

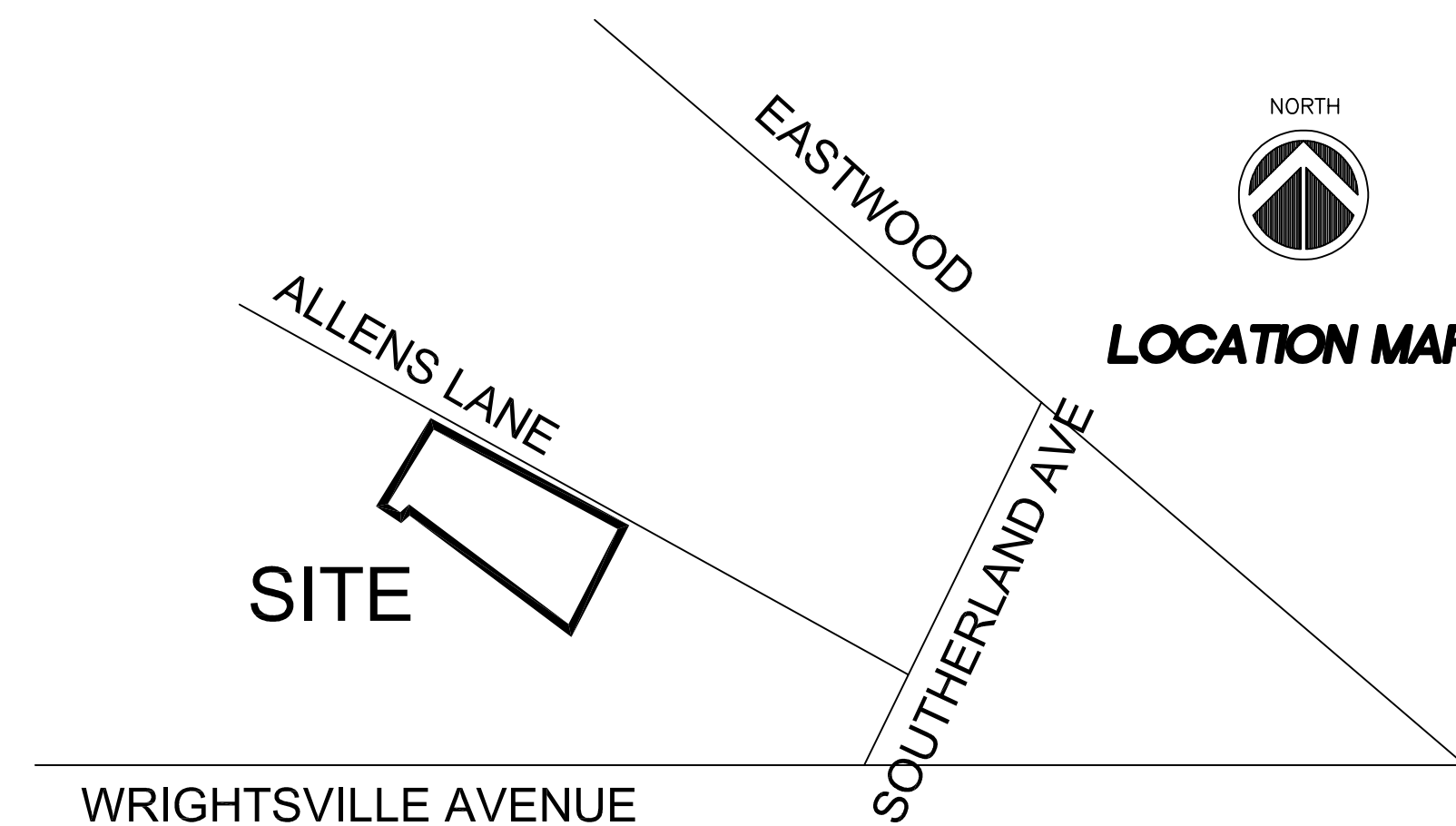
SITE DEVELOPMENT PLANS for WRIGHTSVILLE MANOR

1952 ALLENS LANE Wilmington, North Carolina

CD-12-514
CDZ APPROVED CONDITIONS

General Notes:

1. Prior to any clearing, grading, or construction activity, tree protection fencing will be installed around protected trees or groves of trees and no construction workers, materials, or vehicles are permitted within the tree protection fencing.
2. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards.
3. Once streets are open to traffic, contact Traffic Engineering to request installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.
4. Traffic control devices (including signs and pavement markings) in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards.
5. Contact Traffic Engineering at 341-7888 to ensure that all traffic signals facilities and equipment are shown on the plan. Add a note to call Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right-of-way.
6. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
7. Contact Karen Dixon at 341-7888 to discuss street lighting options.
8. Project shall comply with the CFPWA Cross Connection Control requirements. Water meter(s) cannot be released until all requirements are met and the State has given their Final Approval. Call 332-6419 for information.
9. If the contractor desires CFPWA water for construction he shall apply in advance for this service and must provide a reduced pressure zone (RPZ) backflow prevention device on the developer's side of the water meter box.
10. Any irrigation system supplied by CFPWA water shall comply with the CFPWA's Connection Control regulations. Call 332-6419 for information.
11. Any backflow prevention devices required by the CFPWA will need to be on the list of approved devices for USCFCCHR or ASSE.
12. A Landscaping Plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and the Parks and Recreation Department for review and approval prior to the recording of the final plat.
13. Permitting of business identification signage is a separate process. NCDOT/City of Wilmington will not allow obstructions within the right of way.
14. Prior to any clearing, grading or construction activity, tree protection fencing will be installed around protected trees or groves of trees and no construction workers, tools, materials or vehicles are permitted within the tree protection fencing.
15. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.



1. The use and development of the subject property shall comply with all regulations and requirements imposed by the Land Development Code, the City of Wilmington Technical Standards and Specifications Manual and any other applicable federal, state or local law, ordinance or regulation, as well as any condition stated below. In the event of a conflict, the more stringent requirement or higher standard shall apply.
2. Approval of this rezoning request does not constitute technical approval of the Site Plan. Final approval by the Technical Review Committee and the issuance of all required permits must occur prior to release of the project for construction.
3. If, for any reason, any condition for approval is found to be illegal or invalid or if the applicant should fail to accept any condition following approval, the approval of the site plan for the district shall be null and void and of no effect and proceeding shall be instituted to rezone the property to its previous zoning classification.
4. The use and development of the subject property shall be in accordance with the plan as submitted July 31, 2014 and subject to approval by the TRC. The permitted use shall be restricted to an assembly hall and event lawn with a maximum capacity of 265 people.
5. Prior to use of the facility for any event exceeding 146 guest, the applicant shall arrangements to furnish off-street parking for the number of vehicles equal to at least one-half (1/2) the maximum number of guests to be accommodated by the facility.
6. Any off-site parking may be provided by shuttle service, or provided within six hundred and fifty (650) feet of the facility. Off-site parking arrangements must be approved by the Planning Division and the City Attorney.
7. Any alteration to the shared parking agreement shall be approved, in writing, by the Planning Division.
8. All existing protected trees not impacted by essential site improvements shall be preserved or mitigated and must be protected during all phases of construction.
9. Access to the site shall be restricted to Allens Lane.
10. The use of Wrightsville Avenue for access for construction equipment and construction deliveries shall be prohibited between 7:00 AM until 9:00 AM and 4:00 PM and 6:00 PM Monday through Friday.
11. A five foot sidewalk shall be installed on Allens Lane along the property frontage.
12. An 18-foot wide streetyard shall be installed on Allens Lane.
13. A minimum 10-foot wide vegetative buffer and an eight-foot tall opaque wood fence shall be installed and maintained along the southern and eastern boundaries of the site and a minimum 20-foot wide vegetative buffer shall be installed along the western boundary of the site in accordance with Article 8 of the Land Development Code. The fence height shall drop to four feet within the front yard setback and must comply with the triangular sight distance requirements.
14. A minimum of 5 bicycle parking spaces shall be provided on the site.
15. Exterior site lighting shall be installed so as not to shine directly onto adjacent parcels and shall be limited to full cutoff type fixtures.
16. A conceptual site lighting plan shall be submitted prior to construction release.
17. On-site trash pickup shall be limited to daylight hours only.
18. The applicant must utilize noise reducing construction techniques around any proposed outdoor patio to reduce noise transfer to neighboring properties.
19. The applicant shall install vegetation in the required buffer sufficient to fully screen the proposed use and to reduce noise transfer from the site.
20. The applicant shall abide by the City of Wilmington's noise ordinance, City Code Chapter 6, Section 6-28.
21. The applicant expressly prohibits parking along Allens Lane as part of the lease agreement for the facility.
22. The applicant shall post "No Parking" signs along Allens Lane, subject to approval by City Engineering.
23. All applicable city, state and federal regulations shall be followed.

OWNER:
PETER & CHRISTA SWEYER
7203 BRISBANE COURT
WILMINGTON, NC 28405
PHONE: 910-202-8800

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

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

Date: _____ Permit # _____
Signed: _____

CITY OF WILMINGTON
NORTH CAROLINA
Approved Construction Plan

Name _____ Date _____

Planning _____
Traffic _____
Fire _____

BUILDER:
PARKER CONSTRUCTION GROUP
P.O. BOX 925
WRIGHTSVILLE BEACH, NC 28480
PHONE:

DESIGNER:
Coastal Land Design, PLLC

Civil Engineering / Landscape Architecture
Land Planning / Construction Management
NCBELS Firm License No: P-0369
P.O.Box 1172 Phone: 910-254-9333
Wilmington, NC 28402 www.cldeng.com Fax: 910-254-0502

INDEX

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SD-6	PLAN/PROFILE & DETAILS
SD-7	LIGHTING PLAN

**NOT FOR
CONSTRUCTION**

UTILITY LOCATION NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OR RELOCATION OF ALL UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY AGENCY OR COMPANY. THE CONTRACTOR IS REQUIRED TO CALL THE "NORTH CAROLINA ONE CALL CENTER" 1-800-632-4949 OR 811 BEFORE DIGGING.

SIGNIFICANT TREES TO BE REMOVED				
QTY	SIZE	TREE TYPE	PERCENT	MITIGATION
1	9"	Magnolia	100	9"
2	12"	Magnolia	100	24"
2	24"	Oak	100	48"
1	35"	Oak	100	35"
TOTAL				116"

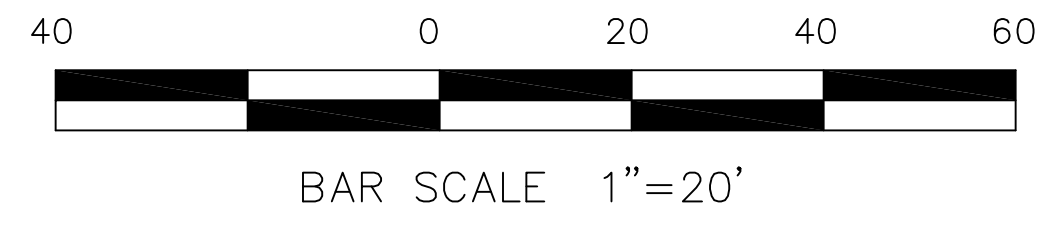
MITIGATION CALCULATION	
116"x2/3 = 78 TREE MITIGATION	
REQUIRED MITIGATION	78 TREES
RETAINED TREE CREDITS	43.25 TREES
PROPOSED SITE TREES	DT35 TREES
TOTAL 78.25 TREES**	

SIGNIFICANT TREES TO BE REMOVED				
QTY	SIZE	TREE TYPE	CREDIT	
1	40"	OAK	7	
1	18"	OAK	4	
1	15"	OAK	3	
1	12"	CEDAR	2.25	
2	4"	MAGNOLIA	2	
1	5"	MAGNOLIA	1	
3	6"	MAGNOLIA	6	
1	7"	MAGNOLIA	2	
1	8"	MAGNOLIA	2	
1	10"	MAGNOLIA	2	
2	12"	MAGNOLIA	6	
1	8"	PINE	1	
1	12"	PINE	1.5	
1	15"	PINE	1.5	
1	18"	PINE	2	
TOTAL				43.25 CREDITS

NO MITIGATION REQUIRED

N/F INTRACOASTAL "ALLEN TRACT" ZONING O&I-1 LAND USE: OFFICE

N/F THE TOWN OF WRIGHTSVILLE BEACH "ALLEN TRACT" ZONING G-1 (WB) LAND USE: WATER UTILITY



For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

City of WILMINGTON NORTH CAROLINA
Public Services Engineering Division
APPROVED DRAINAGE PLAN

Date: _____ Permit # _____
Signed: _____

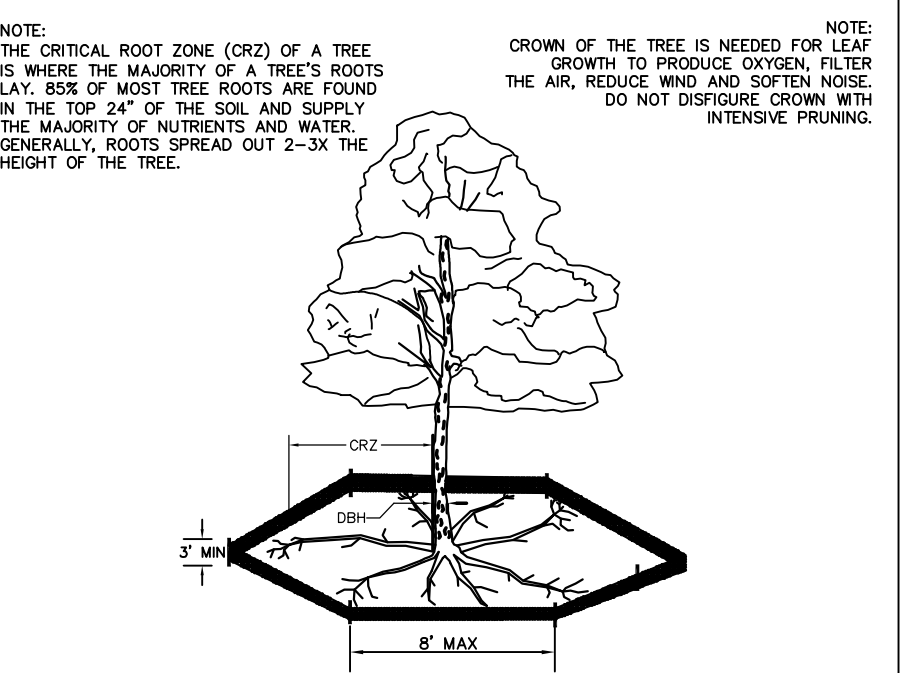
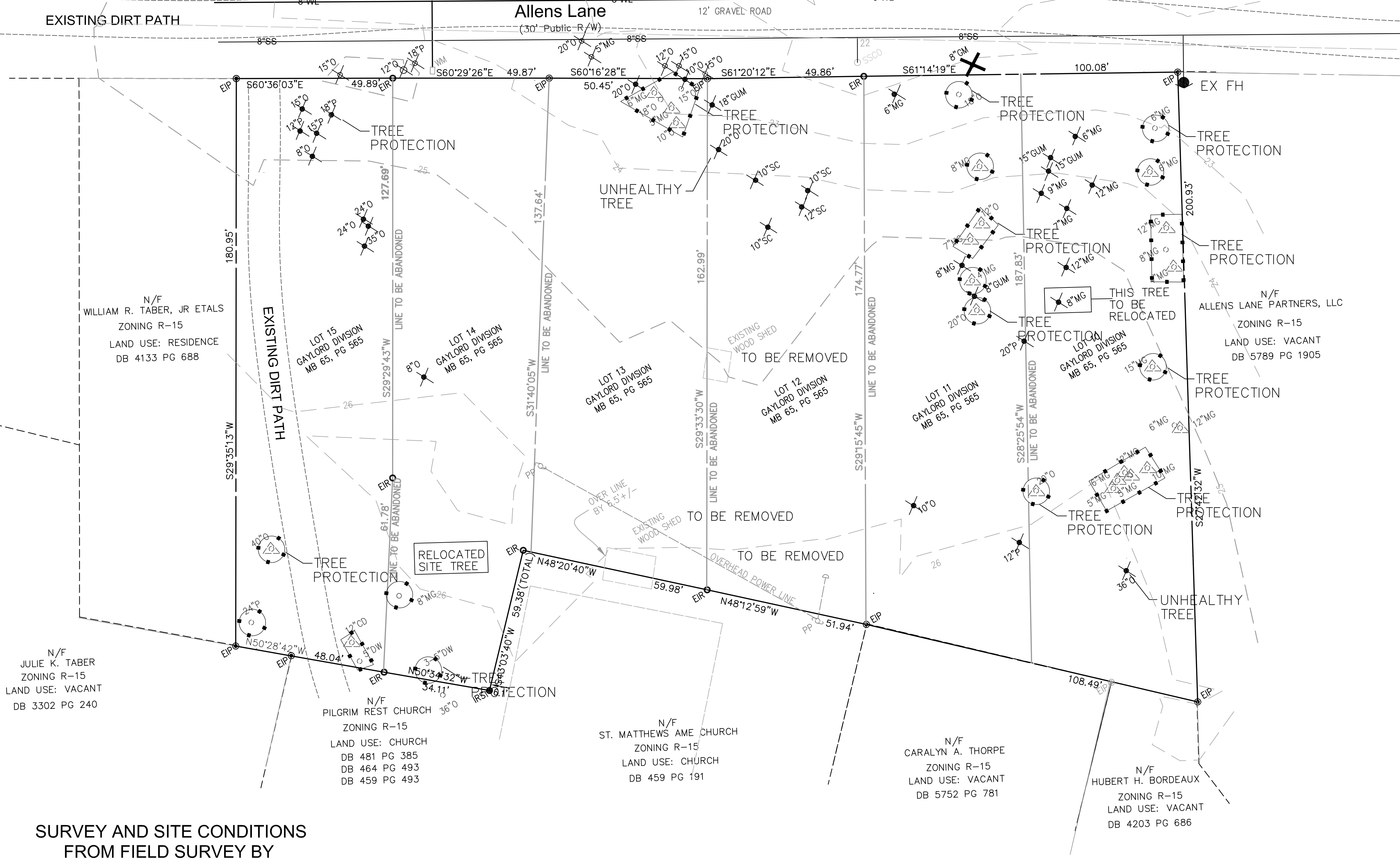
City of WILMINGTON NORTH CAROLINA
Approved Construction Plan

Name: _____ Date: _____

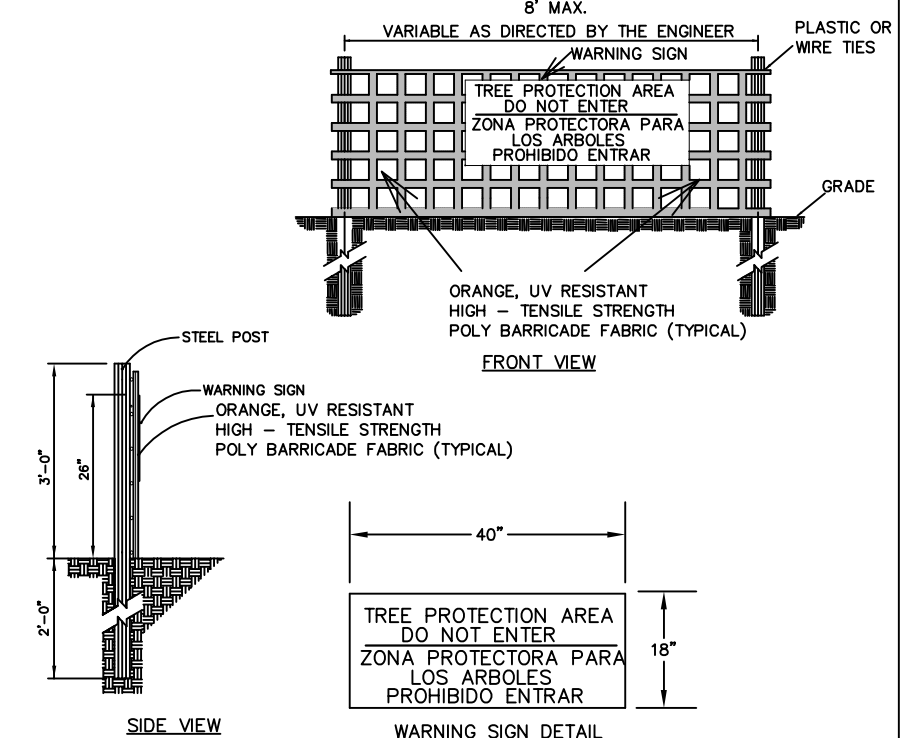
Planning _____
Traffic _____
Fire _____

LEGEND:

- Site Tree Removed
- R/W Tree Removed
- EX. Tree for Landscape
- EX. Tree for Mitigation
- Tree Protection

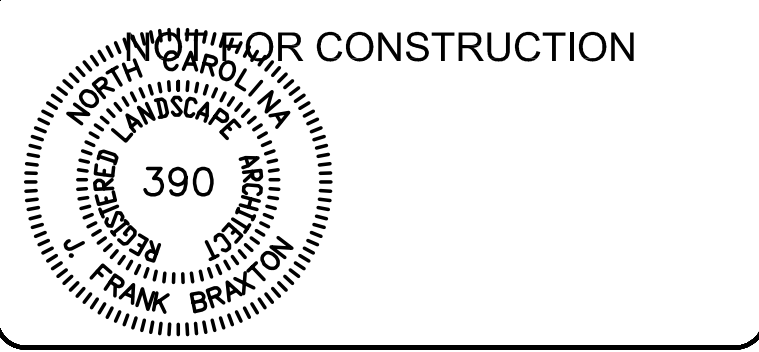


- NOTES:
- PROTECT CRITICAL ROOT ZONE (CRZ) OF TREES PRIOR TO CONSTRUCTION. CLEARLY MARK THE TREES AND ERECT A PROTECTIVE BARRIER AT THE CRZ. BARRIERS SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
 - CRZ RADIUS IS 1 FT PER INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH).
 - IF CONSTRUCTION OCCURS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



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

REV. #	DESCRIPTION	REV. BY	DATE
1	TRC COMMENTS		3/25/15
REVISIONS			



Owner
Peter and Christa Sweyer
7203 Brisbane Court
Wilmington, NC 28405

Coastal Land Design, PLLC
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
NCBELS Firm License No: P-0389
P.O. Box 1172 Wilmington, NC 28402 www.cldeng.com Phone: 910-254-6333 Fax: 910-254-6502

DRAWN : A. Mills	PROJECT : 140-02
DESIGN : A. Mills	NUMBER :
CHECK : J. Petroff	SCALE : 1" = 20'
APPROVED : J. Petroff	DATE : 04/10/2014
FILE NAME :	

Wrightsville Manor
Assembly Hall
1952 ALLENS LANE

TREE REMOVAL
SITE INVENTORY

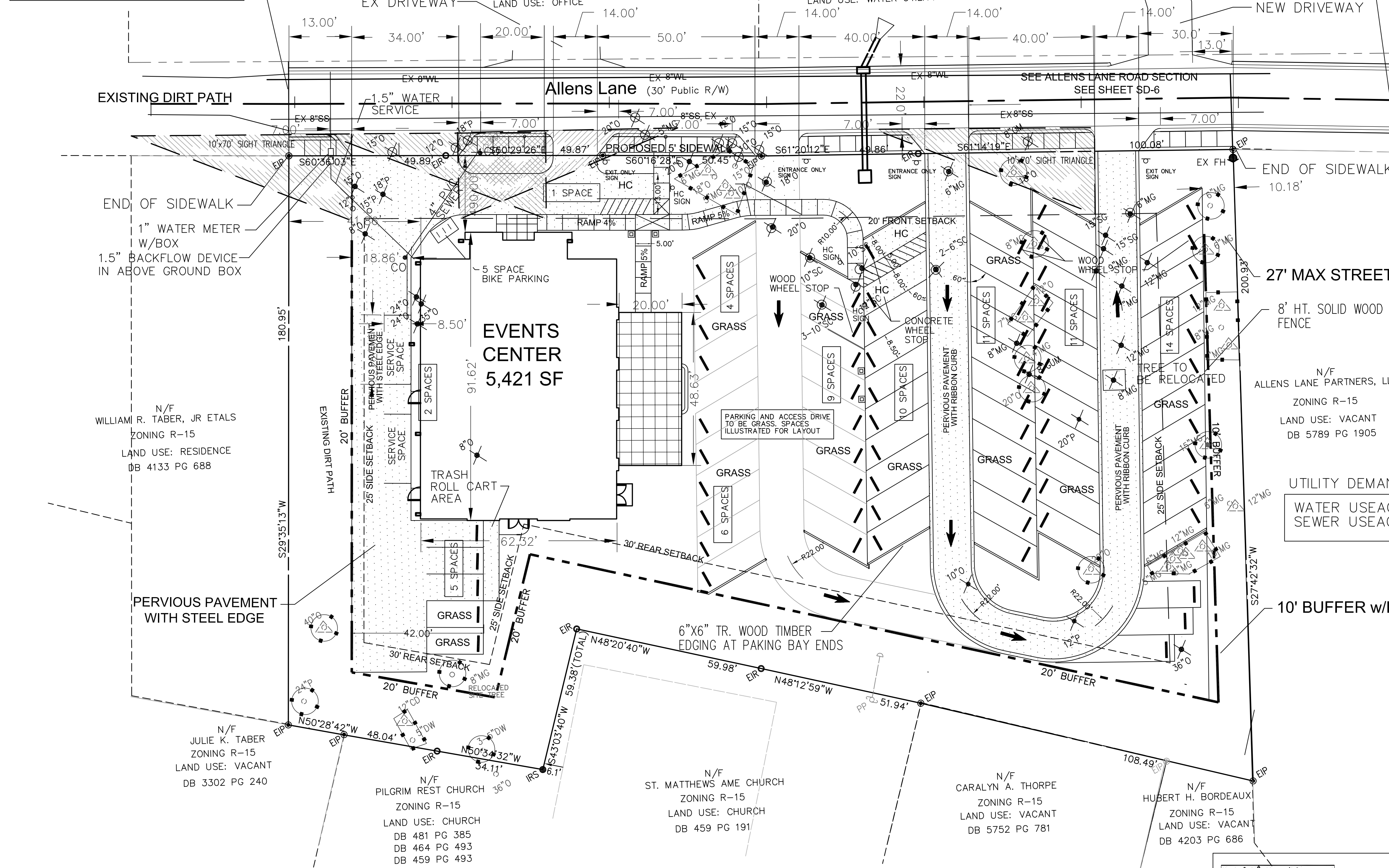
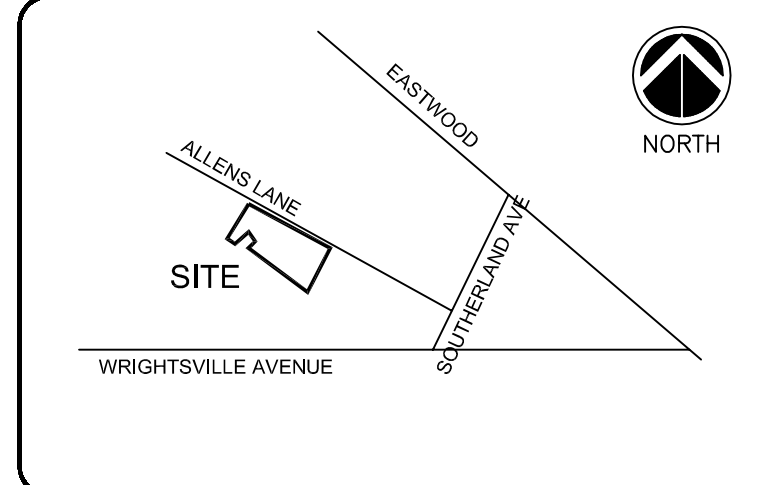
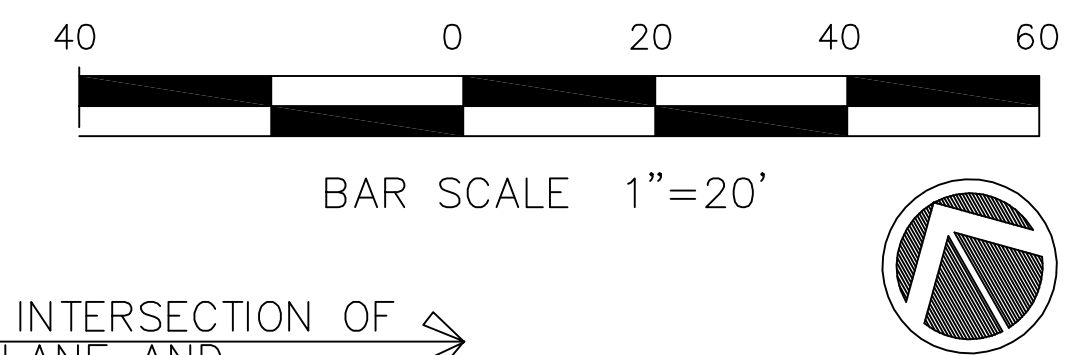
JOB NUMBER	SHEET NUMBER
	INV-1

Robert Sessoms & Associates, PLLC
Wilmington, NC

TOPOGRAPHIC DATA REFERENCED TO NAVD 88' DATUM

SURVEY AND SITE CONDITIONS FROM FIELD SURVEY BY

END OF STREET IMPROVEMENTS
TAPER EXISTING GRAVEL ROAD
TO NEW EDGE OF PAVEMENT



393' TO INTERSECTION OF
ALLENS LANE AND
SOUTHERLAND AVENUE

SITE DATA

OWNER: PETER & CHRISTA SWEYER
7203 BRISBANE COURT
WILMINGTON, NC 28405

PROPERTY - 1952 ALLENS LANE

PARCEL ADDRESS: 1948, 1952, 1956, 1960, 1968
ALLENS LANE, WILMINGTON, NC

PARCEL PIN#: R05713-001-012 THRU 016

DEED BOOK 5811-0095

PARCEL SIZE: 53,590.05 SF (1.23 AC)

ZONING
EXISTING ZONING: O&I-1 (CD) CASE FILE CD-12-514

LAND USE
EXISTING: VACANT
PROPOSED: ASSEMBLY HALL - EVENTS CENTER

BUILDING DATA
EXISTING: NONE
PROPOSED: 5,445 SF (1 STRUCTURE)
BUILDING HEIGHT: 25 FT
MAXIMUM OCCUPANCY CAPACITY: 265
BUILDING LOT COVERAGE: 10.0%

BUILDING SETBACKS
FRONT: 20 FT
SIDE: 25 FT (ADJ TO RES ZONE & BLDG HT)
REAR: 30 FT (ADJ TO RES ZONE & BLDG HT)

UTILITIES
PUBLIC WATER: CFPWA
PUBLIC SEWER: CFPWA

PARKING
REQUIRED: 1 SPACE PER 2 USERS
PROPOSED: 73 TOTAL SPACES
PROPOSED ADA SPACES: 3 SPACES
PROPOSED EMPLOYEE PARKING: 5 SPACES
PROPOSED SERVICE PARKING: 2 SPACES
(SEE CDZ APPROVAL CONDITIONS 5 & 6 FOR OFF SITE PARKING ALLOWANCES)

BICYCLE PARKING
REQUIRED: 5 SPACES
PROPOSED: 5 SPACES

TRASH REMOVAL BY ROLL CART

UTILITY DEMAND
WATER USAGE = 1,623 GPM
SEWER USAGE = 1,623 GPM

CAMA LAND USE CLASSIFICATION: WATERSHED RESOURCE PROTECTION

IMPERVIOUS CALCULATIONS

EXISTING IMPERVIOUS = 0.0 SF

PROPOSED IMPERVIOUS

BUILDING.....5,421 SF
VERANDA.....1,027 SF
ENTRANCE LANDING..... 98 SF
SERVICE LANDINGS..... 70 SF
SITE COLUMNS..... 16 SF
RIBBON CURB..... 687 SF
RAMP TO VERANDA..... 130 SF

PROPOSED PERVIOUS CONCRETE

PERVIOUS CONCRETE PARKING
(10,811 SF @ 75% CREDIT).....1,037 SF
PERVIOUS CONCRETE SERVICE DRIVE
AND FRONT DROP OFF/PARKING
(5,178 SF @ 75% CREDIT).....1,295 SF
PERVIOUS CONCRETE HC PARKING
AND SITE WALKS
(701 SF @ 75% CREDIT)..... 175 SF

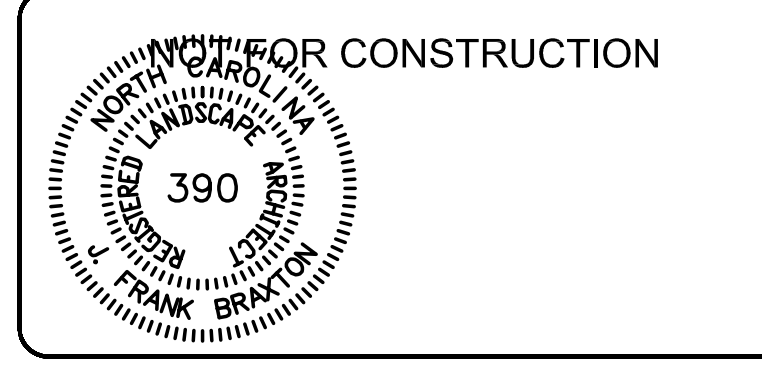
TOTAL IMPERVIOUS = 9,956 SF

PERCENT SITE IMPERVIOUS = 19%
CAMA BASE IMPERVIOUS ALLOWANCE: 25%

LEGEND

PERVIOUS PAVEMENT

REV. #	DESCRIPTION	REV. BY	DATE
1	TRC COMMENTS		3/25/15
	REVISIONS		



Owner
Peter and Christa Sweyer
7203 Brisbane Court
Wilmington, NC 28405

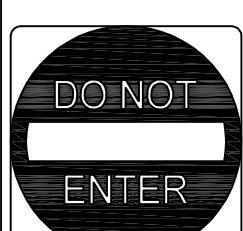
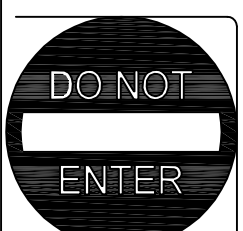
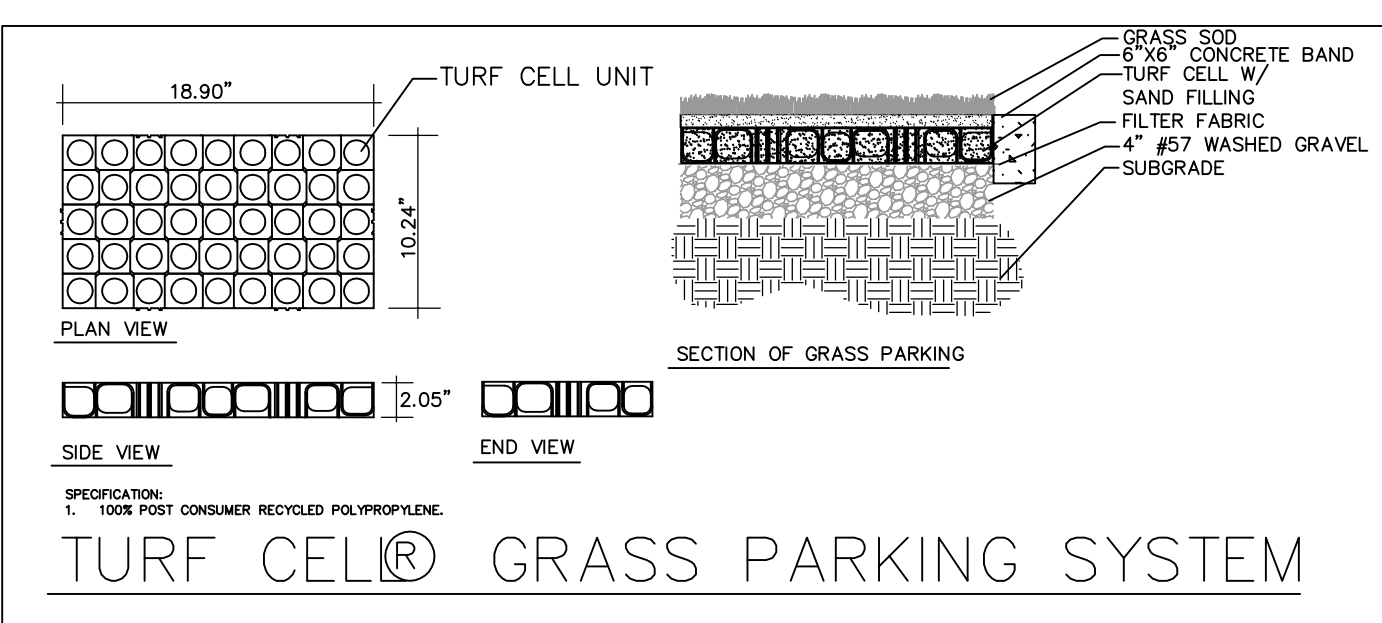
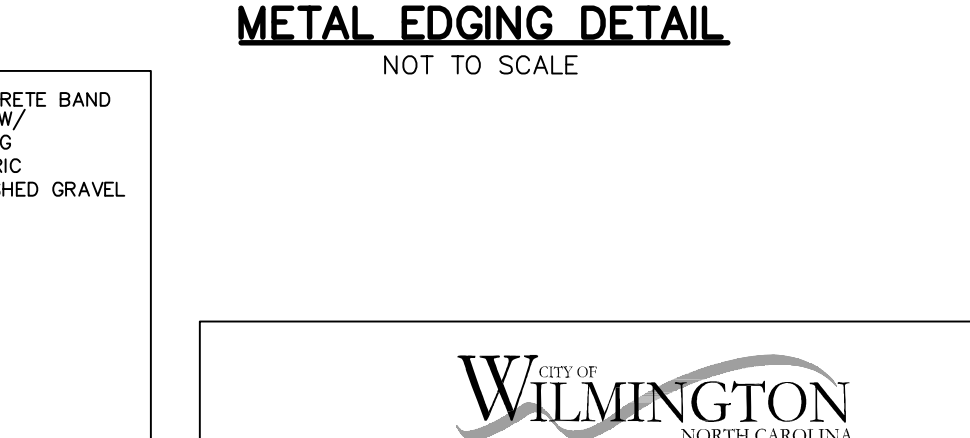
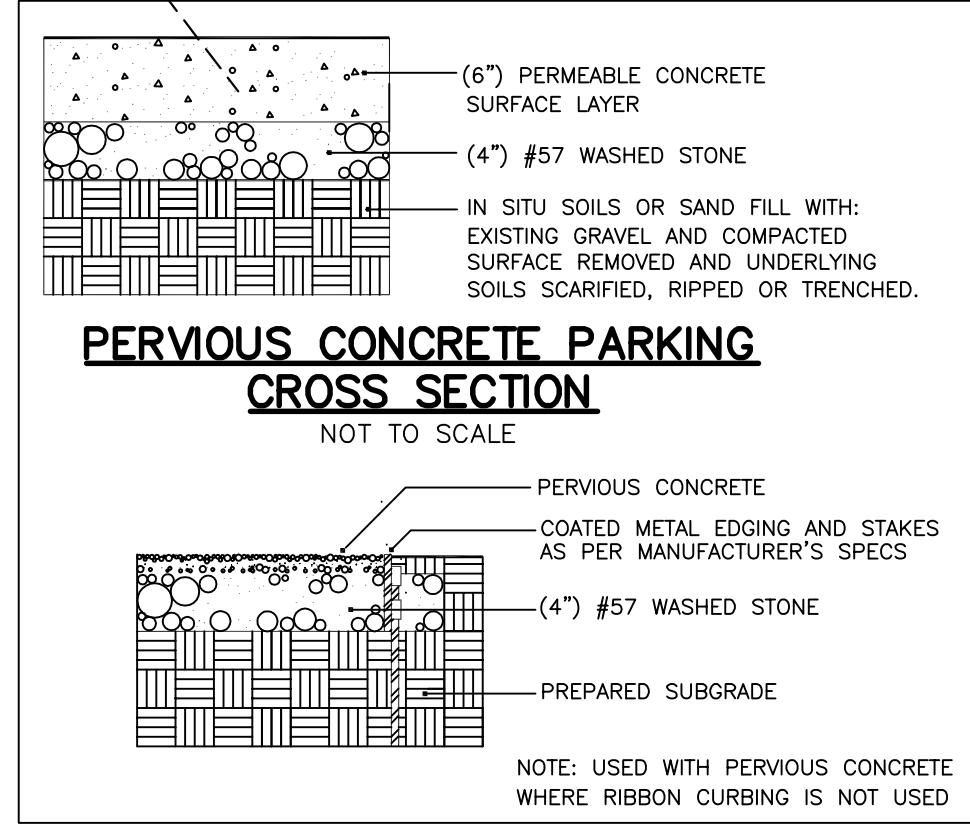
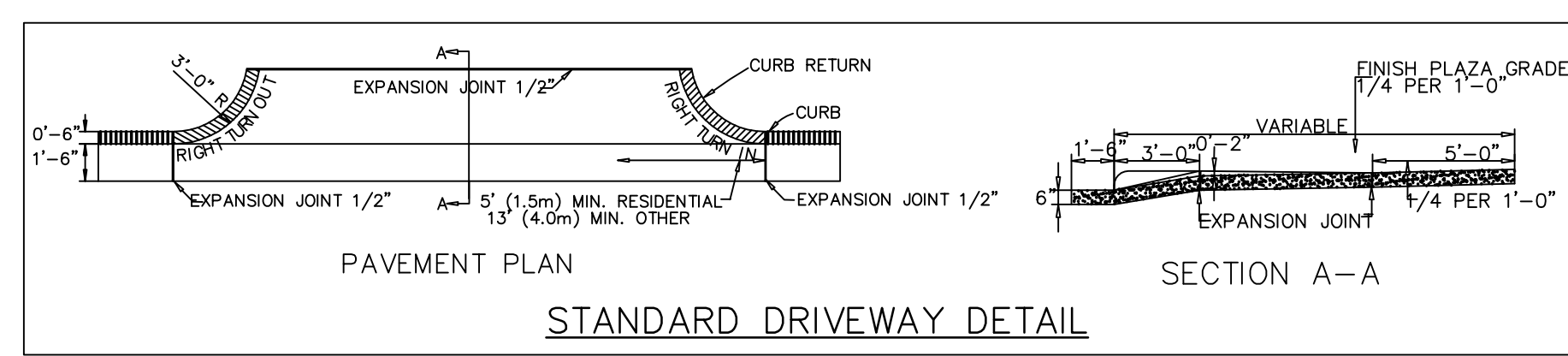
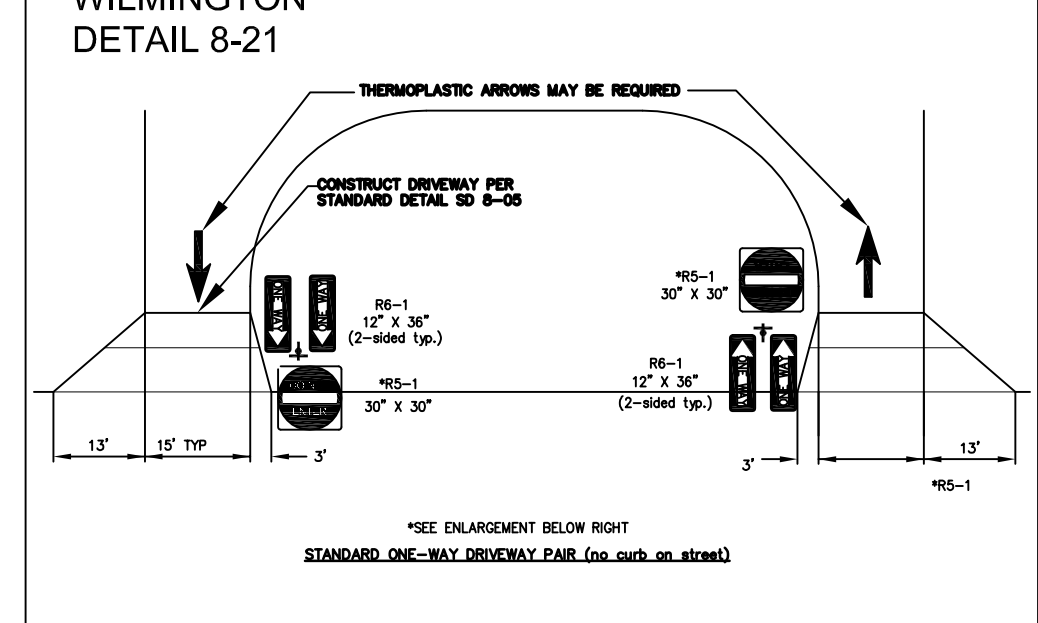
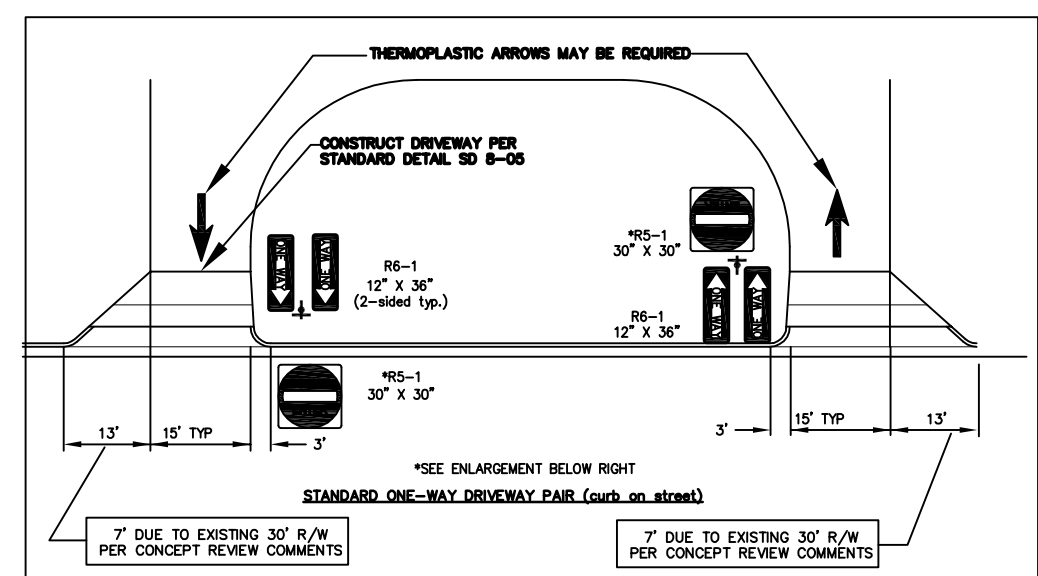
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P.O. Box 1172
Wilmington, NC 28402
Phone: 910-254-9333
Fax: 910-254-6502

DRAWN : F.BRAXTON	PROJECT	435-02
DESIGN : F.BRAXTON	NUMBER :	
CHECK : J. Petroff	SCALE :	1" = 20'
APPROVED : F.BRAXTON	DATE :	04/10/2014
FILE NAME :		

**Wrightsville Manor
Events Center**
1952 ALLENS LANE

SITE PLAN
W/ TREE INVENTORY

JOB NUMBER 435-03	SHEET NUMBER SD-2
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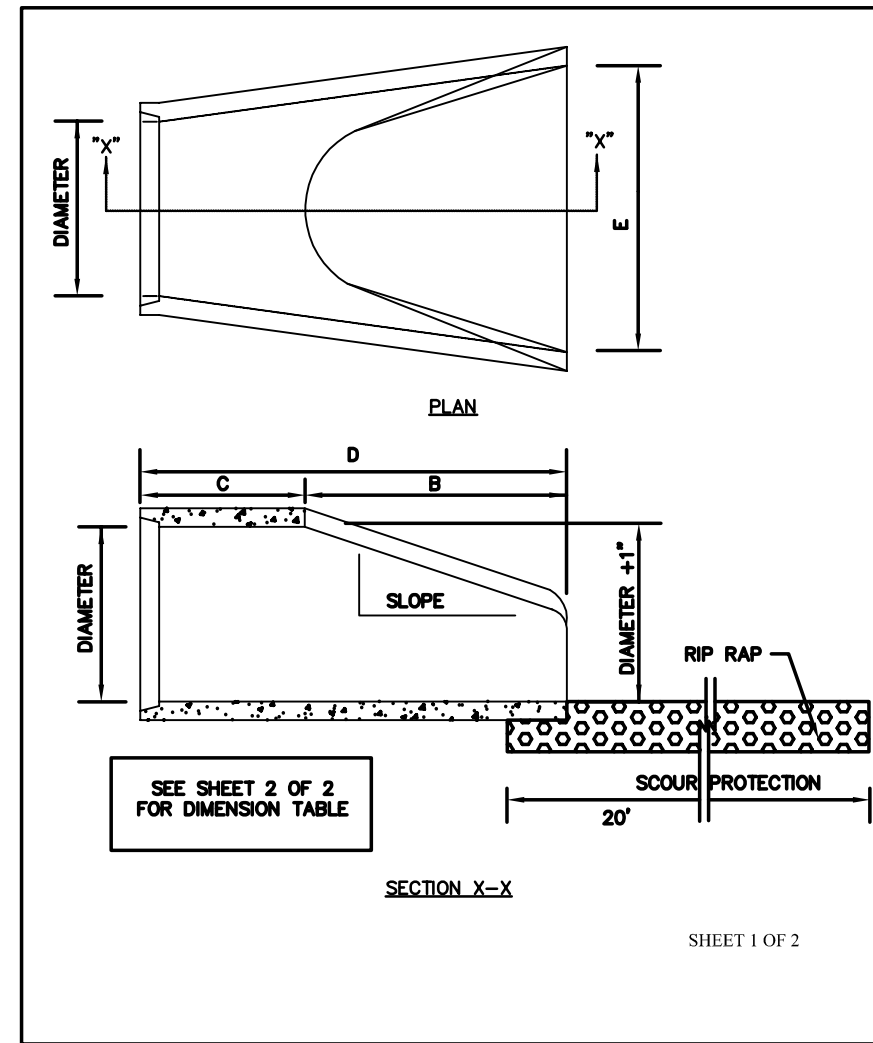


For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

WILMINGTON
Public Services Engineering Division
APPROVED DRAINAGE PLAN
Date: _____ Permit # _____
Signed: _____

WILMINGTON
Approved Construction Plan
Name _____ Date _____
Planning _____
Traffic _____
Fire _____

ALL PROPOSED VEGETATION WITHIN THE SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'.

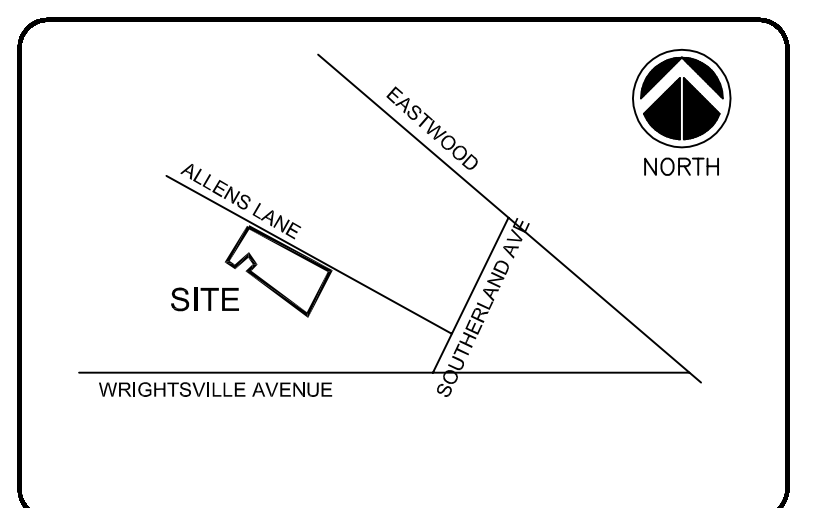


NOTE:
1. STRUCTURAL DESIGN OF END SECTION SHALL CONFORM WITH THAT OF STANDARD REINFORCED CONCRETE.

PIPE DIAMETER	WALL THICKNESS	SLOPE	B	C	D	E	UNIT WEIGHT
12	2 1/4	3:1	24	48	73	24	730
15	2 1/4	3:1	27	46	73	30	910
18	2 1/2	3:1	27	46	73	36	1190
21	2 3/4	3:1	36	37	73	42	1370
24	3	3:1	42	31 1/2	73 1/2	48	1770
27	3 1/4	3:1	48	25 1/2	73 1/2	54	2130
30	3 1/2	3:1	54	19 3/4	73 3/4	60	2380
33	3 3/4	3:1	60	36	96	66	3670
36	4	3:1	63	34 3/4	97 3/4	72	5320
42	4 1/2	3:1	63	35	98	78	5920
48	5	3:1	72	28	98	84	7470
54	5 1/2	2.4:1	86	34	100	90	8810
60	6	2:1	80	39	99	96	11180
72	7	2:1	78	21	99	108	13660

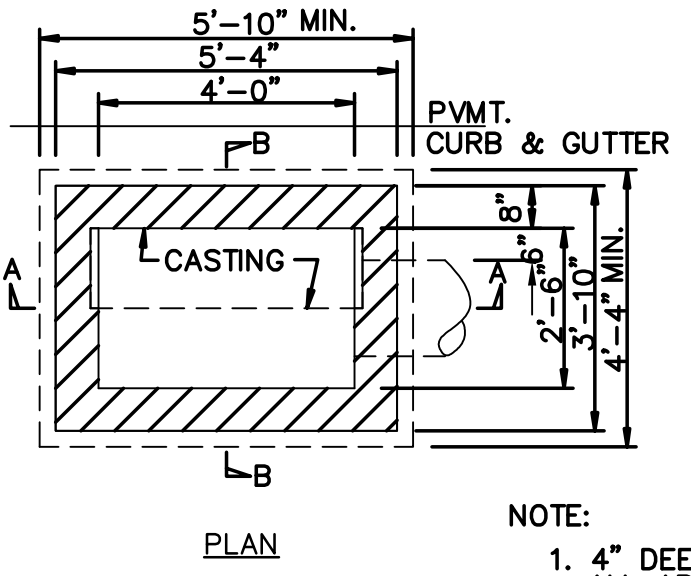
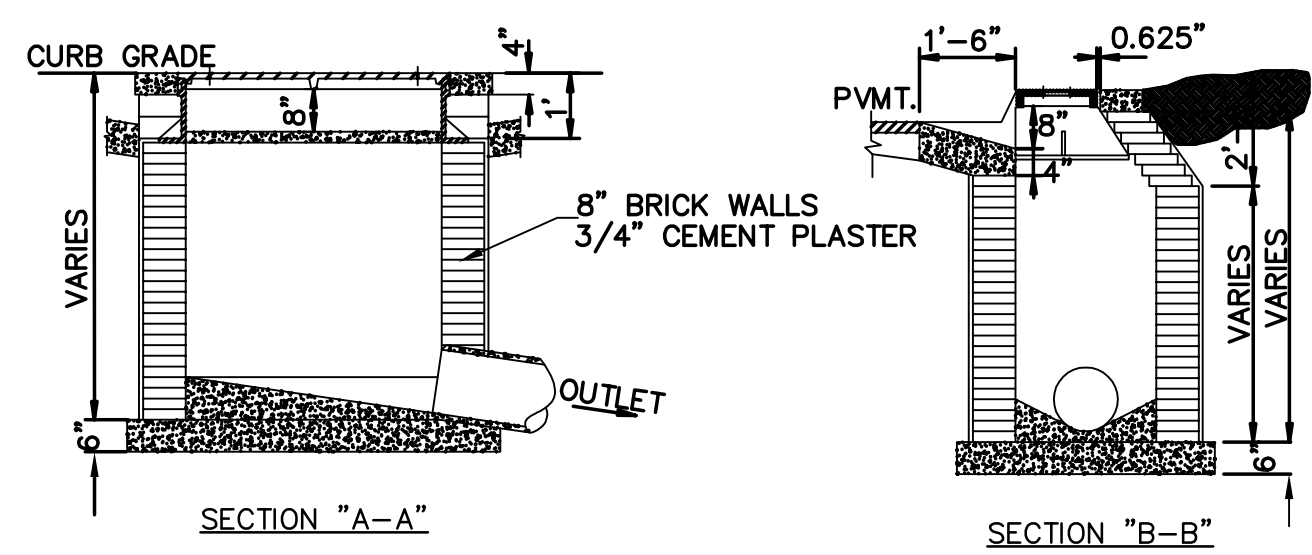
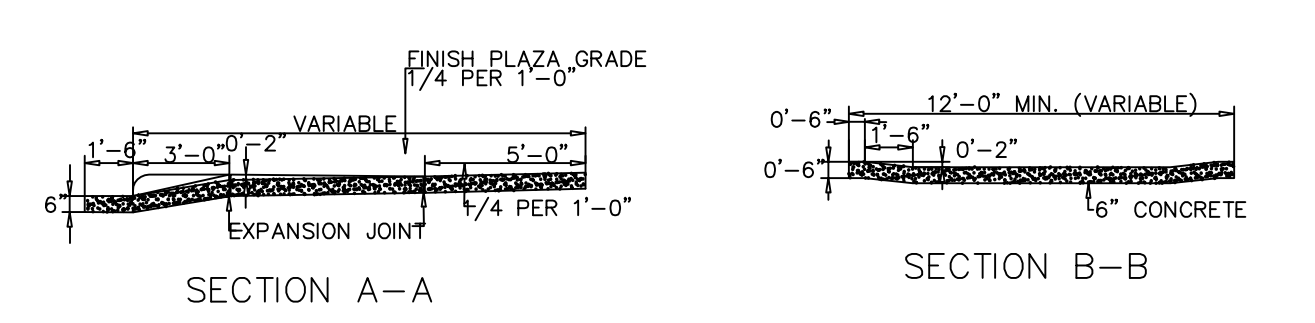
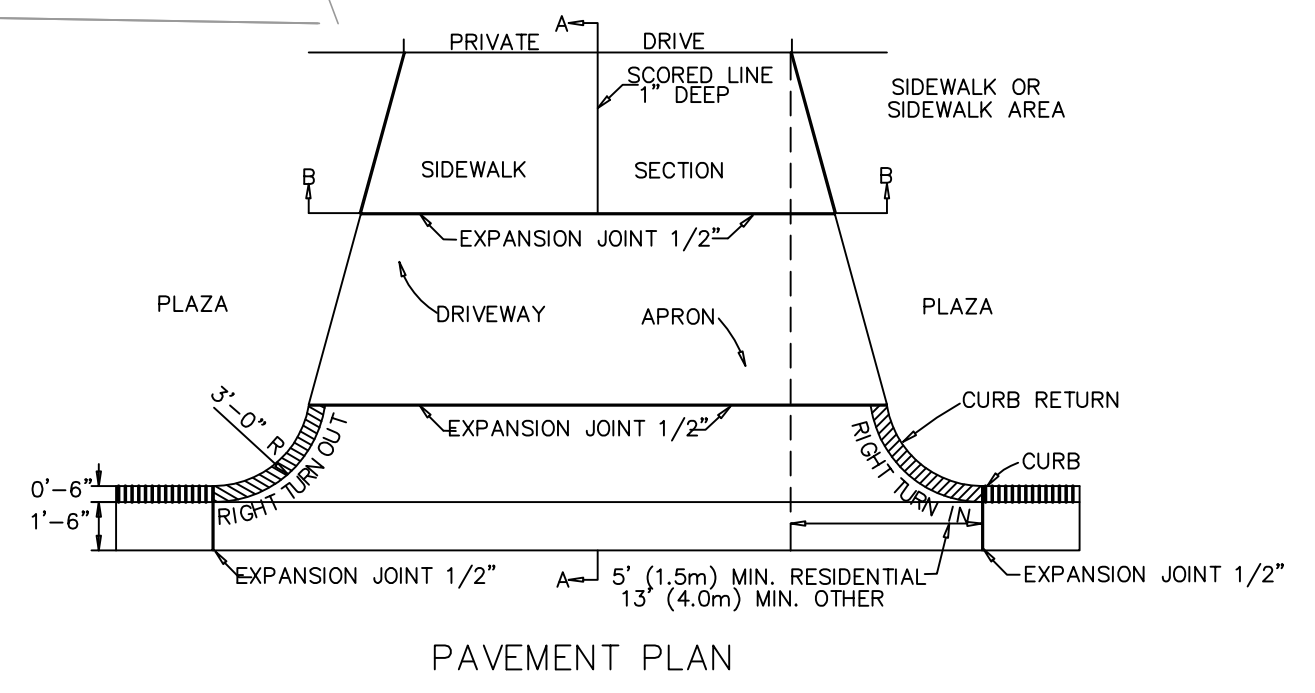
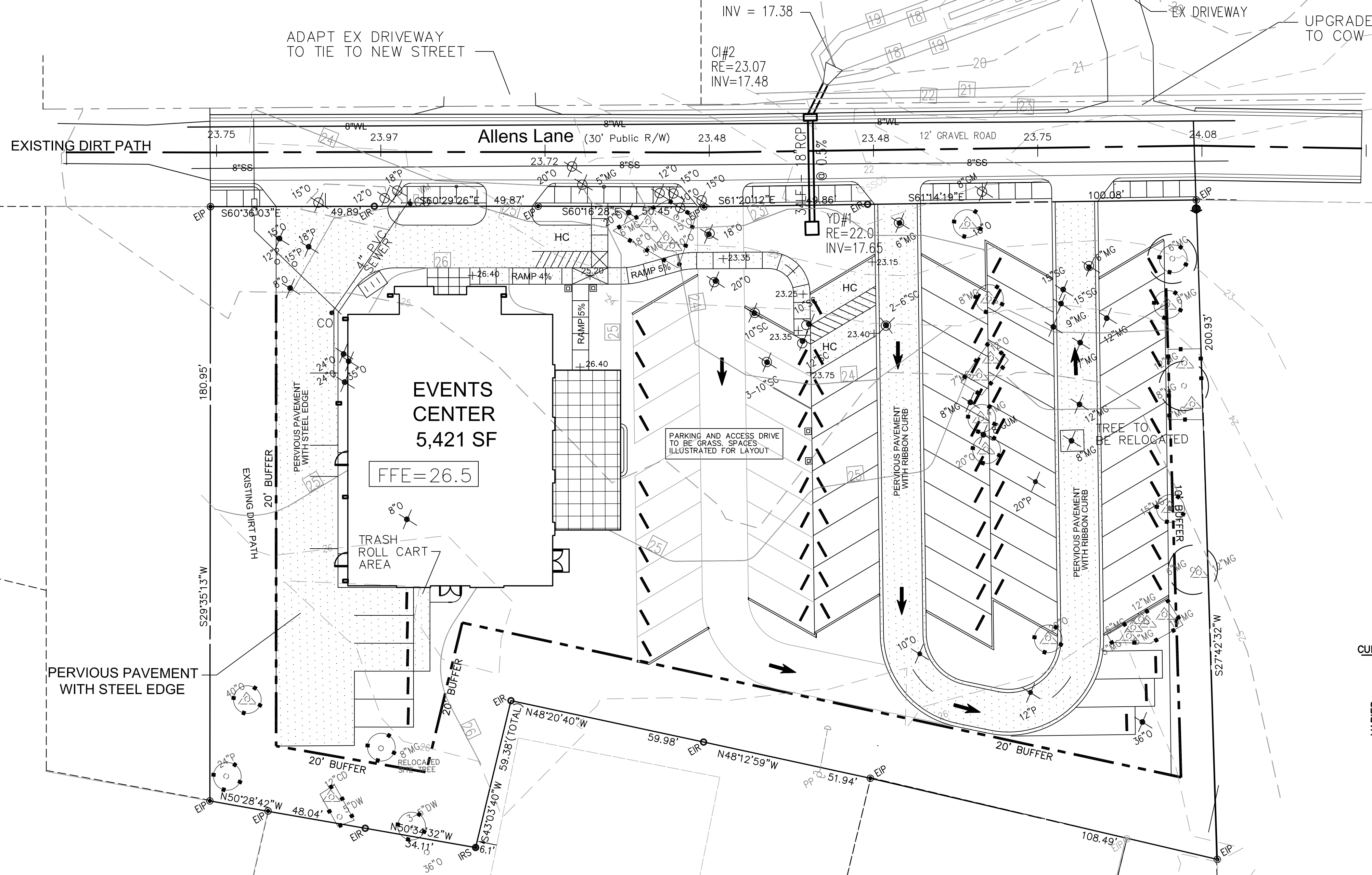
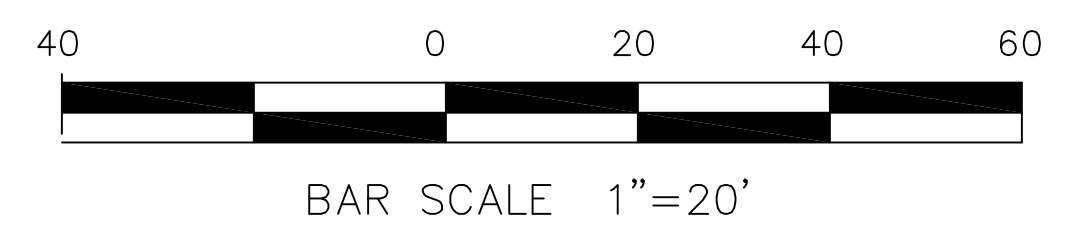
DIMENSIONS IN INCHES WEIGHTS IN POUNDS

SEE SHEET SD-5 FOR
YARD DRAIN DETAIL
NCDOT 840.05



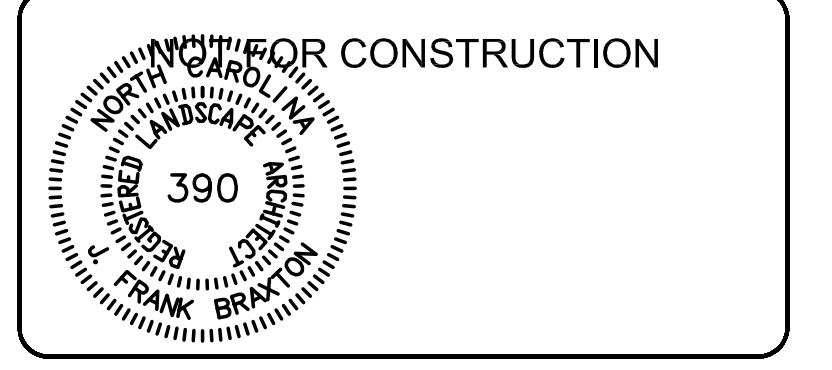
LEGEND:

- SITE TREE REMOVED
- R/W TREE REMOVED
- EX. TREE FOR LANDSCAPE
- EX. TREE FOR MITIGATION
- TREE PROTECTION



NOTE:
1. 4" DEEP X 8" WIDE CONCRETE COPING ALL AROUND BASIN CASTING.
2. ALL CONCRETE TO BE CLASS "A"
3. FOR CASTING DETAIL SEE SD 2-16

1	TRC COMMENTS	3/25/15
REV. #	DESCRIPTION	REV. BY DATE
REVISIONS		



Owner
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Wilmington, NC 28405

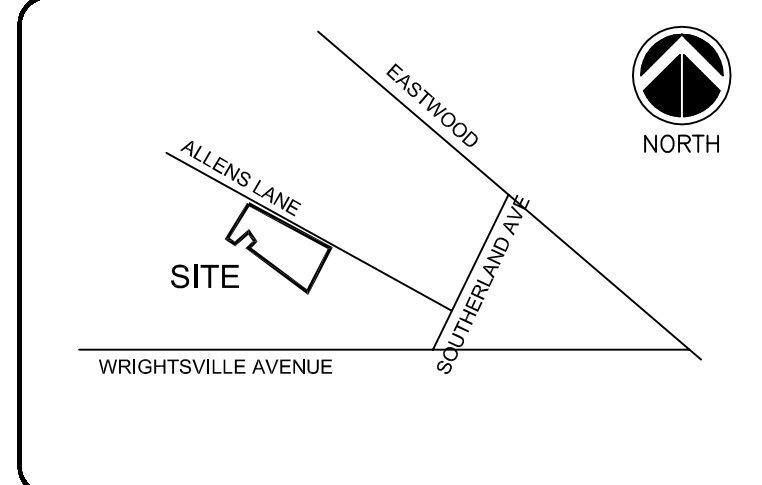
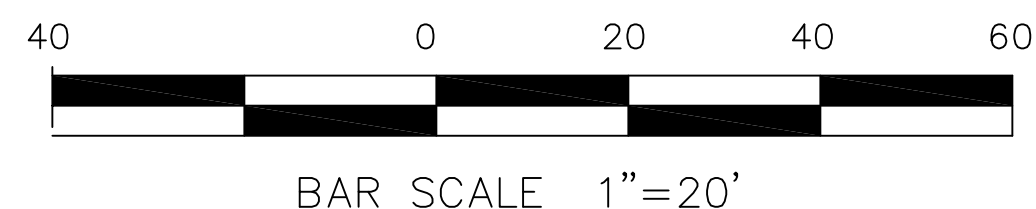
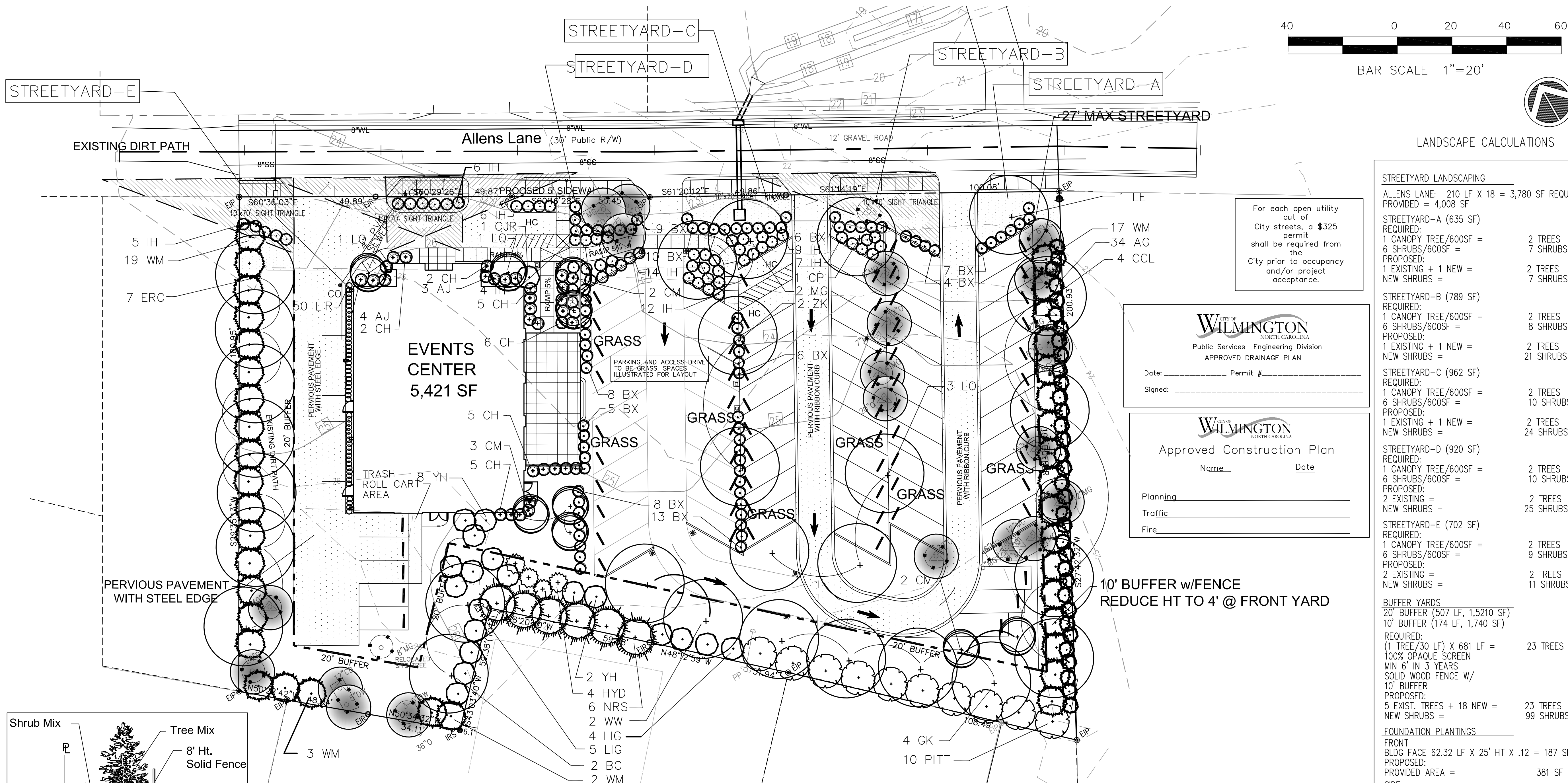
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Land Planning / Construction Management
NCEBLS Firm License No: P-0369
P.O. Box 1172
Wilmington, NC 28402
www.cldeng.com
Phone: 910-254-6333
Fax: 910-254-6502

DRAWN : F.BRAXTON	PROJECT : 435-03
DESIGN : F.BRAXTON	NUMBER :
CHECK : J. Petroff	SCALE : 1" = 20'
APPROVED : F.BRAXTON	DATE : 04/10/2014
FILE NAME :	

**Wrightsville Manor
Events Center**
1952 ALLENS LANE

GRADING - DRAINAGE PLAN

JOB NUMBER 435-02	SHEET NUMBER SD-3
----------------------	----------------------



LANDSCAPE CALCULATIONS

STREETYARD LANDSCAPING

ALLENS LANE: 210 LF X 18' = 3,780 SF REQUIRED
PROVIDED = 4,008 SF

STREETYARD-A (635 SF)
REQUIRED:
1 CANOPY TREE/600SF = 2 TREES
6 SHRUBS/600SF = 7 SHRUBS
PROPOSED:
1 EXISTING + 1 NEW = 2 TREES
NEW SHRUBS = 7 SHRUBS

STREETYARD-B (789 SF)
REQUIRED:
1 CANOPY TREE/600SF = 2 TREES
6 SHRUBS/600SF = 8 SHRUBS
PROPOSED:
1 EXISTING + 1 NEW = 2 TREES
NEW SHRUBS = 21 SHRUBS

STREETYARD-C (962 SF)
REQUIRED:
1 CANOPY TREE/600SF = 2 TREES
6 SHRUBS/600SF = 10 SHRUBS
PROPOSED:
1 EXISTING + 1 NEW = 2 TREES
NEW SHRUBS = 24 SHRUBS

STREETYARD-D (920 SF)
REQUIRED:
1 CANOPY TREE/600SF = 2 TREES
6 SHRUBS/600SF = 10 SHRUBS
PROPOSED:
2 EXISTING = 2 TREES
NEW SHRUBS = 25 SHRUBS

STREETYARD-E (702 SF)
REQUIRED:
1 CANOPY TREE/600SF = 2 TREES
6 SHRUBS/600SF = 9 SHRUBS
PROPOSED:
2 EXISTING = 2 TREES
NEW SHRUBS = 11 SHRUBS

BUFFER YARDS
20' BUFFER (507 LF, 1,5210 SF)
10' BUFFER (174 LF, 1,740 SF)
REQUIRED:
(1 TREE/30 LF) X 681 LF = 23 TREES
100% OPAQUE SCREEN
MIN 6" IN 3 YEARS
SOLID WOOD FENCE W/
10' BUFFER
PROPOSED:
5 EXIST. TREES + 18 NEW = 23 TREES
NEW SHRUBS = 99 SHRUBS

FOUNDATION PLANTINGS
FRONT
BLDG FACE 62.32 LF X 25' HT X .12 = 187 SF
PROPOSED:
PROVIDED AREA = 381 SF
SIDE
BLDG FACE 82.63 LF X 25' HT X .12 = 248 SF
PROPOSED:
PROVIDED AREA = 248 SF

PARKING LOT LANDSCAPING
REQUEST WAIVER PER SEC. 18-484.(o)
FOR INTERMITTENT GRASS PARKING

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

WILMINGTON
NORTH CAROLINA
Public Services Engineering Division
APPROVED DRAINAGE PLAN

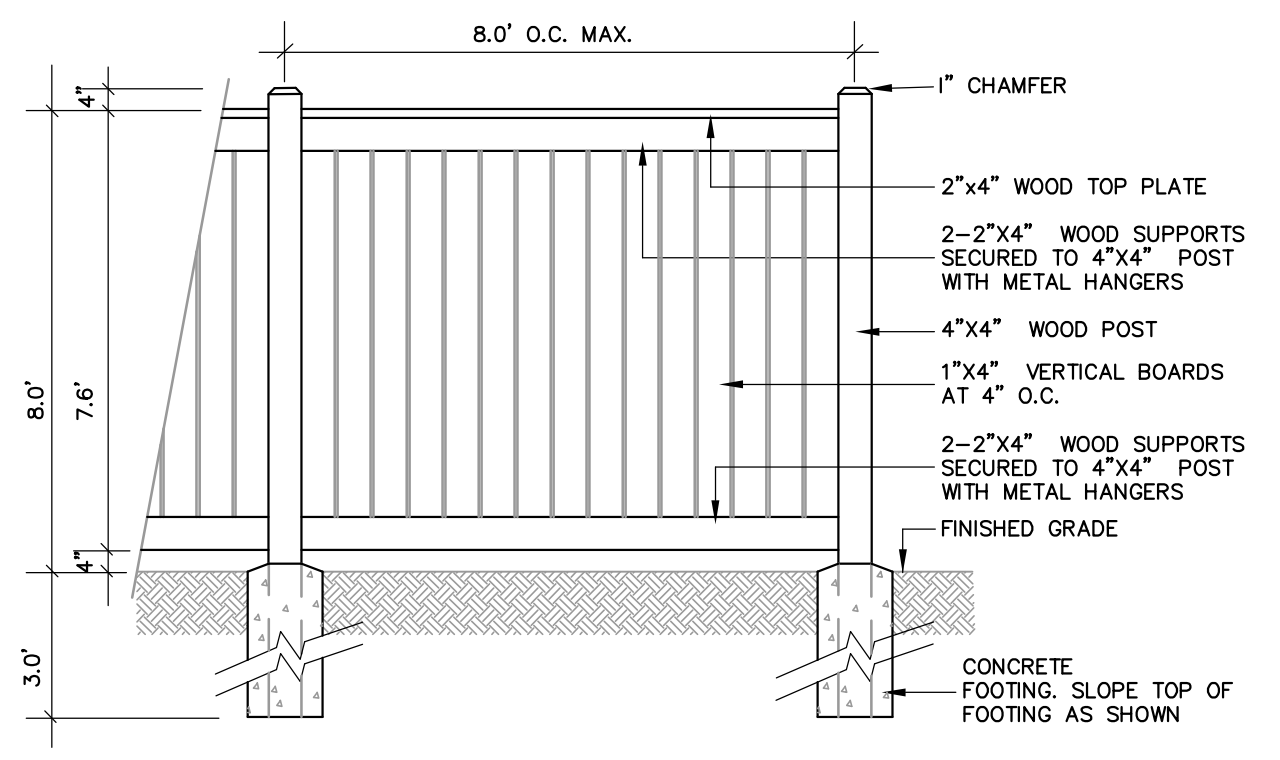
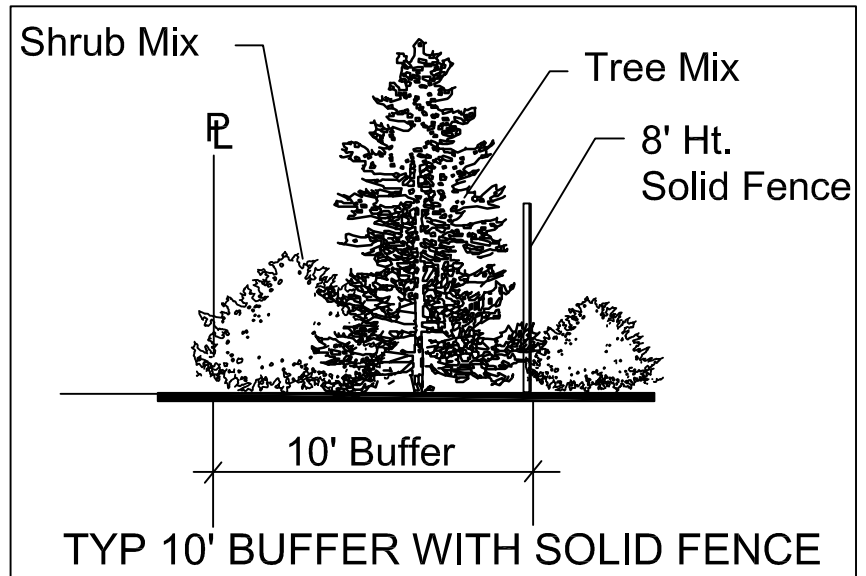
Date: _____ Permit # _____
Signed: _____

WILMINGTON
NORTH CAROLINA
Approved Construction Plan

Name _____ Date _____

Planning _____
Traffic _____
Fire _____

10' BUFFER w/FENCE
REDUCE HT TO 4' @ FRONT YARD



WOOD PRIVACY FENCE
REDUCE HT TO 4' @ FRONT YARD

- SPECIFICATIONS:**
- ALL WOOD TO BE TREATED LUMBER AND FREE OF EXCESSIVE CHIPS, CRACKS, WARPS OR KNOTS. UNLESS NOTED OTHERWISE ON DRAWING.
 - ALL FASTENERS TO BE HOT DIPPED GALVANIZED

QTY	COMMON NAME	BOTANICAL NAME	CALIPER	SIZE	COMMENT	CODE
LARGE TREES						
2	ZELKOVA	ZELKOVA SERRATA "GREEN VASE"	2.5"		B-B	ZK
1	CHINESE PISTACHE	PISTACIA CHINENSIS	2.5"		B-B	CP
3	LIVE OAK	QUERCUS VIRGINIANA	2.5"		B-B	LO
2	BALD CYPRESS	TAXODIUM DISTICHUM	2.5"		B-B	BC
4	GINKGO	GINKGO BILOBA	2.5"		B-B	GK
1	LACEBARK ELM	ULMUS PARVIFOLIA	2.5"		B-B	LE
2	MAGNOLIA	MAGNOLIA GRANDIFLORA	2.5"		B-B	MG
4	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	2.5"		B-B	CCL
2	WEeping WILLOW	SAUX BABYLONICA	2.5"		B-B	WW
SMALL TREES						
2	LOQUAT	ERIOBOTRYA JAPONICA		25 GAL		LQ
7	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	2.5"		B-B	ERC
7	CRAPE MYRTLE NATCHEZ	LAGERSTROEMIA X "NATCHEZ"		8-10'		CM
SHRUBS						
34	ABELIA	ABELIA GRANDIFLORA "ROSE CREEK"		3 GAL	4'0C	AG
61	INDIAN HAWTHORNE	RHAPHIOLEPIS INDICA "ELEANOR TABOR"		3 GAL	4'0C	IH
10	YEDDO HAWTHORNE	RHAPHIOLEPIS UMBELLATA		3 GAL	6'0C	YH
25	CARRISA HOLLY	ILEX CORNUJA CARISSA		3 GAL	3'0C	CH
4	HYDRANGEA	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'		7 GAL	6'0C	HYD
9	JAPANESE PRIVET	LIGUSTRUM JAPONICUM		6-8' HT	6'0C	LJ
43	WAXMYRTLE	MYRICA CERIFERA		6-8' HT	10'0C	WM
58	WINTERGEM BOXWOOD	BUXUS MICROPHYLLA 'WINTERGEM'		7 GAL	6'0C	BX
1	JAPANESE CAMELLIA	CAMELLIA JAPONICA (RED)		7 GAL	6'0C	CJR
6	NRS HOLLY	ILEX X NELLIE R. STEVENS		6-8' HT	10'0C	NRS
10	PITTOSPORUM	PITTOSPORUM TOBIRA		7 GAL	8'0C	PITT
7	JAPANESE ACUBA	ACUBA JAPONICA		3 GAL	5'0C	AJ
GROUND COVER						
50	LIRIOPE	LIRIOPE MUCARI ROYAL PURPLE		1 GAL	18'0C	LIR
TURF GRASS						
SOD						
MULCH						
SHREDDED HARDWOOD						
Parking Screening Plants to be 36" Ht at planting.						

GENERAL UTILITY NOTE:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS FROM THE UTILITY COMPANY AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. ANY CONFLICTS SHALL BE BROUGHT TO THE OWNERS AND ENGINEERS ATTENTION IMMEDIATELY.

LANDSCAPE NOTES

- ALL LANDSCAPE MATERIAL MUST BE INSTALLED PRIOR TO FINAL BUILDING INSPECTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY AGENCY OR COMPANY.
- CONTRACTOR SHALL NOT SUBSTITUTE FOR ANY OF THE PLANT MATERIAL THAT IS SPECIFIED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- MULCH UNDER ALL PROPOSED TREES AND SHRUBS WITH PINE NEEDLES AT A 3"-4" DEPTH OR APPROVED EQUAL.
- PLANT SIZES INDICATED SPECIFY MINIMUM ALLOWABLE SIZES AT PLANTING. WHERE CONTAINER AND HT. SIZES ARE INDICATED FOR A SINGLE SPECIES, BOTH SIZE REQUIREMENTS MUST BE MET.
- THERE SHALL BE AT LEAST A 3 FT. SEPARATION BETWEEN LANDSCAPED AREAS AND PARKING AREAS TO ALLOW VEHICLE OVERHANG.
- ALL PLANTINGS USED TO SCREEN THE DRIVES AND PARKING AREAS FROM ADJOINING ROADWAYS WILL NEED TO BE A MINIMUM OF 24" HIGH AT TIME OF INSTALLATION.
- ALL OTHER AREAS NOT BEING MULCHED TO BE SEEDED PER SEEDING SCHEDULE INCLUDED AS PART OF THE S&E PLANS.
- THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT BE LIMITED TO:
 - FERTILIZATION
TREES/SHRUBS AND GRASSED AREAS
BROADCAST A SLOW RELEASE FERTILIZER OVER THE MULCHED BEDS AT THE RECOMMENDED RATES AS SHOWN ON THE BAGS, ONCE MID-FEBRUARY AND ONCE MID-SEPTEMBER.
THOROUGH WATERING IS REQUIRED UPON COMPLETION.
 - PRUNING WITHIN LIMITS
PRUNING WHEN NECESSARY, WILL BE DONE TO MAINTAIN THEIR NORMAL GROWTH PATTERN AND TO REMOVE DEAD OR DISEASED PLANT MATERIAL. THERE SHALL BE NO TOPPING OF TREES.
 - PEST CONTROL (OPTIONAL)
WEED CONTROL TO BE PROVIDED EARLY FEBRUARY, APRIL, JUNE, AUGUST AND OCTOBER IN THE SHRUB/TREE BEDS AND IN THE LAWN AREAS. INSECT DAMAGE SHALL BE TREATED WHEN NECESSARY TO PREVENT DAMAGE TO VEGETATION.
 - MULCHING
ALL AREAS AROUND THE BUILDING FOUNDATION AND SHRUB/TREE BEDS SHALL BE RE-MULCHED SO THAT THEY CONTAIN A MIN. DEPTH OF TWO INCHES AND A MAXIMUM DEPTH OF THREE INCHES. MULCH USED SHALL EQUAL WHICH WAS SUPPLIED DURING THE INSTALLATION OF THE PLANTS.
 - MOWING
MOWING SHALL BE DONE AS NECESSARY TO KEEP GRASS AT THE APPROPRIATE HEIGHT TO INSURE A HEALTHY GROWTH PATTERN.
 - PROTECTION OF ROOT ZONES
TREE/SHRUB ROOT ZONES SHOULD BE PROTECTED FROM FUTURE CONSTRUCTION AND EQUIPMENT AS MUCH AS POSSIBLE TO AVOID DAMAGE OR COMPACTION TO THE ROOT AREAS.
 - WATERING SCHEDULE FOR IRRIGATION SYSTEM
MAINTENANCE SHALL INCLUDE A THOROUGH INITIAL WATERING WITH WEEKLY WATERINGS THEREAFTER FOR THE FIRST 30 DAYS. WATERINGS THEREAFTER BE ON AN AS NEEDED SCHEDULE PER LOCAL CONDITIONS.
 - STAKE AND WIRE REMOVAL
AT THE END OF THE FIRST YEAR ALL PLANT STAKING AND GUYING SYSTEMS SHALL BE REMOVED.
 - PROTECTED TREE REGULATION
PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

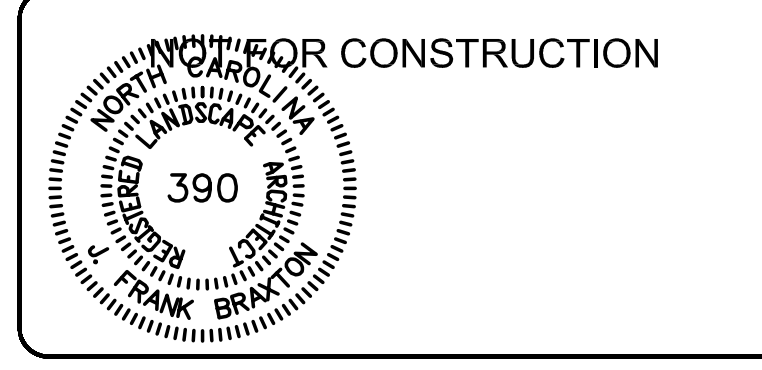
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LEGEND



RETAINED TREE

REV. #	DESCRIPTION	REV. BY	DATE
1	TRC COMMENTS		3/25/15
REVISIONS			



Owner

Peter and Christa Sweyer
7203 Brisbane Court
Wilmington, NC 28405

Coastal Land Design, PLLC
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
NCBELS Firm License No: P-0389
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DRAWN : F.BRAXTON	PROJECT NUMBER : 435-02
CHECK : J. Petroff	SCALE : 1" = 20'
APPROVED : F.BRAXTON	DATE : 04/10/2014
FILE NAME :	

Wrightsville Manor
Events Center
1952 ALLENS LANE

LANDSCAPE PLAN

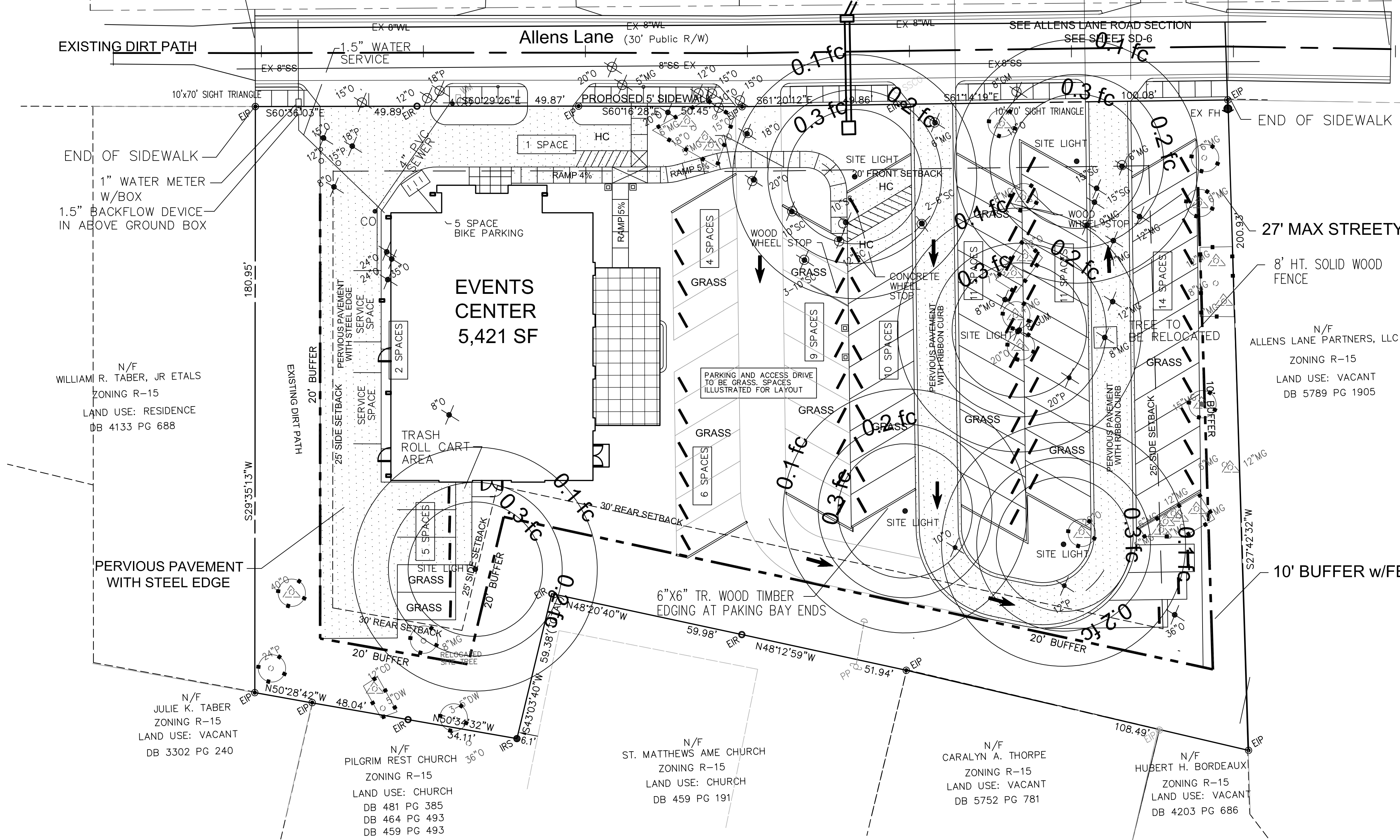
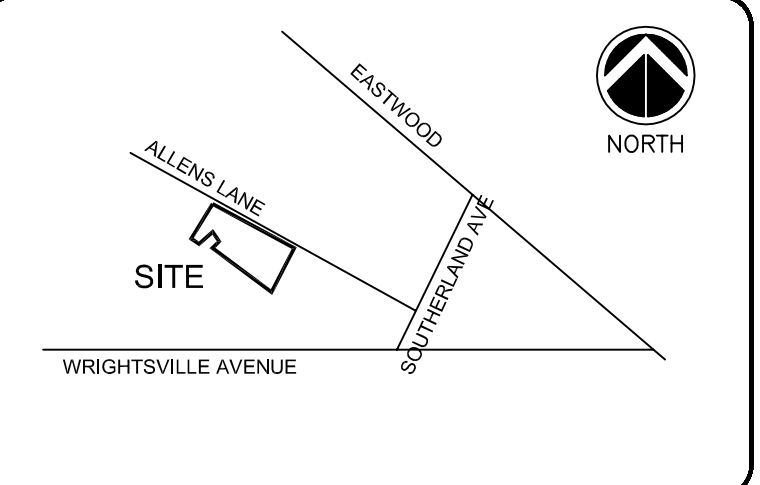
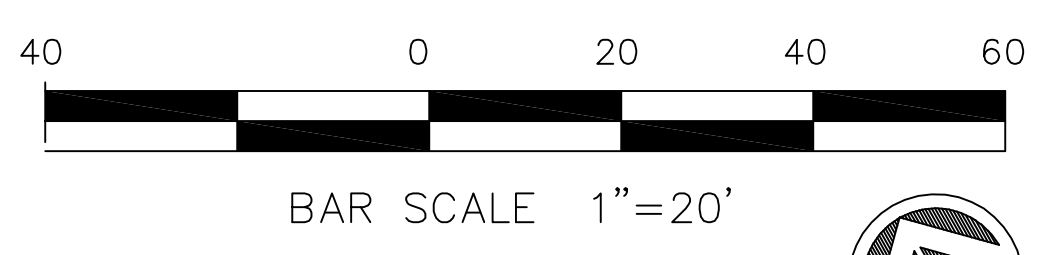
JOB NUMBER 435-03	SHEET NUMBER SD-4
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END OF STREET IMPROVEMENTS
TAPER EXISTING GRAVEL ROAD
TO NEW EDGE OF PAVEMENT

N/F INTRACOASTAL
"ALLEN TRACT"
ZONING O&I-1
LAND USE: OFFICE

N/F THE TOWN OF WRIGHTSVILLE BEACH
"ALLEN TRACT"
ZONING G-1 (WB)
LAND USE: WATER UTILITY

BEGIN STREET IMPROVEMENTS AT
END OF THE EXISTING ALLENS LANE
STREET IMPROVEMENTS.



393' TO INTERSECTION OF
ALLENS LANE AND
SOUTHERLAND AVENUE

END OF SIDEWALK
1" WATER METER
W/BOX
1.5" BACKFLOW DEVICE
IN ABOVE GROUND BOX

EVENTS
CENTER
5,421 SF

27' MAX STREETYARD

8' HT. SOLID WOOD
FENCE

N/F ALLENS LANE PARTNERS, LLC
ZONING R-15
LAND USE: VACANT
DB 5789 PG 1905

N/F WILLIAM R. TABER, JR ETALS
ZONING R-15
LAND USE: RESIDENCE
DB 4133 PG 688

PERVIOUS PAVEMENT
WITH STEEL EDGE

10' BUFFER w/FENCE

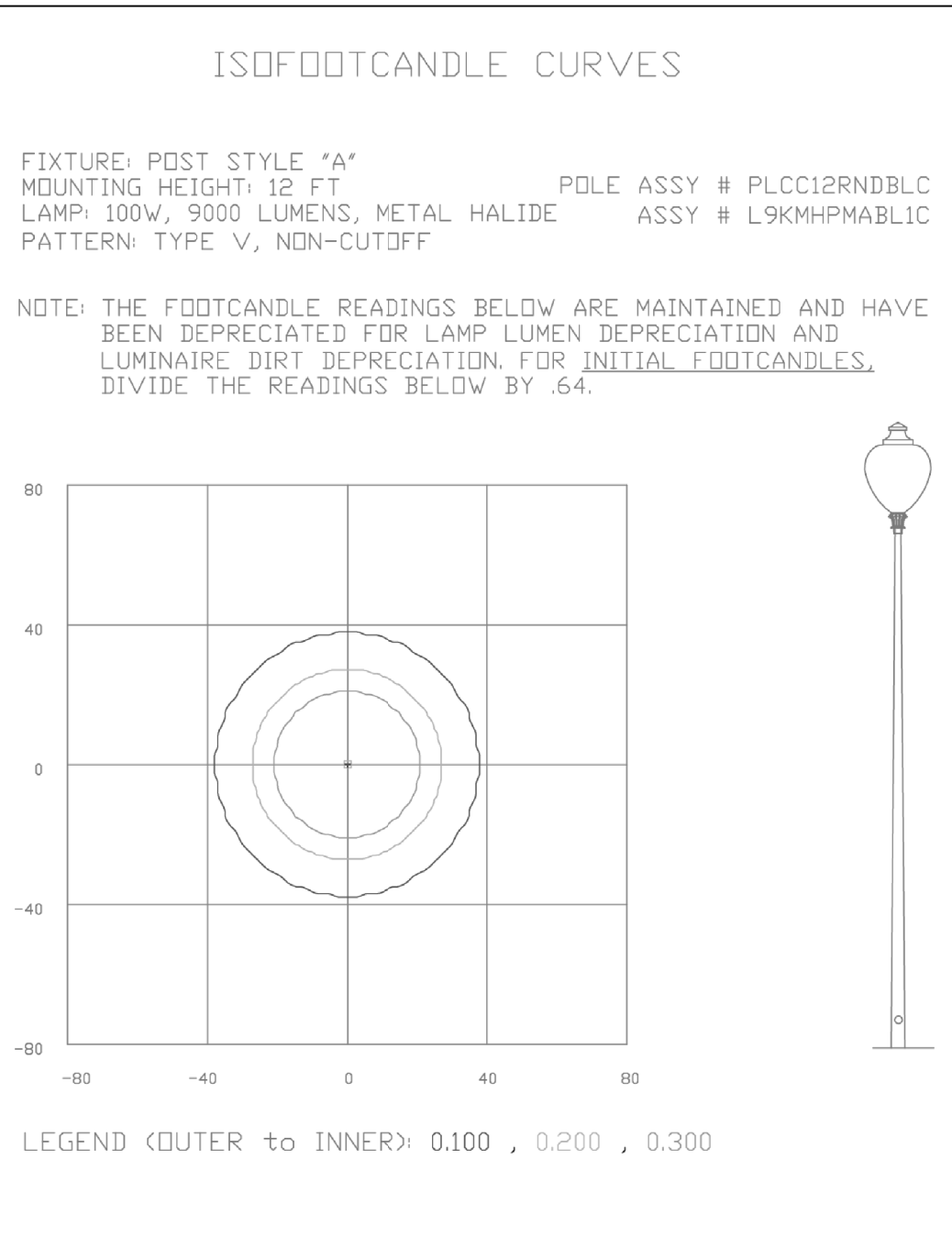
N/F JULIE K. TABER
ZONING R-15
LAND USE: VACANT
DB 3302 PG 240

N/F PILGRIM REST CHURCH
ZONING R-15
LAND USE: CHURCH
DB 481 PG 385
DB 464 PG 493
DB 459 PG 493

N/F ST. MATTHEWS AME CHURCH
ZONING R-15
LAND USE: CHURCH
DB 459 PG 191

N/F CARALYN A. THORPE
ZONING R-15
LAND USE: VACANT
DB 5752 PG 781

N/F HUBERT H. BORDEAUX
ZONING R-15
LAND USE: VACANT
DB 4203 PG 686



AREA POLE LIGHTS

For each open utility
cut of
City streets, a \$325
permit
shall be
required from
the
City prior to occupancy
and/or project
acceptance.

CITY OF WILMINGTON
Public Services Engineering Division
APPROVED DRAINAGE PLAN

Date: _____ Permit # _____
Signed: _____

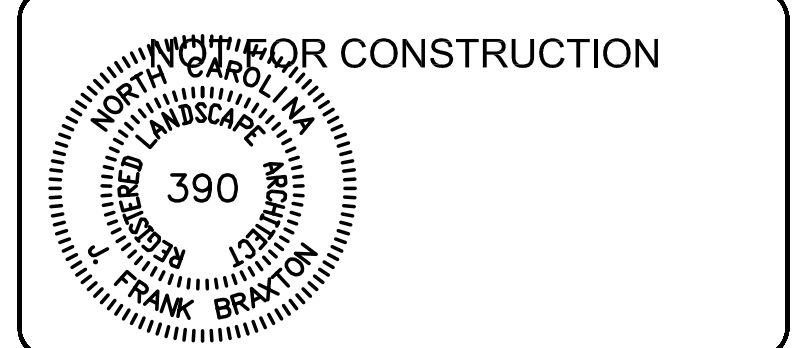
CITY OF WILMINGTON
Approved Construction Plan

Name _____ Date _____

Planning _____
Traffic _____
Fire _____

LEGEND:
PERVIOUS PAVEMENT

1	ADD ON-SITE PARKING	7/30/14
REV. #	DESCRIPTION	REV. BY DATE
REVISIONS		



Owner
Peter and Christa Sweyer
7203 Brisbane Court
Wilmington, NC 28405

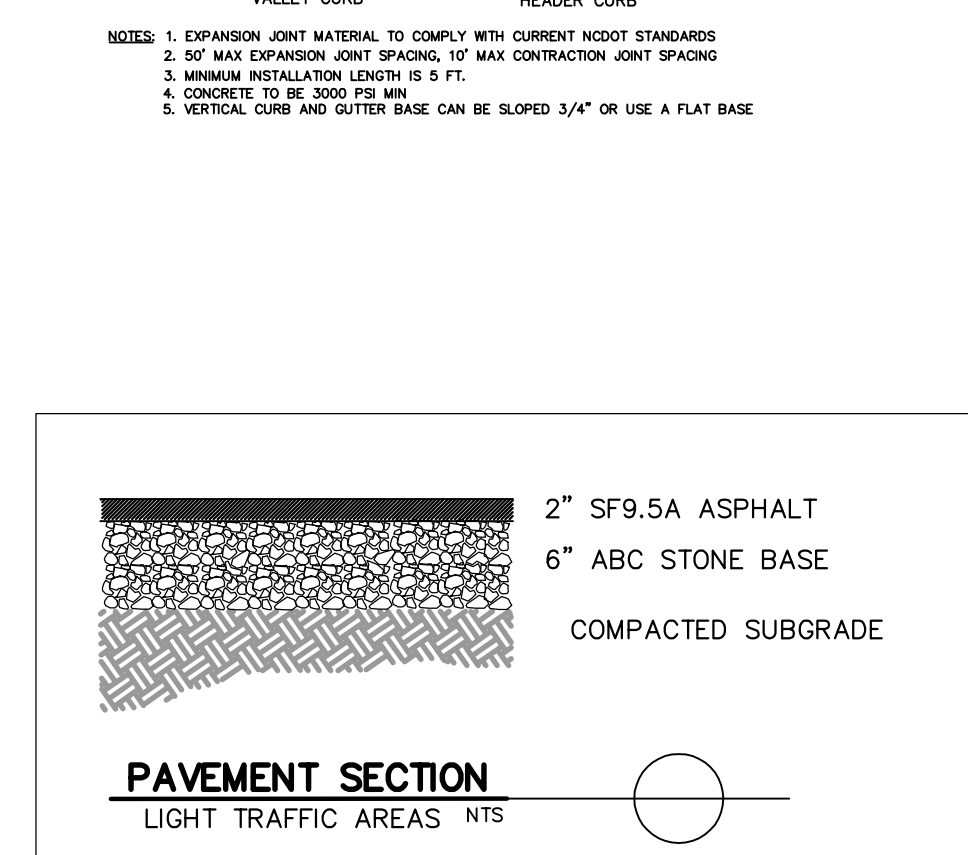
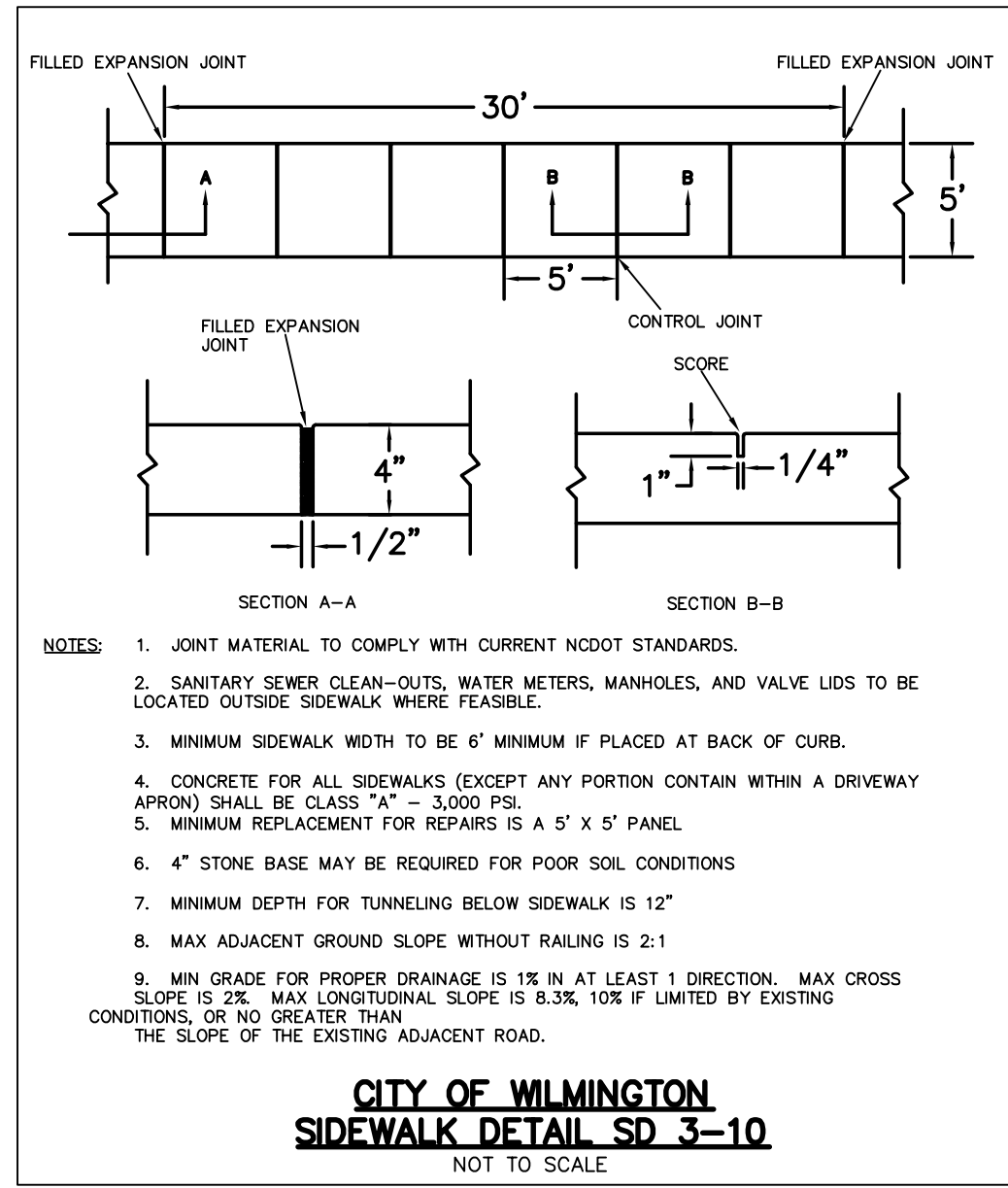
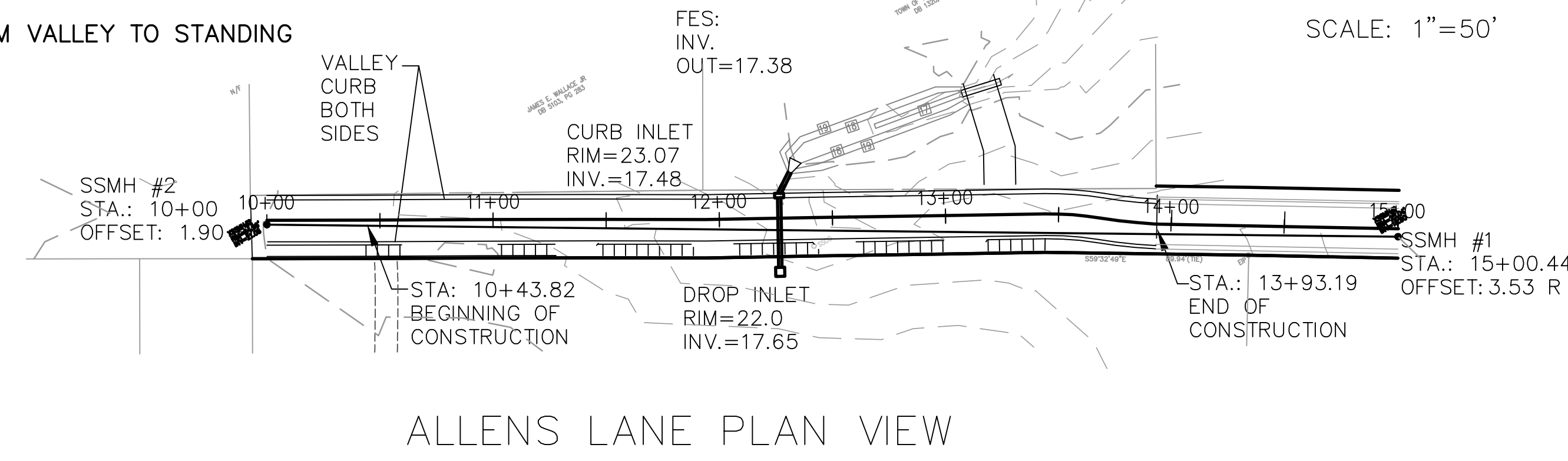
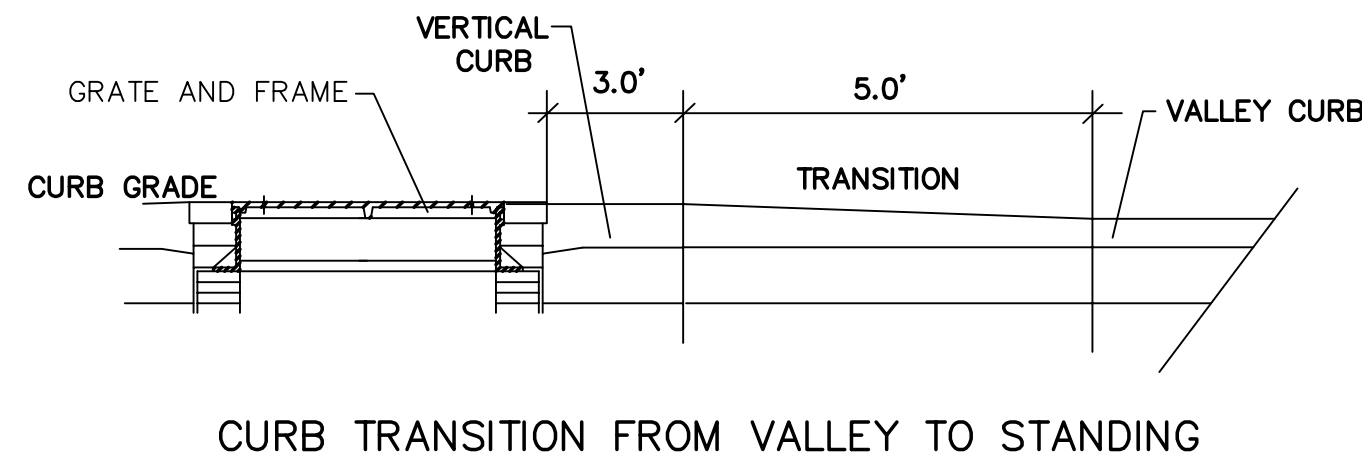
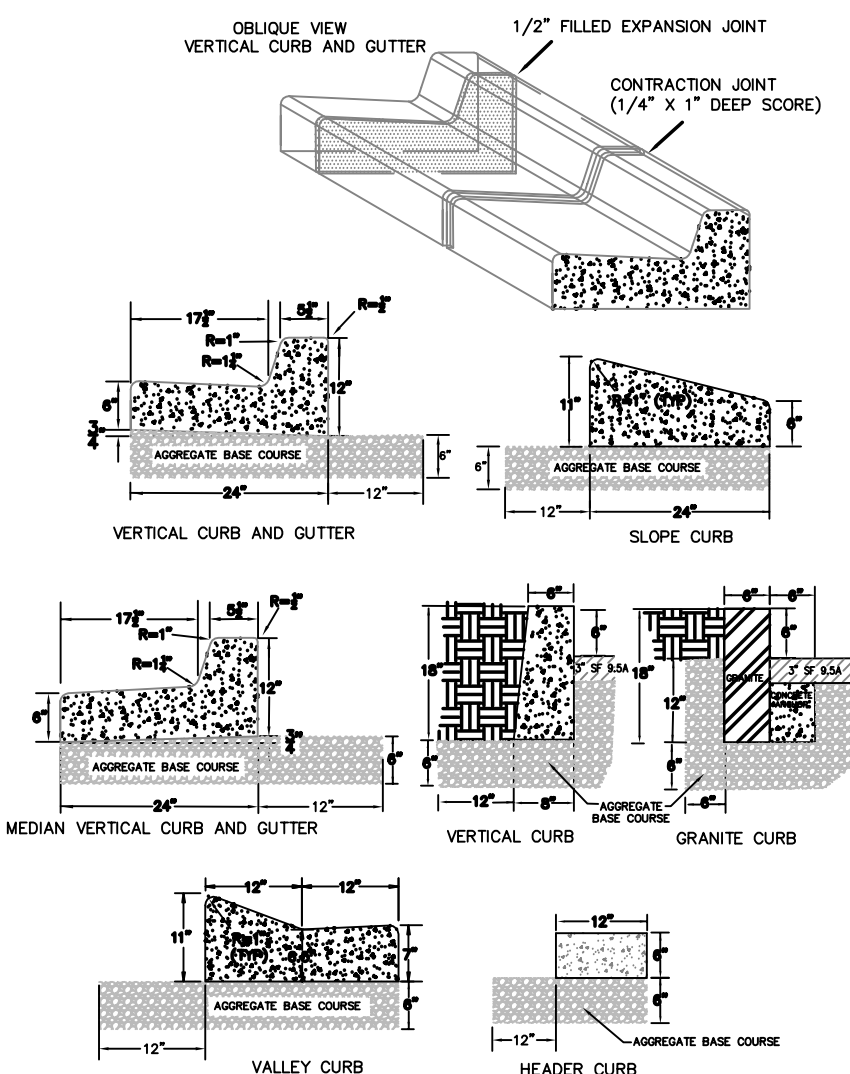
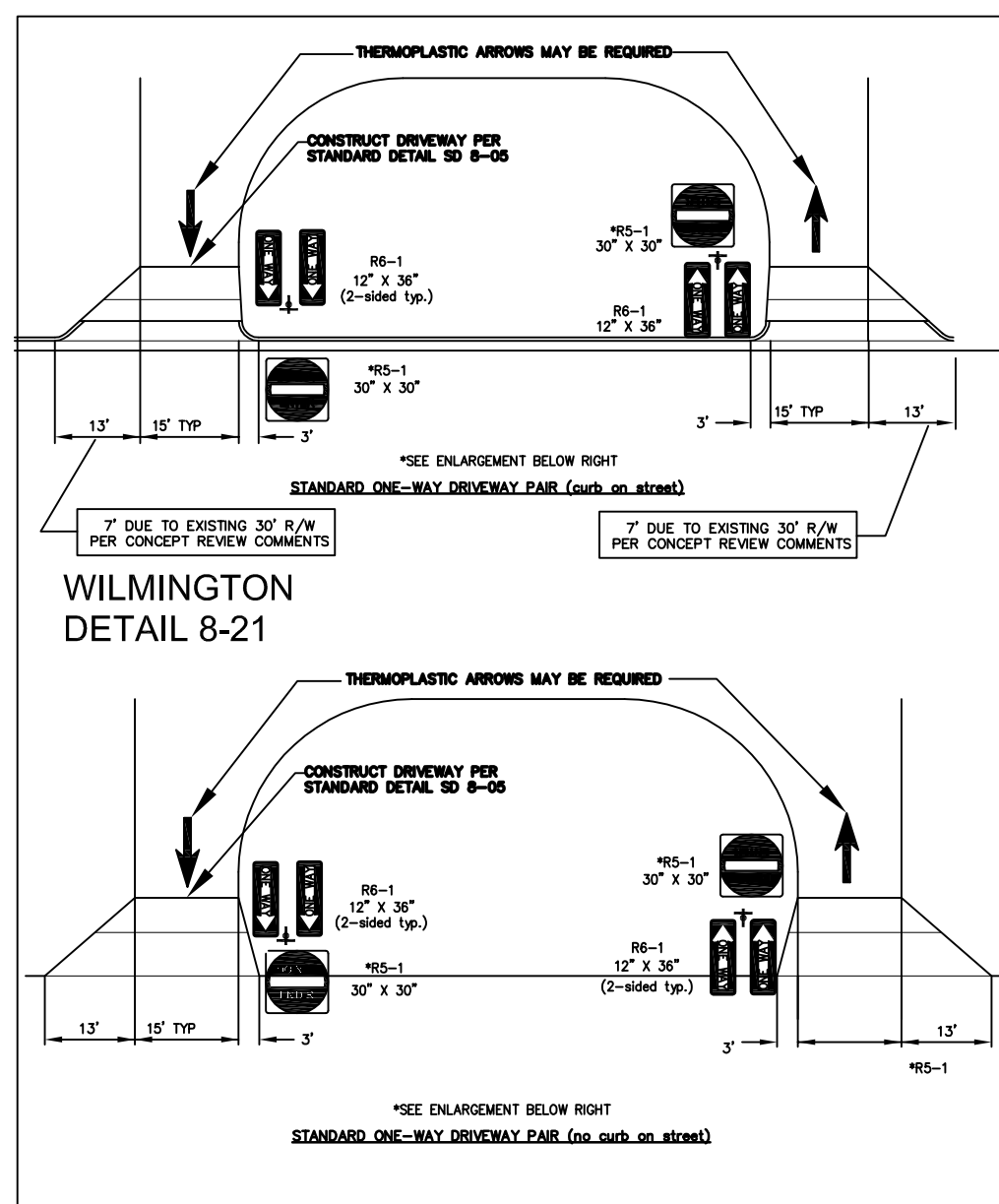
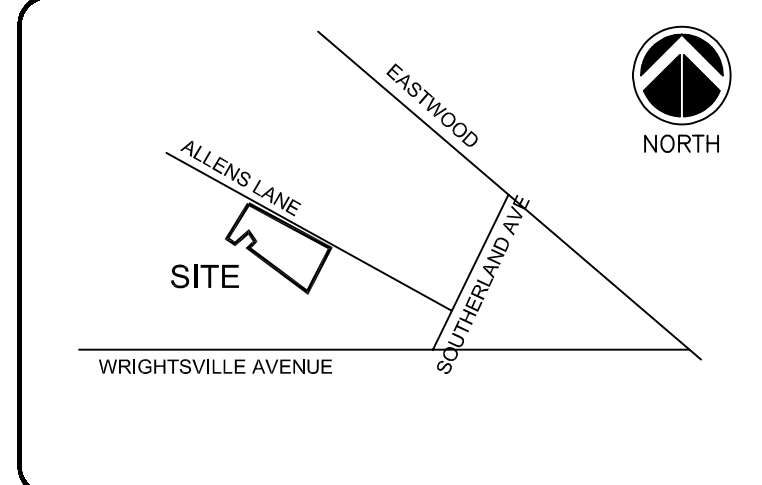
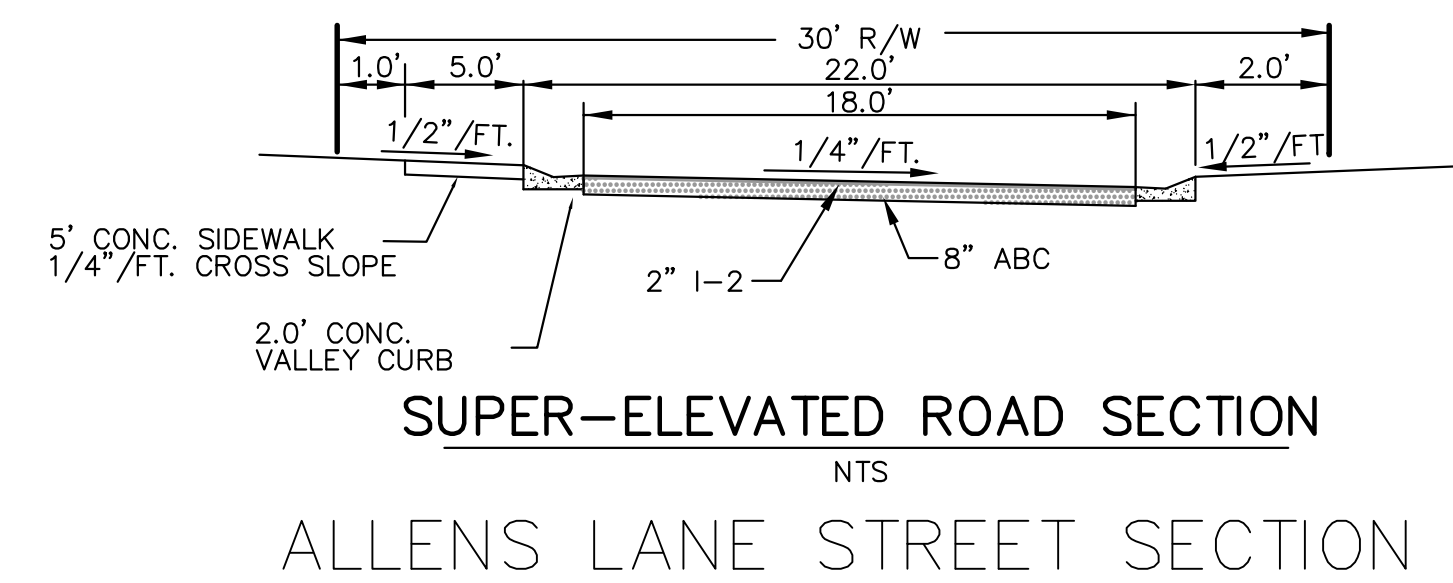
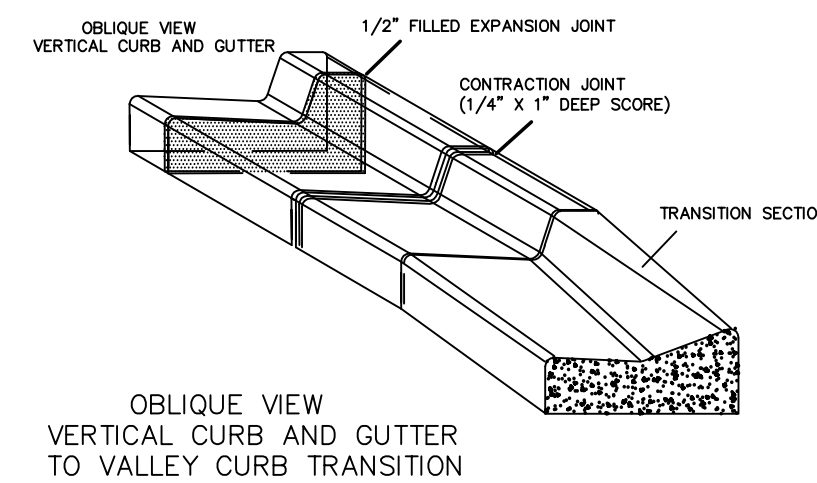
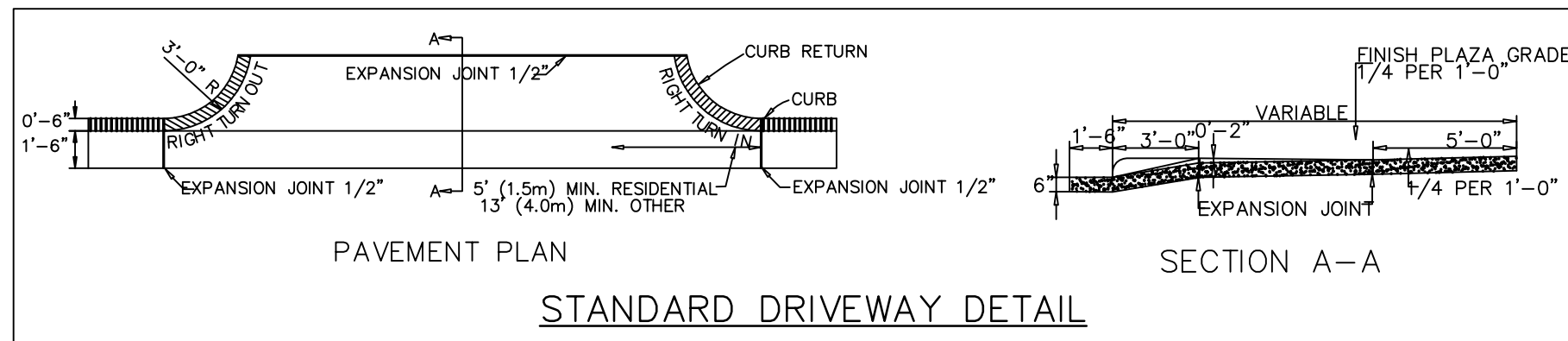
Coastal Land Design, PLLC
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NCBELS Firm License No: P-0369
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DRAWN : F.BRAXTON	PROJECT : 435-02
DESIGN : F.BRAXTON	NUMBER : 1
CHECK : J. Petroff	SCALE : 1" = 20'
APPROVED : F.BRAXTON	DATE : 04/10/2014
FILE NAME :	

Wrightsville Manor
Events Center
1952 ALLENS LANE

LIGHTING PLAN

JOB NUMBER 435-03	SHEET NUMBER SD-7
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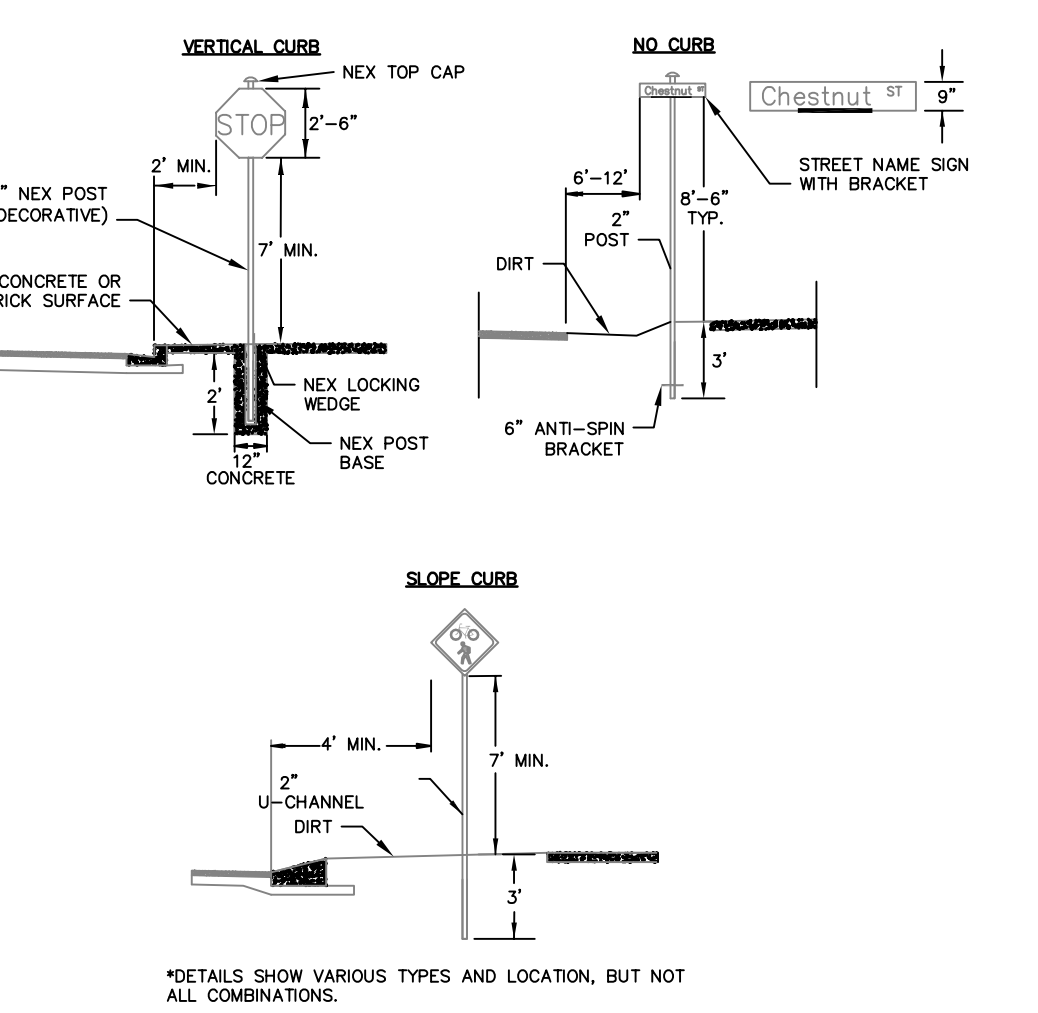


FINAL PAVEMENT DESIGN MAY VARY WITH FIELD CONDITIONS.

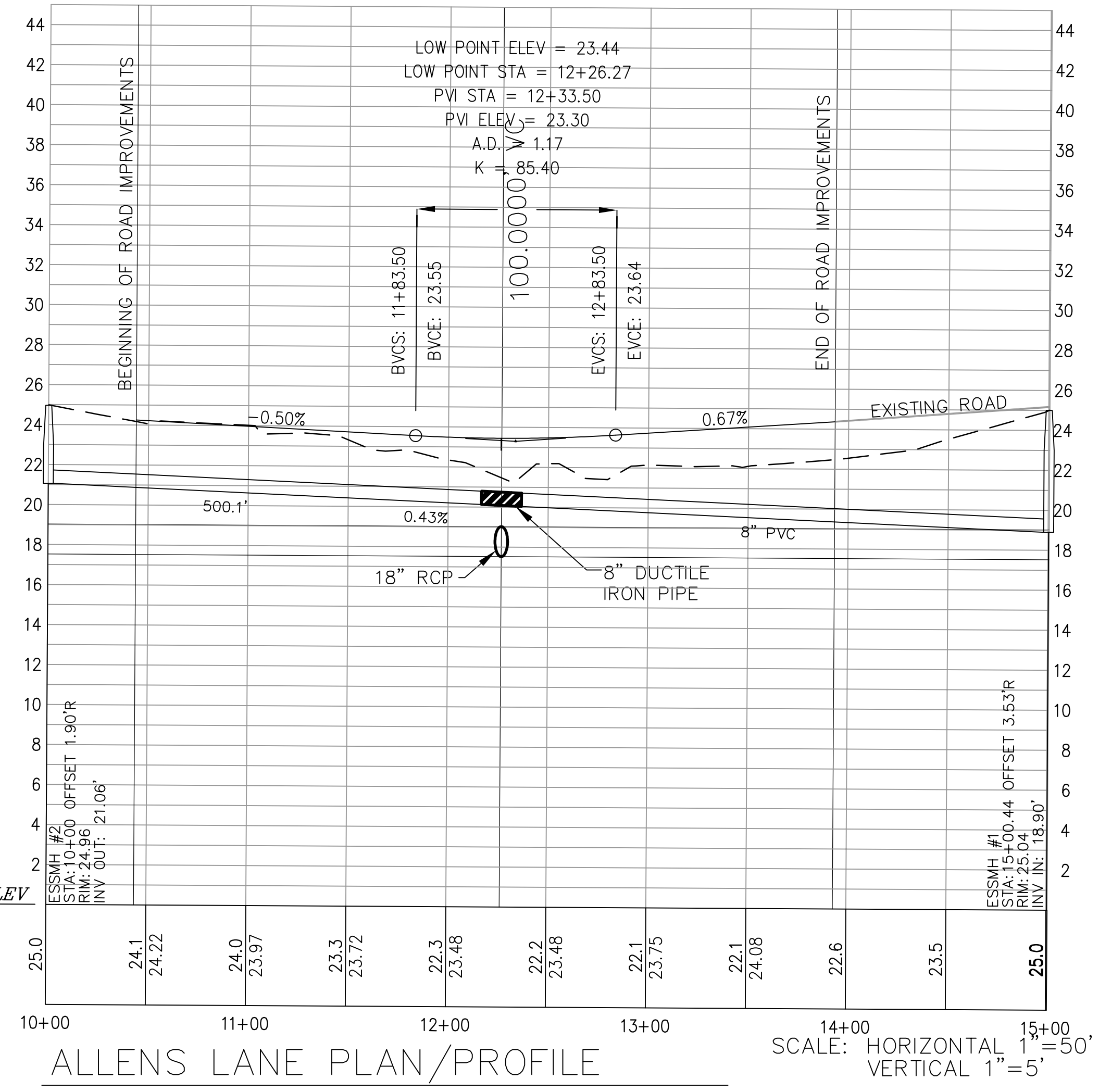
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

City of Wilmington Public Services Engineering Division APPROVED DRAINAGE PLAN
 Date: _____ Permit # _____
 Signed: _____

City of Wilmington Approved Construction Plan
 Name _____ Date _____
 Planning _____
 Traffic _____
 Fire _____

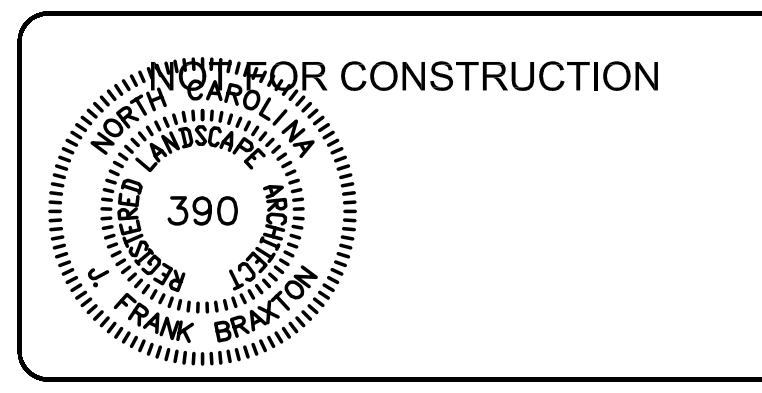


- SIGNS**
- All signs shall meet the requirements of MUTCD and City Traffic Engineering in effect at the time of construction.
 - All Traffic Control Signs including multi-use paths shall be fabricated with 0.080 inch aluminum blanks using high intensity prismatic reflective sheeting Type IV or better. STOP signs shall be a minimum of 30"x30".
 - SPECIAL DESIGNATION signs by location and type shall adhere to City of Wilmington signage plan (i.e. downtown, historic, cross-city trail, parks, riverfront, scenic by-way, parking, etc.) and all associated policies.
 - POST MOUNTED STREET NAME SIGNS shall be fabricated with 9" extruded aluminum street name sign blanks using a standard cutout. Minimum sign length is 18" long and increasing in 6" increments to 54" maximum as dictated by the number of letters in the name. The color scheme shall be white letters on a green background without a border. Generally, in the downtown and historic areas or as designated in the City of Wilmington signage plan the background shall be blue and contain a topper.
 - Decorative sign posts shall consist of the NEX sign support system, 2" octagonal tube, 14 gauge, powder coated glossy black and include cap, post, base and wedge.
 - All other sign posts shall be U-channel posts made of galvanized steel with 8" posts 2lb/ft or 12" posts 3lb/ft. Galvanized NEX post may be substituted with approval from the City Signs and Markings Engineer.
 - OVERHEAD STREET NAME SIGNS shall be fabricated with 0.080 inch aluminum flat sign blanks 18" in height using a standard cutout. Sign length will be dictated by the number of letters in the name. For mass-arr type traffic sign supports and other overhead support systems refer to the design plans for maximum sign length.
 - All sign lettering, colors and fonts shall adhere to the MUTCD in effect at the time of construction. Fluorescent Yellow-Green shall be used on signs. In place of Yellow, when listed as an optional color in the MUTCD. Generally, the font will be FHWA series fonts (Highway Gothic). Other font types require prior City Signs and Markings Engineer approval.
- LOCATION**
- Sign locations depend on the edge of road condition. Generally, signs shall be a minimum 2' from face of a vertical curb, 4' from front of slope face curb, and 6' from edge of pavement without curb. Signs shall not be located more than 12' from any of these locations.
 - Sign posts installed in dirt shall be buried a minimum of 36". Octagonal posts shall utilize an anti-tip device, 6" in length minimum. Sign posts installed in concrete or brick shall utilize a base cast in concrete 24" x 12" diameter.
 - Street name signs shall be installed 8'-6" from the ground to the bottom of the sign. Street name signs located with STOP signs shall be installed above the STOP sign. A 5' space shall be maintained between the STOP sign and a Street name sign that is parallel to the STOP sign face. All other signs should be mounted per MUTCD guidelines for Urban Areas.



LEGEND

REV. #	DESCRIPTION	REV. BY	DATE
1	TRC COMMENTS		3/25/15



Owner
Peter and Christa Sweyer
 7203 Brisbane Court
 Wilmington, NC 28405

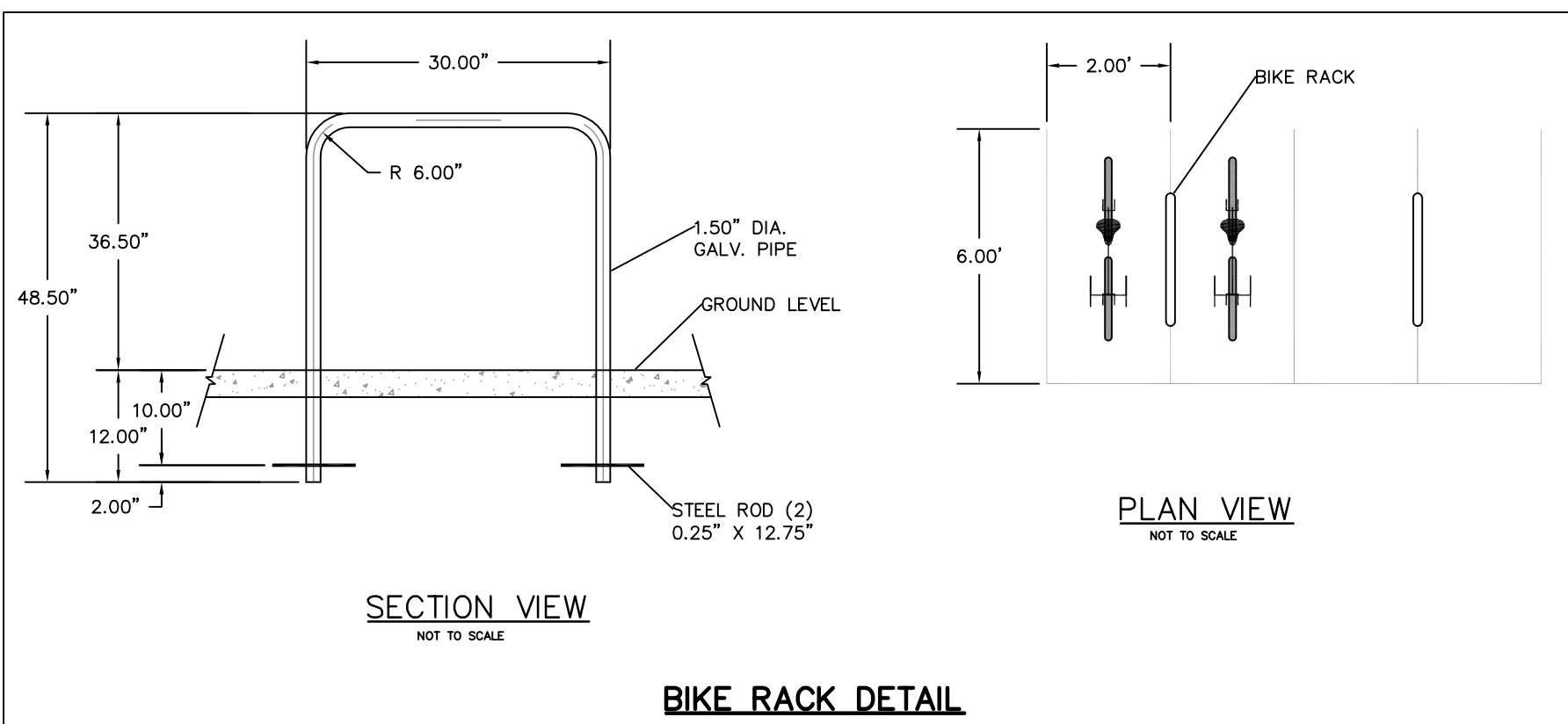
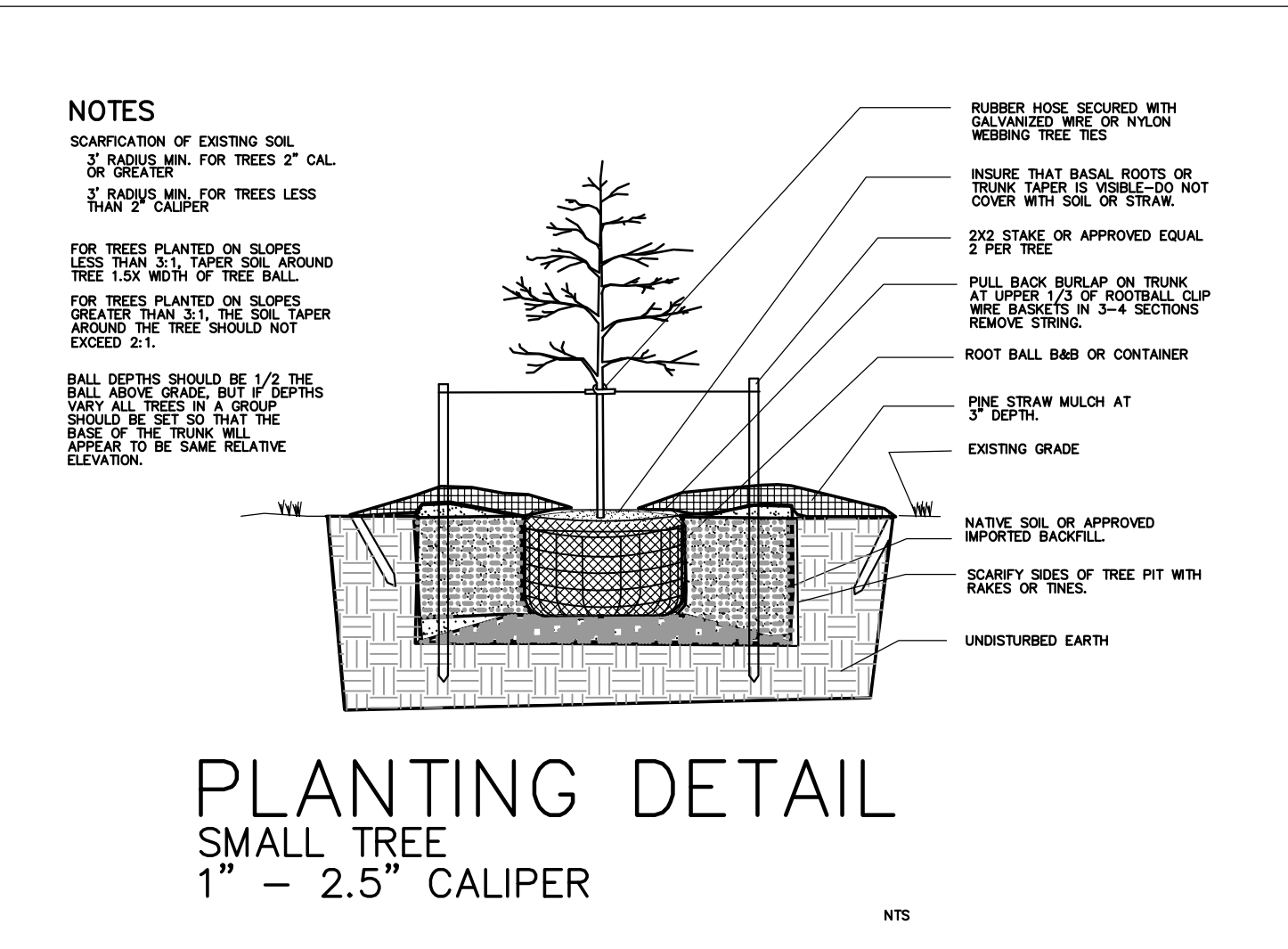
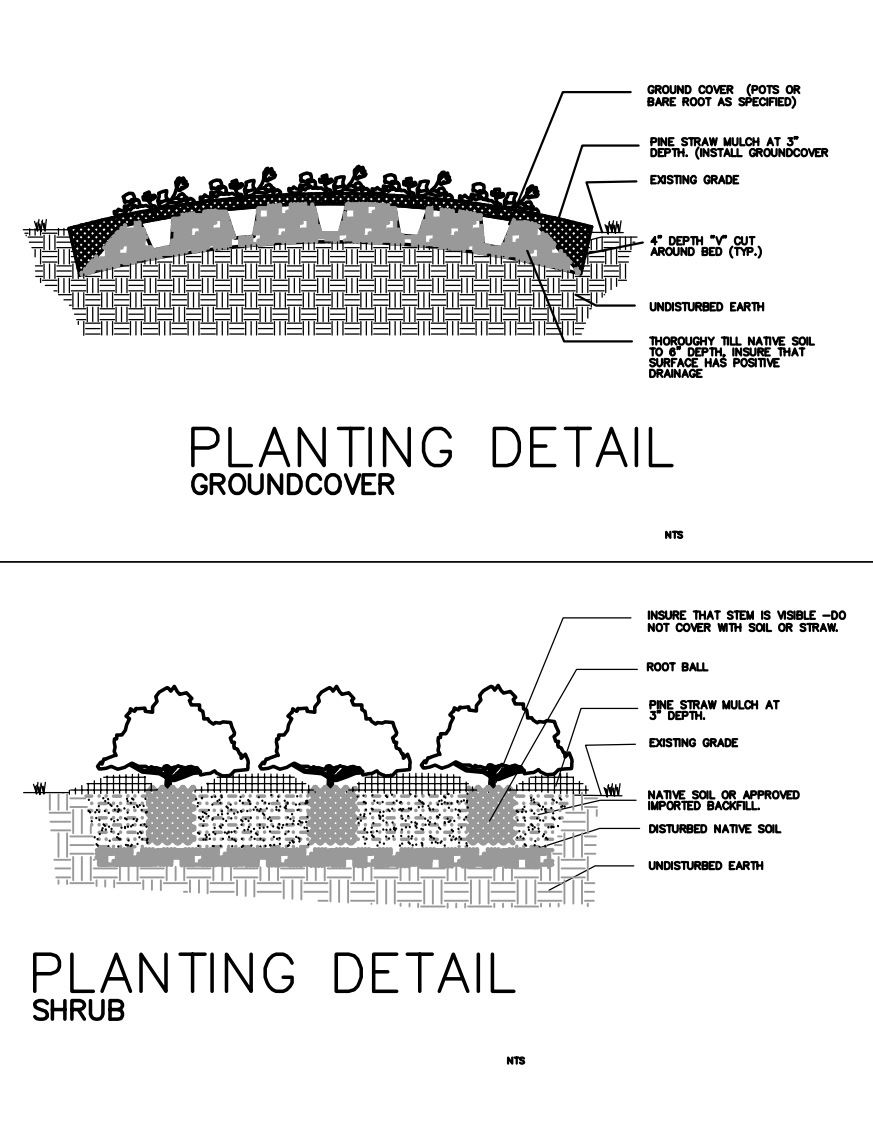
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Wrightsville Manor Events Center
 1952 ALLENS LANE

PLAN/PROFILE AND DETAILS

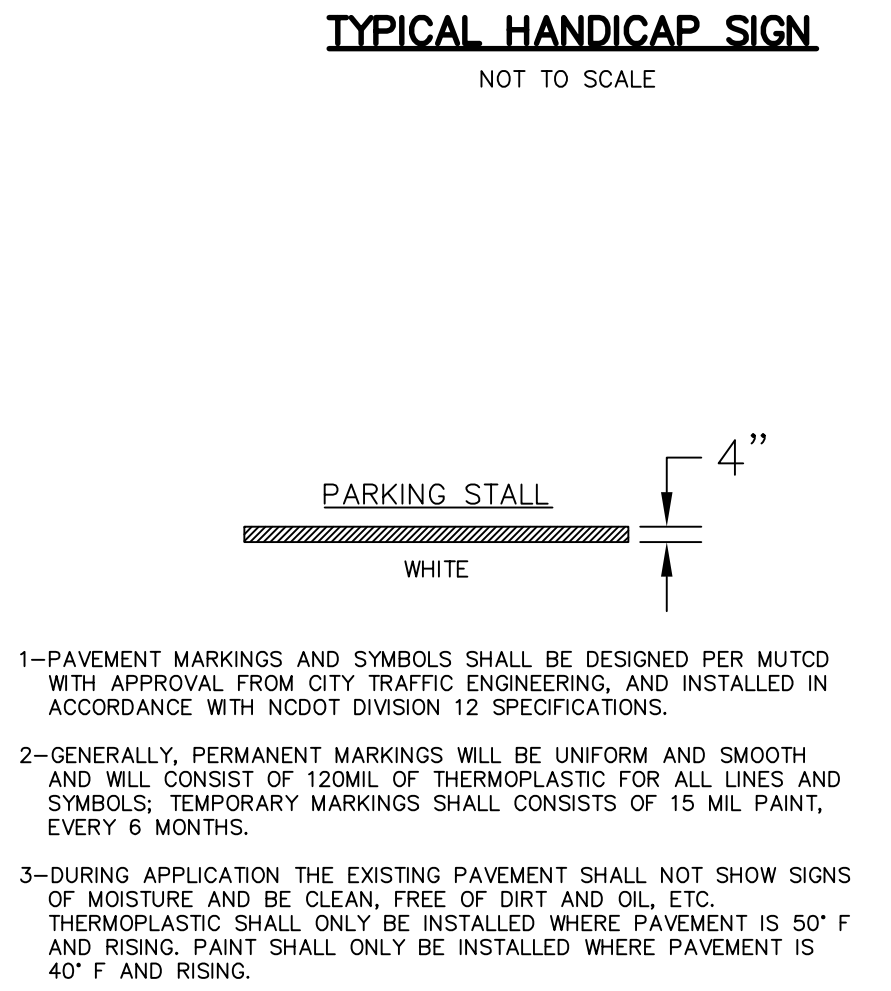
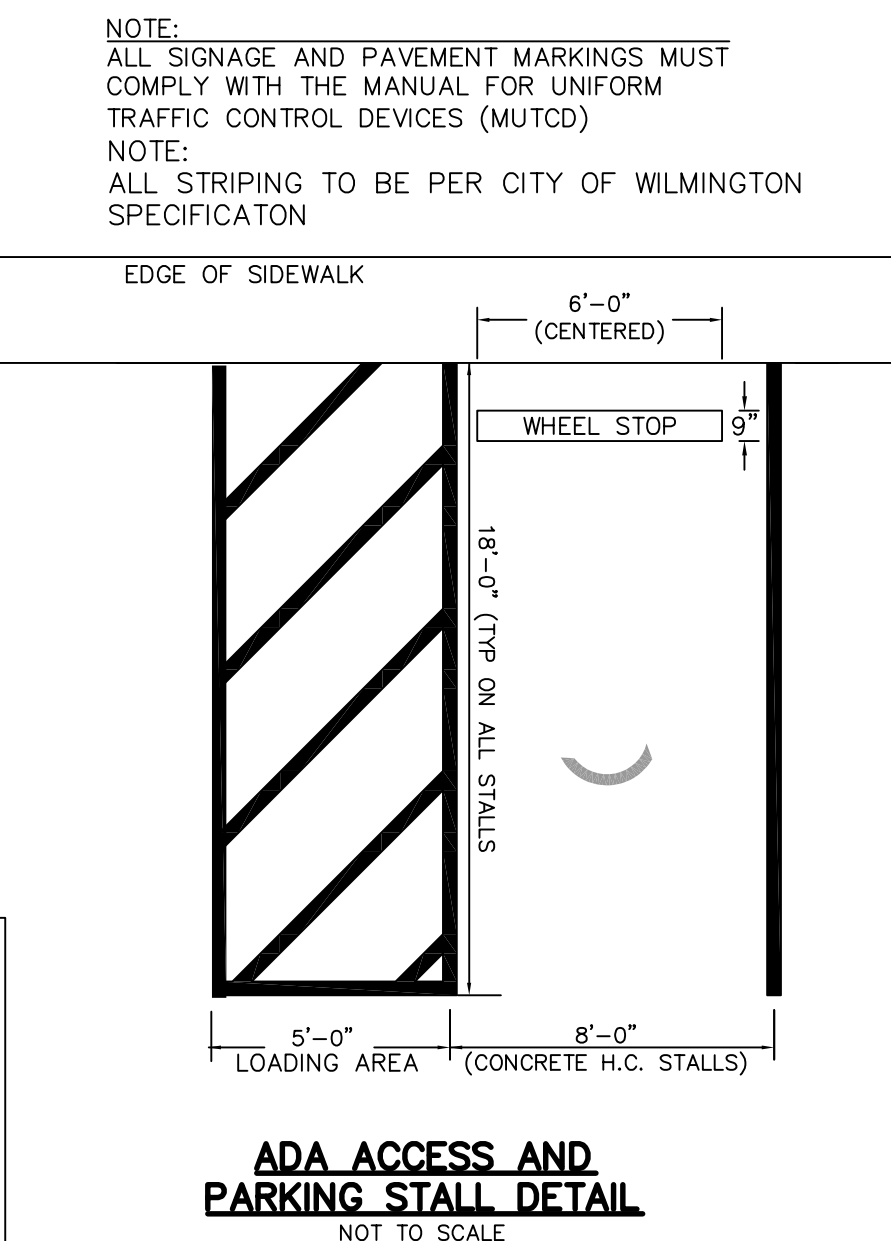
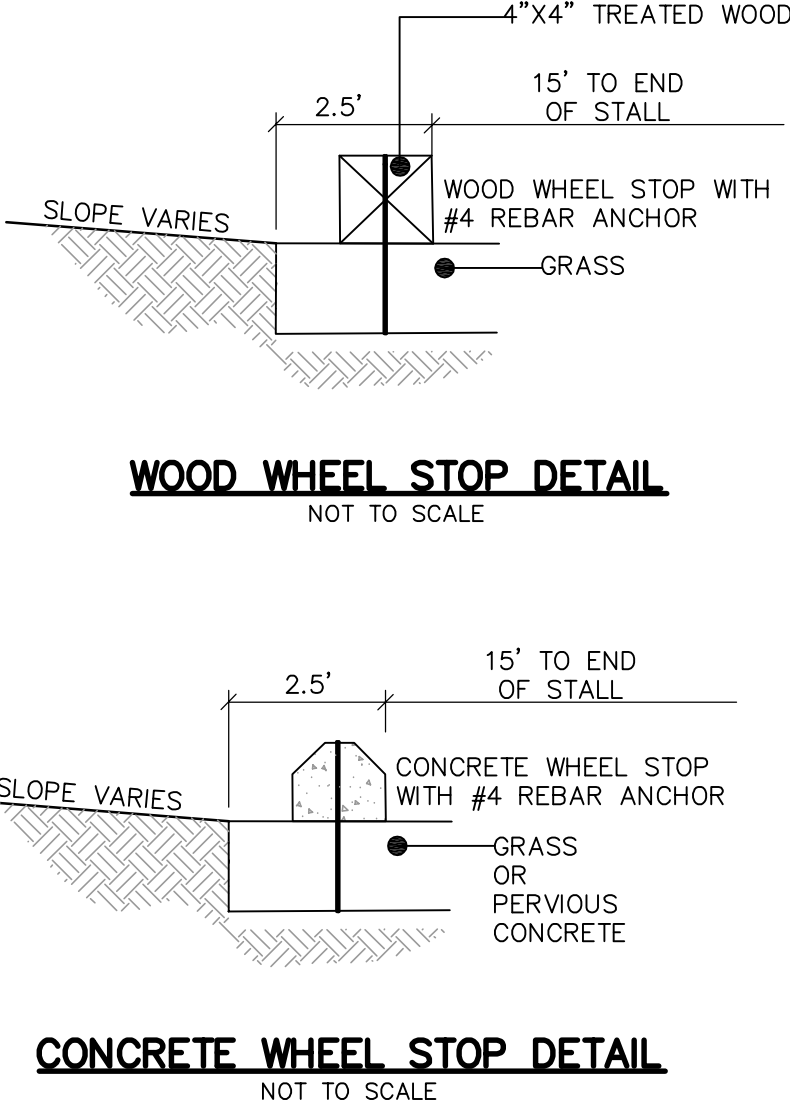
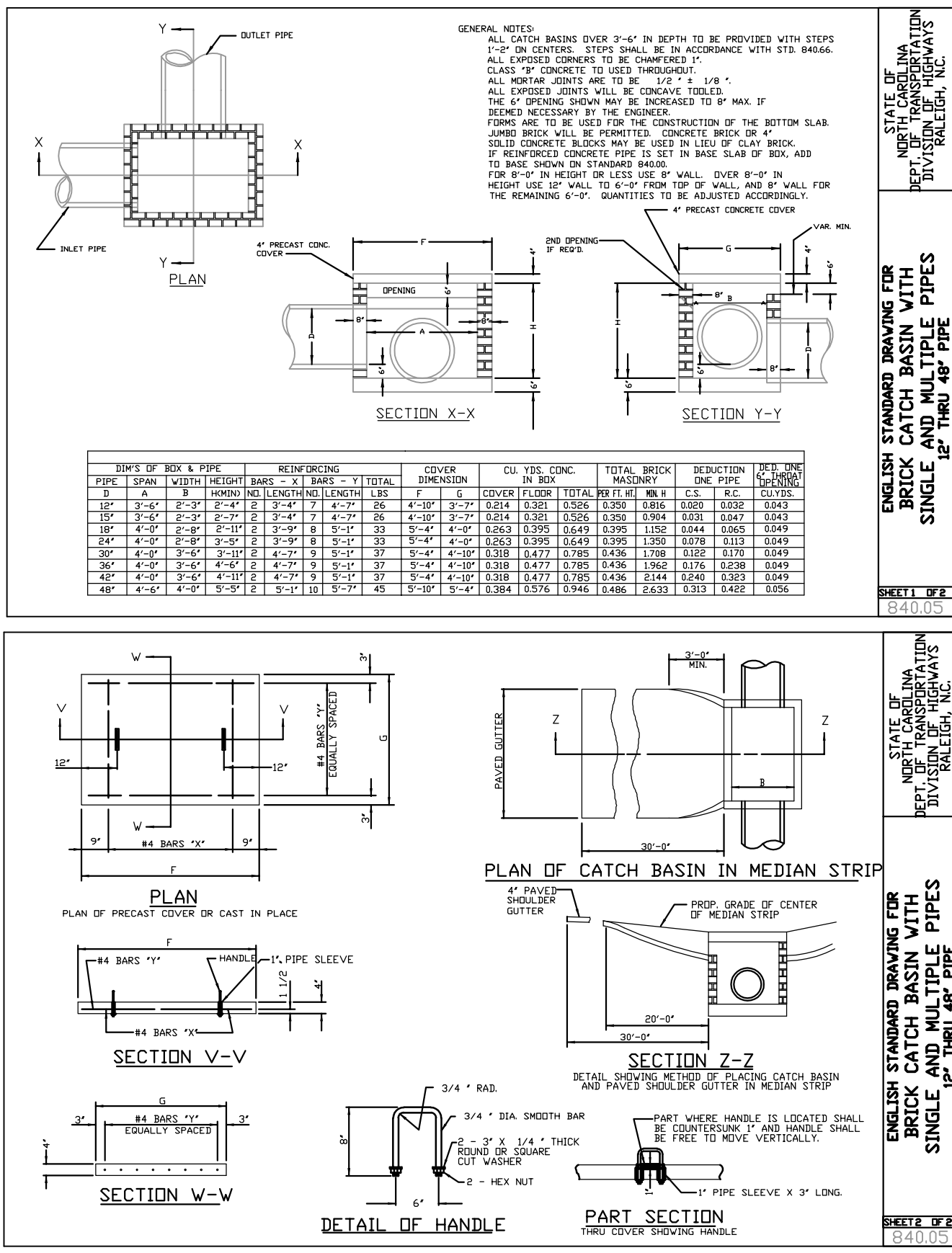
JOB NUMBER 435-03	SHEET NUMBER SD-6
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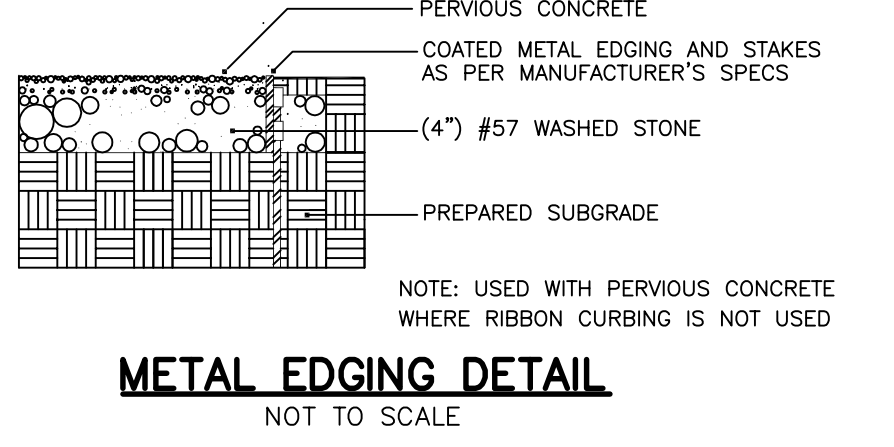
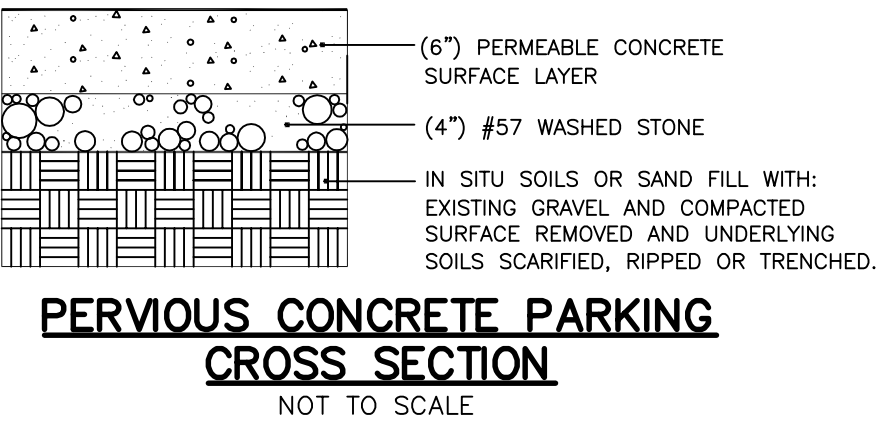
City of Wilmington
Approved Construction Plan
Name _____ Date _____
Planning _____
Traffic _____
Fire _____

City of Wilmington
Public Services Engineering Division
APPROVED DRAINAGE PLAN
Date: _____ Permit # _____
Signed: _____

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.



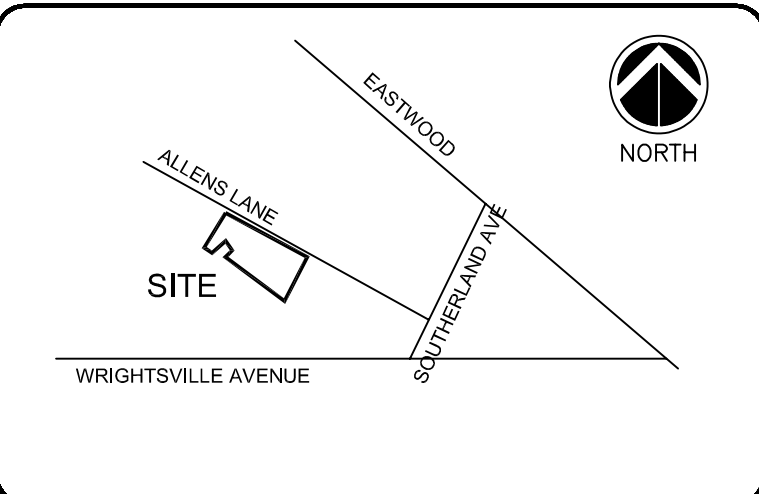
1-PAVEMENT MARKINGS AND SYMBOLS SHALL BE DESIGNED PER MUTCD WITH APPROVAL FROM CITY TRAFFIC ENGINEERING, AND INSTALLED IN ACCORDANCE WITH NCDOT DIVISION 12 SPECIFICATIONS.
2-GENERALLY, PERMANENT MARKINGS WILL BE UNIFORM AND SMOOTH AND WILL CONSIST OF 120ML OF THERMOPLASTIC FOR ALL LINES AND SYMBOLS; TEMPORARY MARKINGS SHALL CONSIST OF 15 MIL PAINT, EVERY 6 MONTHS.
3-DURING APPLICATION THE EXISTING PAVEMENT SHALL NOT SHOW SIGNS OF MOISTURE AND BE CLEAN, FREE OF DIRT AND OIL, ETC. THERMOPLASTIC SHALL ONLY BE INSTALLED WHERE PAVEMENT IS 50' F AND RISING. PAINT SHALL ONLY BE INSTALLED WHERE PAVEMENT IS 40' F AND RISING.



PERVIOUS PAVEMENT MAINTENANCE:
After permeable pavement is constructed, it shall be inspected once a quarter. The inspector shall check each BMP component and address any deficiencies in accordance with Table 18-4 below.

- At all times, the pavement shall be kept free of:
- Debris and particulate matter through frequent blowing that removes such debris, particularly during the fall and spring.
 - Piles of soil, sand, mulch, building materials or other materials that could deposit particulates on the pavement.
 - Piles of snow and ice.
 - Chemicals of all kinds, including deicers.
- Important inspection and maintenance procedures:
- Stable groundcover will be maintained in the drainage area to reduce the sediment load to the permeable pavement.
 - The area around the perimeter of the permeable pavement will be stabilized and mowed, with clippings removed.
 - Any weeds that grow in the permeable pavement will be sprayed with pesticide immediately. Weeds will not be pulled, since this could damage the fill media.
 - Once a year, the permeable pavement surface will be vacuum swept.

- PERVIOUS PAVEMENT NOTES:**
1. Washed aggregate base materials shall be used.
 2. In HSG B, C and D, the surface of the soil subgrade under infiltrating permeable pavement should be scarified, ripped or trenched immediately prior to aggregate base placement to maintain the pre-construction subgrade infiltration rate.
 3. Runoff from adjoining pervious areas, such as grassed slopes and landscaping, shall be prevented by grading the landscape away from the permeable pavement.
 4. Permeable pavement shall not be installed until the upslope and adjoining areas are stabilized. After installations, barriers shall be installed to prevent construction traffic from driving on the pavement.
 5. The soil subgrade for the permeable pavement shall be graded when dry. The aggregate base and permeable surface course should be completed as quickly as possible to reduce risk of soil subgrade compaction.
 6. Permeable pavement may be placed on fill material as long as the material is at least as permeable as the in-situ soil after it is placed and prepared. Fill material comprised of HSG A or B shall not be placed on top of an in-situ HSG C or D to receive additional BUA credit.



LEGEND:

REV. #	DESCRIPTION	REV. DATE
1	TRC COMMENTS	3/25/15

FOR CONSTRUCTION
NORTH CAROLINA
LANDSCAPE ARCHITECTURE
390
FRANK BRAXTON

Owner
Peter and Christa Sweyer
7203 Brisbane Court
Wilmington, NC 28405

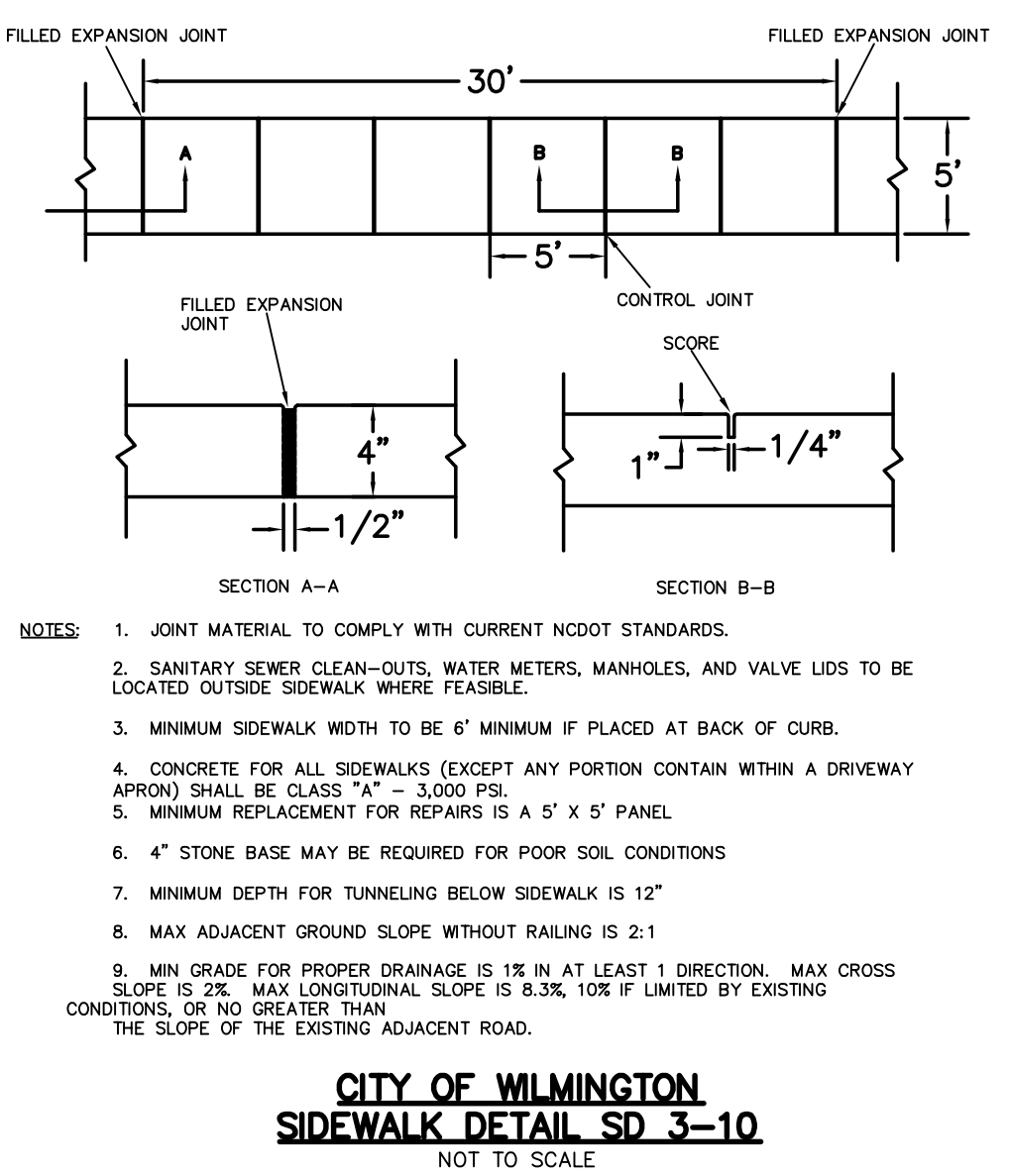
Coastal Land Design, PLLC
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
NCBELS Firm License No: P-0389
P.O. Box 1172
Wilmington, NC 28402
www.clddesign.com
Phone: 910-254-9333
Fax: 910-254-6502

DRAWN : F. BRAXTON	PROJECT : 435-03
DESIGN : F. BRAXTON	NUMBER : 1
CHECK : J. Petroff	SCALE : 1" = 20'
APPROVED : F. BRAXTON	DATE : 04/10/2014
FILE NAME :	

Wrightsville Manor Events Center
1952 ALLENS LANE

SITE DETAILS

JOB NUMBER : 435-03
SHEET NUMBER : SD-5



- NOTES:**
1. JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
 2. SANITARY SEWER CLEAN-OUTS, WATER METERS, MANHOLES, AND VALVE UDS TO BE LOCATED OUTSIDE SIDEWALK WHERE FEASIBLE.
 3. MINIMUM SIDEWALK WIDTH TO BE 6' MINIMUM IF PLACED AT BACK OF CURB.
 4. CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAIN WITHIN A DRIVEWAY APRON) SHALL BE CLASS "A" - 3,000 PSI.
 5. MINIMUM REPLACEMENT FOR REPAIRS IS A 5' X 5' PANEL
 6. 4" STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS
 7. MINIMUM DEPTH FOR TUNNELING BELOW SIDEWALK IS 12"
 8. MAX ADJACENT GROUND SLOPE WITHOUT RAILING IS 2:1
 9. MIN GRADE FOR PROPER DRAINAGE IS 1% IN AT LEAST 1 DIRECTION. MAX CROSS SLOPE IS 2% MAX LONGITUDINAL SLOPE IS 8.3%, 10% IF LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN THE SLOPE OF THE EXISTING ADJACENT ROAD.