

SITE IMPROVEMENT PLANS

FOR

VIVO HOTEL CONVERSION

LOCATED AT

4903 MARKET STREET
WILMINGTON, NC 28405
PARCEL ID #R04915-001-008-000

RECEIVED
By Jeff Walton at 10:50 am, Apr 26, 2022

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WILMINGTON, NC 28403
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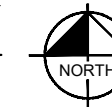
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5501 BARBADOS BLVD
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PROJECT LOCATION

VICINITY
N.T.S.



Sheet List Table

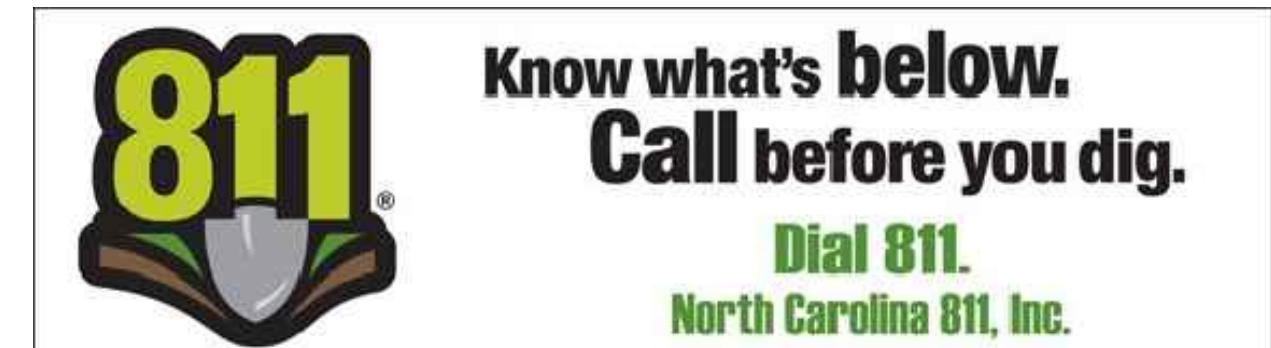
Sheet Number	Sheet Title
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C-003	DEMOLITION AND EROSION CONTROL DETAILS
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COVER SHEET

VIVO HOTEL CONVERSION
WILMINGTON
PREPARED FOR
VIVO INVESTMENT GROUP
4903 MARKET STREET WILMINGTON, NC

SHEET NUMBER
C-000



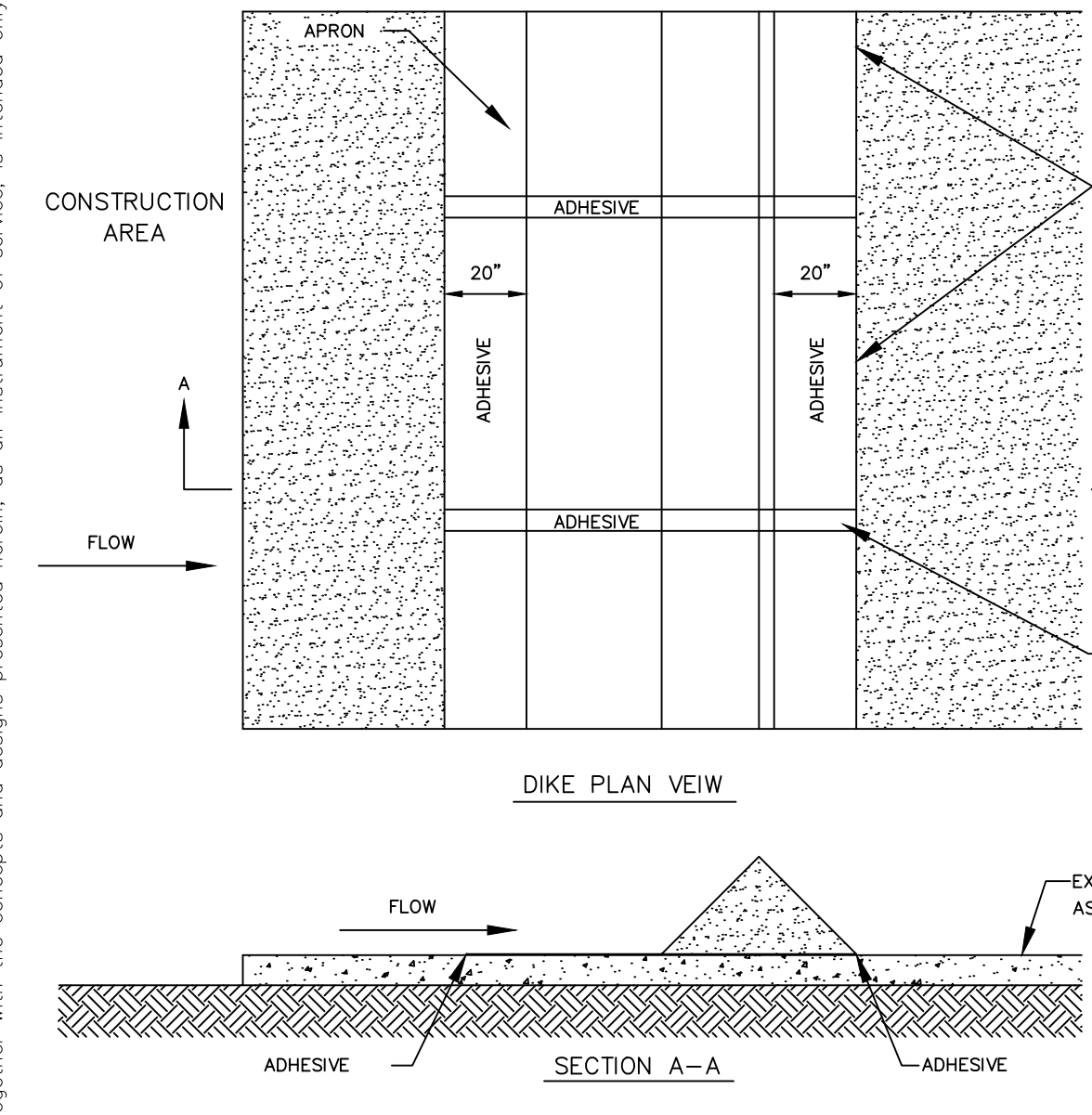
Plotted By: Spraker, Spencer. Sheet: VIVO HOTEL CONVERSION, WILMINGTON. Layout: C-000 COVER SHEET. April 25, 2022. 11:05:20am. K:\VRB-DEVA\147844001 - VIVO Wilmington Hotel Conversion\CADD\PlanSheets\C-000 COVER SHEET.dwg
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No.	REVISIONS	DATE	BY

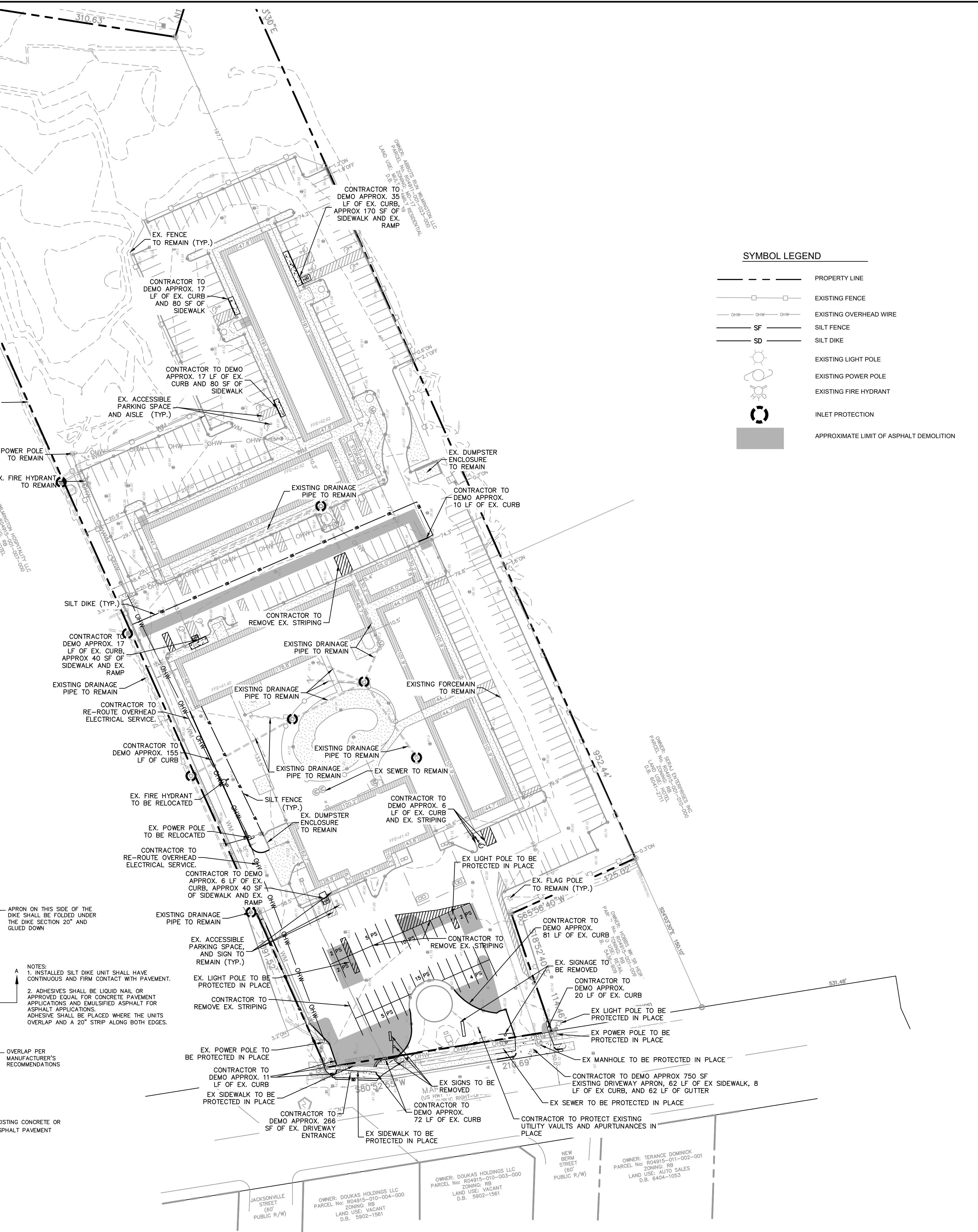
Plotted By: Spencer, Spencer Sheet: Silt: VVO HOTEL CONVERSION WILMINGTON, LOVELY C-002, DEMOLITION AND EXISTING CONDITIONS PLAN.dwg Date: 2/25/2022 11:05:42am K:\VRS\LEVA\147844001 - VVO Hotel Conversion CAD\PlanSheet\C-002 DEMOLITION AND EXISTING CONDITIONS PLAN.dwg This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, and shall be without liability to Kimley-Horn and Associates, Inc.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

- NOTES:
- FOR TEMPORARY USE TO CAPTURE LARGER DIAMETER SEDIMENTS. NOT TO BE UTILIZED AS THE ONLY SEDIMENT CONTAINMENT SYSTEM.
 - GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
 - AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
 - INSPECT PER REGULATORY REQUIREMENTS.



SILT DIKE ON EXISTING PAVEMENT
N.T.S



SYMBOL LEGEND

	PROPERTY LINE
	EXISTING FENCE
	EXISTING OVERHEAD WIRE
	SILT FENCE
	SILT DIKE
	EXISTING LIGHT POLE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	INLET PROTECTION
	APPROXIMATE LIMIT OF ASPHALT DEMOLITION

- DEMOLITION NOTES:**
- THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PROPOSALS. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
 - THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
 - CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
 - ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
 - CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
 - CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO DEMOLITION TO ENSURE SERVICES HAVE BEEN DISCONNECTED.
 - CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
 - CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
 - ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
 - WHERE REMAINING INLETS, MANHOLE COVERS, AND VALVE BOXES TO BE PROTECTED IN PAVEMENT REMOVAL AREAS.
 - DE-WATERING SHOULD BE ANTICIPATED AND INCLUDED.
 - EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. EXISTING UTILITIES HAVE NOT BEEN LOCATED VIA SUBSURFACE EXPLORATION. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

- EROSION CONTROL NOTES:**
- SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
 - ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
 - PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
 - DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
 - A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
 - AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
 - CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
 - SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
 - PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
 - WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRAFFIC OF SEDIMENT ON TO ADJACENT PROPERTIES. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
 - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
 - PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
 - EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN THE "NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL" AND CITY PERMITS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
 - CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
 - THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
 - NOI TO BE POSTED ON SITE.

SURVEY NOTE:
INFORMATION ON THE PLAN BASED UPON BOUNDARY SURVEY PREPARED BY AEI CONSULTANTS. ELEVATIONS SHOWN HEREON ARE BASED UPON THE TOPOGRAPHIC SURVEY PREPARED BY RILEY SURVEYING, P.A. DATED MARCH 2ND, 2022. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

Kimley»Horn

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NO. _____

REVISIONS _____

DATE _____

KHA PROJECT
147844001

DATE
3/16/2022

SCALE AS SHOWN

DESIGNED BY SRS

DRAWN BY SRS

CHECKED BY MST

**DEMOLITION AND
EROSION CONTROL
PLAN**

**VIVO HOTEL CONVERSION
WILMINGTON**

PREPARED FOR
VIVO INVESTMENT GROUP

4903 MARKET STREET WILMINGTON, NC

SHEET NUMBER
C-002

Plotted By: Sparker, Spencer - Sheet Set: VVO HOTEL CONVERSION WILMINGTON - Layout: C-003 DEMOLITION AND EROSION CONTROL DETAILS - April 25, 2022 - 11:05:50am - K:\VVO\147844001 - VVO - Wilmington Hotel Conversion\Drawings\CADD\PlanSheets\C-003 DEMOLITION AND EROSION CONTROL DETAILS.dwg - This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TEMPORARY SILT FENCE

NOTES:
 1. WIRE FENCE (IF USED) SHALL BE MINIMUM 14 GAUGE WITH A MAXIMUM MESH OPENING OF 6-INCHES.
 2. FIBREGLASS FILTER FABRIC OF AT LEAST 500 GPD PER SQ YD IS CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE REQUIREMENTS IN ASTM D 6887 AND ALSO SHOULD CONTAIN A 10-MILLI-METER PERFORATION AND STABILIZED ACCORDING TO ASTM D 6887.
 3. SEE THE NC EROSION CONTROL MANUAL FOR SPECIFICATIONS INSTALLING SEDIMENT FENCE USING THE SLOPE METHOD MONITORING.

TEMPORARY CONSTRUCTION ENTRANCE

ROCK CHECK DAM

LAND DISTURBING ACTIVITIES MUST BE MANAGED TO AVOID SEDIMENT RUN-OFF AND POLLUTION FROM CONSTRUCTION SITES. WHERE PERMITTED LOCALLY BY NEW HANOVER COUNTY, AN EROSION AND SEDIMENT CONTROL (EASC) PLAN WILL CONTAIN DETAILS AND GUIDANCE. EASC PLANS ARE PERFORMANCE BASED AND OFTEN REQUIRE ADJUSTMENTS OR REPAIRS. AS PERMITTED BY NCDENR, DIVISIONS OF WATER QUALITY AND LAND RESOURCES, A STORMWATER PERMIT WILL REQUIRE SELF-MONITORING REPORTS (WEEKLY, >1" RAIN EVENT) OR SELF-INSPECTION REPORTS AFTER EACH CONSTRUCTION PHASE, BASED ON ELEMENTS OF THE EASC PLAN.

DATE:	SEPTEMBER, 2012	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 3-104
DRAWN BY:	JSR		
CHECKED BY:	DEC, P.E.		
SCALE:	NOT TO SCALE		SHEET 1 OF 3

SOD DROP INLET PROTECTION

NOTE: THIS METHOD OF INLET PROTECTION IS APPLICABLE ONLY AT THE TIME OF PERMANENT SEEDING TO PROTECT THE INLET FROM SEDIMENT AND MULCH MATERIALS UNTIL PERMANENT VEGETATION HAS BECOME ESTABLISHED.

BLOCK AND GRAVEL INLET PROTECTION

INLET PROTECTION-SEDIMENT TUBE

DATE:	MAY, 2018	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 3-104
DRAWN BY:	JSR		
CHECKED BY:	DEC, P.E.		
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HARDWARE CLOTH AND GRAVEL INLET PROTECTION

NOTES:
 1. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING INLET.
 2. DRIVE 5-FOOT STEEL POSTS (1.25 LB/LF) 2 FEET INTO GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.
 3. SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE AND BOTTOM, PLACING A 2-FOOT FLAP OF THE WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
 4. PLACE CLEAN GRAVEL (NO. 5 OR #57 STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 18 INCHES AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.
 5. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND ESTABLISH FINAL GRADING ELEVATIONS.
 6. COMPACT THE ARE PROPERLY AND STABILIZE IT WITH GROUNDCOVER.

DATE:	MAY, 2018	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 3-104
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SCALE:	NOT TO SCALE		SHEET 3 OF 3

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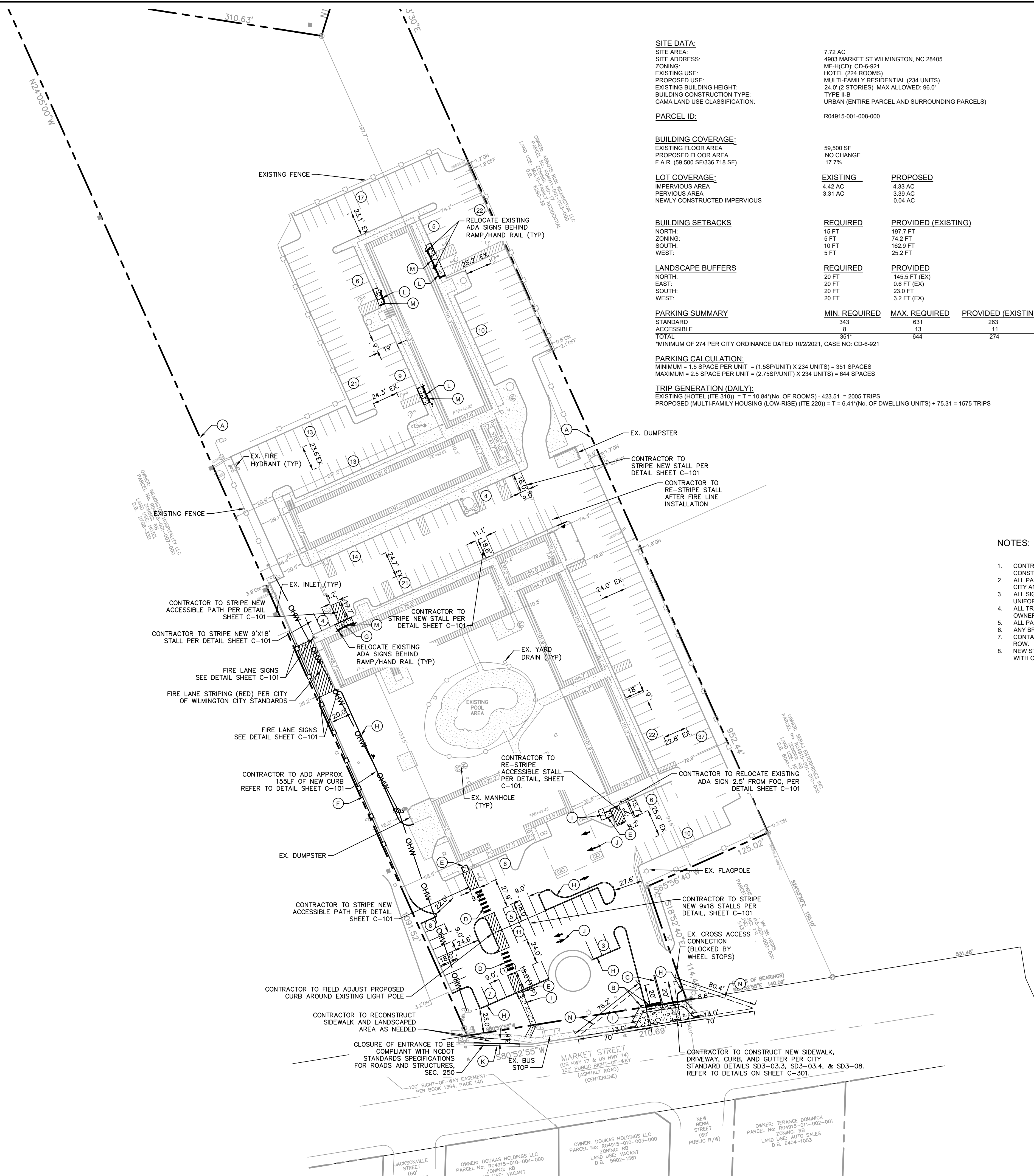
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DEMOLITION AND EROSION CONTROL DETAILS

VIVO HOTEL CONVERSION
 WILMINGTON
 PREPARED FOR
 VIVO INVESTMENT GROUP
 4903 MARKET STREET WILMINGTON, NC

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SITE DATA:
 SITE AREA: 7.72 AC
 SITE ADDRESS: 4903 MARKET ST WILMINGTON, NC 28405
 ZONING: MF-H(CD); CD-6-921
 EXISTING USE: HOTEL (224 ROOMS)
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL (234 UNITS)
 EXISTING BUILDING HEIGHT: 24.0' (2 STORIES) MAX ALLOWED: 96.0'
 BUILDING CONSTRUCTION TYPE: TYPE I-B
 CAMA LAND USE CLASSIFICATION: URBAN (ENTIRE PARCEL AND SURROUNDING PARCELS)

PARCEL ID: R04915-001-008-000

BUILDING COVERAGE:
 EXISTING FLOOR AREA: 59,500 SF
 PROPOSED FLOOR AREA: NO CHANGE
 F.A.R. (59,500 SF/336,718 SF): 17.7%

LOT COVERAGE:

	EXISTING	PROPOSED
IMPERVIOUS AREA	4.42 AC	4.33 AC
PERVIOUS AREA	3.31 AC	3.39 AC
NEWLY CONSTRUCTED IMPERVIOUS		0.04 AC

BUILDING SETBACKS:

	REQUIRED	PROVIDED (EXISTING)
NORTH:	15 FT	197.7 FT
SOUTH:	5 FT	74.2 FT
EAST:	10 FT	162.9 FT
WEST:	5 FT	25.2 FT

LANDSCAPE BUFFERS:

	REQUIRED	PROVIDED
NORTH:	20 FT	145.5 FT (EX)
EAST:	20 FT	0.6 FT (EX)
SOUTH:	20 FT	23.0 FT
WEST:	20 FT	3.2 FT (EX)

PARKING SUMMARY:

	MIN. REQUIRED	MAX. REQUIRED	PROVIDED (EXISTING)	PROPOSED
STANDARD	343	631	263	263
ACCESSIBLE	8	13	11	11
TOTAL	351*	644	274	274

*MINIMUM OF 274 PER CITY ORDINANCE DATED 10/2/2021, CASE NO: CD-6-921

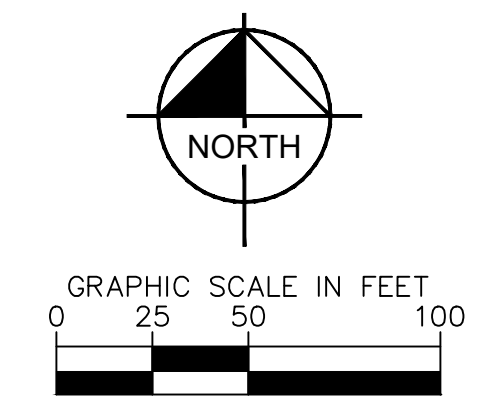
PARKING CALCULATION:
 MINIMUM = 1.5 SPACE PER UNIT = (1.5SP/UNIT) X 234 UNITS = 351 SPACES
 MAXIMUM = 2.5 SPACE PER UNIT = (2.75SP/UNIT) X 234 UNITS = 644 SPACES

TRIP GENERATION (DAILY):
 EXISTING (HOTEL (ITE 310)) = T = 10.84*(No. OF ROOMS) - 423.51 = 2005 TRIPS
 PROPOSED (MULTI-FAMILY HOUSING (LOW-RISE) (ITE 220)) = T = 6.41*(No. OF DWELLING UNITS) + 75.31 = 1575 TRIPS

- LEGEND**
- (A) PROPERTY LINE
 - (B) 24" PAINTED STOP BAR AND STOP SIGN
 - (C) 25 LF DOUBLE 6" YELLOW STRIPING
 - (D) CROSSWALK PER NCDOT INDEX 1205.07
 - (E) CURB RAMP PER CITY STANDARD DETAIL SD3-08 (REFER TO DETAIL, SHEET C-301)
 - (F) 6FT WOOD SLAT FENCE (TO MATCH EXISTING)
 - (G) NCDOT TYPE 2 CURB RAMP
 - (H) VERTICAL CURB PER CITY STANDARD DETAIL SD3-11 (REFER TO DETAIL, SHEET C-301)
 - (I) 5' CONCRETE SIDEWALK PER CITY STANDARD DETAIL SD3-10 (REFER TO DETAIL, SHEET C-101)
 - (J) DIRECTIONAL ARROW (TYP.) (REFER TO DETAIL SD11-03, SHEET C-101)
 - (K) VERTICAL CURB AND GUTTER PER CITY STANDARD DETAIL SD3-11 (REFER TO DETAIL, SHEET C-301)
 - (L) ACCESSIBLE RAMP (REFER TO DETAIL, SHEET C-302)
 - (M) ADA HANDRAILS (REFER TO DETAIL, SHEET C-302)
 - (N) CITY STANDARD 20' X 70' SIGHT TRIANGLES

- SYMBOL LEGEND**
- PROPERTY LINE
 - EXISTING FENCE
 - PROPOSED FENCE
 - EXISTING OVERHEAD WIRE
 - EXISTING LIGHT POLE
 - EXISTING POWER POLE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - PROPOSED POWER POLE
 - PROPOSED OVERHEAD WIRE
 - PROPOSED ADA HANDRAILS

- NOTES:**
- CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
 - ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
 - ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
 - ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 - ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
 - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 - CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN ROW.
 - NEW STRIPING FOR THE PARKING SPACES TO BE DONE AFTER FIRE LINE INSTALLATION, SHALL BE IN ACCORDANCE WITH CITY TECHNICAL STANDARDS.



No.	REVISIONS	DATE	BY

Kimley»Horn

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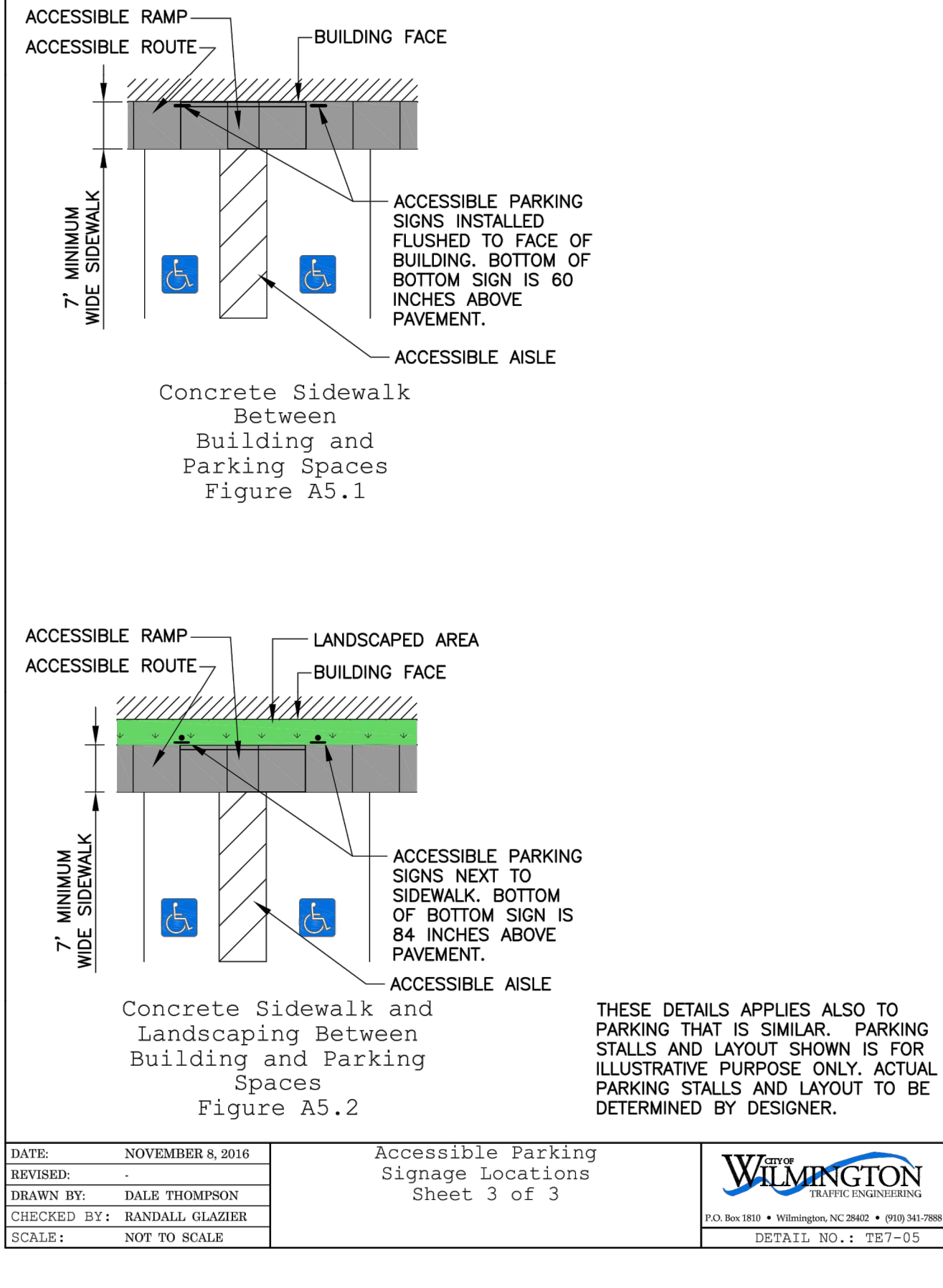
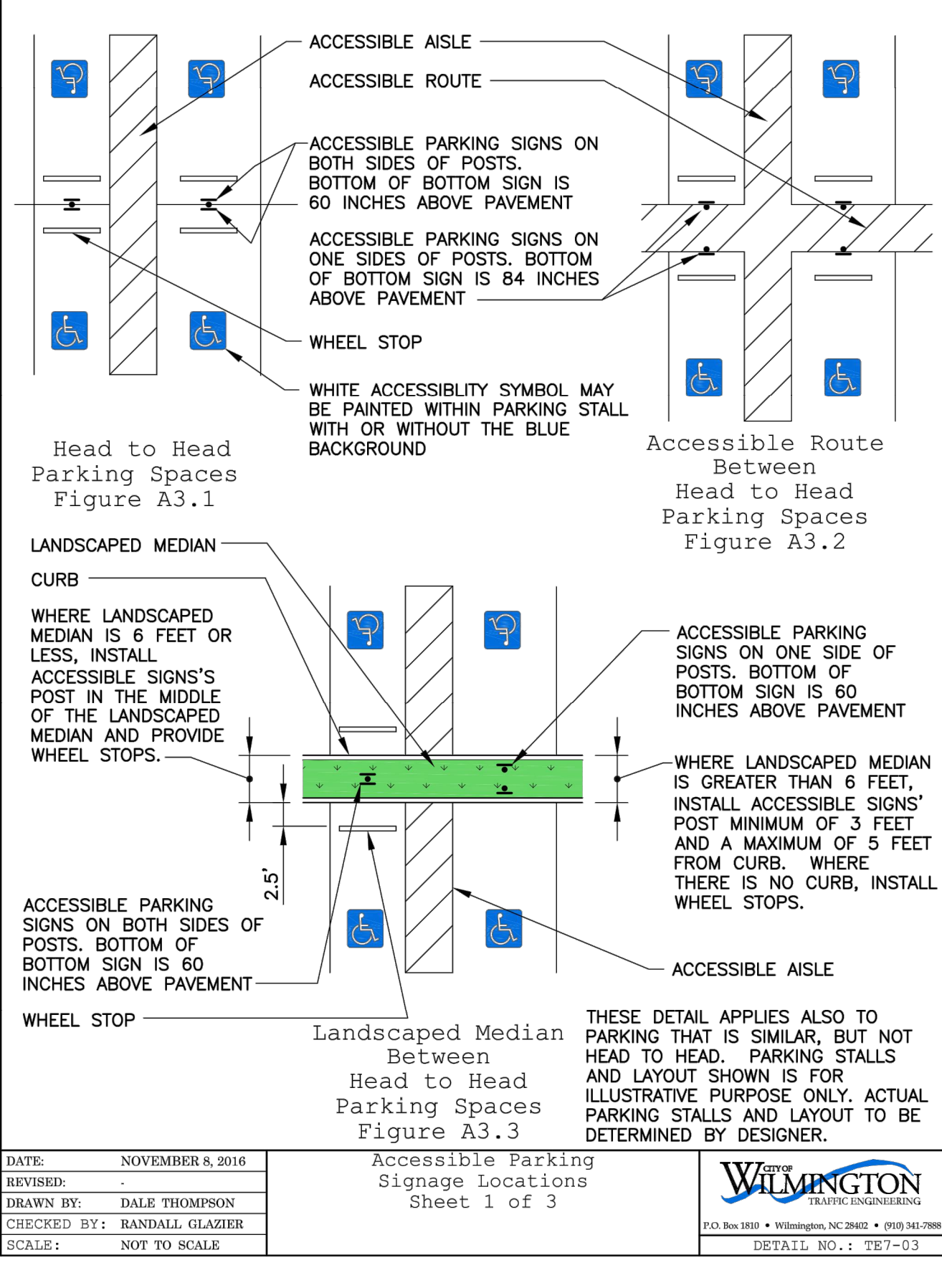
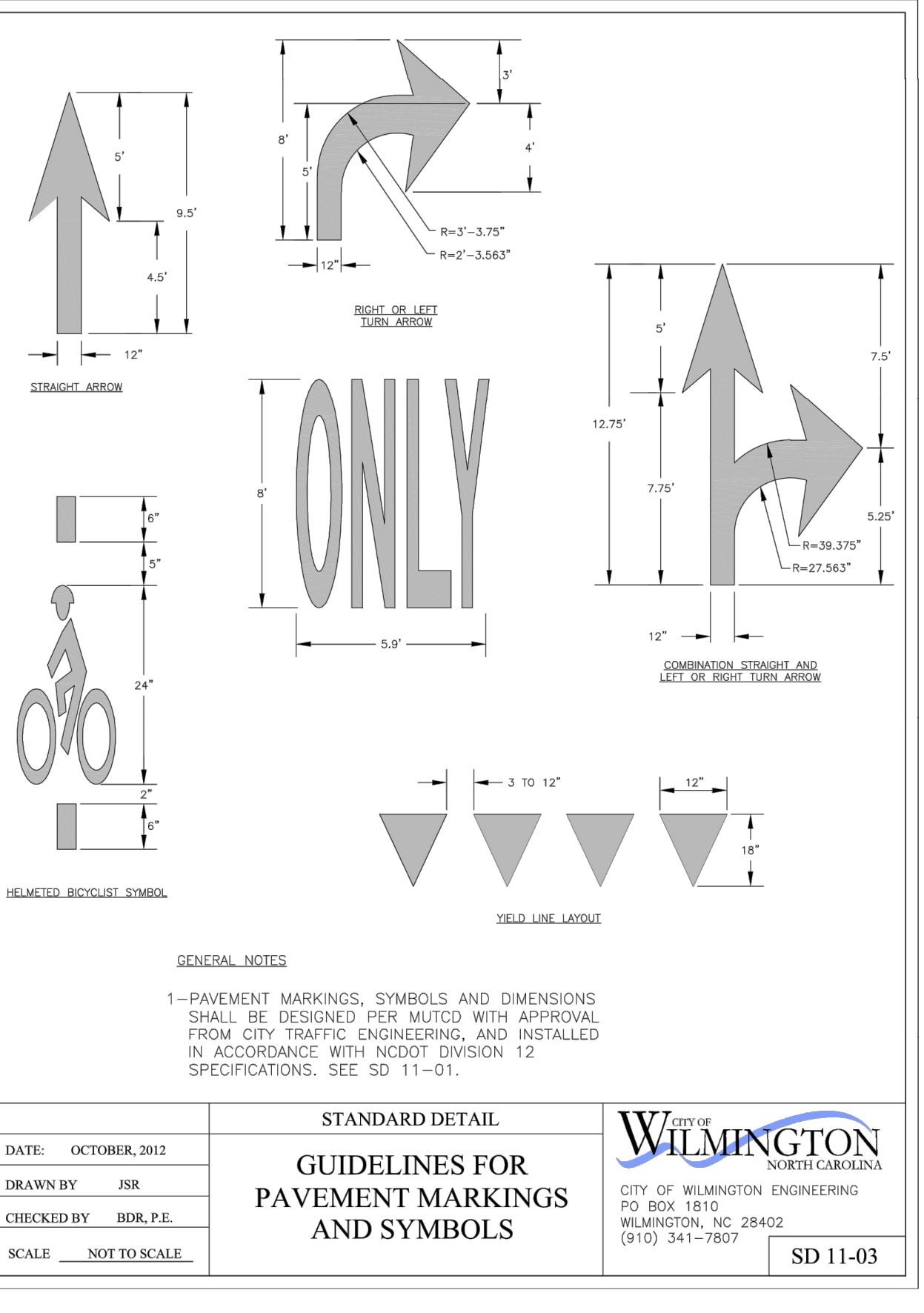
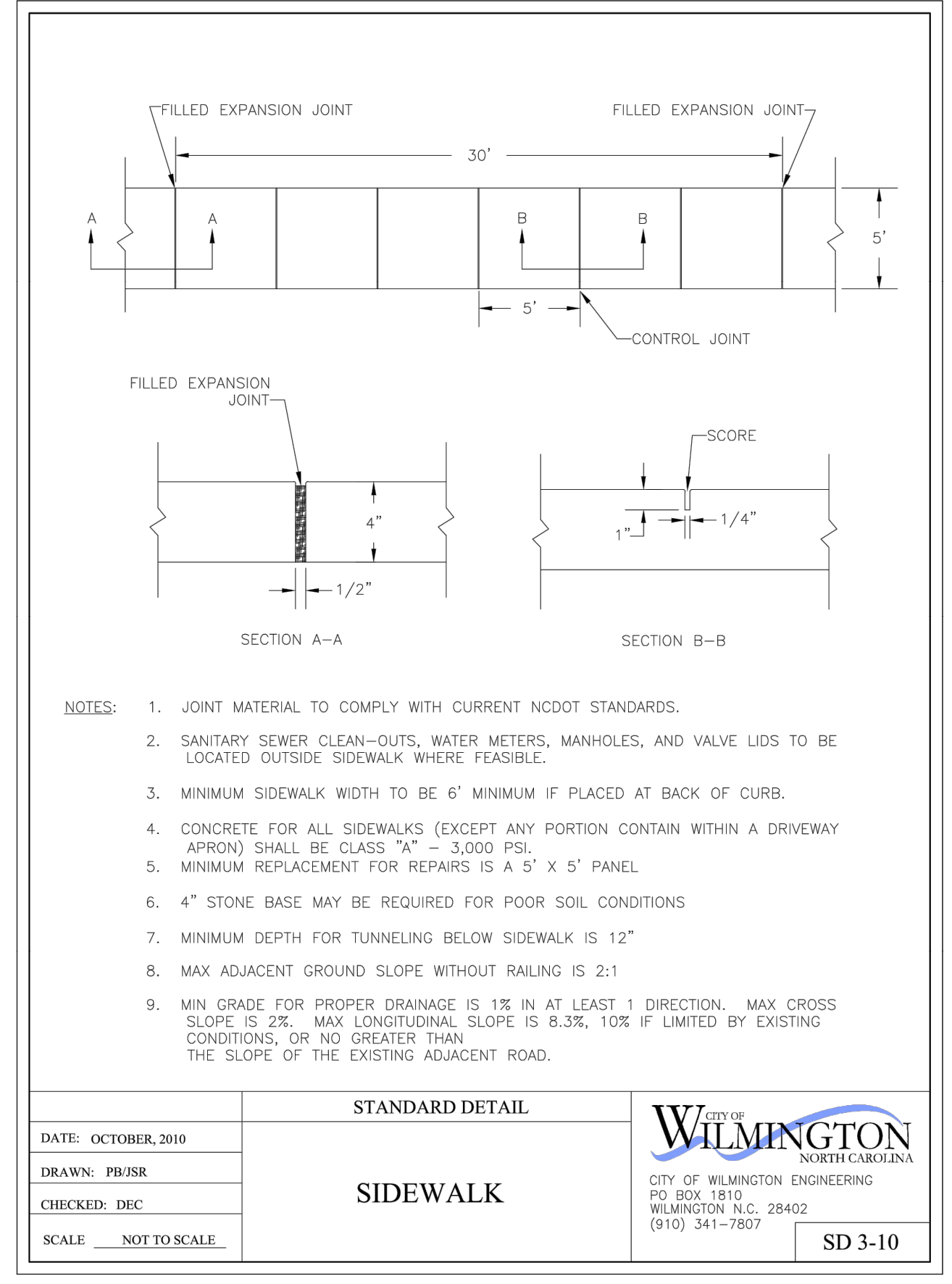
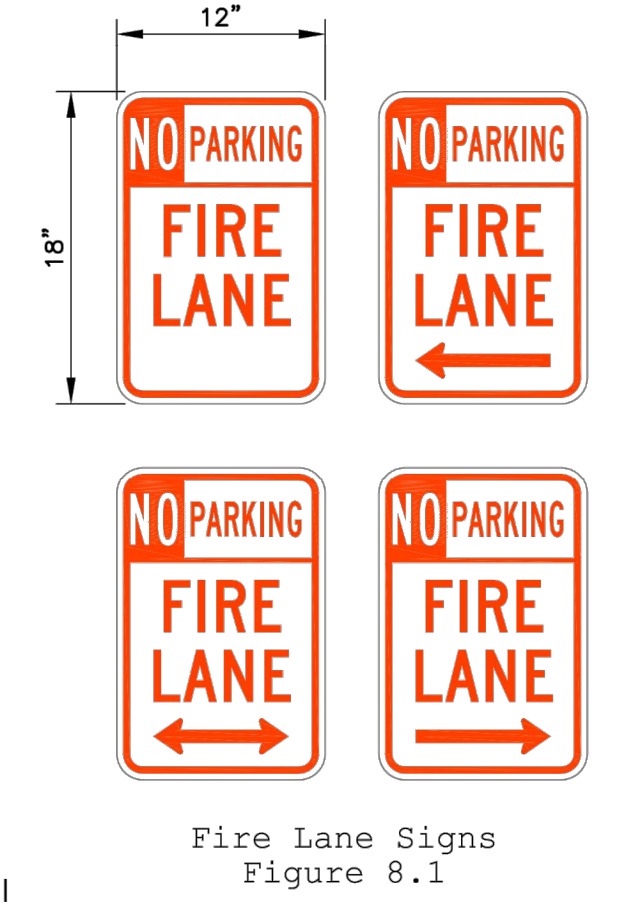
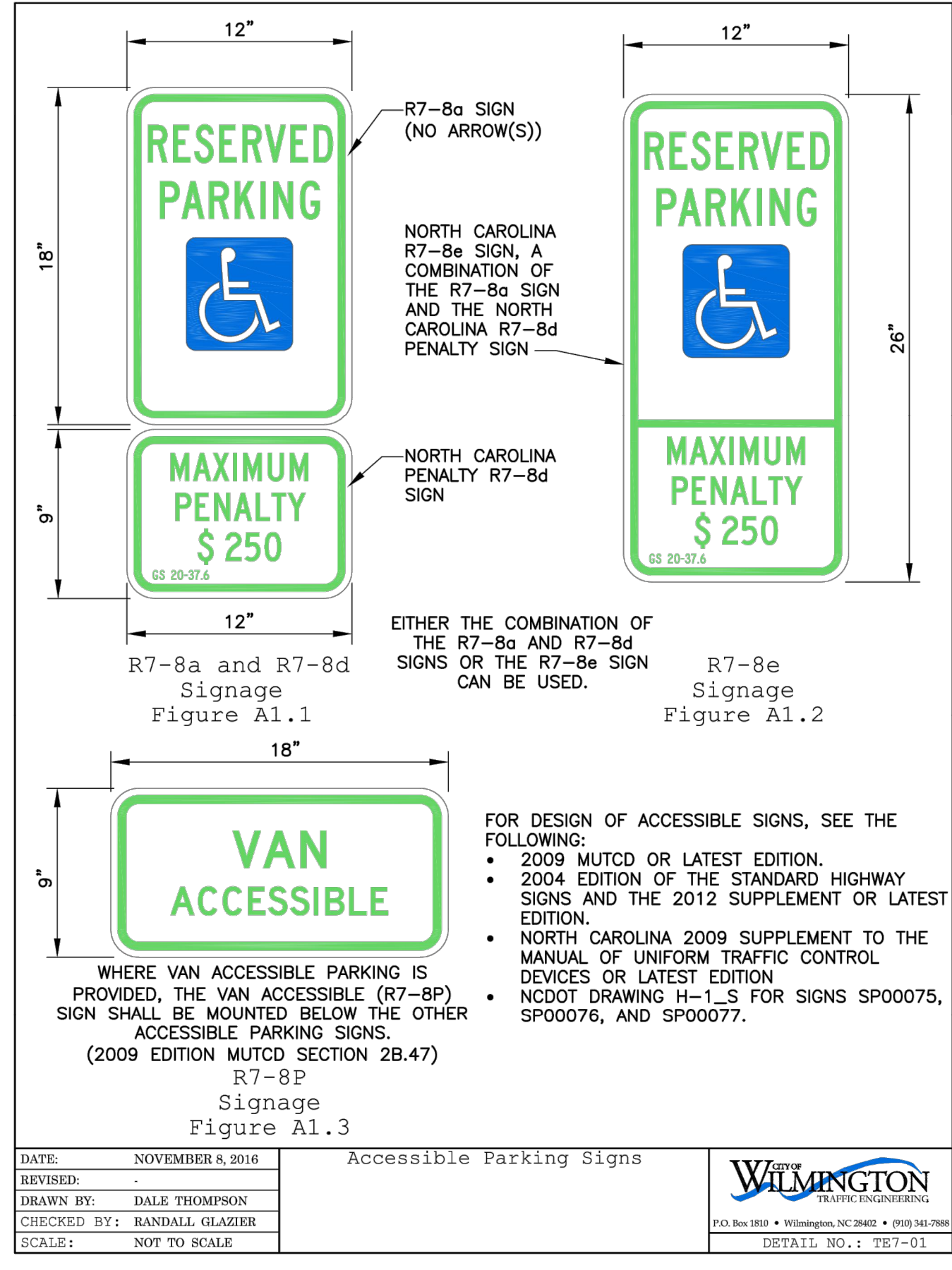
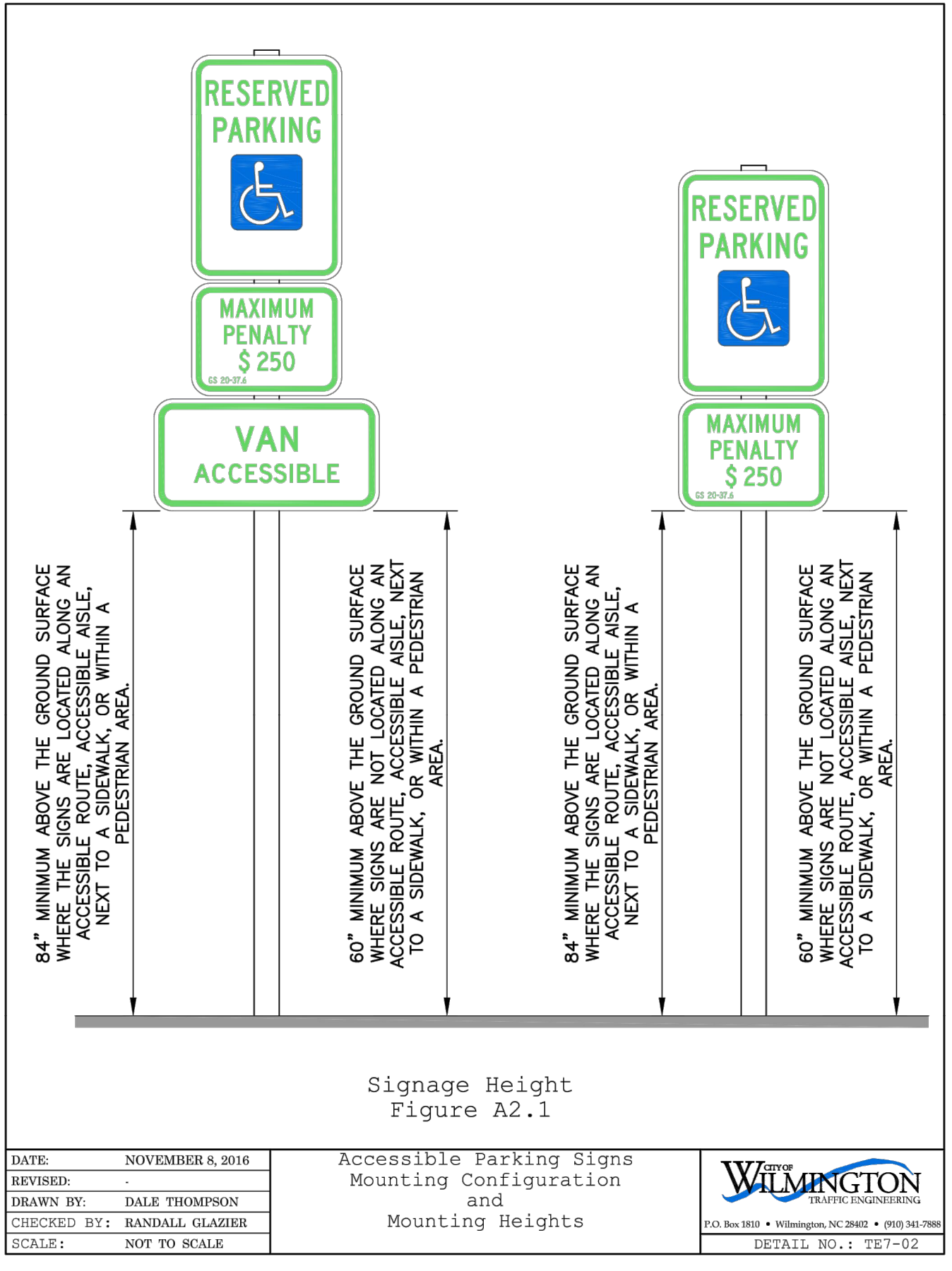
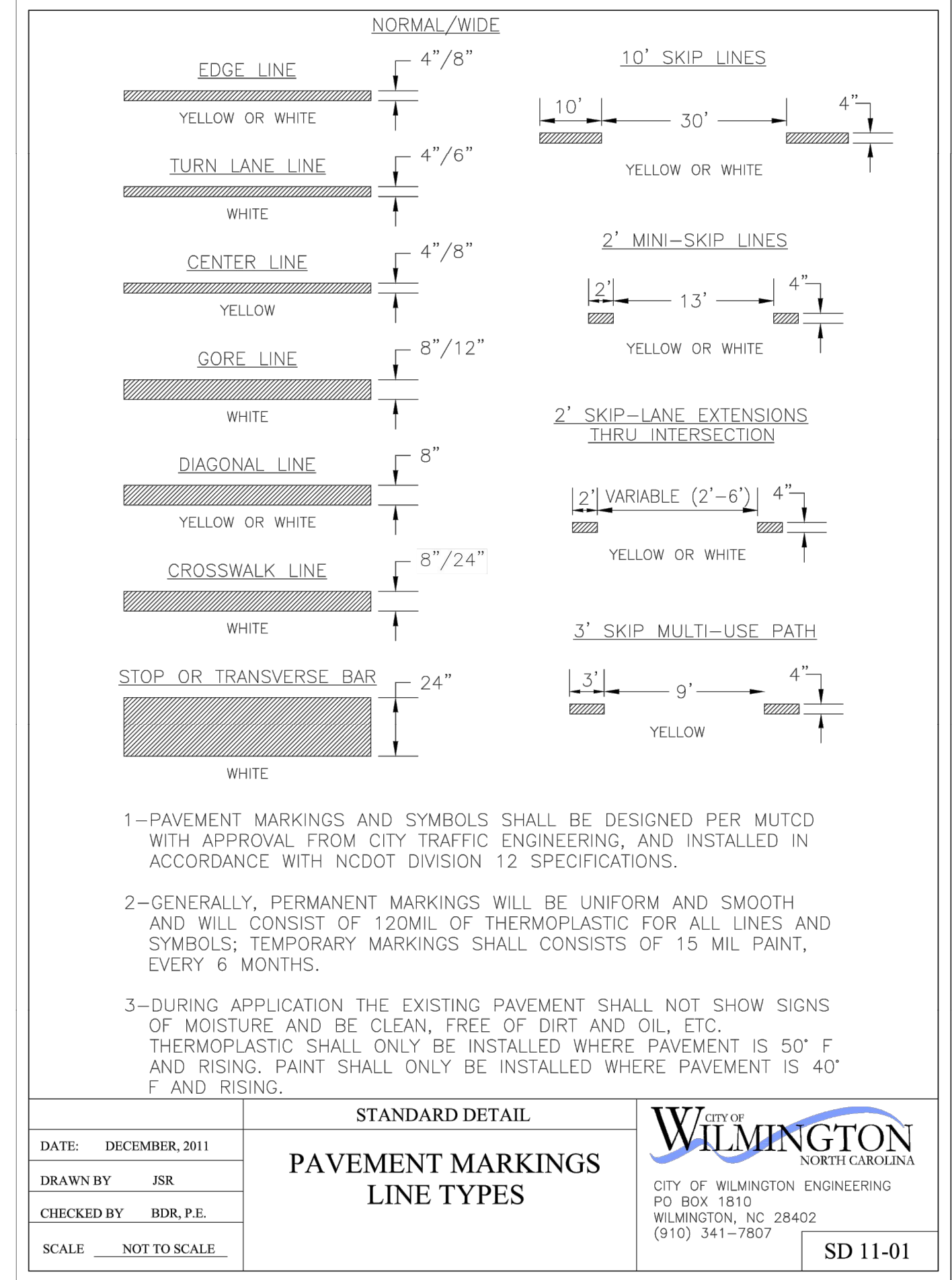
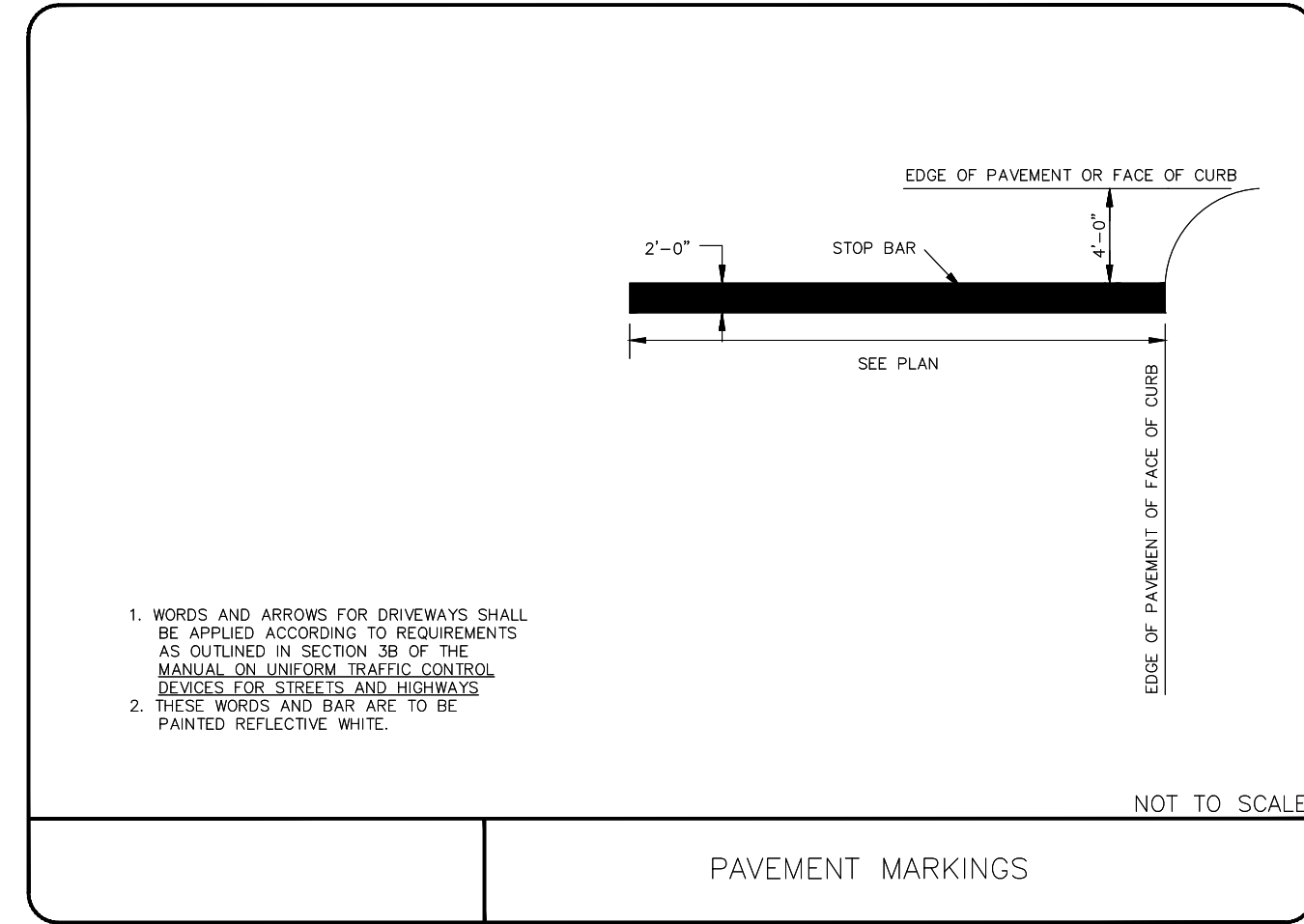
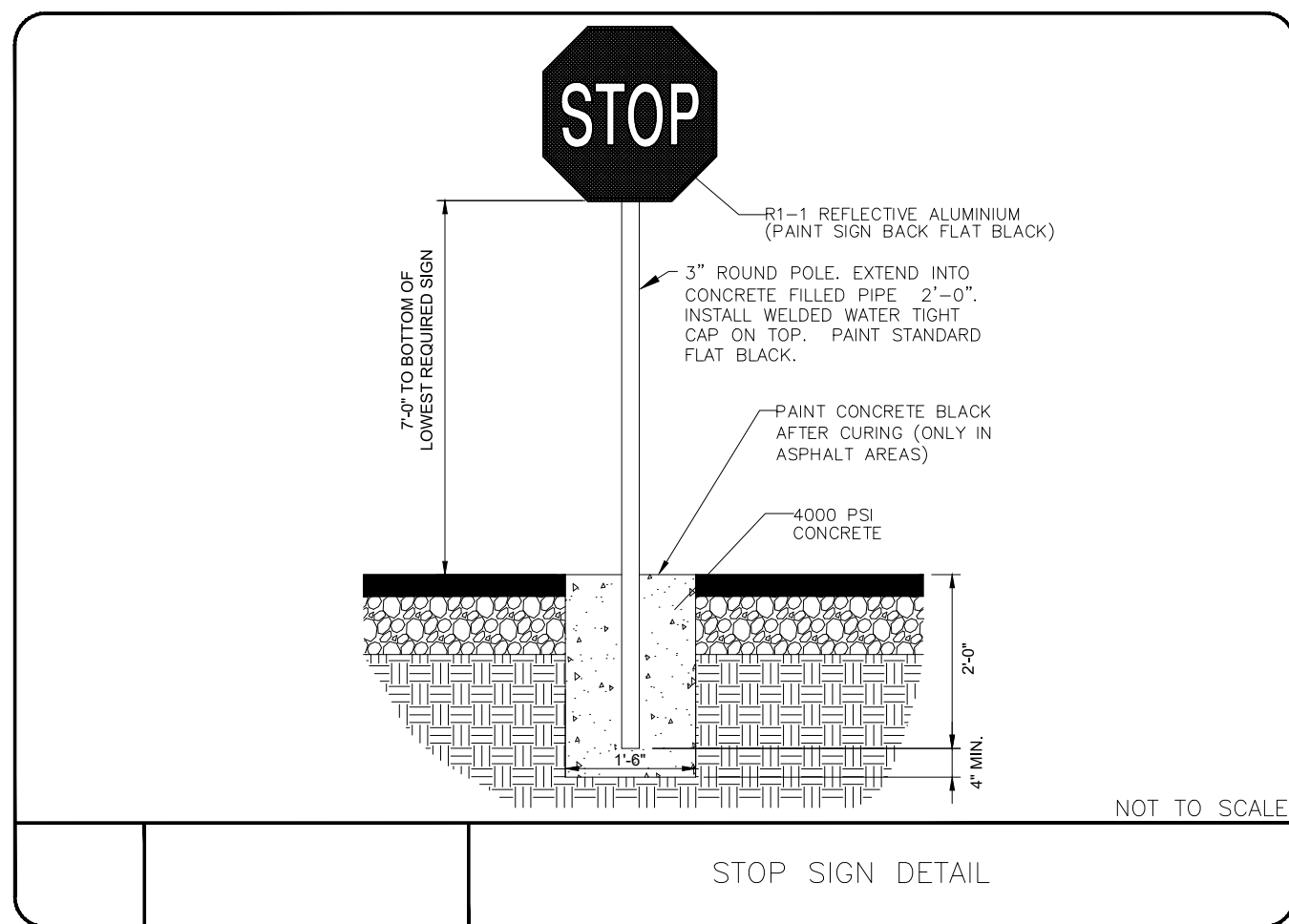
KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	SRS	DRAWN BY	SRS	CHECKED BY	MST
147844001	3/16/2022								

SITE PLAN

VIVO HOTEL CONVERSION WILMINGTON
 PREPARED FOR VIVO INVESTMENT GROUP
 4903 MARKET STREET WILMINGTON, NC

SURVEY NOTE:
 INFORMATION ON THE PLAN BASED UPON BOUNDARY SURVEY PREPARED BY AEI CONSULTANTS. ELEVATIONS SHOWN HEREON ARE BASED UPON THE TOPOGRAPHIC SURVEY PREPARED BY RILEY SURVEYING, P.A. DATED MARCH 2ND, 2022. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

Plotted By: Spraker, Spencer. Sheet: VVO HOTEL CONVERSION, WILMINGTON. Layout: C-101 SITE PLAN DETAILS. Date: 25, 2022. 11:06:02am. K:\VVB-LEVA\147844001 - VVO Hotel Conversion\CAADD\PlanSheets\C-101 SITE PLAN DETAILS.dwg
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**VIVO HOTEL CONVERSION
WILMINGTON**

PREPARED FOR
VIVO INVESTMENT GROUP

4903 MARKET STREET WILMINGTON, NC

SHEET NUMBER
C-101

No.	REVISIONS	DATE

KHA PROJECT
147844001

DATE
3/16/2022

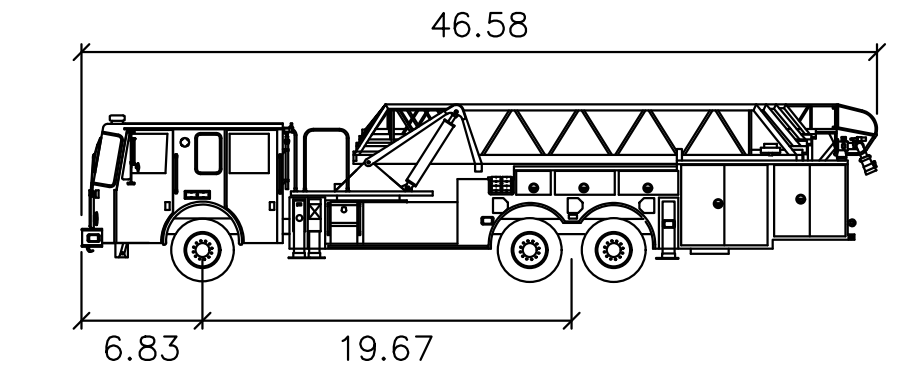
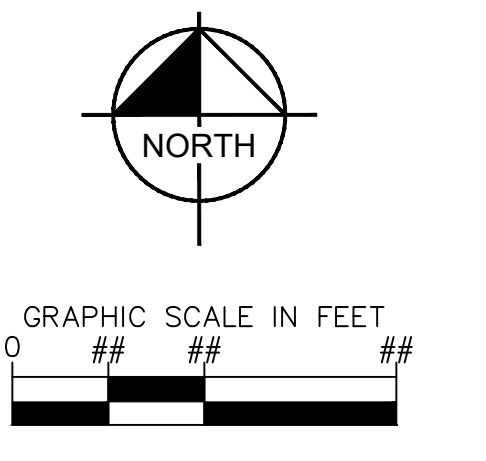
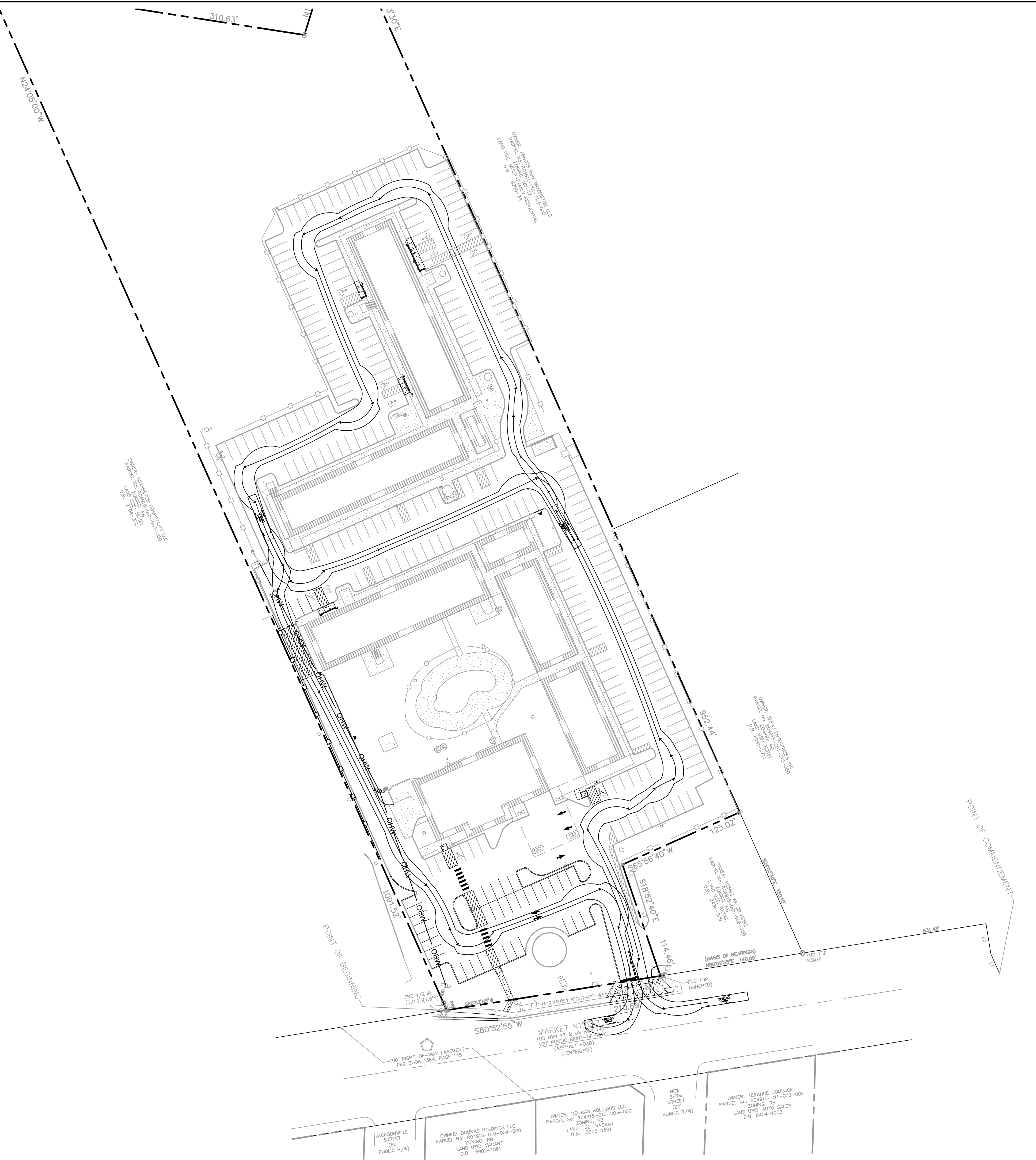
SCALE AS SHOWN

DESIGNED BY SRS

DRAWN BY SRS

CHECKED BY MST

Plotted By: Sparker, Spencer - Sheet: S-K: VIVO HOTEL CONVERSION, WILMINGTON - Layout: C-102 TRUCK TURN ANALYSIS - April 25, 2022 - 11:14:23am - K:\VRB_LOEVA\147844001 - VIVO Wilmington Hotel Conversion\CADD\PlanSheets\C-102 TRUCK TURN ANALYSIS.dwg
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- feet
- Width : 8.17
 - Track : 7.75
 - Lock to Lock Time : 6.0
 - Steering Angle : 45.0

No.	REVISIONS	DATE	BY

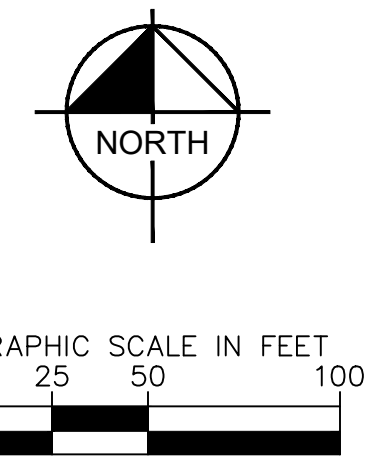
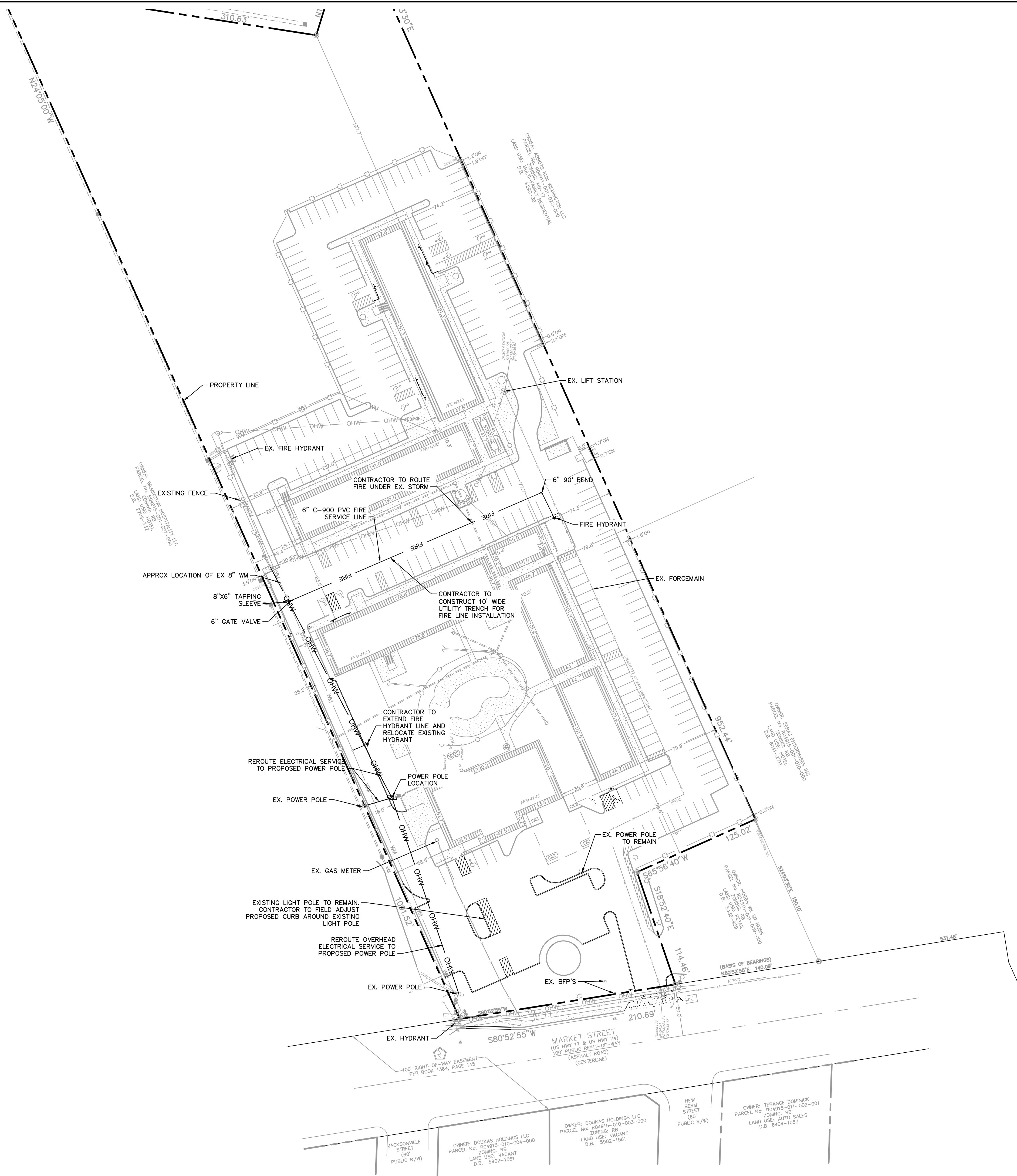
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KHA PROJECT	147844001
DATE	3/16/2022
SCALE	AS SHOWN
DESIGNED BY	SRS
DRAWN BY	SRS
CHECKED BY	MST

TRUCK TURN ANALYSIS

VIVO HOTEL CONVERSION WILMINGTON
 PREPARED FOR VIVO INVESTMENT GROUP
 4903 MARKET STREET WILMINGTON, NC

Plotted By: Sparker, Spencer. Sheet: S-VVO-HOTEL-CONVERSION-WILMINGTON. Layout: C-200-UTILITY PLAN. April 25, 2022. 11:14:37am. K:\VRB_4\DEV_147844001 - VVO Wilmington Hotel Conversion\CAAD\PlanSheets\C-200-UTILITY PLAN.dwg. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



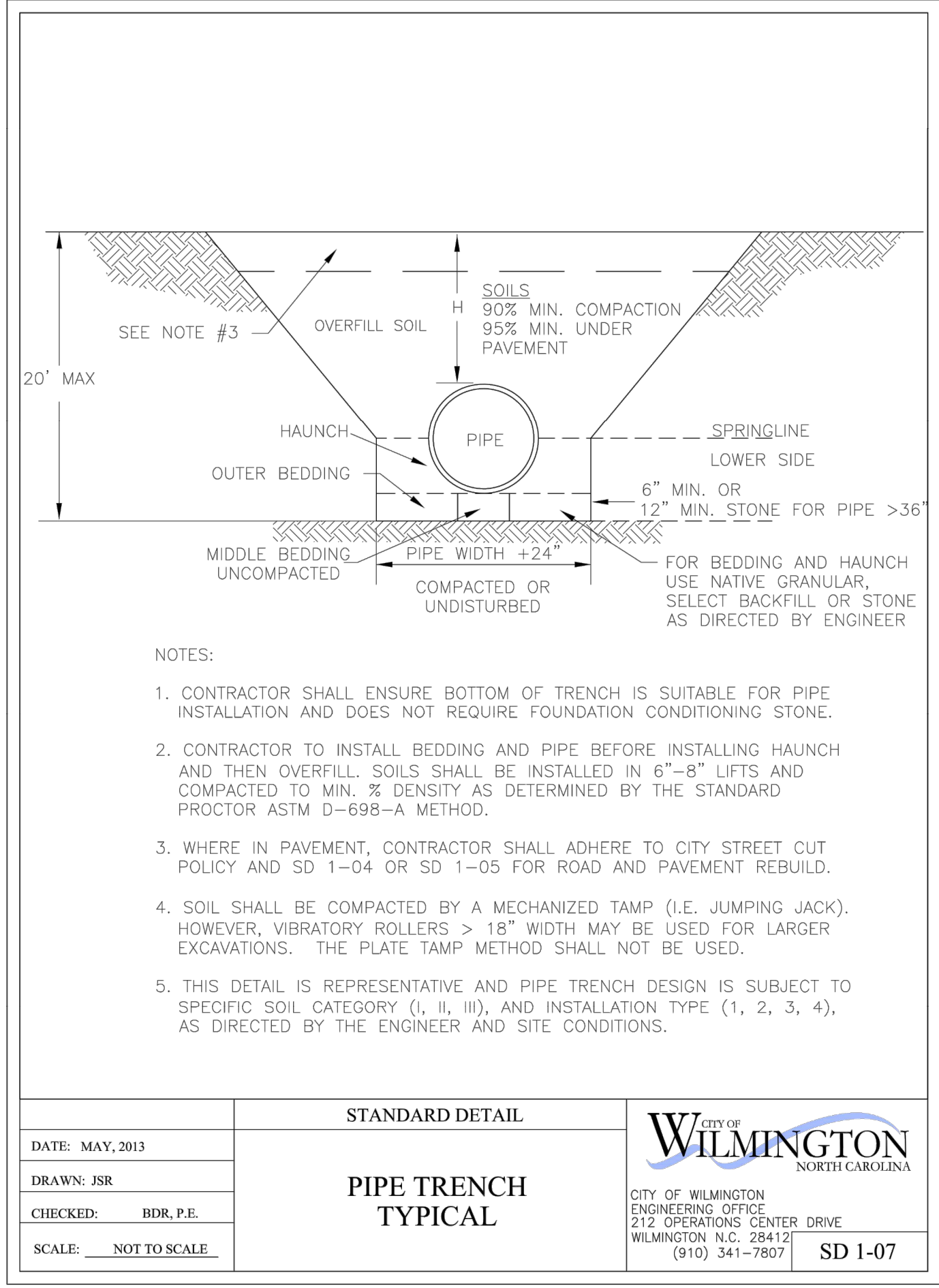
SYMBOL LEGEND	
---	PROPERTY LINE
--- OHW --- OHW	EXISTING OVERHEAD WIRE
---	EXISTING WATER MAIN
---	PROPOSED OVERHEAD WIRE
---	PROPOSED FIRE LINE
☀	EXISTING LIGHT POLE
☀	EXISTING POWER POLE
☀	EXISTING FIRE HYDRANT
☀	PROPOSED FIRE HYDRANT
☀	PROPOSED POWER POLE
⊥	PROPOSED PIPE BEND
⊥	PROPOSED GATE VALVE
---	EXISTING SEWER SERVICE WAS NOT LOCATED

- UTILITY NOTES**
- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FDC'S OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL ALWAYS BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS AND FDC'S.
 - ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
 - PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE UNDERGROUND FIRE LINE PERMIT FROM THE WILMINGTON FIRE AND LIFE SAFETY DIVISION 910-343-0696.
 - ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
 - CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
 - MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
 - ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
 - ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
 - IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
 - UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
 - CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (ANY CITY) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
 - EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
 - CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAINS AND MAINTAIN MINIMUM CLEARANCES BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
 - A MINIMUM OF 10' SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREES UNLESS ROOT BARRIER IS INSTALLED.
 - PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW.
 - CONTRACTOR SHALL ADJUST EXISTING VALVES AND OTHER APPURTENANCES TO FINAL GRADE. ALL SURFACE UTILITIES TO REMAIN SHALL HAVE TRAFFIC-RATED LIDS IN PAVEMENT AREAS.

SURVEY NOTE:
 INFORMATION ON THE PLAN BASED UPON BOUNDARY SURVEY PREPARED BY AEI CONSULTANTS. ELEVATIONS SHOWN HEREON ARE BASED UPON THE TOPOGRAPHIC SURVEY PREPARED BY RILEY SURVEYING, P.A. DATED MARCH 2ND, 2022. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

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		PROJECT NO. _____ SHEET NO. _____	DATE _____ DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____
KHA PROJECT 147844001 DATE 3/16/2022 SCALE AS SHOWN DESIGNED BY SRS DRAWN BY SRS CHECKED BY MST		UTILITY PLAN	
VIVO HOTEL CONVERSION WILMINGTON PREPARED FOR VIVO INVESTMENT GROUP		4903 MARKET STREET WILMINGTON, NC	
SHEET NUMBER C-200		REVISIONS	DATE

Plotted By: Spraker, Spencer Sheet Set: VVO HOTEL CONVERSION WILMINGTON Layout: C-201 UTILITY DETAILS Date: 25-Apr-2022 11:14:45am K:\VRS_LDEV\147844001 - VVO Wilmington Hotel Conversion\CADD\PlanSheets\C-201 UTILITY DETAILS.dwg
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STANDARD DETAIL		<p>CITY OF WILMINGTON ENGINEERING OFFICE 212 OPERATIONS CENTER DRIVE WILMINGTON N.C. 28412 (910) 341-7807</p>
DATE: MAY, 2013	PIPE TRENCH TYPICAL	
DRAWN: JSR		
CHECKED: BDR, P.E.		
SCALE: NOT TO SCALE		
		SD 1-07

No.	REVISIONS	DATE	BY

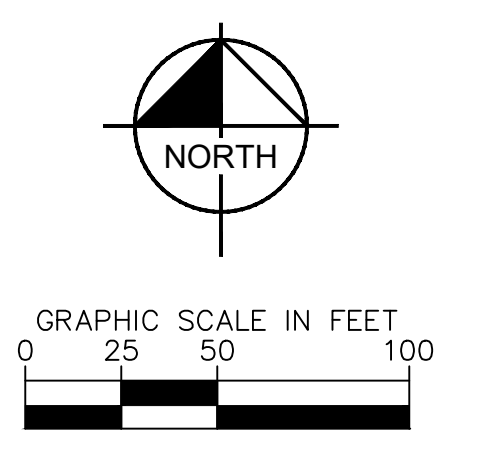
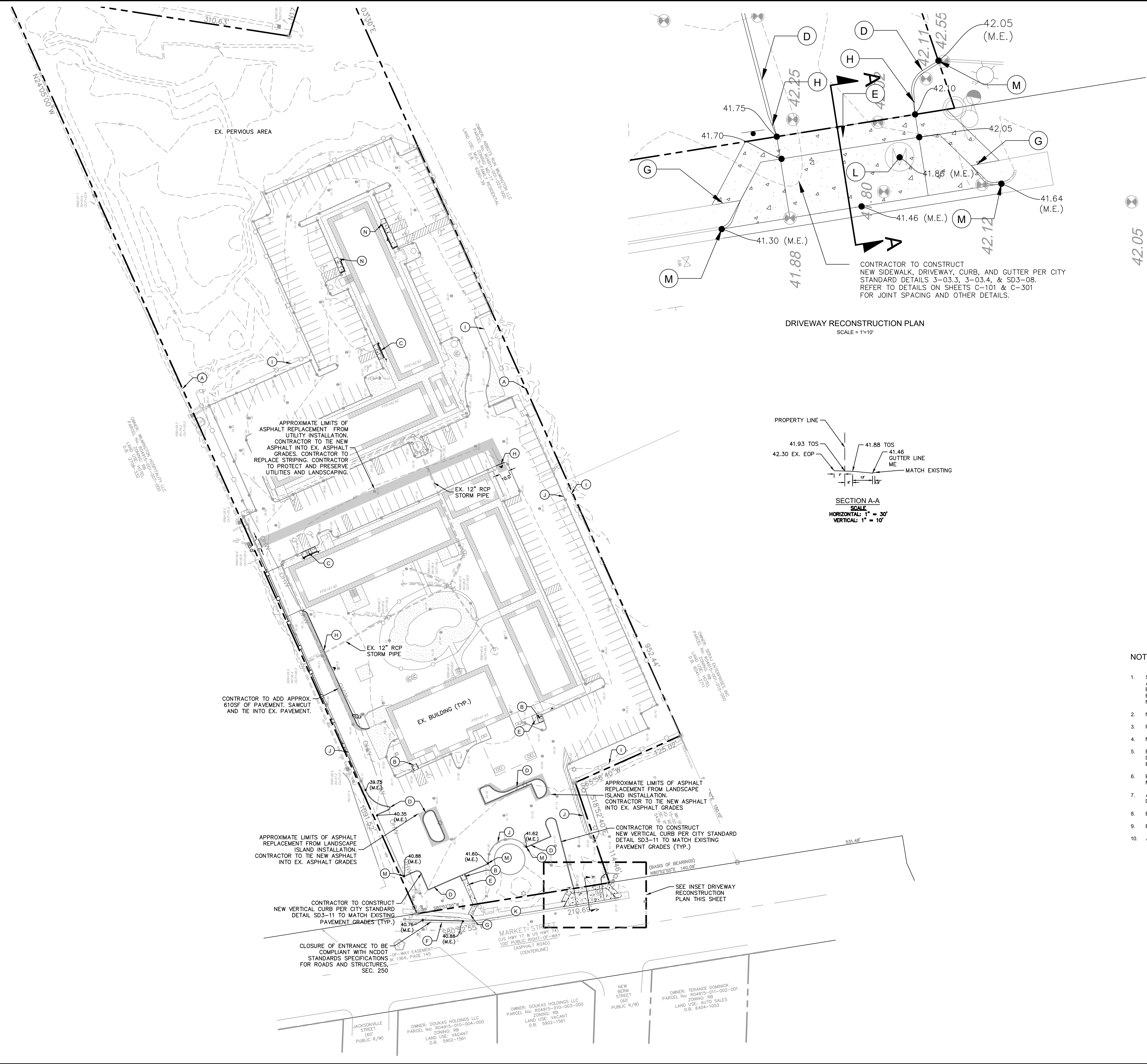
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KHA PROJECT	147844001
DATE	3/16/2022
SCALE AS SHOWN	SRS
DESIGNED BY	SRS
DRAWN BY	SRS
CHECKED BY	MST

UTILITY DETAILS

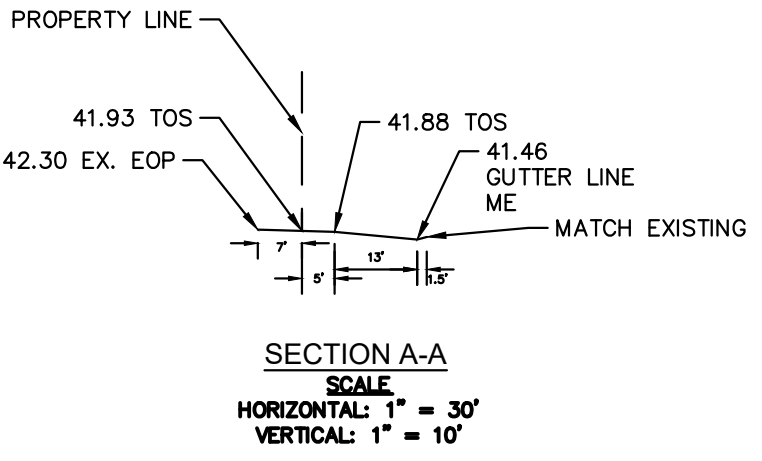
**VVO HOTEL CONVERSION
 WILMINGTON**
 PREPARED FOR
VVO INVESTMENT GROUP
 4903 MARKET STREET WILMINGTON, NC

Plotted By: Spencer, Spencer, Sheet: VIVO HOTEL CONVERSION, WILMINGTON, Layout: C-300 PAVING, GRADING, AND DRAINAGE PLAN, April 28, 2022, 11:19:31am, K:\VRB-LEVA\147844001 - VIVO Wilmington Hotel Conversion\CADD\PlanSheets\C-300 PAVING, GRADING, AND DRAINAGE PLAN.dwg, This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- LEGEND**
- (A) PROPERTY LINE
 - (B) CURB RAMP PER CITY STANDARD DETAIL SD3-08 (REFER TO DETAIL SHEET C-301)
 - (C) NCDOT TYPE 2 CURB RAMP
 - (D) VERTICAL CURB PER CITY STANDARD DETAIL SD3-11 (REFER TO DETAIL SHEET C-301)
 - (E) 5' CONCRETE SIDEWALK PER CITY STANDARD DETAIL SD3-10 (REFER TO DETAIL SHEET C-101)
 - (F) 2.5' CURB AND GUTTER PER NCDOT STANDARD NO. 846.01
 - (G) CONNECTION TO EX. SIDEWALK
 - (H) NOT USED
 - (I) EX. FENCE
 - (J) EX. CURB
 - (K) EX. SIDEWALK
 - (L) SEE NOTE 10
 - (M) TIE TO EX. CURB
 - (N) ACCESSIBLE RAMP (REFER TO DETAIL SHEET C-101)

DRIVEWAY RECONSTRUCTION PLAN
SCALE = 1"=10'



- LEGEND**
- [Pattern] CONCRETE SIDEWALK
 - [Pattern] STANDARD DUTY ASPHALT PAVEMENT / SAWCUT
 - 31.91' PROPOSED GRADE
 - (M.E.) MATCH EXISTING GRADE
 - PROPOSED POWER POLE
 - EXISTING GRADE
 - HYDRANT
 - OVERHEAD WIRE

NOTES:

1. SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6" IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"X60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
2. NO STORMWATER MODIFICATIONS OR CHANGES TO DRAINAGE PATTERNS ARE PROPOSED.
3. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
4. MAXIMUM CONTROL JOINT SPACING SHALL NOT EXCEED 12' FOR 6-INCH OR THICKER PAVEMENTS.
5. EXPANSION JOINTS SHOULD BE USED WHEREVER THE PAVEMENT WILL ABUT A STRUCTURAL ELEMENT SUBJECT TO DIFFERENT MAGNITUDE OF MOVEMENT, E.G., LIGHT POLES, RETAINING WALLS, EXISTING PAVEMENT, STAIRWAYS, ENTRYWAY PIERS, BUILDING WALLS, OR MANHOLES.
6. EXPANSION JOINTS SHALL BE SPACED AS SHOWN ON PLAN AND SEALED WITH APPROPRIATE SEALANT TO MINIMIZE MOISTURE INFILTRATION INTO THE SUBGRADE SOILS AND RESULTANT CONCRETE DETERIORATION AT THE JOINTS.
7. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE CURRENT AMERICANS WITH DISABILITIES ACT AND NORTH CAROLINA ACCESSIBILITY STANDARDS.
8. BARRIER FREE RAMPS SHALL BE STABLE, FIRM, SLIP-RESISTANT WITH BROOM FINISH.
9. EXPANSION JOINTS TO RUN CONTINUOUSLY THROUGH CURBS.
10. ADJUST EX. UTILITY RIMS, CLEANOUTS, VALVE COVERS AND OTHER SURFACE FEATURES TO FINAL GRADE (TYP.)

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VIVO HOTEL CONVERSION WILMINGTON PREPARED FOR VIVO INVESTMENT GROUP		KHA PROJECT 147844001	DATE 3/16/2022
PAVING, GRADING, AND DRAINAGE PLAN		SCALE AS SHOWN DESIGNED BY SRS	DRAWN BY SRS
SHEET NUMBER C-300		CHECKED BY MST	DATE
4903 MARKET STREET WILMINGTON, NC		REVISIONS No. _____ DATE _____	

Plotted By: Sparker, Spencer. Sheet: SD-301 PAVING, GRADING, AND DRAINAGE DETAILS. Location: C-301 PAVING, GRADING, AND DRAINAGE DETAILS. Date: April 25, 2022. 11:15:41am. K:\VIB\LEVA\147844001 - VIVO Wilmington Hotel Conversion\CADD\PlanSheets\C-301_PAVING, GRADING, AND DRAINAGE DETAILS.dwg. This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

STANDARD DETAIL
PERPENDICULAR CURB RAMP ADJACENT TO PLAZA

DATE: DECEMBER, 2010
 DRAWN BY: PB/JSR
 CHECKED BY: DEC
 SCALE: NOT TO SCALE

CITY OF WILMINGTON
 NORTH CAROLINA
 CITY OF WILMINGTON ENGINEERING
 PO BOX 1810
 WILMINGTON N.C. 28402
 (910) 341-7807

SD3-08

STANDARD DETAIL
COMMERCIAL DRIVEWAY PLAN (VERTICAL CURB)

DATE: FEB. 14, 2017
 DRAWN BY: JSR
 CHECKED BY: D.E.C., P.E.
 SCALE: NOT TO SCALE

CITY OF WILMINGTON
 NORTH CAROLINA
 CITY OF WILMINGTON ENGINEERING
 PO BOX 1810
 WILMINGTON N.C. 28402
 (910) 341-7807

1 of 2 SD 3-03.3

STANDARD DETAIL
COMMERCIAL DRIVEWAY SECTIONS (VERTICAL CURB)

DATE: FEB. 14, 2017
 DRAWN BY: JSR
 CHECKED BY: D.E.C., P.E.
 SCALE: NOT TO SCALE

CITY OF WILMINGTON
 NORTH CAROLINA
 CITY OF WILMINGTON ENGINEERING
 PO BOX 1810
 WILMINGTON N.C. 28402
 (910) 341-7807

2 of 2 SD 3-03.4

STANDARD DETAIL
PAVEMENT WIDENING

DATE: JUNE 7, 2019
 DRAWN BY: JSR
 CHECKED BY: D.E.C., P.E.
 SCALE: NOT TO SCALE

CITY OF WILMINGTON
 NORTH CAROLINA
 CITY OF WILMINGTON ENGINEERING
 PO BOX 1810
 WILMINGTON N.C. 28402
 (910) 341-7807

SD 3-12

NOTES:

- NEW PAVEMENT WIDENING SECTIONS SHALL BE THE GREATER OF 3" ASPHALT (B & B OR C) OR 6" STONE OR MATCHING EXISTING PAVEMENT AS DETERMINED BY THE ENGINEER.
- ALL NEW PAVEMENT WIDENING JOINTS SHALL BE 12" MINIMUM LAP JOINTS. BUTT JOINTS SHALL NOT BE ALLOWED.
- A STRAIGHT-LINE SAW CUT SHALL BE MADE ALONG THE EDGE OF EXISTING PAVEMENT AT LEAST 6" FROM ANY DISTRESSED OR LOOSE PAVEMENT.
- CONTRACTOR SHALL MILL OR REMOVE ASPHALT FROM ADJACENT PAVEMENT AREAS AND PREPARE ASPHALT TO INSTALL LAP JOINT ACROSS THE SURFACE LAYER.
- LAP JOINTS MAY BE COMBINED WITH RESURFACING WORK ON ADJACENT PAVEMENTS AS LONG AS THE SURFACE LAYER IS FULLY COMPACTED AND CROSS-SLOPE UNIFORMITY.
- PAVEMENT WIDENING SHALL HAVE CONTINUOUS GRADE AND CROSS-SLOPE UNIFORMITY TO THE NEW EDGE OR GUTTER AS DESIGNED BY ENGINEER.
- ALL NEW PAVEMENT JOINTS SHALL BE LOCATED OUT OF THE WHEEL PATH OR BIKE LANE.
- ANY TIE IN POINT OF A TAPERED LANE ON A SHOULDER SECTION SHALL BE A MINIMUM 24" WIDE.
- ALL NEW OR DECONSTRUCTED PAVEMENT MARKINGS SHALL BE RESTORED OR IMPROVED TO NCDOT 2018 STANDARD SPECIFICATIONS OR CITY STANDARDS.

STANDARD DETAIL
CURBING

DATE: AUGUST, 2011
 DRAWN BY: PB/JSR
 CHECKED BY: DEC
 SCALE: NOT TO SCALE

CITY OF WILMINGTON
 NORTH CAROLINA
 CITY OF WILMINGTON ENGINEERING
 PO BOX 1810
 WILMINGTON N.C. 28402
 (910) 341-7807

SD 3-11

NOTES:

- EXPANSION JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
- 50' MAX EXPANSION JOINT SPACING; 10' MAX CONTRACTION JOINT SPACING
- MINIMUM INSTALLATION LENGTH IS 5 FT.
- CONCRETE TO BE 3000 PSI MIN.
- VERTICAL CURB AND GUTTER BASE CAN BE SLOPED 3/4" OR USE A FLAT BASE

STANDARD DETAIL
PAVEMENT REPAIRS-UTILITY CUTS

DATE: MAY, 2013
 DRAWN BY: JSR
 CHECKED BY: D.E.C., P.E.
 SCALE: NOT TO SCALE

CITY OF WILMINGTON
 NORTH CAROLINA
 CITY OF WILMINGTON ENGINEERING OFFICE
 212 OPERATIONS CENTER DRIVE
 WILMINGTON N.C. 28412
 (910) 341-7807

SD 1-05

NOTES:

- CONTRACTOR SHALL ENSURE BOTTOM OF TRENCH IS SUITABLE FOR INSTALLATION AND DOES NOT REQUIRE FOUNDATION CONDITIONING STONE.
- FILL SHALL BE SUITABLE MATERIAL THAT IS FREE FROM HEAVY CLAY, GUMBOS, DEBRIS, ORGANICS AND LITTLE TO NO EXCESSIVE MOISTURE.
- SELECT BACKFILL MAY BE SUBSTITUTED OR REQUIRED BY CITY TO ACHIEVE COMPACTION, (I.E. #57, ABC, CRUSHED LIMESTONE, CLEAN SAND, FLOWABLE FILL, ETC).
- SOIL SHALL BE INSTALLED IN 6"-8" LIFTS AND COMPACTED BY A MECHANIZED TAMPER (I.E. JUMPING JACK), HOWEVER, VIBRATORY ROLLERS > 18" WIDTH MAY BE USED FOR LARGER EXCAVATIONS. THE PLATE TAMP METHOD SHALL NOT BE USED.
- ALL APPROVED CASTINGS SHALL BE SET FLUSH TO GRADE AND SUPPORTED IF APPLICABLE.
- COMPACT MATERIALS TO MINIMUM % DENSITY SHOWN IN DIAGRAM AS DETERMINED BY THE STANDARD PROCTOR METHOD ASTM D-698-A FOR SOILS; AND ASTM D-698-C FOR ABC STONE; AND BY NUCLEAR GAUGE OR CORE SAMPLE FOR ASPHALT.
- CUTBACKS OF ASPHALT SHALL BE PREPARED ON EDGE OF EXCAVATION OVER TOP OF UNDISTURBED SOIL.

STANDARD DETAIL
TYPICAL ROAD REBUILD

DATE: MAY, 2013
 DRAWN BY: JSR
 CHECKED BY: B.R., P.E.
 SCALE: NOT TO SCALE

CITY OF WILMINGTON
 NORTH CAROLINA
 CITY OF WILMINGTON ENGINEERING
 212 OPERATIONS CENTER DR.
 WILMINGTON, NC 28412
 (910) 341-7807

SD 1-04

NOTES:

- PAVEMENT RESTORATION DESIGN IS DEPENDENT ON CITY STREET CUT POLICY AND PERMITTED CONDITIONS.
- PIPE TRENCH AND COMPACTION REQUIREMENTS PER SPECIFICATIONS. SEE SD 1-07 AND SD1-05.

Kimley»Horn

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 200 SOUTH TRYON STREET, CHARLOTTE, NC 28202
 PHONE: 704-333-5131 FAX: 704-409-1810
 WWW.KIMLEY-HORN.COM

NO. _____ REVISIONS _____ DATE _____

KHA PROJECT 147844001
 DATE 3/16/2022
 SCALE AS SHOWN
 DESIGNED BY SRS
 DRAWN BY SRS
 CHECKED BY MST

PAVING, GRADING, AND DRAINAGE DETAILS

VIVO HOTEL CONVERSION
 WILMINGTON
 PREPARED FOR
 VIVO INVESTMENT GROUP

4903 MARKET STREET WILMINGTON, NC

Plotted By: handleton, Laura - Sheet: VVO HOTEL CONVERSION WILMINGTON - Layout: L-050 - April 05, 2022 - 03:56:59pm - K:\VRB\4DEV\147844001 - VVO Wilmington Hotel Conversion CADDD Plan Sheets - 100 Landscape Plan.dwg
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OWNER: ABBOTS RUN WILMINGTON LLC
 PARCEL No. R04911-001-023-000
 ZONING: MD-17
 LAND USE: MULTI-FAMILY RESIDENTIAL
 D.B. 6290-39

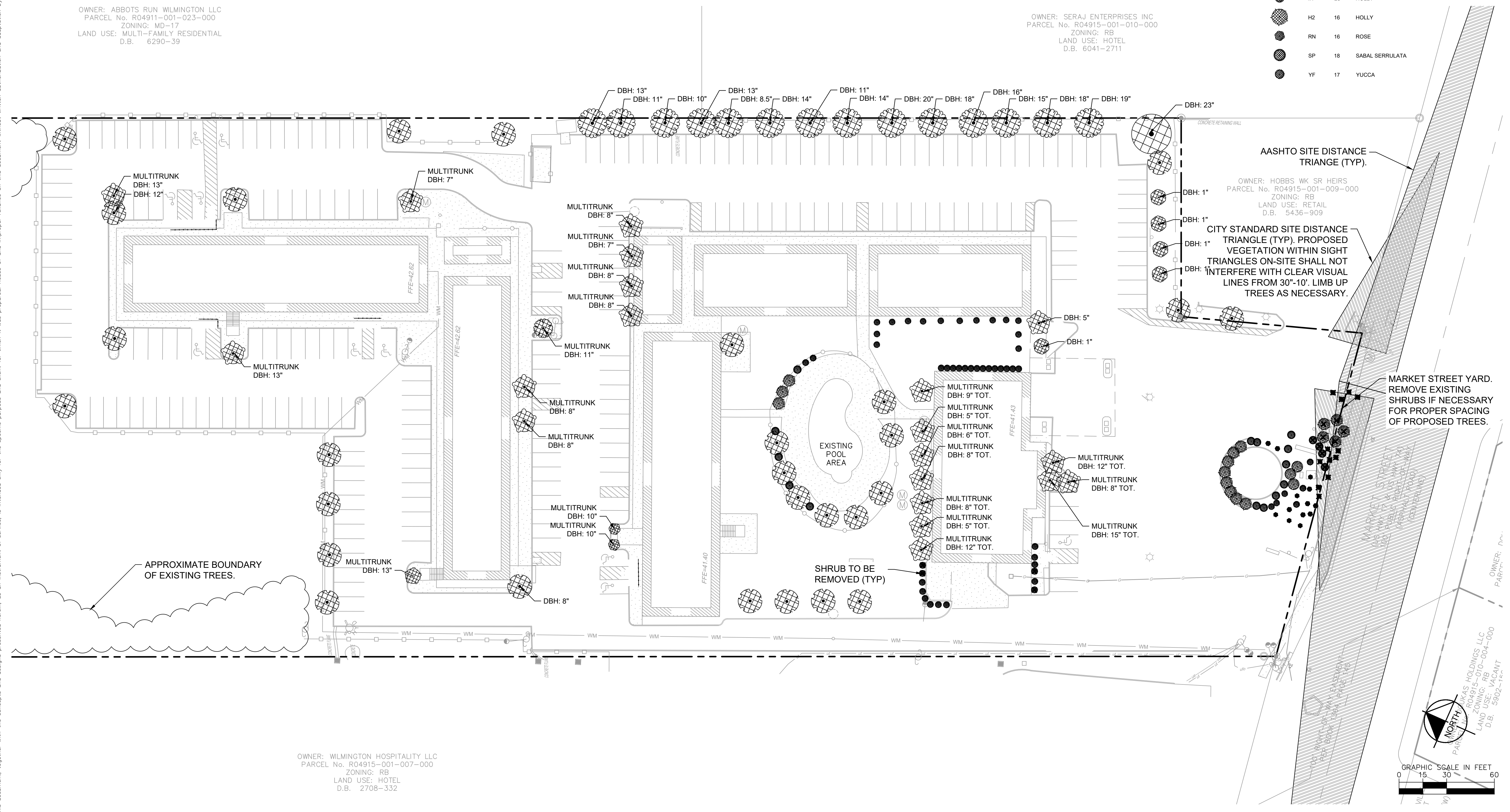
OWNER: SERAJ ENTERPRISES INC
 PARCEL No. R04915-001-010-000
 ZONING: RB
 LAND USE: HOTEL
 D.B. 6041-2711

PLANT SCHEDULE EXISTING

TREES	CODE	QTY	COMMON NAME
	EX4	1	EXISTING MAGNOLIA
	EX2	14	EXISTING LOBLOBBY PINE
	EX3	20	EXISTING CRAPE MYRTLE
	EX1	1	EXISTING SYCAMORE
	EX5	28	EXISTING PALM
	EX6	5	EXISTING CHERRY
	EX7	1	EXISTING RHODODENDRON
	EX8	2	EXISTING POPLAR

SHRUBS	CODE	QTY	COMMON NAME
	XS	9	SHRUB
	SS	3	SHRUB
	FE	5	FERN
	IH	28	HOLLY
	H2	16	HOLLY
	RN	16	ROSE
	SP	18	SABAL SERRULATA
	YF	17	YUCCA

- NOTES:**
- ALL PLANT MATERIAL TO BE REMOVED IS DISEASED, DEAD OR DAMAGED UNLESS OTHERWISE NOTED
 - ALL EXISTING LANDSCAPE LOCATIONS ARE APPROXIMATE.
 - ALL AREAS WITH PROPOSED LANDSCAPE MATERIAL SHALL RECEIVE A MINIMUM THREE (3) INCHES OF SHREDDED HARDWOOD MULCH. SEE LANDSCAPE DETAILS FOR TYPICAL MULCH AREA DIMENSIONS. SEE SPECIFICATIONS FOR MORE INFORMATION.
 - ALL DISTURBED AREAS SHALL BE SEEDED PER EROSION CONTROL PLANS. SEE SPECIFICATIONS FOR MORE INFORMATION.
 - ALL PROPOSED VEGETATION WITHIN SITE TRIANGLES ON-SITE SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'.



EXISTING LANDSCAPE PLAN

VIVO HOTEL CONVERSION WILMINGTON
 PREPARED FOR
 VIVO INVESTMENT GROUP

4903 MARKET STREET WILMINGTON, NC

KHA PROJECT 147844001
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REVISIONS
 No. DATE BY

SHEET NUMBER
 L-050

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Plotted By: handleton, Laura Sheet: VVO HOTEL CONVERSION WILMINGTON Layout: L-100 LANDSCAPE PLAN April 05, 2022 03:57:11pm K:\VRR\LOEV\147844001 - VVO Wilmington Hotel Conversion\CADD\PlanSheets\L-100 Landscape Plan.dwg
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PLANT SCHEDULE

PROPOSED TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	METHOD	CAL
	CE	8	EASTERN REDBUD	CERCIS CANADENSIS	F.G., B & B	2" MIN CAL.
	CK	10	KOUSSA DOGWOOD	CORNUS KOUSA	F.G., B & B	2" MIN CAL.
	NS	6	TUPELO	NYSSA SYLVATICA	F.G., B & B	2" MIN CAL.
PROPOSED SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE
	FM	50	MOUNTAIN WITCHALDER	FOTHERGILLA MAJOR	3 GAL.	
	IW	52	WINTERBERRY	ILEX VERTICILLATA	3 GAL.	
	RS	72	SWEET AZALEA	RHODODENDRON ARBORESCENS	3 GAL.	
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE
	MM	9,995 SF	MULCH	TRIPLE SHREDDED HARDWOOD MULCH	MULCH	

PLANT SCHEDULE EXISTING

TREES	CODE	QTY	COMMON NAME
	EX4	1	EXISTING MAGNOLIA
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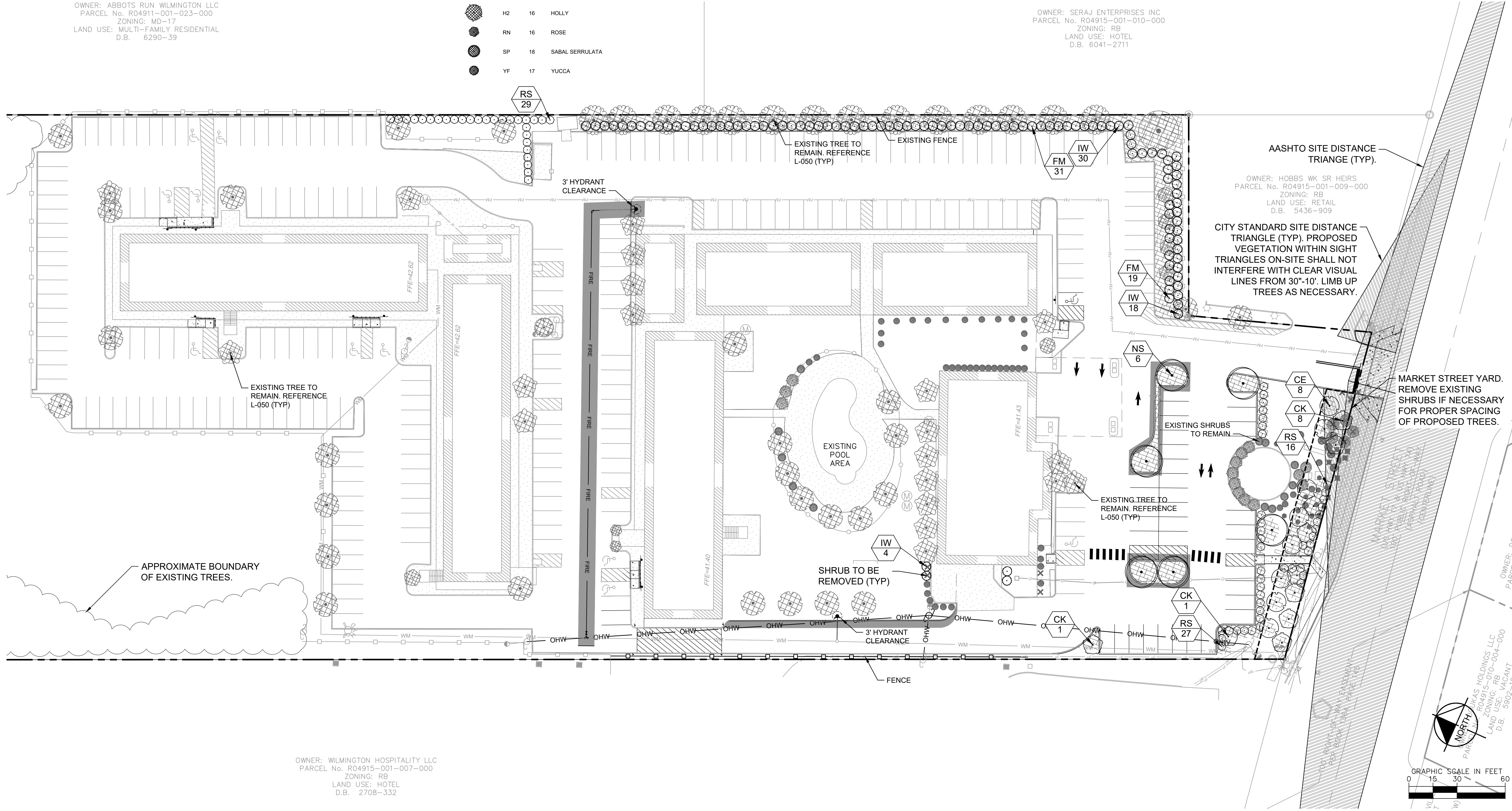
LANDSCAPE REQUIREMENTS

BUFFER REQUIREMENTS (per zoning code section 18-496)		
	Required	Provided
Width	At least 50% of required setback = 10 ft; at least 20 ft	Existing trees and fence to
Height	100% opacity from ground to 6 ft high	remain. Buffer has been
Shrubs	At least 3 ft high at planting	supplemented with
Trees	1 tree per 30 lf of screen	shrubs where possible.
PARKING LANDSCAPE REQUIREMENTS (per zoning code sec. 18-481)		
	Required	Provided
Interior Islands	Up to 15% may be used for walkways	provided
	No parking space more than 120 ft from island	provided
	Single planting island must have at least 1 tree	provided
STREET YARD REQUIREMENTS (per zoning code sec. 18-477)		
Market Street Yard (3,100 sq. ft)	Required	Provided
Width	18' minimum	18'
Understory Trees	3 trees per 600 sf = 16 trees	16 trees
Shrubs	6 shrubs (12 in height) per 600 sq ft = 31 shrubs	15 shrubs existing 16 shrubs proposed

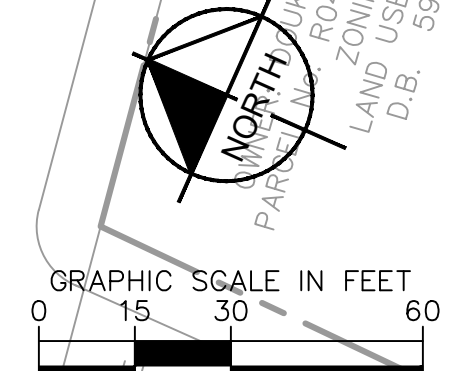
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OWNER: ABBOTS RUN WILMINGTON LLC
 PARCEL No. R04911-001-023-000
 ZONING: MD-17
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 D.B. 6290-39

OWNER: SERAJ ENTERPRISES INC
 PARCEL No. R04915-001-010-000
 ZONING: RB
 LAND USE: HOTEL
 D.B. 6041-2711



OWNER: WILMINGTON HOSPITALITY LLC
 PARCEL No. R04915-001-007-000
 ZONING: RB
 LAND USE: HOTEL
 D.B. 2708-332



No.	REVISIONS	DATE	BY

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KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	SRS	DRAWN BY	SRS	CHECKED BY	MST
147844001	3/16/2022								

LANDSCAPE PLAN

VVO HOTEL CONVERSION
 WILMINGTON
 PREPARED FOR
 VVO INVESTMENT GROUP

4903 MARKET STREET WILMINGTON, NC

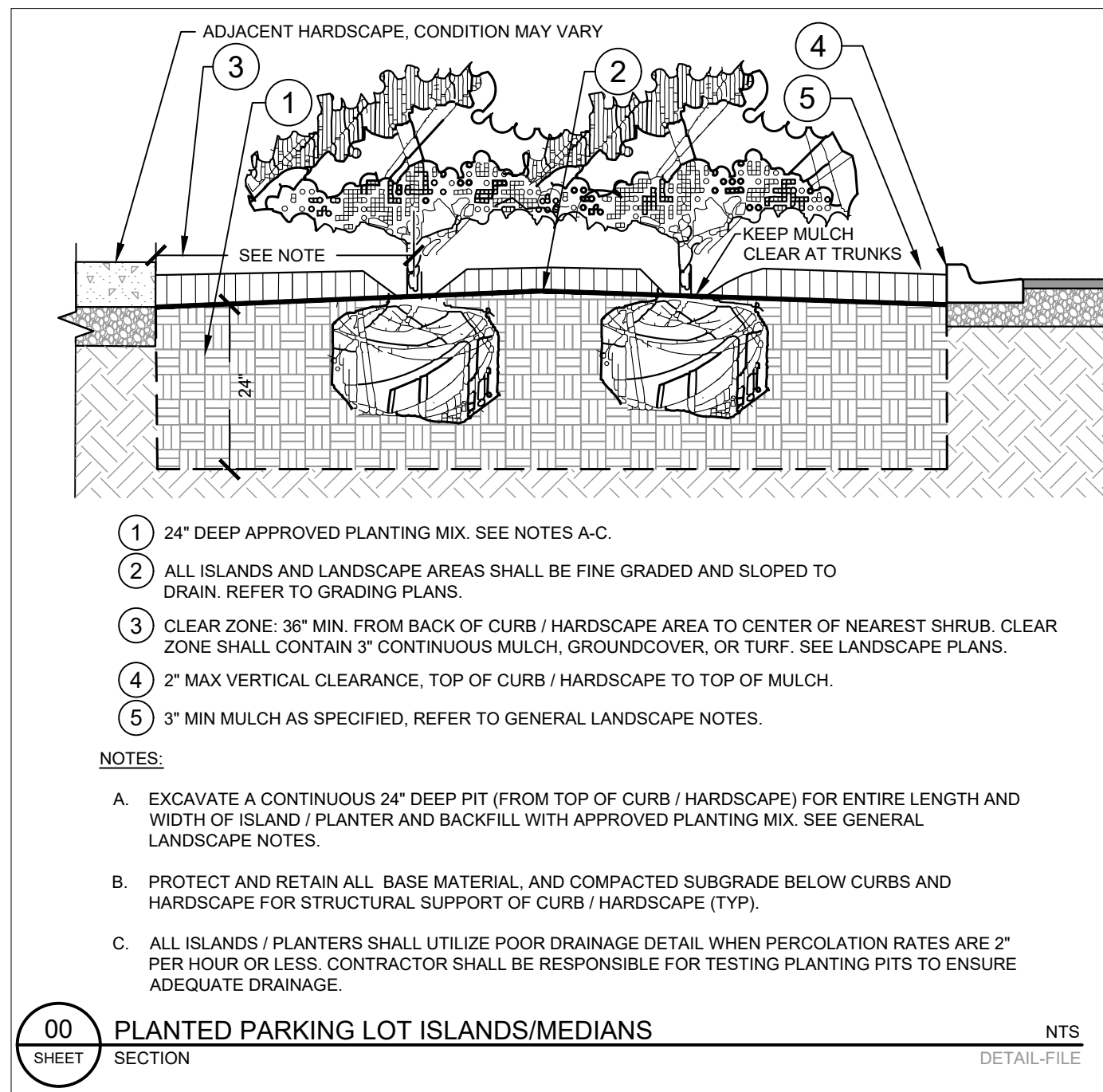
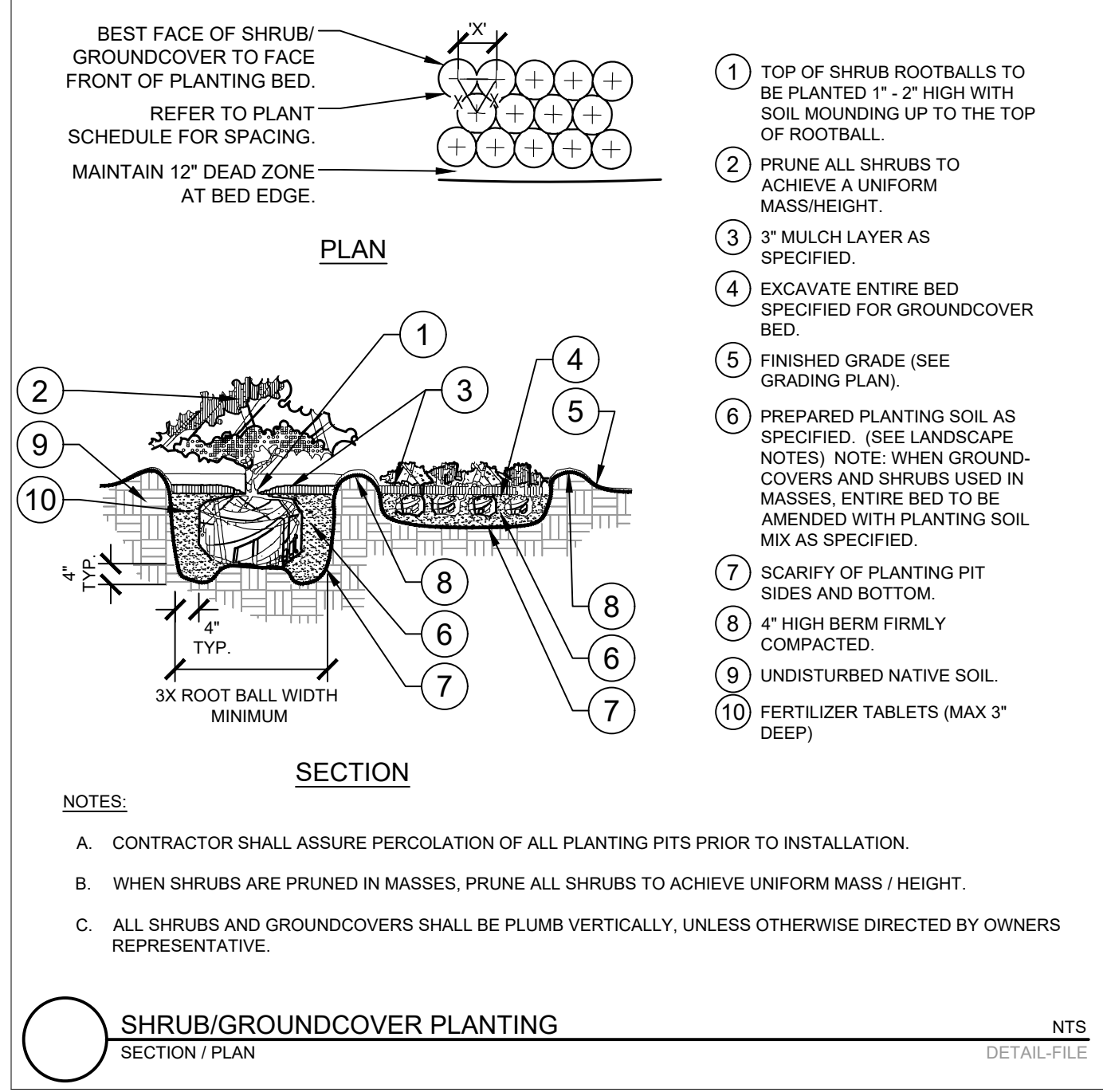
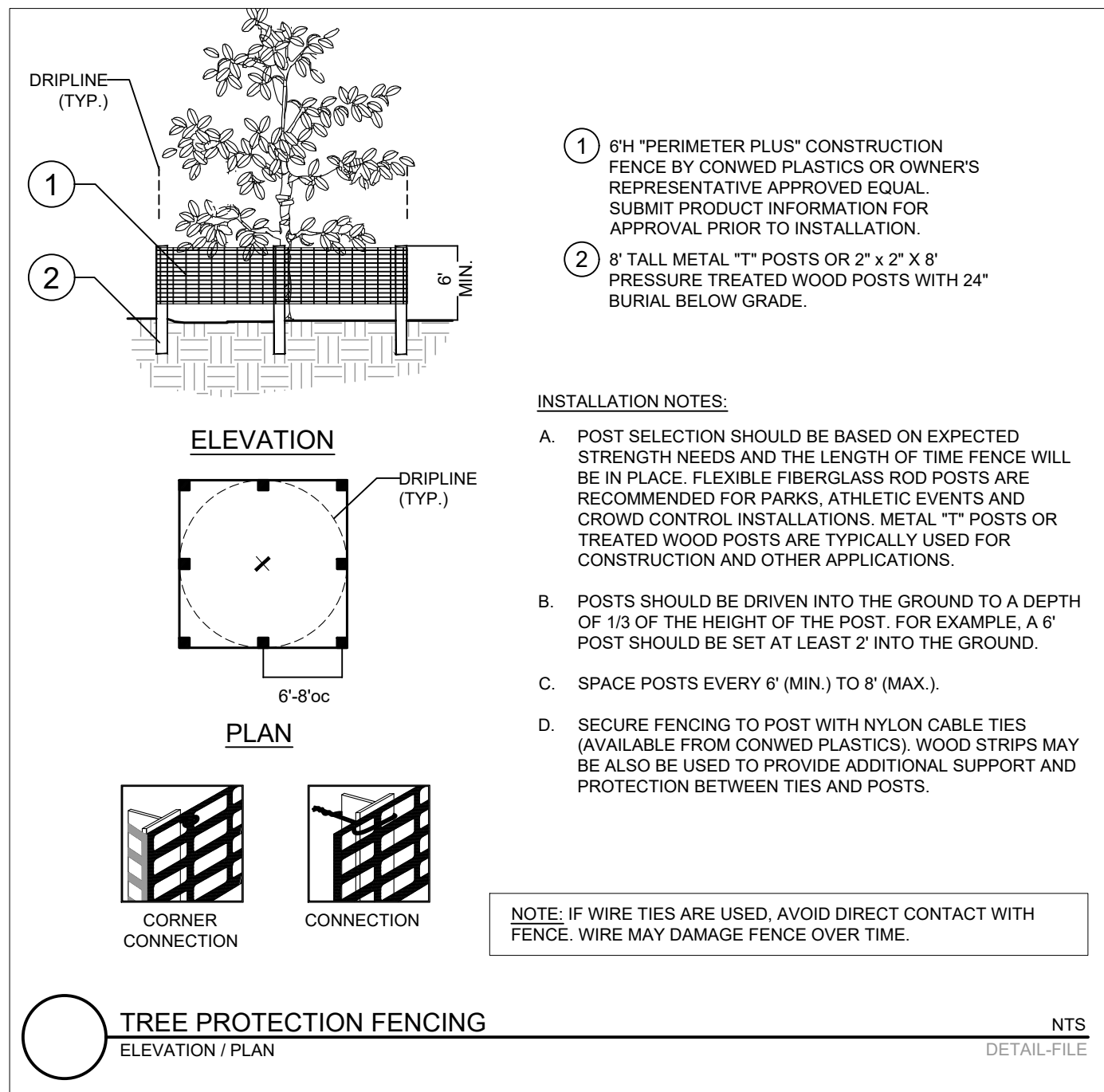
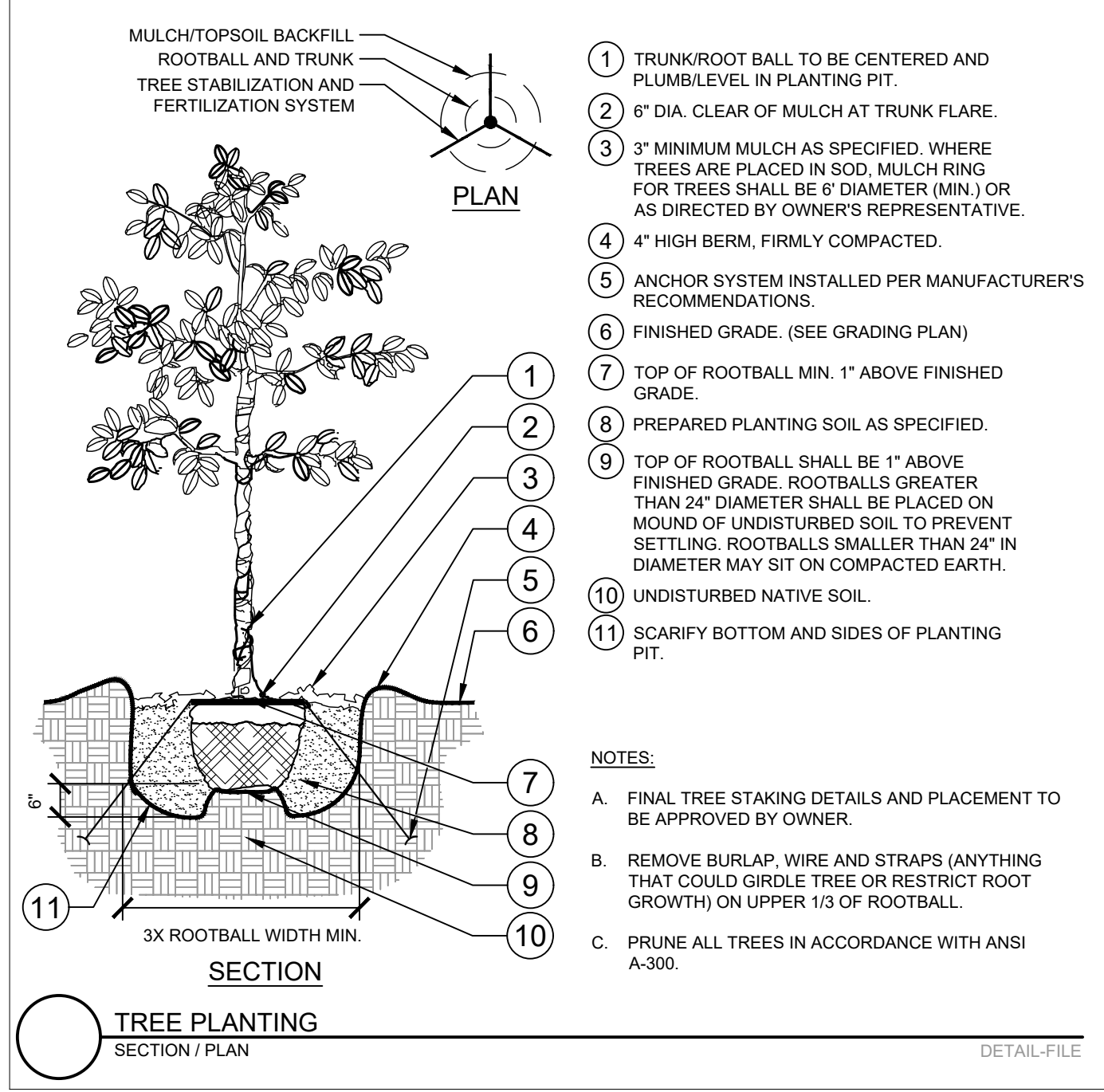
SHEET NUMBER
L-100

LANDSCAPE NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE 4" OF TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED PER EARTHWORK SPECIFICATIONS.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
3. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR IS RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN UNTIL FINAL ACCEPTANCE, CERTIFICATE OF OCCUPANCY, OR A MOWABLE STAND OF GRASS IS ACHIEVED, WHICHEVER IS LAST.
11. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED OF ONE YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD.
12. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (MOST CURRENT EDITION) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
15. ALL MULCH AREAS AROUND TREES (4" DIAMETER, TYP.) ARE TO BE COMPLETELY COVERED WITH MULCH TO A MINIMUM DEPTH OF FOUR INCHES.
16. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD. CANOPY TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL THE OWNER TO RESOLVE BEFORE PLANTING.
17. ALL PROPOSED TREES WITHIN SIGHT TRIANGLES AND ALONG ROADWAYS TO BE LIMBED UP TO CLEAR SIGHT OBSTRUCTION.
18. ALL DISTURBED AREAS TO BE SODDED WITH A GRASS SPECIES THAT MATCHES THE ADJACENT GRASS OR FULLY LANDSCAPED.

NOTE TO CONTRACTOR

CONTRACTOR IS RESPONSIBLE FOR ANY SOIL AMENDMENTS AS MAY BE NECESSARY OR REQUIRED BY LOCAL JURISDICTION AND TO ENSURE THE HEALTH AND PROPER GROWTH OF ALL PLANT MATERIAL.



No.	REVISIONS	DATE	BY

Kimley»Horn

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KHA PROJECT	147844001
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LANDSCAPE NOTES AND DETAILS

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 PREPARED FOR
VIVO INVESTMENT GROUP
 4903 MARKET STREET WILMINGTON, NC