PLAN
C-201	EROSION & SEDIMENT CONTROL - NOTES 1
C-202	EROSION & SEDIMENT CONTROL - NOTES 2
C-203	EROSION & SEDIMENT CONTROL - DETAILS 1
C-204	EROSION & SEDIMENT CONTROL - DETAILS 2
C-205	DEMOLITION PLAN - OVERALL
C-206	TREE PROTECTION AND REMOVAL PLAN
C-301	RAILROAD DETAILS
C-302	RAILROAD DETAILS
C-303	TYPICAL CONSTRUCTION DETAILS
C-304	TRACK GEOMETRY DATA
C-400	SITE PLAN - OVERALL
C-401	SITE PLAN - ENLARGEMENT 1
C-402	SITE PLAN - ENLARGEMENT 2
C-410	GRADING PLAN - OVERALL
C-411	RAIL SPUR AND BASIN GRADING PLAN
C-412	ENDWALL GRADING DETAIL
C-500	UTILITY PLAN - OVERALL
C-501	UTILITY PROFILE - STORM
C-502	EMERGENCY OUTFALL UTILITY PROFILE
C-600	CONSTRUCTION DETAILS - 1



**LOCATION MAP**  
 SCALE: 1" = 1000'

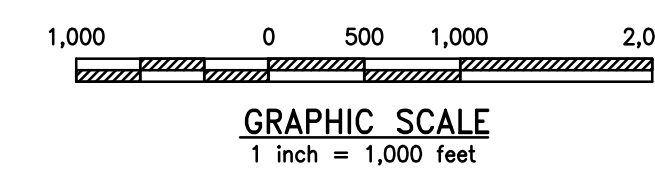


**USGS MAP**  
 SCALE: 1" = 1000'

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

**Approved Construction Plan**

Name	Date
Planning	_____
Traffic	_____
Fire	_____



**URBAN ENGINEERS**  
 530 Walnut Street  
 Philadelphia, PA  
 19106-3685  
 o. 215.922.8080

**National Gypsum COMPANY**

2	JAB	8/21/2020	RESPONSE TO 04/20 TRC COMMENTS
1	JAB	3/30/2020	RESPONSE TO 12/19 TRC COMMENTS
REV	BY	DATE	DESCRIPTION
LOCATION: 838 SUNNYVALE DR., WILMINGTON, NC			
TITLE: WILMINGTON WALLBOARD PLANT PROPOSED INDUSTRIAL SIDETRACK & STORMWATER MANAGEMENT IMPROVEMENTS COVER SHEET			
DGN	JAB	DATE: 04/30/2020	DRAWING NUMBER: G-000
CHK	MJT	DATE: 04/30/2020	



## GENERAL NOTES

- EXISTING SITE INFORMATION:
  - SITE ADDRESS: 838 SUNNYVALE DRIVE  
WILMINGTON, NC 28412  
PARCEL ID: R06400-001-002-000
  - OWNER: NATIONAL GYPSUM COMPANY (NGC)  
2001 REXFORD ROAD  
CHARLOTTE, NC 28211
  - DESIGNER: URBAN ENGINEERS, INC.  
530 WALNUT STREET  
7TH FLOOR  
PHILADELPHIA, PA 19106
  - ZONED: 'I' - INDUSTRIAL
  - WATERSHED: DRAINS TO NE CAPE FEAR
  - SITE DATA:
 

NUMBER OF BUILDINGS:	1
NUMBER OF FLOORS:	1
ROOF AREA:	235,015 SF
TRACT PROPERTY:	26,975 AC.
CAMA LAND USE:	URBAN
  - PROPOSED ADDITIONS:
 

RAIL SPUR:	26,927 SF
STUCCO BUILDING ADDITION	3,150 SF
RAIL SPUR ACCESS DRIVE:	11,200 SF
EXPANDED ASPHALT PAVING:	26,744 SF
TOTAL:	68,021 SF
- PROPOSED PROJECT WILL NOT TIE INTO EXISTING PUBLIC UTILITIES: WATER, STORMWATER, FIRE PROTECTION OR SANITARY SEWER SYSTEM
- NO NEW WATER/SEWER SERVICES ARE PROPOSED WITH THIS DEVELOPMENT
- ACCORDING TO THE FLOOD INSURANCE MAPS FOR WILMINGTON NORTH CAROLINA PREPARED BY THE NATIONAL FLOOD INSURANCE PROGRAM, THE PROJECT FALLS WITHIN THE X FLOOD ZONE AS SHOWN ON MAP NUMBER 3720311500L, REVISED DATE 8/28/2018. FLOOD INSURANCE MAPS ARE MADE AVAILABLE BY FEMA.
- DATUM:  
HORIZONTAL: THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD83, BASED ON GNSS  
OBSERVATIONS MADE DURING THE FIELD SURVEY.  
VERTICAL: NAVD 88.
- IF DISCREPANCIES IN OR OMISSIONS FROM THE CONTRACT DOCUMENTS ARE FOUND, NOTIFY THE ENGINEER IN WRITING IMMEDIATELY. NO CONSIDERATION OR ALLOWANCES WILL BE GRANTED FOR ANY ALLEGED MISUNDERSTANDING OF MATERIAL TO BE FURNISHED OR WORK TO BE PERFORMED.
- THE CONTRACTOR SHALL NOTIFY NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY 48 HOURS PRIOR TO ANY EARTH DISTURBANCE ACTIVITIES. THE CONTRACTOR SHALL SCHEDULE AND CONDUCT ALL CONSTRUCTION TO MINIMIZE EROSION.
- APPROVED EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROVIDED AND MAINTAINED UNTIL ALL WORK IS COMPLETED. E&S PLANS SHALL BE AVAILABLE ON SITE UNTIL CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL CONDUCT OPERATIONS TO COMPLY WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. IF THE APPROVED PLAN(S) CANNOT BE FOLLOWED, THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF ALTERNATIVE EROSION AND SEDIMENTATION CONTROLS BY THE APPROPRIATE REGULATORY AGENCY. AT NO TIME SHALL WATER CONTAINING SEDIMENTS OR POLLUTANTS BE DISCHARGED INTO DRAINAGE DITCHES, STORMWATER PIPES OR WATERCOURSES.
- CLEAR AND GRUB ALL VEGETATION AND OTHER MISCELLANEOUS ITEMS WITHIN THE LIMITS OF WORK PRIOR TO ANY EARTHMOVING ACTIVITIES.
- ALL STRUCTURES ARE DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER CONSTRUCTION WORK IS FULLY COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE AND TO ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENTS PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE DOWNS WHICH MAY BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTORS PROPERTY AND BE REMOVED FROM THE SITE AFTER COMPLETION OF PROJECT.

## CONSTRUCTION NOTES

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH APPLICABLE CODES.
- THE CONTRACTOR SHALL SHALL BE GOVERNED BY THE REQUIREMENTS OF THE FOLLOWING GENESEE & WYOMING RAILROAD REGULATIONS WHEN PERFORMING WORK ON OR ADJACENT TO THE WILMINGTON TERMINAL RAILROAD RIGHT OF WAY OR TRACKS:
  - GENESEE & WYOMING, INC. ROADWAY WORKER PROTECTION & MOFV RULES (CURRENT VERSION).
  - GENESEE & WYOMING, INC. CONTRACTOR SAFETY RULES (CURRENT VERSION).
  - GENESEE & WYOMING, INC. ENGINEERING SAFETY RULES (CURRENT VERSION).
  - CONTACT TRAFFIC ENGINEERING AT 910-341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
- RAILROAD TRAFFIC SHALL BE MAINTAINED AT ALL TIMES AND THE CONTRACTOR SHALL CONDUCT ALL OF HIS OPERATIONS ON OR ADJACENT TO THE WILMINGTON TERMINAL RAILROAD RIGHT-OF-WAY FULLY WITHIN THE RULES, REGULATIONS, AND REQUIREMENTS OF THE WILMINGTON TERMINAL RAILROAD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUAINTING HIMSELF WITH ANY SUCH REQUIREMENTS AS THE RAILROAD MAY DEMAND.
- ALL WORK SHALL BE EXECUTED IN COMPLIANCE WITH THE HIGHEST PROFESSIONAL STANDARDS OF WORKMANSHIP OF THE VARIOUS TRADES PERFORMING WORK UNDER THIS CONTRACT.
- CONTRACTOR SHALL FIELD VERIFY THE AREA AND CONDITIONS OF UTILITIES, SUPPORTS, ETC., AND SHALL IMMEDIATELY INFORM THE ENGINEER UPON ANY DISCOVERY OF ITEMS THAT ARE CONSIDERED UNSAFE OR IN NEED OF ATTENTION, PRIOR TO THE COMMENCEMENT OF WORK.
- EXTREME CARE SHALL BE TAKEN NOT TO DAMAGE PORTIONS OF THE EXISTING FACILITY WHILE PERFORMING THE REQUIRED WORK.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL DIMENSIONS OF EXISTING STRUCTURES AFFECTING NEW CONSTRUCTION.
- ANY PORTION OF EXISTING WORK WHICH IS REMOVED, DISTURBED, OR DAMAGED IN THE COURSE OF INSTALLATION OF NEW WORK SHALL BE RESTORED IN COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS AT NO EXPENSE TO NATIONAL GYPSUM COMPANY
- THE CONTRACTOR IS SUBJECT TO THE 2014 NORTH CAROLINA GENERAL STATUTES CHAPTER 87 - CONTRACTORS, ARTICLE 8A - "UNDERGROUND UTILITY SAFETY AND DAMAGE PREVENTION ACT", AND IS DIRECTED TO COMPLY WITH IT.
- THE CONTRACTOR SHALL INITIATE A UTILITY LOCATION REQUEST BY CALLING NC811 BETWEEN THE HOURS OF 7 AM AND 7 PM MONDAY THROUGH FRIDAY BY DIALING 811 OR 1-800-632-4949 AT LEAST FOUR (4) WORKING DAYS IN ADVANCE OF ANY EXCAVATION OR EARTH DISTURBANCE ACTIVITY.
- THE CONTRACTOR FOR THE PURPOSE OF SAFETY, SHALL NOTIFY THE UTILITY COMPANIES INVOLVED IF ANY OF THEIR UTILITIES ARE EXPOSED AND/OR UNDERMINED DURING THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS IN EXCAVATIONS AND SHALL HAND EXCAVATE AS NEEDED TO PROTECT UNDERGROUND STRUCTURES AND UTILITIES.

## CONSTRUCTION NOTES CONTINUED

- THE CONTRACTOR SHALL PLATE OVER TRENCHES AS NECESSARY FOR MAINTAINING PEDESTRIAN AND VEHICULAR TRAFFIC DURING UNDERGROUND UTILITY WORK AND SITE REMOVALS.
- UNLESS OTHERWISE NOTED ON THE PLANS, ADJUST ALL UTILITY CASTINGS (VALVE BOXES, FRAMES AND COVERS) TO BE FLUSH WITH FINISHED GRADE.
- UTILITIES SHALL BE MAINTAINED IN ACTIVE OPERATION AT ALL TIMES. PROVIDE BYPASS PIPING AND PUMPING WHERE REQUIRED. ALL NEW UTILITY SYSTEMS SHALL BE OPERATIONAL BEFORE ANY EXISTING SYSTEMS ARE ABANDONED OR RELIEVED IF EXISTING UTILITIES ARE TAKEN OUT OF SERVICE FOR CONNECTIONS. THE TIMING SHALL BE APPROVED BY THE ENGINEER.
- REMOVE ALL UNSUITABLE EXCAVATED MATERIALS, AND LEGALLY DISPOSE OF OFF-SITE. UPON COMPLETION OF WORK, REMOVE ALL DEBRIS, EQUIPMENT AND UNUSED MATERIALS FROM NATIONAL GYPSUM COMPANY PROPERTY.
- ALL CATCH BASINS, AND OTHER DRAINAGE STRUCTURES IN THE PROJECT AREA SHALL BE MAINTAINED IN AN OPERABLE CONDITION INCLUDING FLOW WITHOUT BACKUP AT ALL TIMES.
- ALL AREAS DISTURBED/DAMAGED BY THE CONTRACTOR WITHOUT AUTHORIZATION BY THE ENGINEER SHALL BE RESTORED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

## CITY OF WILMINGTON REQUIRED NOTES

## TREE PROTECTION NOTES

- PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVE OF TREES, AND NO CONSTRUCTION WORKS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

## LANDSCAPING NOTES

- NO TREE MITIGATION IS PROPOSED WITH THIS DEVELOPMENT. EXISTING TREES TO BE REMOVED ARE IN DIRECT CONFLICT WITH THE MAXIMUM RAIL GRADE & CURVE REQUIREMENTS AND STORMWATER MANAGEMENT FEATURES AND ARE THEREFORE EXEMPT FROM MITIGATION AS DESCRIBED IN SECTION 18-461(a-c) OF ARTICLE 8 OF THE WILMINGTON, NC CODE OF ORDINANCES.
  - NO ADDITIONAL TREES AS A RESULT IN EXPANSION UNDER SECTION 18-510, TABLE III ARE PROPOSED. PROPOSED ASPHALT EXPANSION IS TO REPLACE TRAILER PARKING LOSE FROM THE RAIL SPUR ADDITION AND NOT FOR ADDITIONAL VEHICULAR USE.
  - ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'.
- CAUTION: HIGH VOLTAGE LINES MAY EXIST WITHIN THE PROJECT LIMITS. ALL WORK IS TO BE PERFORMED IN CONFORMITY WITH ALL STATE, FEDERAL, UTILITY AND CONTRACT REQUIREMENTS. MEANS, METHODS, CHOICE OF EQUIPMENT, SEQUENCING OF AND SAFETY PRACTICES USED OR NOT USED, IN, ON OR AROUND HIGH VOLTAGE LINES OR OTHER UTILITY STRUCTURES, AS THESE ITEMS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR PHYSICALLY PERFORMING OR CONTROLLING, THE PERFORMANCE OF THE WORK. EXCEPT WHERE ELECTRICAL DISTRIBUTION AND TRANSMISSION LINES HAVE BEEN DE-ENERGIZED AND VISIBLY DE-ENERGIZED GROUNDED AT THE POINT OF WORK, ASSUME THAT ALL SUCH LINES ARE ENERGIZED AND CONFORM OPERATIONS TO INTER ALIA, TITLE 29 OF THE CODE OF FEDERAL REGULATIONS, SECTION 1926.550(a)(19).
  - EXAMINE ALL DRAWINGS RELATED TO PROPOSED WORK OF ALL TRADES AND BECOME THOROUGHLY FAMILIAR AND FULLY INFORMED AS TO THE EXTENT AND CHARACTER OF THE WORK REQUIRED AND ITS RELATIONSHIP TO ALL OTHER WORK ON THE PROJECT. IF DISCREPANCIES IN OR OMISSIONS FROM THE CONTRACT DOCUMENTS ARE FOUND, NOTIFY THE ENGINEER IN WRITING IMMEDIATELY. NO CONSIDERATION OR ALLOWANCES WILL BE GRANTED FOR ANY ALLEGED MISUNDERSTANDING OF MATERIAL TO BE FURNISHED OR WORK TO BE PERFORMED.

## UTILITY NOTES

- THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES AND/OR TEMPORARILY RELOCATE AND PROPERLY SUPPORT EXISTING UTILITIES AS NECESSARY.
- THE CONTRACTOR SHALL RESTORE INTERRUPTED OR DAMAGED UTILITY SERVICES 24 HOURS PER DAY UNTIL UTILITY SERVICES HAVE BEEN COMPLETELY RESTORED OR TEMPORARY SERVICES HAVE BEEN DETERMINED SUFFICIENT BY THE ENGINEER.
- THE CONTRACTOR SHALL OBTAIN FROM THE APPROPRIATE UTILITY COMPANY OR CITY DEPARTMENT, VERIFICATION OF THE CURRENT STATUS OF UTILITIES AND STRUCTURES SHOWN ON THE CONTRACT DOCUMENTS PRIOR TO WORKING ON OR NEAR SUCH STRUCTURES AND UTILITIES.

## SOILS DATA

- THE SOIL INFORMATION FOR THIS PROJECT WAS OBTAINED FROM THE U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.
- SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE. WEB SOIL SURVEY. AVAILABLE ONLINE AT <http://websoilsurvey.nrcs.usda.gov/accessed> 06/11/2019.
- THE SOIL SURVEY INDICATES THAT THE SOILS ENCOMPASSING THE PROJECT AREA ARE SAND. THE SOILS AND FOUNDATION MATERIALS ARE HIGHLY VARIABLE.

## WATER AND SEWER CAPACITY

WATER: 3,000 GPD (CURRENT USE)  
WATER: 0 GPD (PROPOSED ADDITIONAL USE)

SEWER: 3,000 GPD (CURRENT USE)  
SEWER: 0 GPD (PROPOSED ADDITIONAL USE)

## EXISTING WATER AND SEWER CONNECTIONS

FIRE WATER LATERAL CONNECTS TO AN EXISTING 6" WATER LINE WITHIN SUNNYVALE R.O.W. OWNED BY CAPE FEAR PUBLIC UTILITY AUTHORITY.

12" RECP LATERAL CONNECTS TO EXISTING SANITARY SEWER LINE WITHIN SUNNYVALE R.O.W. OWNED BY CAPE FEAR PUBLIC UTILITY AUTHORITY.

## STORMWATER MANAGEMENT NOTES

- THE CONTRACTOR SHALL PERFORM ANY REMEDIATION OR REPAIRS TO EXISTING INFRASTRUCTURE THAT IS DAMAGED BY CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO THE CITY.
- DISTURBANCE WITHIN THE PROPERTY'S IS 289,238 SF, THUS THE PROJECT WILL REQUIRE A NPDES PERMIT.
- PROJECT DRAINS TO THE NE CAPE FEAR.

## UTILITIES CONTACT

COMPANY: CAPE FEAR PUBLIC UTILITY AUTHORITY  
ADDRESS: 235 GOVERNMENT CENTER DRIVE  
WILMINGTON, NC 28403  
CONTACT: FIELD - JIM TAYSON  
910-470-3243  
FIELD - KATHY WILLIS  
910-367-8698  
DAMAGE - SHANE FORD  
910-322-6571

COMPANY: DUKE ENERGY  
ADDRESS: 1451 MILITARY CUTOFF ROAD  
WILMINGTON, NC 28403  
CONTACT: FIELD - DISPATCH  
800-778-9140  
DAMAGE - DUKE ENERGY REPRESENTATIVE  
800-452-2777

COMPANY: SOUTH WILMINGTON PIPELINE/CI  
CONTACT: FIELD - ARDEN HORELL  
910-791-3291  
DAMAGE - ARDEN HORRELL  
910-200-9002

COMPANY: AT&T(DISTRIBUTION)  
CONTACT: FIELD 1 - DISPATCH  
800-778-9140  
FIELD 2 - DINO FARRUGGIO  
561-997-0240  
DAMAGE ATT REPRESENTATIVE  
877-737-2478

COMPANY: TIME WARNER CABLE-CHARTER  
ADDRESS: 2321 SCIENTIFIC PARK DR  
WILMINGTON, NC 28405  
CONTACT: FIELD - DISPATCH  
800-778-9140  
DAMAGE - CAROLINAS REGIONAL OPERATIONS  
855-272-2862

COMPANY: USIC LOCATING SERVICES, INC.  
ADDRESS: WTR/SWR/STR DRAIN ONLY LOCATION

COMPANY: PIEDMONT NATURAL GAS COMPANY  
ADDRESS: 1321 SOUTH 10TH ST, WILMINGTON, NC 28401  
CONTACT: FIELD - LARRY JOHNSTON  
910-465-5397  
DAMAGE - CUSTOMER SERVICE CENTER  
800-752-7504

## EXISTING LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	⊕ OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	⚡ POWER POLE
BSL BUILDING SETBACK LINE	— GUY WIRE
CI CURB INLET	— POWER LINE
CMP CORRUGATED METAL PIPE	⊕ LP LIGHT POLE
CMF CONCRETE MONUMENT FND	⊠ ELECTRIC TRANSFORMER
CO SANITARY CLEAOUT	⊠ WATER VAULT
CPED COMMUNICATION PEDESTAL	⊠ GAS VALVE
CTP CRIMPED TOP PIPE	⊠ GAS METER
DI DROP INLET	⊠ WATER VALVE
DIP DUCTILE IRON PIPE	⊠ WATER METER
DWCB DOUBLE WING CATCH BASIN	⊠ FIRE HYDRANT
FNC FENCE	— UNDERGROUND ELECTRIC LINE
FND FOUND	— UNDERGROUND GAS LINE
GM GAS METER	— UNDERGROUND COMMUNICATION LINE
INV INVERT	— UNDERGROUND WATER LINE
JB JUNCTION BOX	① PHOTO POSITION INDICATOR
MH MANHOLE	⊙ REGULAR PARKING SPACE COUNT
OCS OUTLET CONTROL STRUCTURE	⊙ HANDICAP PARKING SPACE
OTP OPEN TOP PIPE	⊙ TREE POSITION INDICATOR
PM POWER METER	⊙ SIGN
PKS PK NAIL SET	⊙ EXISTING TREE LOCATION
POB POINT OF BEGINNING	⊙ BRUSH/SHRUB
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RBS 5/8"RBR SET CAPPED LSF 621	
RRS RAILROAD SWITCH	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	
— EXISTING RAIL	
— EXISTING TREELINE	
— EXISTING FENCE	

## EROSION & SEDIMENT CONTROL LEGEND

—	LIMIT OF DISTURBANCE
—	ENVIRONMENTAL FEATURE
—	12" CURLEX SEDIMENT LOG
—	SAWCUT LINE
—	REMOVE & SALVAGE FENCE
—	PROTECT FENCE
—	SOIL DELINEATION
—	ROCK CONSTRUCTION ENTRANCE
—	REMOVE & DISPOSE ASPHALT
—	TEMPORARY/PERMANENT SEEDING AREA
—	RETENTION BASIN AREA
—	PROTECT ASPHALT DRIVE
—	STOCKPILE STORAGE AREA
○	INLET PROTECTION
○	UTILITY PROTECTION

## UTILITIES LEGEND

—	PROPOSED STORMWATER PIPE
—	SECONDARY OUTLET CONTROL STRUCTURE
—	HEADWALL/ENDWALL
●	MANHOLE

## DEMOLITION LEGEND

○	TREE PROTECTION FENCE
×	REMOVE TREE
—	REMOVE FENCE
—	LIMIT OF DISTURBANCE
—	ASPHALT REMOVAL

## GRADING LEGEND

— 40 —	MAJOR CONTOUR
— 41 —	MINOR CONTOUR
— 37.86 —	SPOT ELEVATION
— 2% —	SLOPES

## SITE LEGEND

—	PROPOSED ASPHALT PAVING
—	6' HIGH CHAIN LINK FENCE
—	RETENTION BASIN AREA
—	ADA ACCESSIBLE ROUTE
—	PROPOSED LAWN AREA
—	RAIL SPUR
—	BOLLARDS
—	STRIPING
—	BIKE RACK

## CURRENT IMPERVIOUS AREA CALCULATIONS

CURRENTLY UNDER ROOF: 235,015 SF  
PAVED PARKING/ROADWAYS: 269,200 SF  
TOTAL: 504,215 SF  
42.96% OF TOTAL AREA

## PROPOSED IMPERVIOUS AREA CALCULATIONS

CURRENTLY UNDER ROOF: 235,015 SF  
STUCCO BUILDING ADDITION: 3,150 SF  
PAVED PARKING/ROADWAYS: 258,667 SF  
RAIL SPUR: 26,927 SF  
RAIL SPUR ACCESS DRIVE: 11,200 SF  
EXPANDED ASPHALT PAVING: 26,744 SF  
TOTAL: 564,550 SF  
47.88% OF TOTAL AREA

## OFF STREET PARKING

- PER WILMINGTON ZONING CODE SECTION 18.528 (E)

1:15 PARKING SPACES PER EMPLOYEE ON THE SHIFT OF THE AVERAGE GREATEST EMPLOYMENT

MINIMUM REQUIRED = 2 BASED ON LARGEST SHIFT PRODUCTION

1ST SHIFT (DAYTIME) - 30 EMPLOYEES  
2ND SHIFT - 15 EMPLOYEES  
3RD SHIFT - 15 EMPLOYEES

### SITE PARKING:

78 VEHICULAR PARKING SPACES (INCLUDES 4 ADA SPACES)  
33 TRACTOR TRAILER PARKING SPACES



530 Walnut Street  
Philadelphia, PA  
19106-3685  
o. 215.922.8080



Approved Construction Plan		
Name	Date	
Planning		
Traffic		
Fire		

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

REV	BY	DATE	DESCRIPTION
2	JAB	5/21/2020	RESPONSE TO 04/20 TRC COMMENTS
1	JAB	3/30/2020	RESPONSE TO 12/19 TRC COMMENTS

LOCATION	838 SUNNYVALE DR., WILMINGTON, NC
TITLE	WILMINGTON WALLBOARD PLANT PROPOSED INDUSTRIAL SIDETRACK & STORMWATER MANAGEMENT IMPROVEMENTS GENERAL NOTES & LEGENDS
PN	
PN	JAB
DATE	04/30/2020
DRAWING NUMBER	G-100
CHK	MT
DATE	04/30/2020



SEABOARD COASTLINE RAILROAD  
 PARCEL ID R06400-022-006-000  
 ZONING - INDUSTRIAL  
 CURRENT LAND USE - INDUSTRIAL

VOPAK TERMINAL WILMINGTON, INC.  
 PARCEL ID R06400-001-003-000  
 ZONING - INDUSTRIAL  
 CURRENT LAND USE - VACANT

TRACT 1  
 26.975 ACRES  
 1,175,037.5 SF

CAMERON COMPANY, LTD  
 PARCEL ID R06500-007-001-000  
 ZONING - INDUSTRIAL  
 CURRENT LAND USE - VACANT

EXISTING BUILDING  
 238,165 SQ. FT.  
 HEIGHT OF BUILDING = 66.2'

SEABOARD COASTLINE RAILROAD  
 ZONING - INDUSTRIAL  
 CURRENT LAND USE - VACANT

SKYWAY INVESTMENTS, LLC  
 PARCEL ID R06500-006-014-000  
 ZONING - INDUSTRIAL  
 CURRENT LAND USE - INDUSTRIAL

BURNETTE ENTERPRISES OF WILM INC ETAL  
 PARCEL ID R06500-006-013-000  
 ZONING - INDUSTRIAL  
 CURRENT LAND USE - INDUSTRIAL

EXISTING LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	⊕ OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	⊖ POWER POLE
BSL BUILDING SETBACK LINE	— GUY WIRE
CI CURB INLET	— POWER LINE
CMF CORRUGATED METAL PIPE	⊕ LP LIGHT POLE
CMF CONCRETE MONUMENT FND	⊗ ELECTRIC TRANSFORMER
CO SANITARY CLEANOUT	⊗ WATER VAULT
CPED COMMUNICATION PEDESTAL	⊗ GAS VALVE
CTP CRIMPED TOP PIPE	⊗ GAS METER
DI DROP INLET	⊗ WATER VALVE
DIP DUCTILE IRON PIPE	⊗ WATER METER
DWCB DOUBLE WING CATCH BASIN	⊗ FIRE HYDRANT
FNC FENCE	— UNDERGROUND ELECTRIC LINE
FND FOUND	— UNDERGROUND GAS LINE
GM GAS METER	— UNDERGROUND COMMUNICATION LINE
INV INVERT	— UNDERGROUND WATER LINE
JB JUNCTION BOX	⊕ PHOTO POSITION INDICATOR
MH MANHOLE	⊗ REGULAR PARKING SPACE COUNT
OCS OUTLET CONTROL STRUCTURE	⊗ HANDICAP PARKING SPACE
OTP OPEN TOP PIPE	⊗ TREE POSITION INDICATOR
PM POWER METER	⊗ SIGN
PKS PK NAIL SET	⊗ EXISTING TREE LOCATION
POB POINT OF BEGINNING	⊗ BRUSH/SHRUB
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RBS 5/8" RBR SET CAPPED LSF 621	
RRS RAILROAD SWITCH	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	
— EXISTING RAIL	
— EXISTING TREETLINE	
— EXISTING FENCE	

**WILMINGTON**  
 NORTH CAROLINA  
 Public Services • Engineering Division  
 APPROVED STORMWATER MANAGEMENT PLAN  
 Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
 Signed: \_\_\_\_\_

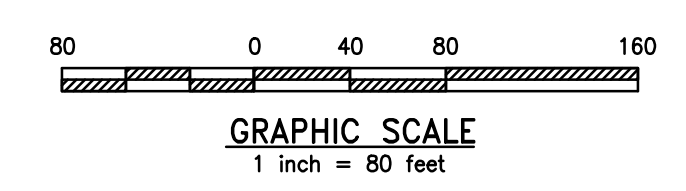
**Approved Construction Plan**

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Planning: \_\_\_\_\_

Traffic: \_\_\_\_\_

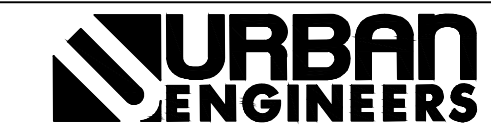
Fire: \_\_\_\_\_



REV	BY	DATE	DESCRIPTION
2	JAB	5/21/2020	RESPONSE TO 04/20 TRC COMMENTS
1	JAB	3/30/2020	RESPONSE TO 12/19 TRC COMMENTS

LOCATION 838 SUNNYVALE DR., WILMINGTON, NC  
 TITLE WILMINGTON WALLBOARD PLANT  
 PROPOSED INDUSTRIAL SIDETRACK &  
 STORMWATER MANAGEMENT IMPROVEMENTS  
 EXISTING CONDITIONS PLAN

PN	DATE	DESCRIPTION	DRAWING NUMBER
PN	JAB	DATE 04/30/2020	
CHK	MJT	DATE 04/30/2020	C-000



530 Walnut Street  
 Philadelphia, PA  
 19106-3685  
 o. 215.922.8080





SEABOARD COASTLINE RAILROAD  
 PARCEL ID R06400-022-006-000  
 ZONING - INDUSTRIAL  
 CURRENT LAND USE - INDUSTRIAL

VOPAK TERMINAL WILMINGTON, INC.  
 PARCEL ID R06400-001-003-000  
 ZONING - INDUSTRIAL  
 CURRENT LAND USE - VACANT

TRACT 1  
 26.975 ACRES  
 1,175,037.5 SF

EXISTING BUILDING  
 238,165 SQ. FT.  
 HEIGHT OF BUILDING = 66.2'

CAMERON COMPANY, LTD  
 PARCEL ID R06500-007-001-000  
 ZONING - INDUSTRIAL  
 CURRENT LAND USE - VACANT

SKYWAY INVESTMENTS, LLC  
 PARCEL ID R06500-006-014-000  
 ZONING - INDUSTRIAL  
 CURRENT LAND USE - INDUSTRIAL

BURNETTE ENTERPRISES OF WILM INC ETAL  
 PARCEL ID R06500-006-013-000  
 ZONING - INDUSTRIAL  
 CURRENT LAND USE - INDUSTRIAL

EXISTING LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	⊕ OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	⊖ POWER POLE
BSL BUILDING SETBACK LINE	— GUY WIRE
CI CURB INLET	— POWER LINE
CMP CORRUGATED METAL PIPE	⊗ LIGHT POLE
CMF CONCRETE MONUMENT FND	⊗ ELECTRIC TRANSFORMER
CD SANITARY CLEANOUT	⊗ WATER VAULT
CPED COMMUNICATION PEDESTAL	⊗ GAS VALVE
CTP CRIMPED TOP PIPE	⊗ GAS METER
DI DROP INLET	⊗ WATER VALVE
DIP DUCTILE IRON PIPE	⊗ WATER METER
DWCB DOUBLE WING CATCH BASIN	⊗ FIRE HYDRANT
FNC FENCE	— UNDERGROUND ELECTRIC LINE
FND FOUND	— UNDERGROUND GAS LINE
GM GAS METER	— UNDERGROUND COMMUNICATION LINE
INV INVERT	— UNDERGROUND WATER LINE
JB JUNCTION BOX	⊕ PHOTO POSITION INDICATOR
MH MANHOLE	⊗ REGULAR PARKING SPACE COUNT
OCS OUTLET CONTROL STRUCTURE	⊗ HANDICAP PARKING SPACE
OTP OPEN TOP PIPE	⊗ TREE POSITION INDICATOR
PM POWER METER	⊗ SIGN
PKS PK NAIL SET	⊗ EXISTING TREE LOCATION
POB POINT OF BEGINNING	⊗ BRUSH/SHRUB
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RBS 5/8" RBR SET CAPPED LSF 621	
RSS RAILROAD SWITCH	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	
— EXISTING RAIL	
— EXISTING TREETLINE	
— EXISTING FENCE	

TREE INVENTORY NOTES:

- TREE SURVEY/INVENTORY CONDUCTED FOR PROJECT DISTURBANCE AREA ONLY AND ONLY INCLUDES REGULATED AND SIGNIFICANT TREES AS DEFINED IN SECTION 18-456 (a) AND (b).

PROPERTY ADDRESS & PARCEL ID:

838 SUNNYVALE DRIVE  
 WILMINGTON, NC 28412

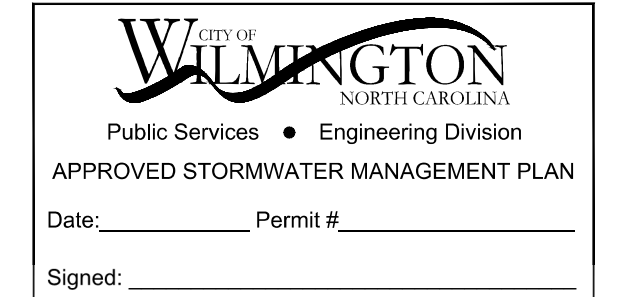
PARCEL ID: R06400-001-002-000

PROPERTY OWNER:

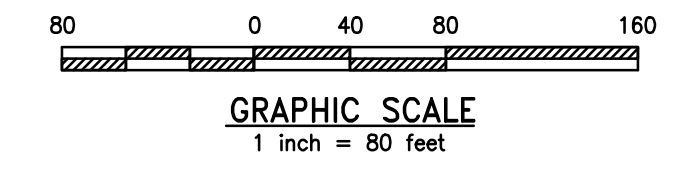
NATIONAL GYPSUM COMPANY  
 2001 REXFORD ROAD  
 CHARLOTTE, NC 28211

SITE DATA:

NUMBER OF BUILDINGS: 1  
 NUMBER OF FLOORS: 1  
 ROOF AREA: 238,165 SF  
 TRACT PROPERTY: 26.975 AC.  
 ZONED: INDUSTRIAL  
 CAMA LAND USE: URBAN



Approved Construction Plan	
Name	Date
Planning	
Traffic	
Fire	



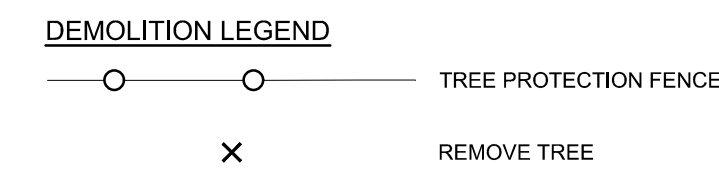
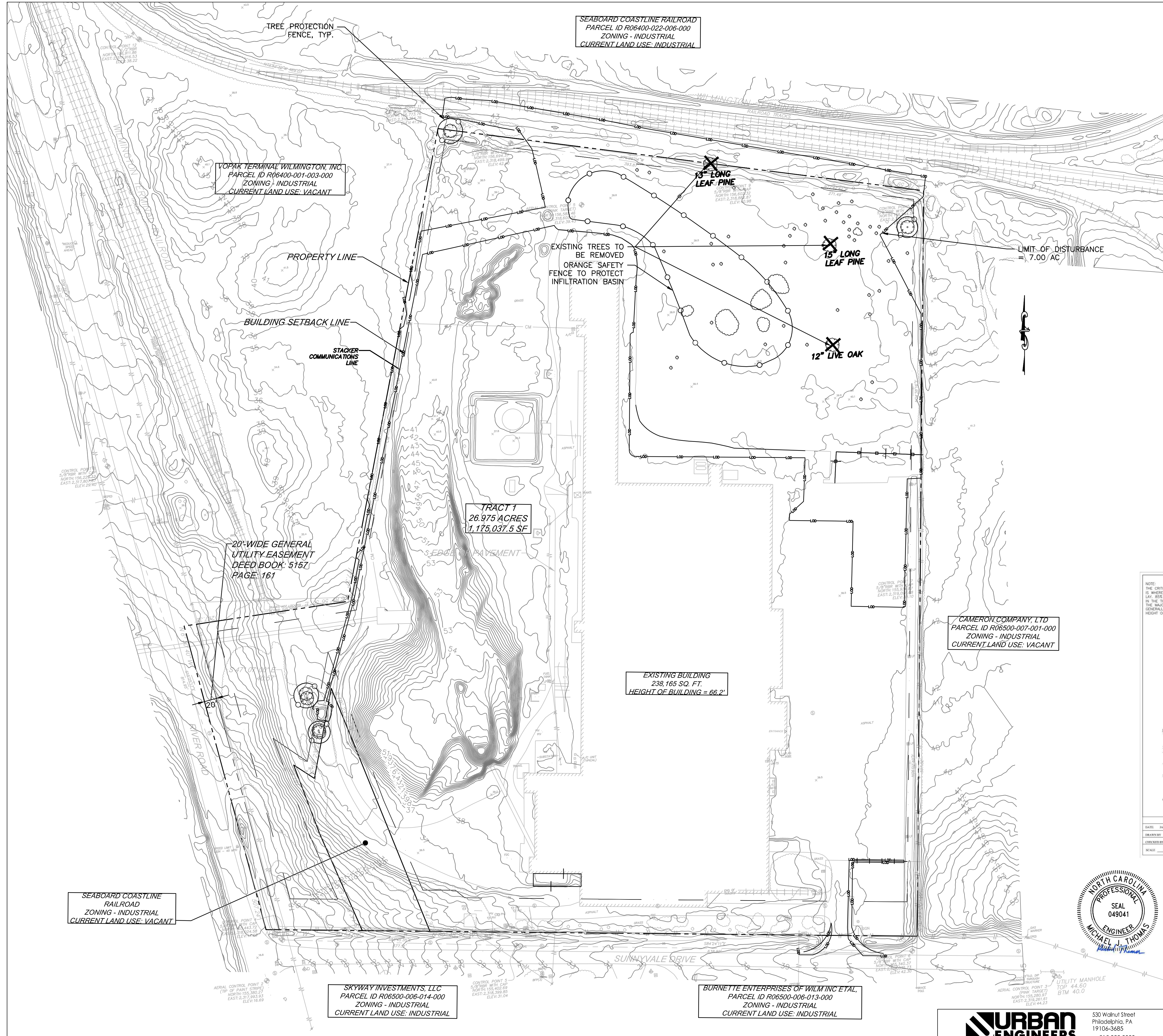
REV	BY	DATE	DESCRIPTION
2	JAB	5/21/2020	RESPONSE TO 04/20 TRC COMMENTS
1	JAB	3/30/2020	RESPONSE TO 12/19 TRC COMMENTS

LOCATION: 838 SUNNYVALE DR., WILMINGTON, NC  
 TITLE: WILMINGTON WALLBOARD PLANT  
 PROPOSED INDUSTRIAL SIDETRACK &  
 STORMWATER MANAGEMENT IMPROVEMENTS  
 TREE INVENTORY PLAN



DRAWING NUMBER	C-001
DATE	04/30/2020
DATE	04/30/2020





**TREE PROTECTION NOTES:**

PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVE OF TREES. AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

**TREE REMOVAL NOTES:**

NO PERSON, DIRECTLY OR INDIRECTLY, SHALL REMOVE ANY TREE FROM PUBLIC OR PRIVATE PROPERTY WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT FROM THE CITY MANAGER. A TREE REMOVAL PERMIT IS REQUIRED BEFORE ANY CLEARING; GRADING OR OTHER AUTHORIZATIONS MAY BE ISSUED INCLUDING SOIL AND SEDIMENTATION CONTROL PERMITS AND BUILDING PERMITS. AN APPROVED TREE REMOVAL PERMIT FOR NEW CONSTRUCTION SHALL APPLY TO THE ENTIRE SITE. THE TREE REMOVAL PERMIT AND APPROVED TREE PRESERVATION PLAN SHALL BE POSTED AT THE JOB SITE WITH OTHER PERMITS FOR THE DURATION OF WORK ON THE SITE. A TREE REMOVAL PERMIT MAY BE EITHER ATTACHED TO THE SUBMITTED SITE PLAN OR THE SITE PLAN MAY BE CLEARLY MARKED FOR EITHER APPROVAL OR DENIAL.

**PROPERTY ADDRESS & PARCEL ID:**

838 SUNNYVALE DRIVE  
WILMINGTON, NC 28412

PARCEL ID: R06400-001-002-000

**PROPERTY OWNER:**

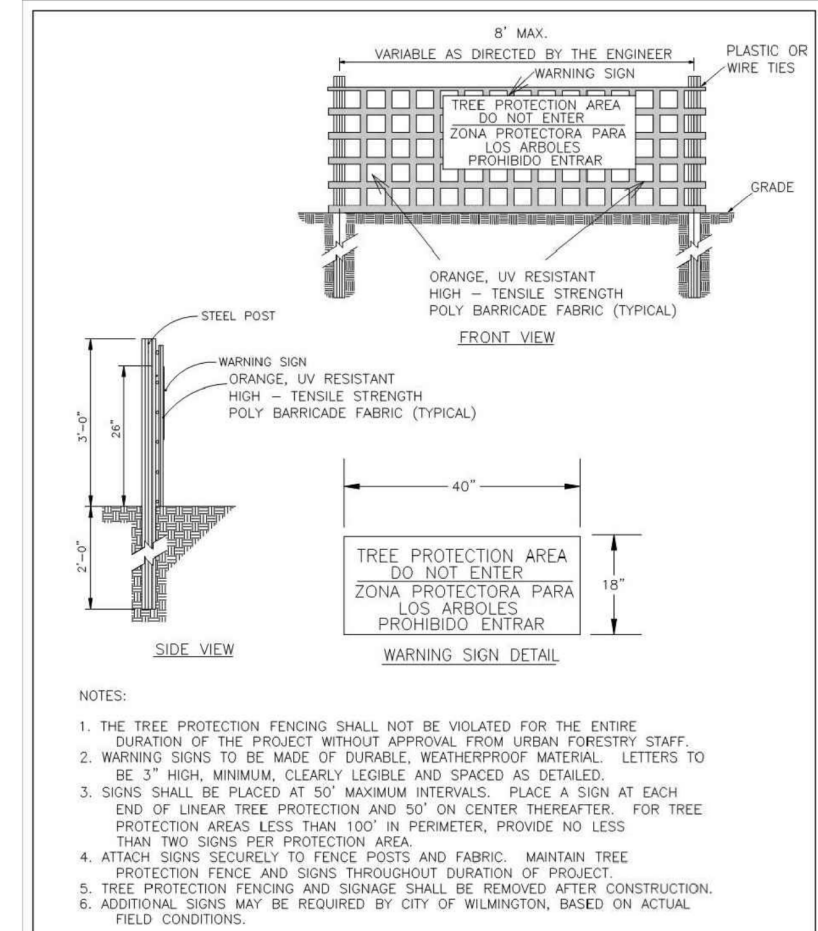
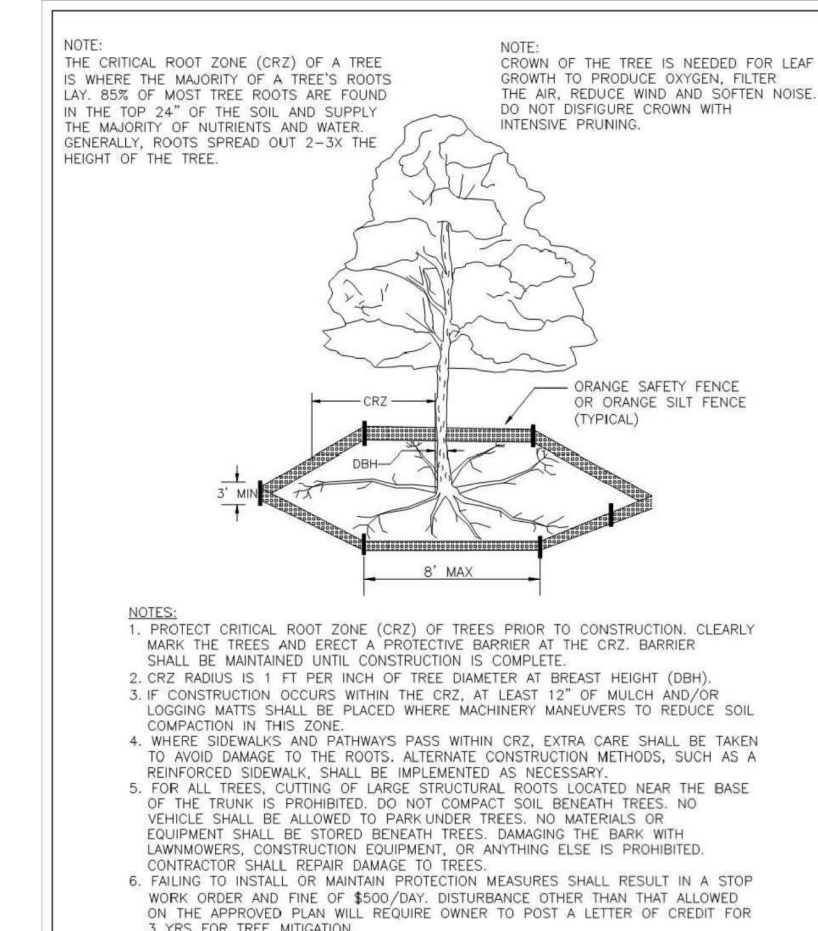
NATIONAL GYPSUM COMPANY  
2001 REXFORD ROAD  
CHARLOTTE, NC 28211

**SITE DATA:**

NUMBER OF BUILDINGS: 1  
NUMBER OF FLOORS: 1  
ROOF AREA: 238,165 SF  
TRACT PROPERTY: 26,975 AC.  
ZONED: INDUSTRIAL  
CAMA LAND USE: URBAN

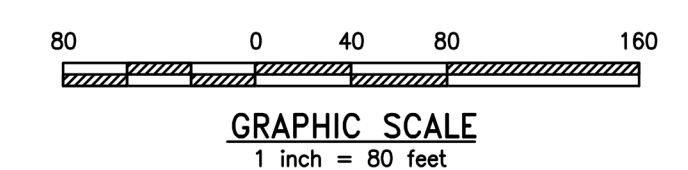
Approved Construction Plan	
Name	Date
Planning	
Traffic	
Fire	

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

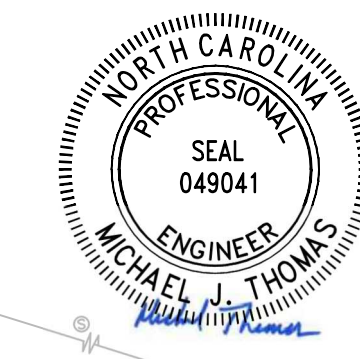


DATE	REVISION	BY	SCALE	SHEET #	TOTAL SHEETS
04/30/2020	1	JAB	AS NOTED	1	2

DATE	REVISION	BY	SCALE	SHEET #	TOTAL SHEETS
04/30/2020	1	JAB	AS NOTED	1	2



**National Gypsum COMPANY**



**URBAN ENGINEERS**  
530 Walnut Street  
Philadelphia, PA  
19106-3685  
o. 215.922.8080

REV	DATE	DESCRIPTION
2	JAB 5/21/2020	RESPONSE TO 04/20 TRC COMMENTS
1	JAB 3/30/2020	RESPONSE TO 12/19 TRC COMMENTS

LOCATION: 838 SUNNYVALE DR., WILMINGTON, NC

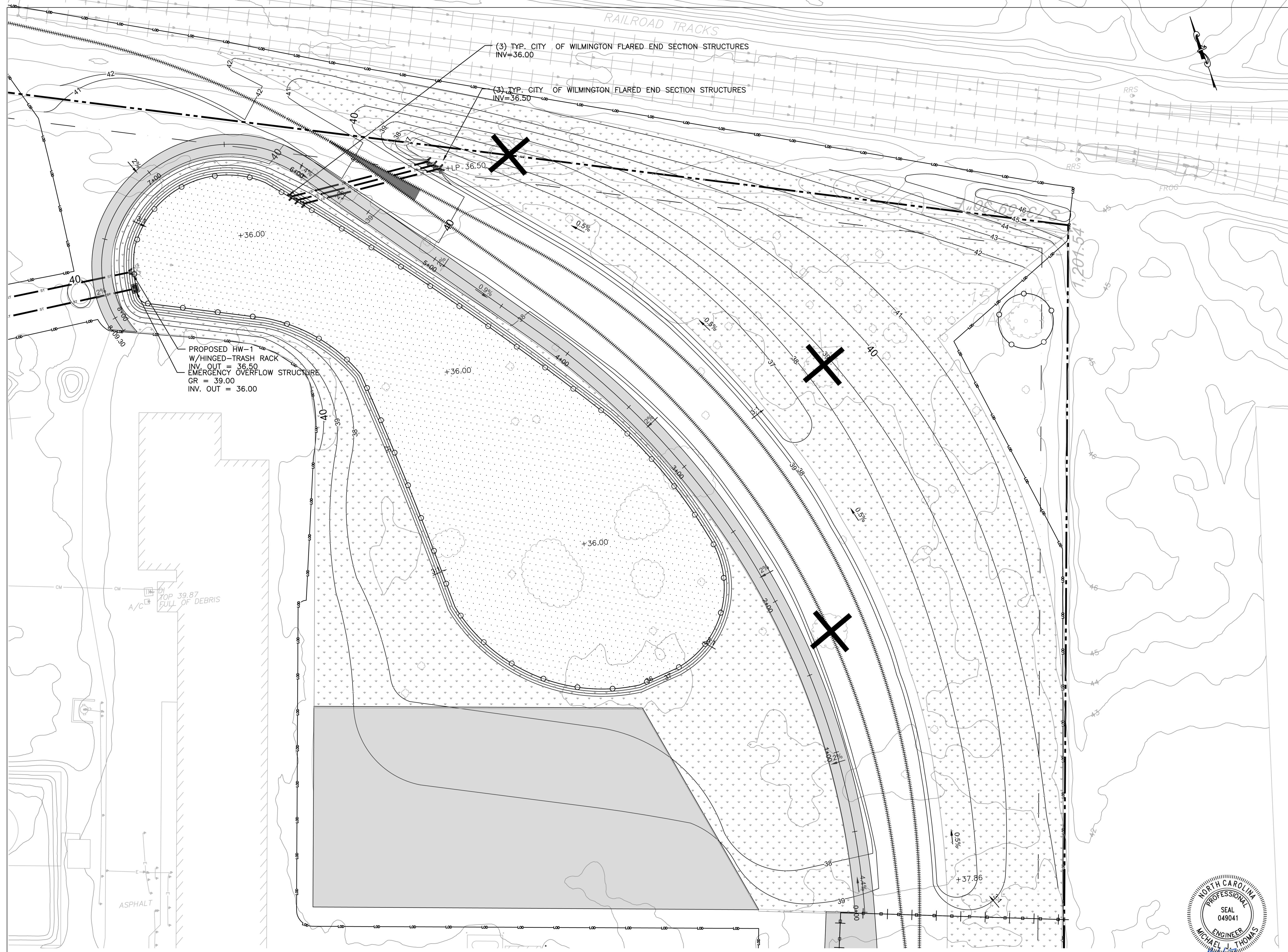
TITLE: WILMINGTON WALLBOARD PLANT PROPOSED INDUSTRIAL SIDETRACK & STORMWATER MANAGEMENT IMPROVEMENTS TREE PROTECTION AND REMOVAL PLAN

DATE: 04/30/2020  
DRAWING NUMBER: C-206









**GRADING LEGEND**

	40		MAJOR CONTOUR
	41		MINOR CONTOUR
	+37.86		SPOT ELEVATION
	2%		SLOPES
			TREE PROTECTION FENCE
			REMOVE TREE
			REMOVE FENCE

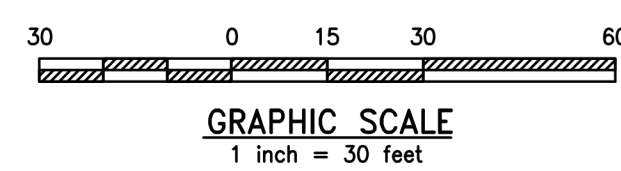
PROPOSED HW-1  
W/HINGED-TRASH RACK  
EMERGENCY OVERFLOW STRUCTURE  
INV. OUT = 36.50  
GR = 39.00  
INV. OUT = 36.00

TOP 39.87  
FULL OF DEBRIS

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

**Approved Construction Plan**

	Name	Date
Planning		
Traffic		
Fire		



**URBAN ENGINEERS**  
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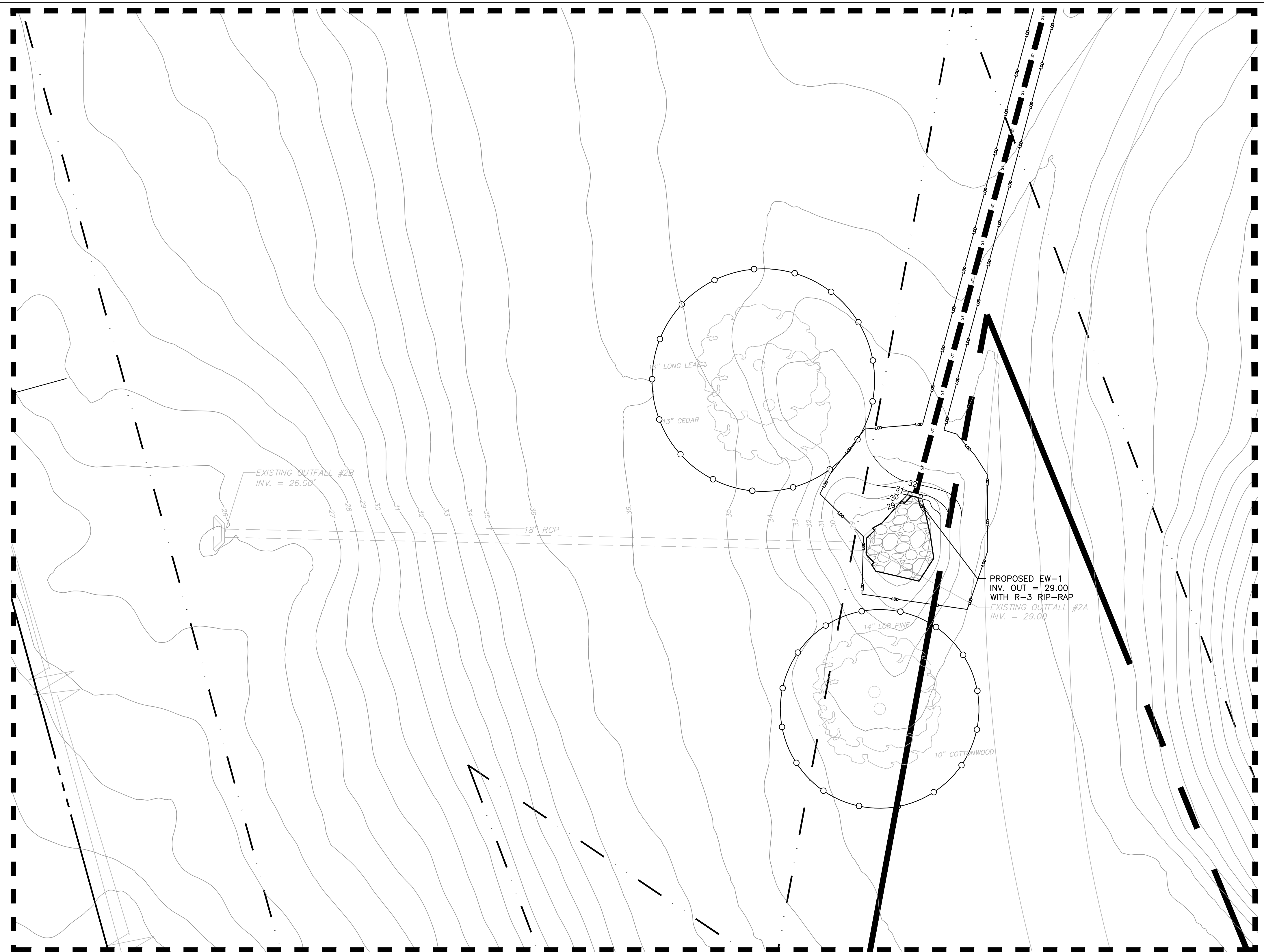
**National Gypsum COMPANY**

2	JAB	5/21/2020	RESPONSE TO 04/20 TRC COMMENTS
1	JAB	3/30/2020	RESPONSE TO 12/19 TRC COMMENTS
REV	BY	DATE	DESCRIPTION
LOCATION: 838 SUNNYVALE DR., WILMINGTON, NC			
TITLE: WILMINGTON WALLBOARD PLANT PROPOSED INDUSTRIAL SIDETRACK & STORMWATER MANAGEMENT IMPROVEMENTS RAIL SPUR AND BASIN GRADING PLAN			
DGN	JAB	DATE: 04/30/2020	DRAWING NUMBER: C-411
CHK	MJT	DATE: 04/30/2020	



**GRADING LEGEND**

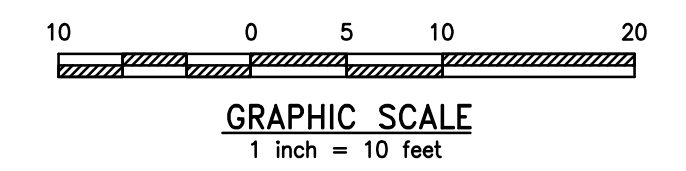
	40		MAJOR CONTOUR
	41		MINOR CONTOUR
	+37.86		SPOT ELEVATION
			SLOPES



**Approved Construction Plan**

Name	Date
Planning	
Traffic	
Fire	

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



**URBAN ENGINEERS**  
 530 Walnut Street  
 Philadelphia, PA  
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**National Gypsum COMPANY**

2	JAB	5/21/2020	RESPONSE TO 04/20 TRC COMMENTS
1	JAB	3/30/2020	RESPONSE TO 12/19 TRC COMMENTS
REV	BY	DATE	DESCRIPTION
LOCATION: 838 SUNNYVALE DR., WILMINGTON, NC			
TITLE: WILMINGTON WALLBOARD PLANT PROPOSED INDUSTRIAL SIDETRACK & STORMWATER MANAGEMENT IMPROVEMENTS ENDWALL GRADING DETAIL			
DGN	JAB	DATE: 04/30/2020	DRAWING NUMBER: C-412
CHK	MJT	DATE: 04/30/2020	