

MINOR SITE PLAN FOR SWITCHING STATION BUILDING

1910 KENT STREET, WILMINGTON, NORTH CAROLINA

FOR
TIME WARNER ENTERTAINMENT

(OWNER)

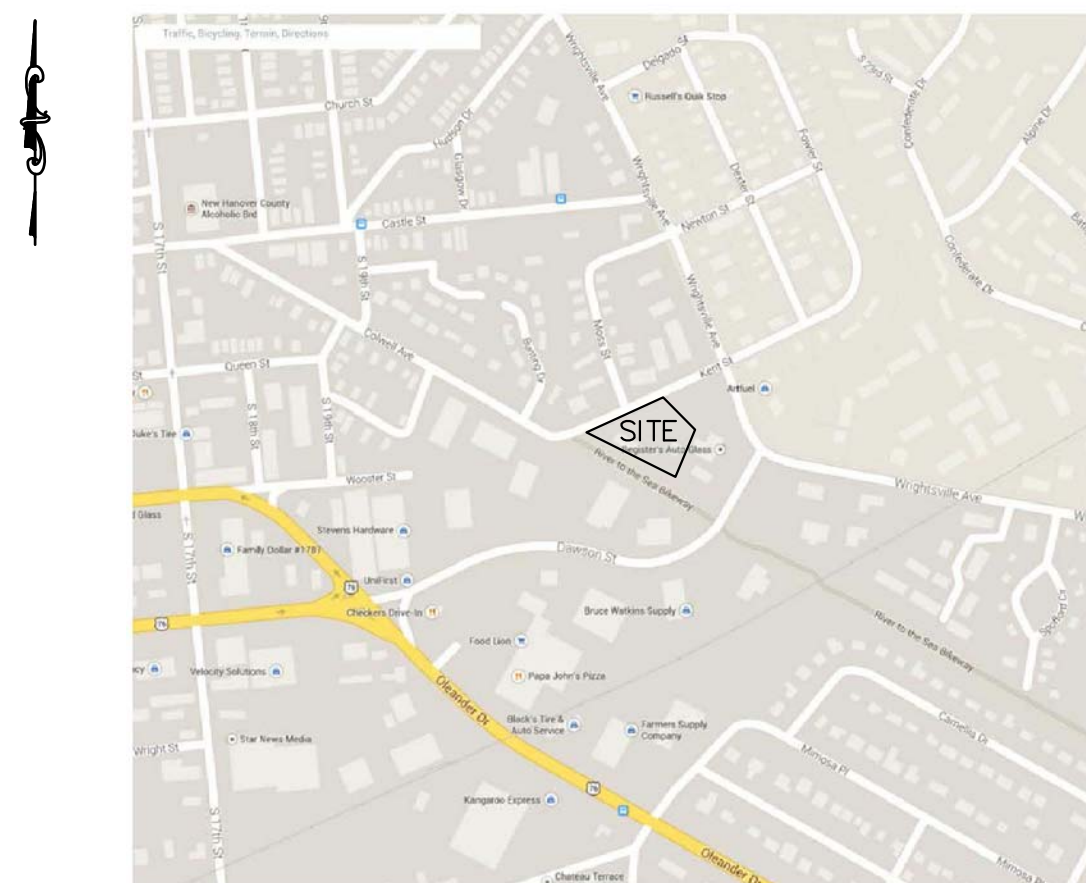
101 INNOVATIONS AVENUE, MORRISVILLE, N.C. 27560

SUITE 100

(919) 654-4421

■ VICINITY MAP

NO SCALE



CREDLE ENGINEERING COMPANY, INC
ENGINEERS/PLANNERS/SURVEYORS 204 E. MARKHAM AVE. DURHAM, N.C. 27701 (919) 682-2006 PH (919) 682-2005 FX

■ INDEX

SHEET #	DESCRIPTION
C0001	COVER
C0100	EXISTING SITE
C0200	SITE PLAN
C0300	LANDSCAPE & LIGHTING PLAN
C0400	SITE DETAILS

GENERAL NOTES:

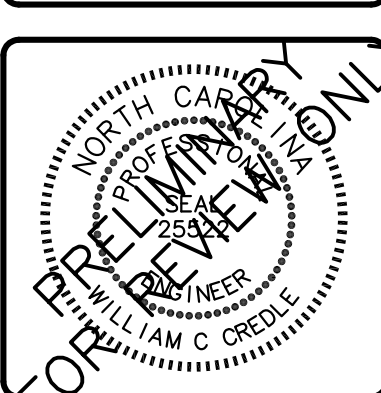
- A. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards. [Detail SD-13 CoW Tech Sids]
- B. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- C. All parking stall markings and lane arrows within the parking areas shall be white.
- D. A utility cut permit is required for each open cut of a City street. Note this on the plan and contact 341-5888 for more details. In certain cases an entire resurfacing of the area being open cut may be required.
- E. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- F. 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 plat. [SD 15-14 CoW Tech Sids]
- G. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.

CITY OF WILMINGTON
NORTH CAROLINA
APPROVED CONSTRUCTION PLAN

Planning: _____
Traffic: _____
Fire: _____

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED DRAINAGE PLAN

Date: _____ Permit # _____
Signed: _____



CREDLE ENGINEERING COMPANY, INC
ENGINEERS/PLANNERS/SURVEYORS 204 E. MARKHAM AVE. DURHAM, N.C. 27701 (919) 682-2006 PH (919) 682-2005 FX

COMMUNICATION FACILITY
PROPERTY OF
TIME WARNER CABLE
1910 KENT STREET, WILMINGTON, N.C. 28401

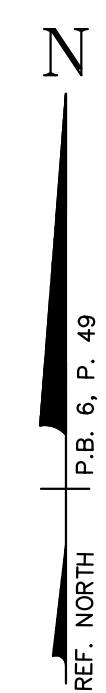
■ COVER

REVISIONS

NO.	DATE	DESCRIPTION
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DATE: APRIL 30, 2014
SCALE: NTS
LICENSE: C-0254
JOB: \\Time Warner\Wilmington\base\140430
SHEET NUMBER
C0001
OF 5 SHEETS

\\Time Warner\Wilmington\base\140430 : 1404 DATE: 07/27/15



PROJECT INFORMATION

PARCEL DATA
 PARID: R05411-007-003-000
 ALTD: 312711.65.3549.000
 PARID: R05411-008-005-000
 ALTD: 312711.65.3218.000

REFERENCE DATA
 DB: 5679/2139
 PB: 6/49

AREA
 SITE AREA: 73,109 S.F. (1.68 AC.)
 ZONING: CS
 SITE ZONED: CS

BUILDING SETBACKS
 STREET YARD: 35' MIN.
 SIDE YARD: 7' MIN.
 REAR YARD: 15' MIN.

IMPERVIOUS CALCULATIONS
 EX. BUILDINGS: 5,473 S.F.
 EX. ASPHALT YARD: 44,417 S.F.
 EX. CONC.: 2,285 S.F.
 TOTAL EX. IMPERVIOUS: 52,175 S.F.

PARKING DATA
 EXISTING SPACES: 11± SPACES

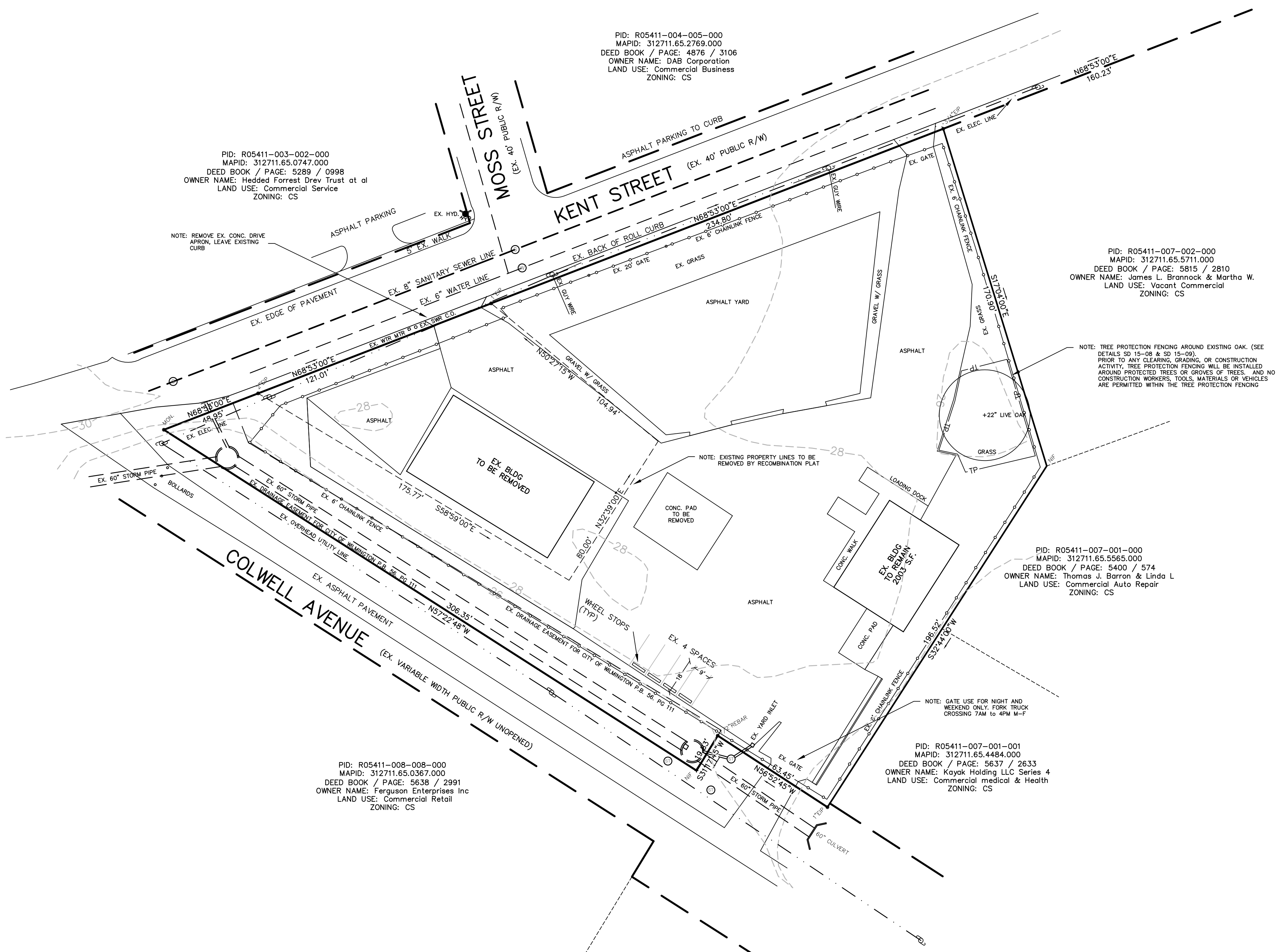
FLOOD DATA
 Parcel is not located in a SFHA or Future Conditions Flood Hazard Areas,
 100-YR Floodplain Elevation(s): None
 Floodplain Zone: X (Outside Floodplain)
 FEMA Flood Map: 372031700J
 FEMA Map Date: 04/03/06

TOPOGRAPHIC INFORMATION
 Taken from City of Wilmington maps, field verify for accuracy.

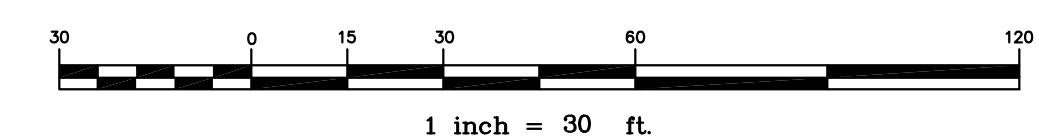
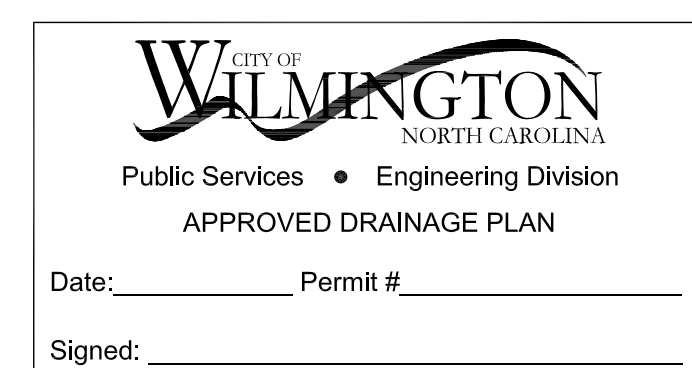
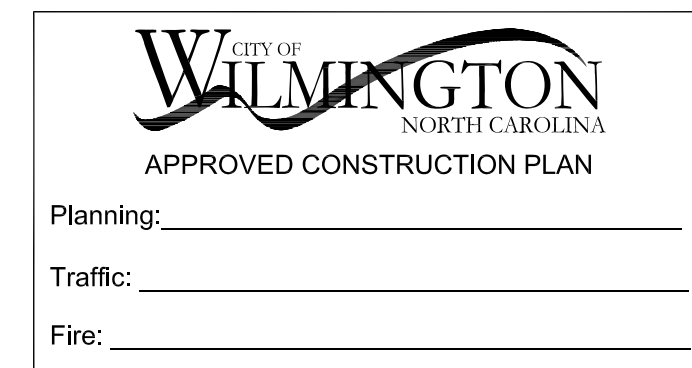
SURVEY INFORMATION
 Provided by Credle Engineering Company Inc.



CREDE ENGINEERING COMPANY, INC
 ENGINEERS/PLANNERS/SURVEYORS
 204 E. MARKHAM AVE, DURHAM, N.C. 27701 (919) 682-2006 PH (919) 682-2005 FX
EXISTING CONDITIONS
COMMUNICATION FACILITY
 PROPERTY OF
TIME WARNER CABLE
 1910 KENT STREET, WILMINGTON, N.C. 28401



- LEGEND**
- PROPERTY LINE ———
 - R/W LINE ———
 - OVERHEAD UTILITY LINES - - - - -
 - UNDERGROUND ELEC. LINES - - - - -
 - SANITARY SEWER LINE - - - - -
 - BLDG. SETBACK — SB —
 - TREE PROTECTION AREA — TPA —
 - BUFFER AREA — B —
 - EXISTING IRON PIPE ●
 - LIGHT POLES ☆
 - UTILITY POLE ⚡
 - SEWER CLEANOUT ⊙
 - WATER METER □
 - CURB INLET ▣
 - EX. SEWER MAN HOLE ○

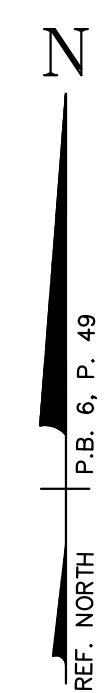


REVISIONS

NO.	DATE	DESCRIPTION
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DATE	APRIL 30, 2014
SCALE	1" = 30'
LICENSE	C-0254
JOB	Time Warner\Wilmington\base140430
SHEET NUMBER	

C0100
 OF 5 SHEETS



PROJECT INFORMATION

PARCEL DATA
 PARID: R05411-007-003-000
 ALTD: 312711.65.3549.000
 PARID: R05411-008-005-000
 ALTD: 312711.65.3218.000

REFERENCE DATA
 DB: 5679/2139
 PB: 6/49

AREA
 SITE AREA: 73,109 S.F. (1.68 AC.)

ZONING
 SITE ZONED: CS

CAMA CLASSIFICATION
 CAMA CLASSIFICATION: URBAN

BUILDING SETBACKS
 STREET YARD: 35' MIN.
 SIDE YARD: 7' MIN.
 REAR YARD: 15' MIN.

IMPERVIOUS CALCULATIONS
 EX. BUILDINGS: 5,473 S.F.
 EX. ASPHALT YARD: 44,417 S.F.
 EX. CONC.: 2,285 S.F.
 TOTAL EX. IMPERVIOUS: 52,175 S.F. (71.37%)

REMOVAL OF IMPERVIOUS:
 REM. ASPHALT: 1,898 S.F.
 NEW ASPHALT FOR ENTRANCE: 158 S.F.
 NEW CONC. FOR SIDEWALK: 1,321 S.F.
 TOTAL REM. IMPERVIOUS: 3,377 S.F.

PRO. BUILDING:
 TOTAL PRO. IMPERVIOUS: 7,018 S.F. (OVER IMPERVIOUS)
 51,756 S.F. (70.79%)

BUILT UPON AREA
 NEW BUILDING AREA: 7,018 S.F.
 NEW HVAC & GEN: 1,486 S.F.
 NEW ASPHALT: 158 S.F.
 NEW CONC. SIDEWALK: 1,321 S.F.
 TOTAL BUILT UPON: 9,983 S.F.

NOTE: OLD BUILDING REMOVED WITH NEW STONE BASE: (1,083 S.F.)

BUILDING COVERAGE AREA
 TOTAL SITE: 73,109 S.F.
 TOTAL BUILDING: 9,021 S.F.
 COVERAGE PERCENTAGE: 12.34%

PARKING DATA
 EXISTING SPACES: 4 SPACES
 REQUIRED PARKING: 16 SPACES

NOTE: REQUESTED REDUCTION BY TRC TO NO NEW SPACES FOR UNMANNED FACILITIES

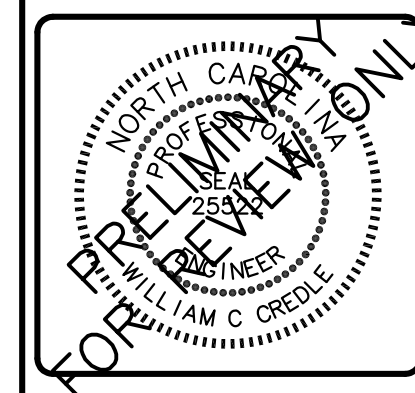
UTILITIES
 NOTE: FACILITY WILL NOT BE OPEN TO WALK-IN CUSTOMERS

UTILITIES
 NO WATER OR SEWER SERVICES ARE PROPOSED FOR NEW BUILDING

FLOOD DATA
 PARCEL IS NOT LOCATED IN A SFHA OR FUTURE CONDITIONS FLOOD HAZARD AREAS
 100-YR Floodplain Elevation(s): None
 Floodplain Zone: X (Outside Floodplain)
 FEMA Flood Map: 372031700J
 FEMA Map Date: 04/03/06

TOPOGRAPHIC INFORMATION
 Taken from City of Wilmington maps, field verify for accuracy.

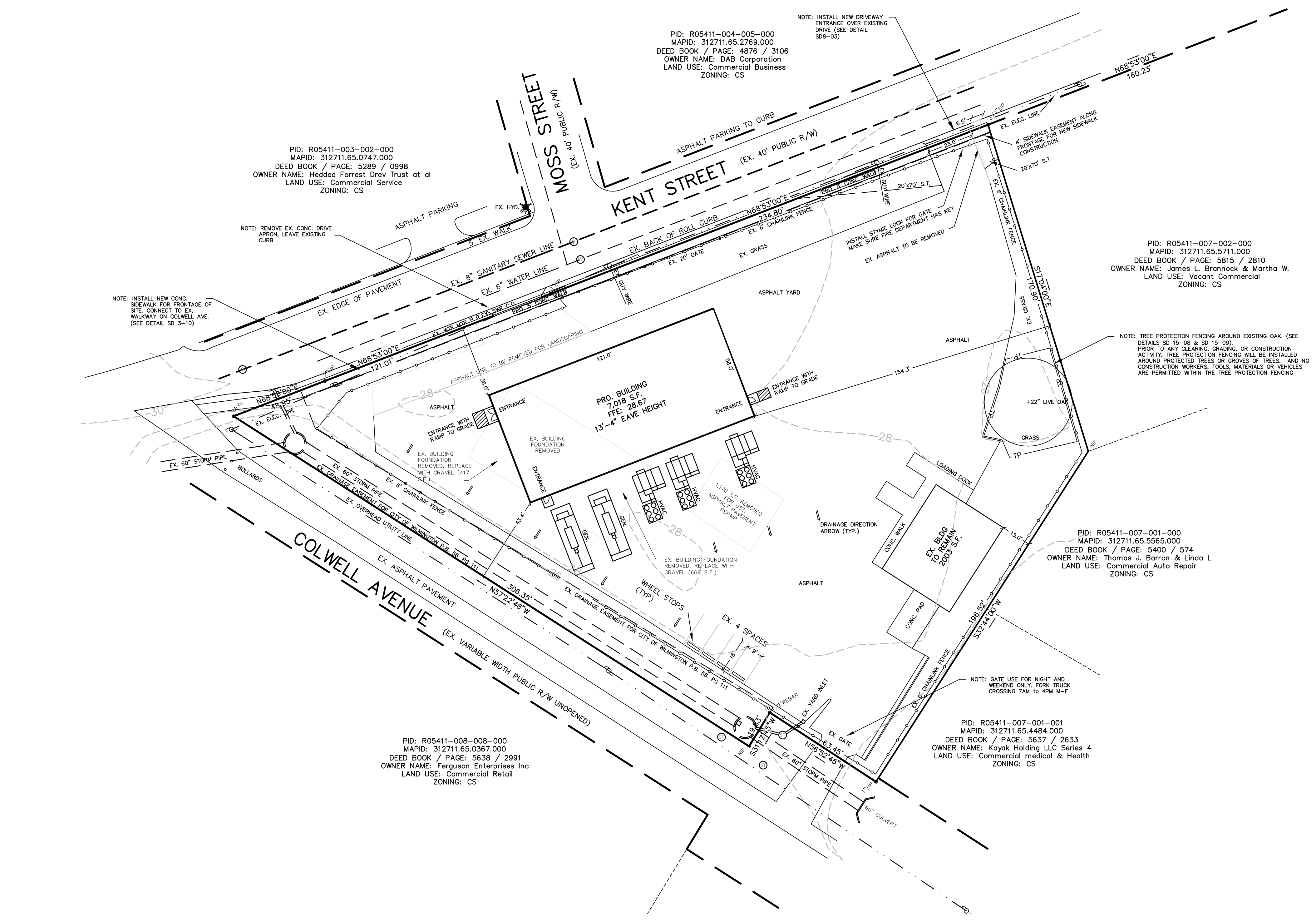
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SITE PLAN

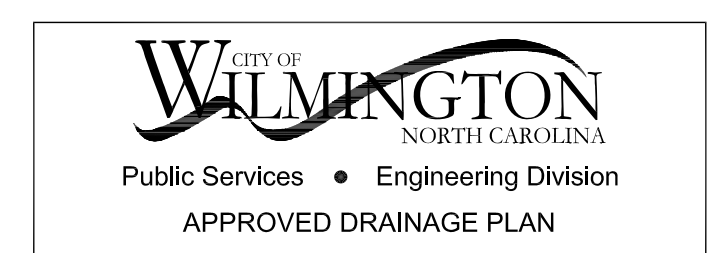
COMMUNICATION FACILITY
 PROPERTY OF
TIME WARNER CABLE
 1910 KENT STREET, WILMINGTON, N.C. 28401



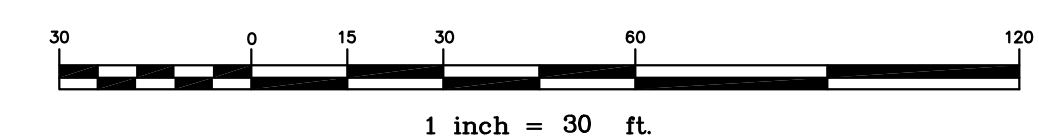
- LEGEND**
- PROPERTY LINE ———
 - R/W LINE ———
 - OVERHEAD UTILITY LINES - - - - -
 - UNDERGROUND ELEC. LINES - - - - -
 - SANITARY SEWER LINE ———
 - BLDG. SETBACK — SB ———
 - TREE PROTECTION AREA — TPA ———
 - BUFFER AREA — B ———
 - EXISTING IRON PIPE ●
 - LIGHT POLES ☆
 - UTILITY POLE /
 - SEWER CLEANOUT ◊
 - WATER METER □
 - CURB INLET ▣
 - EX. WATER MAN HOLE ○
 - EX. STORM MAN HOLE ○
 - EX. SEWER MAN HOLE ○



Planning: _____
 Traffic: _____
 Fire: _____



Date: _____ Permit # _____
 Signed: _____



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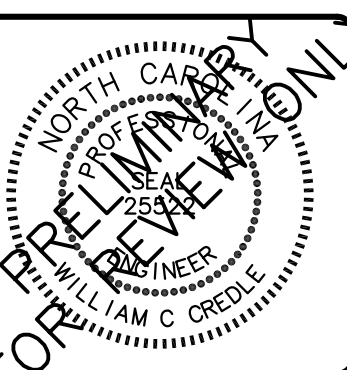
DATE	APRIL 30, 2014
SCALE	NTS
LICENSE	C-0254
JOB	Time Warner\Wilmington\base140430
SHEET NUMBER	

C0200
OF 5 SHEETS

PROJECT INFORMATION

GENERAL LANDSCAPING NOTES:

- All denuded areas not occupied by structures, paving or plantings shall be graded and seeded.
- All shrub and tree plantings shall be mulched with 3" clean pine straw mulch.
- Contractor to utilize onsite topsoil. Contractor will supply additional soils, as specified on the planting detail, for backfilling holes, beds and building water berms. Soil shall be composed of a minimum of 50% topsoil and 25% composted organic material.
- Acceptable composted organic materials for soil conditioning will be pulverized pine bark, composted animal manures, or shredded/composted leaves.
- Contractor is to verify the location of existing utilities prior to beginning landscape installation.
- Contractor is to verify the quantities of plant materials as shown on the plan. Plantings indicated on the plan shall prevail over any quantities indicated in any plant lists or other written documents should irregularities arise.
- All plantings shall be thoroughly watered in on the same day as planted.
- All containerized plant material shall have the root balls scarified as needed prior to installation.
- All plant holes shall be twice the width of the actual root ball size.
- Remove burlap and all rope constraints from the top of the root ball and from around the trunk of the tree prior to backfilling holes.
- All trees that are smooth barked at the time of planting and greater than 2" in diameter shall have the trunks wrapped from the top of the backfill up to the first branches with tree wrap.
- All trees shall be planted at a depth no lower than the original grades that the tree was grown in the nursery. Tree ball may be elevated out of the ground up to 1/3 the depth of the rootball, depending upon soil conditions found on the site.
- The site shall be stabilized and seeded prior to issuance of a certificate of occupancy.
- Plants selected and planting procedures shall conform to the accepted standards of established by American Association of Nurserymen, latest edition.
- Lawn areas shall be raked to remove sticks, rocks, building debris, trash and other foreign matter that would be a detriment to mowing.
- Limbs on trees to be maintained 6' above ground level.
- All underbrush to be back and maintained.



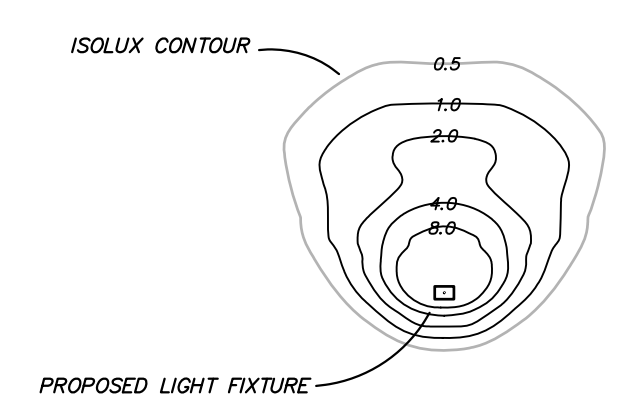
CREDE ENGINEERING COMPANY, INC.
 ENGINEERS/PLANNERS/SURVEYORS
 204 E. MARKHAM AVE, DURHAM, N.C. 27701 (919) 682-2006 PH (919) 682-2005 FX

LANDSCAPING & LIGHTING PLAN

COMMUNICATION FACILITY
 PROPERTY OF
TIME WARNER CABLE
 1910 KENT STREET, WILMINGTON, N.C. 28401

REVISIONS		
NO.	DATE	DESCRIPTION

DATE: APRIL 30, 2014
 SCALE: NTS
 LICENSE: C-0254
 JOB: \Time Warner\Wilmington\044034
 SHEET NUMBER: **C0300**
 OF 5 SHEETS



WAL-PAK LIGHT NTS
 AREA LIGHTING FIXTURES SHALL BE "WAL-PAK" STYLE AS PROVIDED BY LUMARK MODEL # MW-150.
 LUMINAIRES SHALL BE METAL HALIDE 150 WATT LAMPS.
 NUMBER OF SINGLE FIXTURE: EIGHT (8)
 LUMINAIRES: 150 WATT METAL HALIDE, 12 FOOT MOUNTING HEIGHT

PID: R05411-003-002-000
 MAPID: 312711.65.0747.000
 DEED BOOK / PAGE: 5289 / 0998
 OWNER NAME: Hedded Forrest Drev Trust et al
 LAND USE: Commercial Service
 ZONING: CS

PID: R05411-004-005-000
 MAPID: 312711.65.2769.000
 DEED BOOK / PAGE: 4876 / 3106
 OWNER NAME: DAB Corporation
 LAND USE: Commercial Business
 ZONING: CS

PID: R05411-007-002-000
 MAPID: 312711.65.5711.000
 DEED BOOK / PAGE: 5815 / 2810
 OWNER NAME: James L. Brannock & Martha W.
 LAND USE: Vacant Commercial
 ZONING: CS

PID: R05411-007-001-000
 MAPID: 312711.65.5665.000
 DEED BOOK / PAGE: 5400 / 574
 OWNER NAME: Thomas J. Barron & Linda L.
 LAND USE: Commercial Auto Repair
 ZONING: CS

PID: R05411-008-008-000
 MAPID: 312711.65.0367.000
 DEED BOOK / PAGE: 5638 / 2991
 OWNER NAME: Ferguson Enterprises Inc
 LAND USE: Commercial Retail
 ZONING: CS

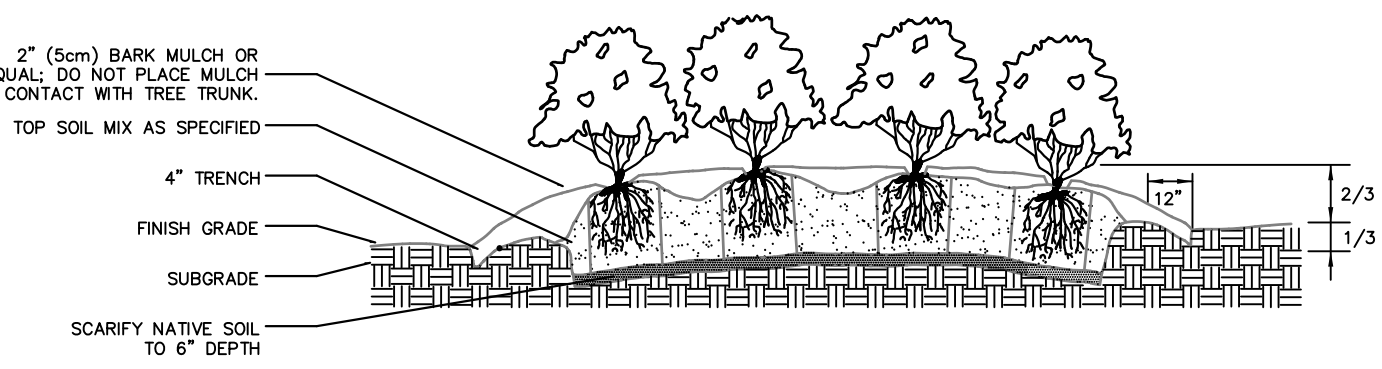
STREET YARD LANDSCAPING:
 Frontage: 338.80 I.F. (COLWELL AVENUE)
 (7) Canopy Trees Required
 (42) Shrubs Required

DRAINAGE AREA:
 6" area with no mulch; Allow stormwater run-off to drain through site. (See drainage arrows for placement)

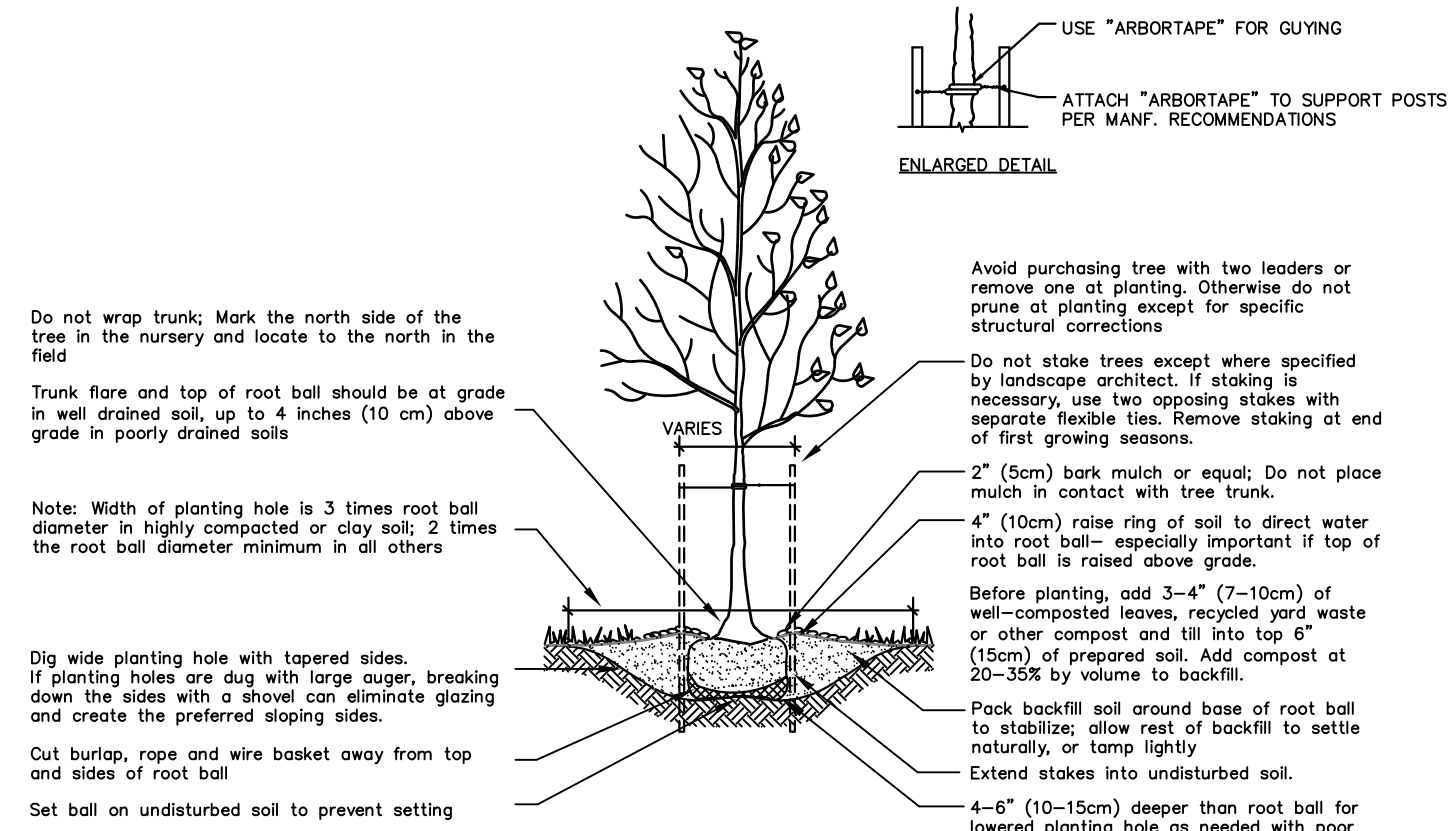
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 - SEWER CLEANOUT ◊
 - WATER METER □
 - CURB INLET ▣
 - EX. SEWER MAN HOLE ○

LANDSCAPING KEY

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
CM	7	Lagerstroemia indica	CRAPE MYRTLE	2" CAL OR 8"	CT
RB	23	Cercis canadensis var. texensis	TEXAS RED BUD	2" CAL OR 8"	DU
TM	21	Acer buergeranum	TRIDENT MAPLE	2" CAL OR 8"	DU
X	28	Ilex crenata helleri	HELLER HOLLY	12"	SH
⊙	35	Raphiolepis x delacourii	INDIAN HAWTHORN	12"	SH
SA	35	Abelia hybrids	SHERWOOD ABELIA	12"	SH
CJ	32	Juniperus horizontalis cultivars	PLUMOSA COMPACTA JUNIPER	12"	SH

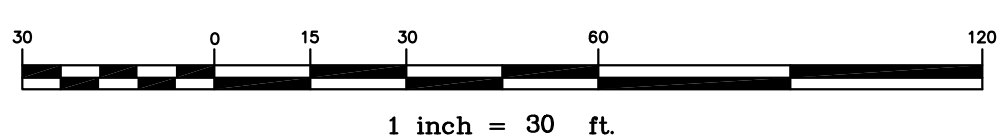


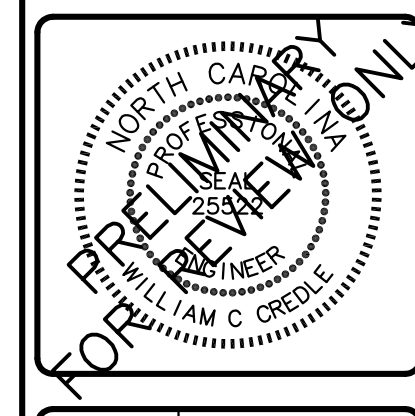
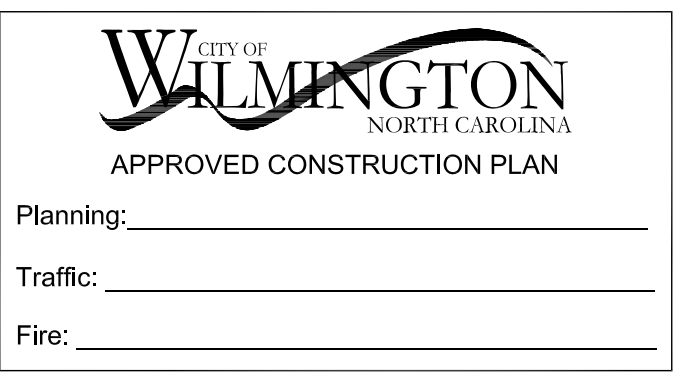
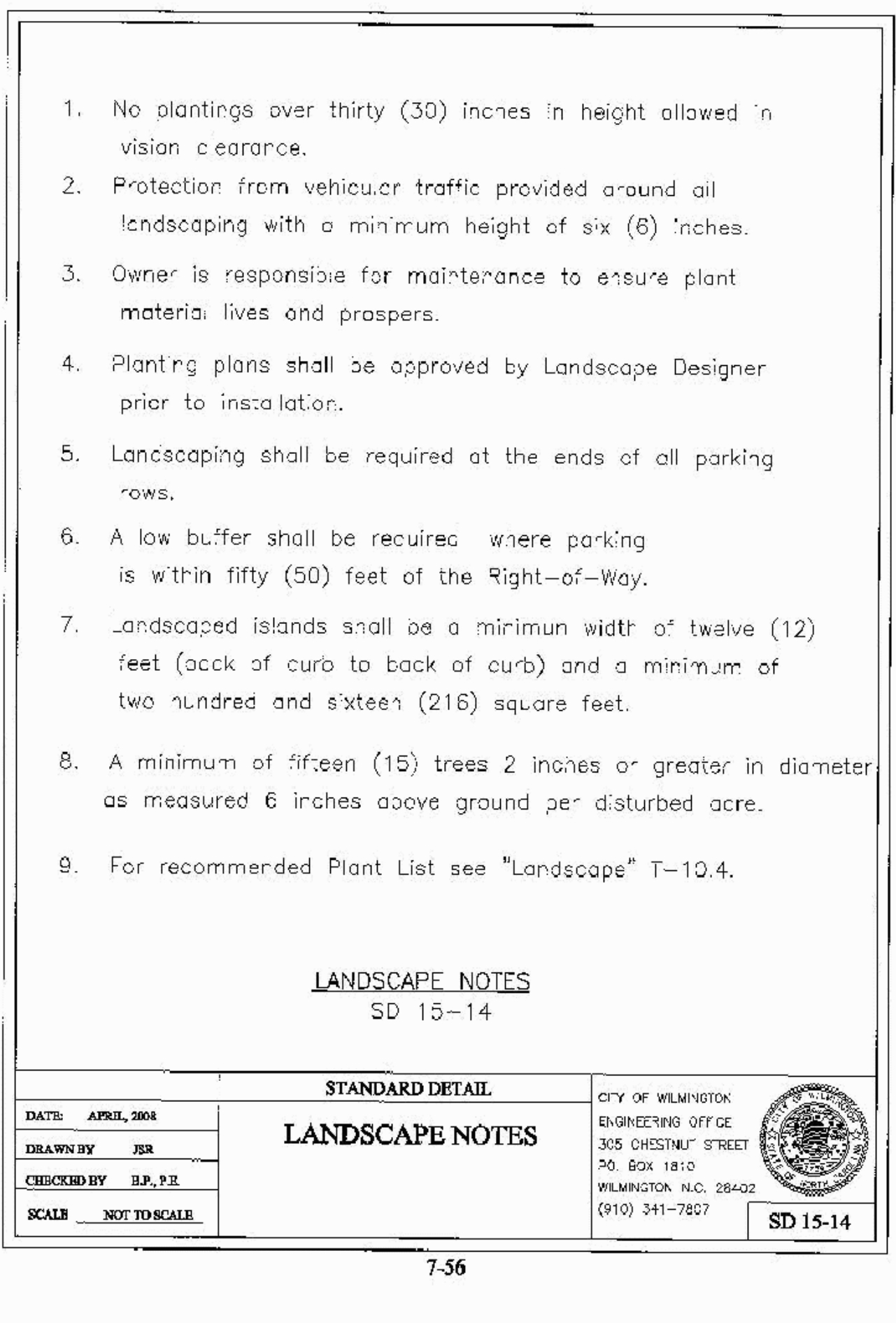
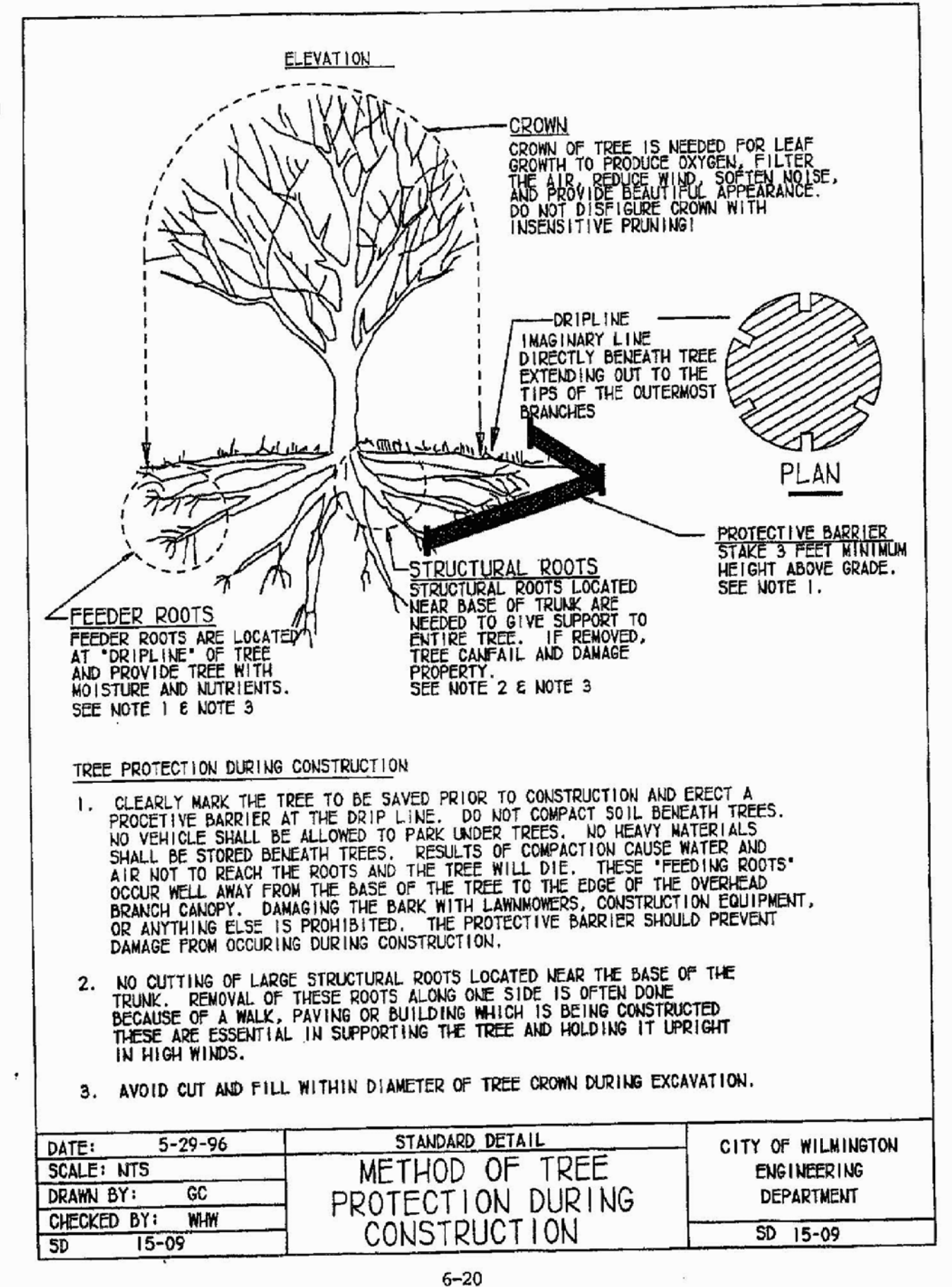
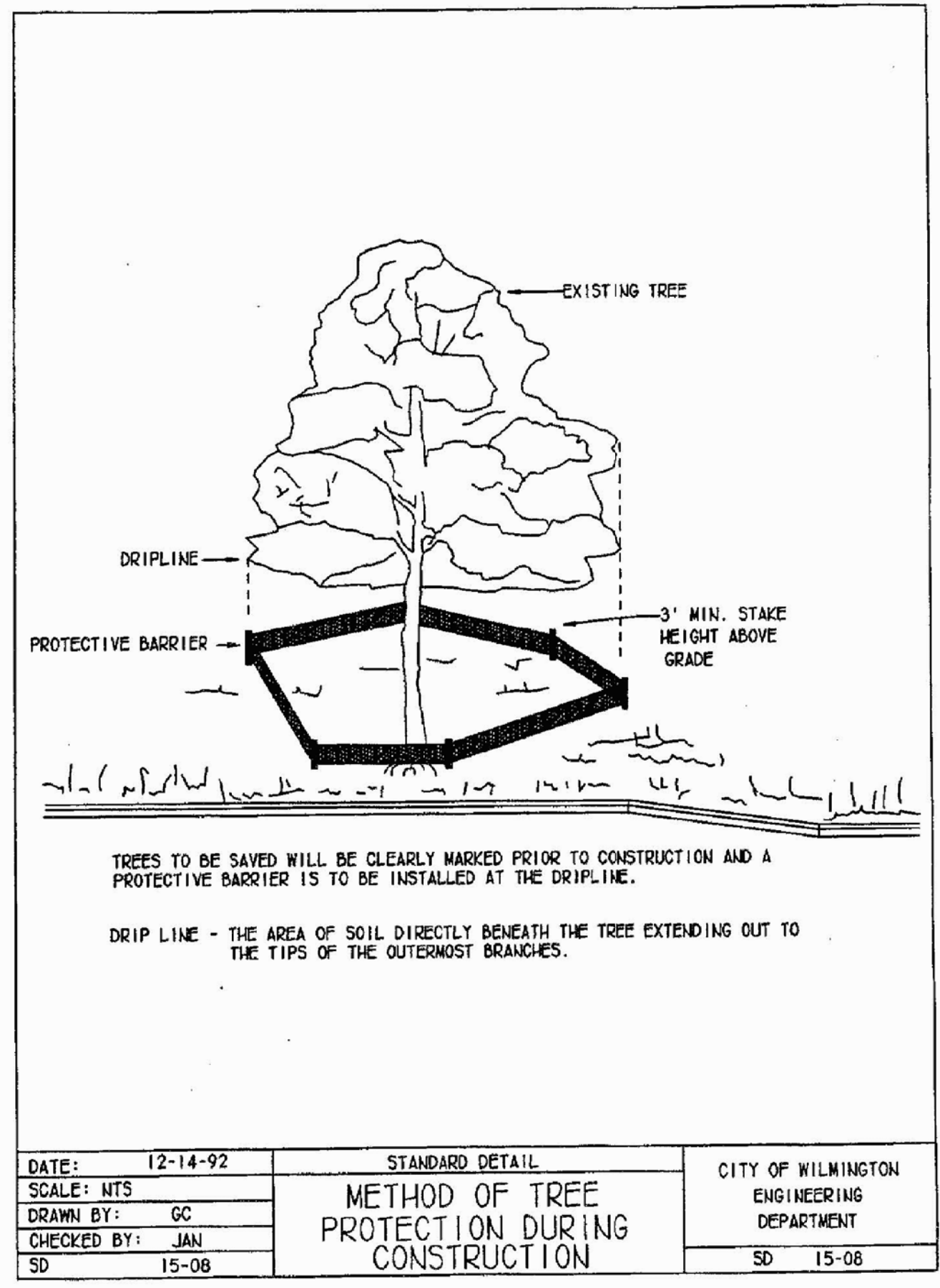
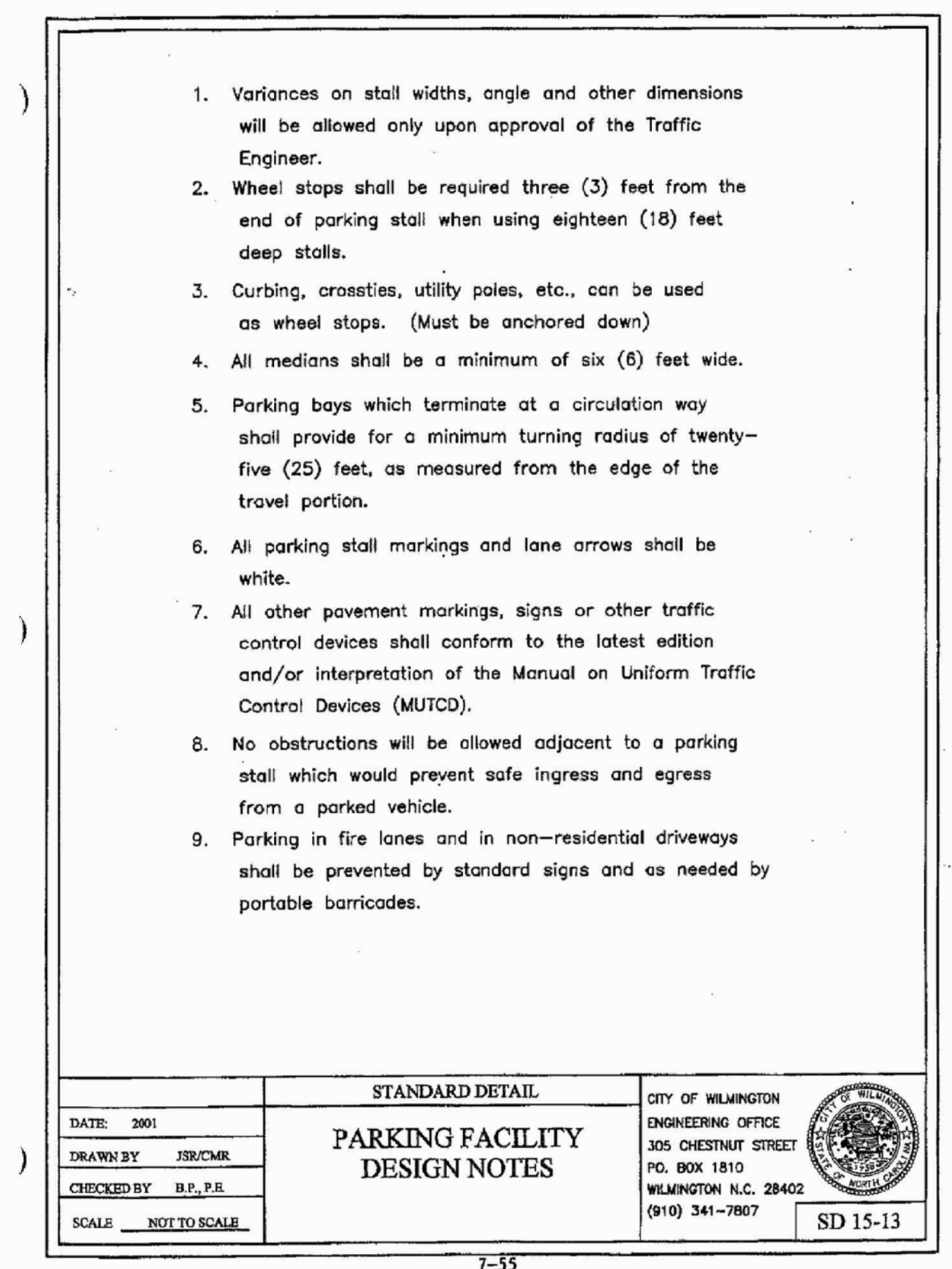
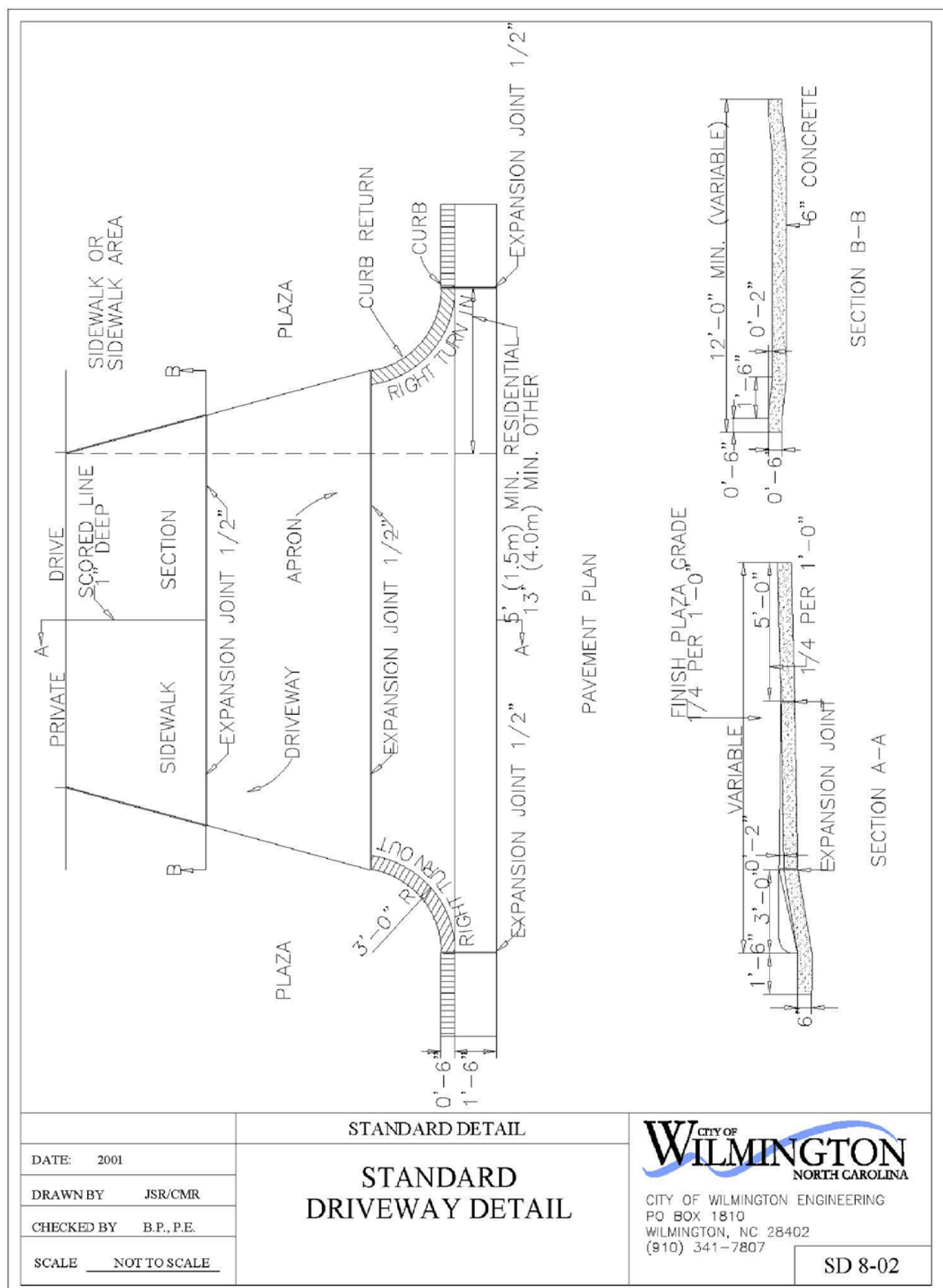
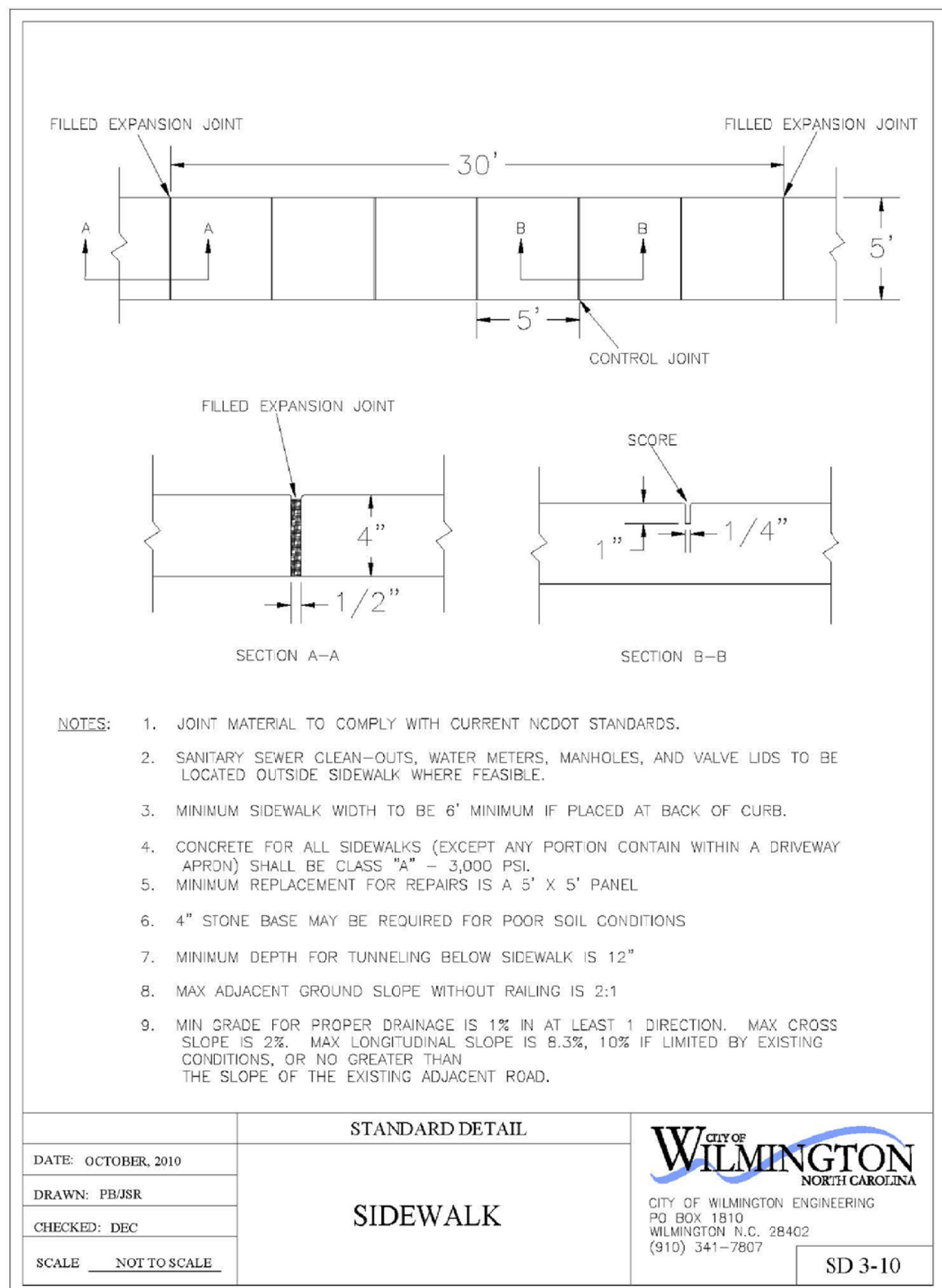
SHRUB BED DETAIL
(NO SCALE)



TREE PLANTING DETAIL (B & B PLANTS)

- Notes**
- Where several trees will be planted close together such that they will likely share root space, till in soil amendments to a depth of 4-6" (10-15 cm) over the entire area.
 - For container-grown trees, use fingers or small hand tools to pull the roots out of the outer layer of potting soil; then cut or pull apart any roots circling the perimeter of the container.
 - During the design phase, confirm that the water drains out of the soil; use lowered drainage system as required.
 - Thoroughly soak the tree root ball and adjacent prepare soil several times during the first month after planting and regularly throughout the following two summers.
 - The planting process is similar for deciduous and evergreen trees.





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■ SITE DETAILS

REVISIONS		
NO.	DATE	DESCRIPTION
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DATE: APRIL 30, 2014
SCALE: NTS
LICENSE: C-0254
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C0400
OF 5 SHEETS