

# TECHNICAL REVIEW COMMITTEE PLANS

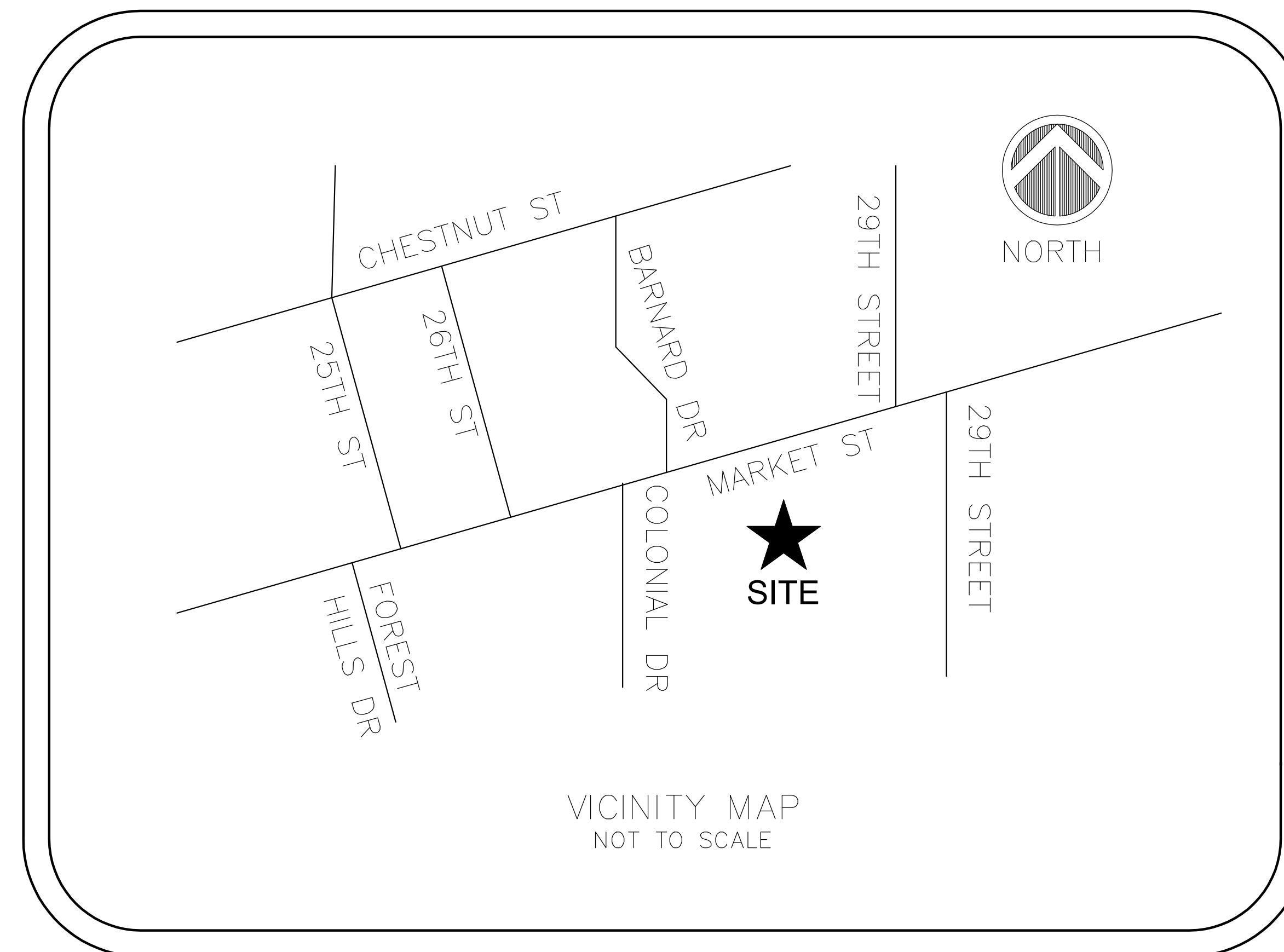
for

# THE NIR FAMILY YMCA EXPANSION

## Wilmington, North Carolina

**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 TRAFFIC ENGINEERING at 341-7888 to discuss street lighting options.
8. Project shall comply with the CFPUA 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 CFPUA 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 CFPUA water shall comply with the CFPUA's Connection Control regulations. Call 332-6419 for information.
11. Any backflow prevention devices required by the CFPUA 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.
16. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.
17. All parking stall markings and lane arrows within parking areas shall be white.



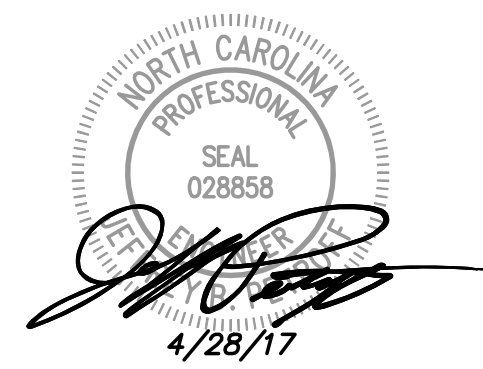
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<del>SW-D3</del>	<del>PERVIOUS PARKING LOT DETAILS</del>

**OWNER:**  
**THE NIR FAMILY YMCA**  
 2710 MARKET STREET  
 WILMINGTON, NC 28402  
 (910) 251-9622  
**EMAIL CONTACT:**  
 dick.jones@wilmingtonfamilyymca.org

**ENGINEER:**  

**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

**SURVEYOR:**  
**ESP ASSOCIATES, P.A.**  
 211 RACINE DRIVE  
 WILMINGTON, NC 28402  
 (910) 313-6648



ISSUED FOR AGENCY  
REVIEW ONLY

NOT RELEASED FOR  
CONSTRUCTION



- GENERAL NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING UTILITIES, ABOVE AND BELOW GROUND, PRIOR TO CONSTRUCTION.
  2. SURVEY AND TOPOGRAPHICAL INFORMATION AS SHOWN ON THESE PLANS HAVE BEEN PROVIDED BY ESP AND ASSOCIATES, WILMINGTON, NC.
  3. NO WETLANDS ON-SITE.
  4. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIALS GENERATED THROUGH DEMOLITION AND GRUBBING ACTIVITIES.
  5. THE TOTAL DISTURBANCE FOR THE WORK SHOWN IN THIS PLAN IS APPROXIMATELY 0.9 ACRES.
  6. ALL SITE GRADING AND PIPING TO PROVIDE POSITIVE DRAINAGE.

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

**CITY OF WILMINGTON**  
 NORTH CAROLINA  
 Approved Construction Plan  
 Name \_\_\_\_\_ Date \_\_\_\_\_  
 Planning \_\_\_\_\_  
 Traffic \_\_\_\_\_  
 Fire \_\_\_\_\_

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MARKET STREET TRAFFIC PATTERN AND NEIGHBORING PROPERTIES

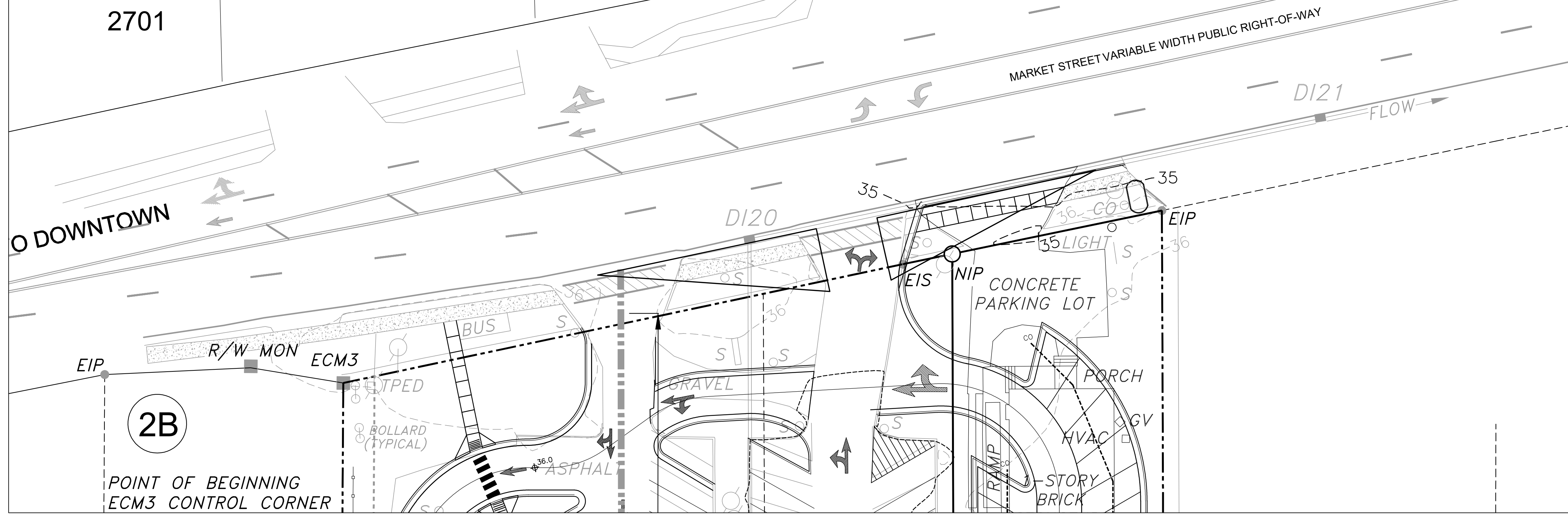
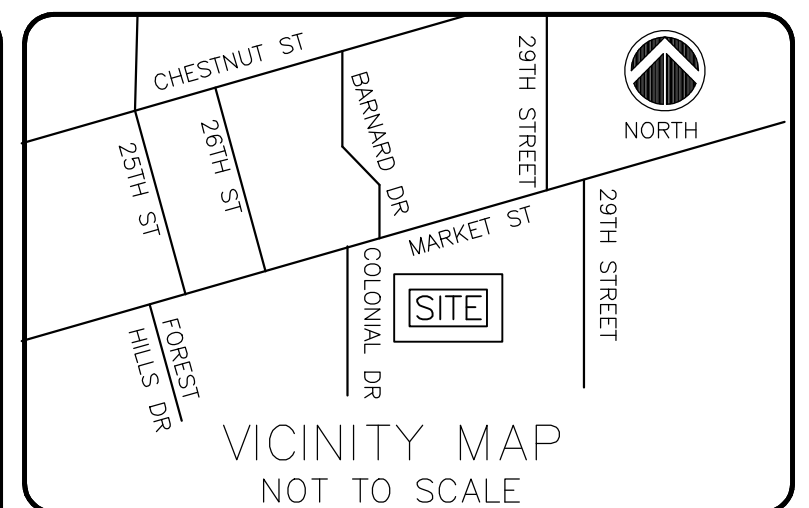
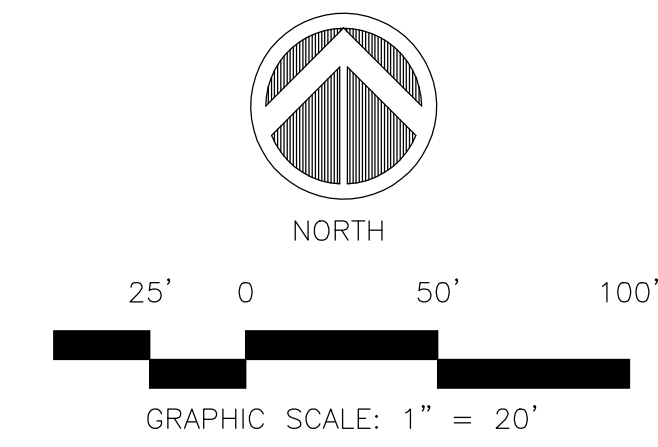
2803

2801

2709

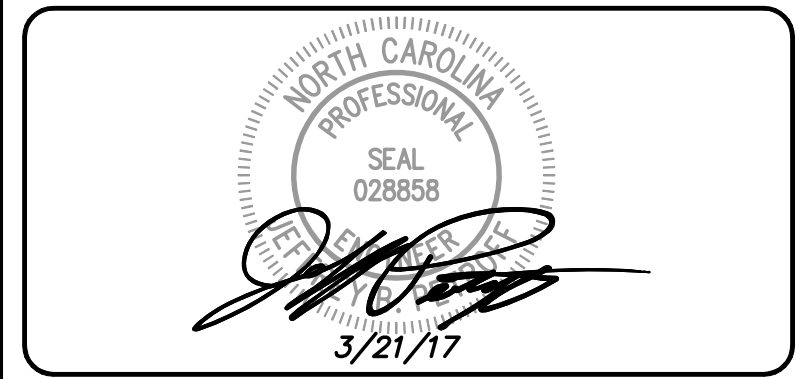
2705

2701



LEGEND:

REV. #	DESCRIPTION	REV. BY	DATE
REVISIONS			



ADJACENT PROPERTY OWNERS

PROPERTY OWNERS ACROSS MARKET STREET

Lot	Owner	Parcel ID	Deed Book and Page	Zoning	LAND USE
2B	BRILLHART DAVID N	R04820-008-015-000	DB1961 PG0316	R-15	RESIDENTIAL
3B	WEBB DAVID P CHARLOTTE K	R04820-008-017-000	DB3620 PG0488	R-15	RESIDENTIAL
4B	WEBB DAVID P CHARLOTTE K	R04820-008-018-000	DB2533 PG0345	R-15	RESIDENTIAL
5B	BOYLE JUDITH M	R04820-008-019-000	DB2061 PG0078	R-15	RESIDENTIAL
6B	SAGAT STEVEN M	R04820-008-020-000	DB5635 PG1179	R-15	RESIDENTIAL
7B	COADY ROSE ELIZABETH	R04820-008-021-000	DB5911 PG1553	R-15	RESIDENTIAL
8B	CONRAD JANICE H REVOCABLE TRUST	R04820-008-022-000	DB5764 PG2426	R-15	RESIDENTIAL
9B	FEIN SANDOR D COLETTE M	R04820-008-023-000	DB4924 PG430	R-15	RESIDENTIAL
10B	MCCUMBER JAMES B II ELIZABETH	R04820-008-024-000	DB2370 PG0038	R-15	RESIDENTIAL
11B	SCHMIDT KIRK A JAYCE E	R04820-008-025-000	DB3018 PG0187	R-15	RESIDENTIAL
12B	BOERSMA JESS M CAROLINE J SCORZA	R04820-008-026-000	DB5297 PG1326	R-15	RESIDENTIAL
13B	VEST KENNETH M SUE K	R04820-008-027-000	DB5908 PG0457	R-15	RESIDENTIAL
11	FURR LOIS P ETAL	R04820-008-040-000	DB5601 PG2223	R-15	RESIDENTIAL
12	PHILLIPS JAMES M DEBORAH F	R04820-008-041-000	DB5334 PG2534	R-15	RESIDENTIAL
13	WELLS FARGO BANK NA	R04820-008-042-000	DB6000 PG0775	R-15	RESIDENTIAL
14	FLYNN SUSAN H	R04820-008-043-000	DB9909 PG2610	R-15	RESIDENTIAL
15	BLAIR DWIGHT I MELISSA M	R04820-008-044-000	DB5881 PG1730	R-15	RESIDENTIAL
OCTAVIA	OCTAVIA HOMEOWNERS ASSOC INC	R04820-008-055-000	DB4611 PG0803	O&I-1	RESIDENTIAL

MARKET STREET #	OWNER	PIN #	ZONING	LAND USE
2701	ROBERT & SUSAN BROWING	R04820-006-001	R-10	RESIDENTIAL
2705	WALLACE BROS II LLC	R04820-006-002	O&I	RETAIL
2709	MARKET STREET CENTRAL LLC	R04820-006-003	O&I	OFFICE
2801	BEBE SAFFO ETAL	R04820-006-004	O&I	RESIDENTIAL
2803	GALLOPING MANAGEMENT LLC	R04820-006-004-001	O&I	COMMERCIAL

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OWNER:  
THE NIR FAMILY YMCA  
2710 MARKET STREET  
WILMINGTON, NC 28402



Approved Construction Plan

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

Planning \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_

GROUND STABILIZATION REQUIREMENTS		
SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXEMPTIONS
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HQW ZONES)

APPROVED STORMWATER MANAGEMENT PLAN

Date: \_\_\_\_\_ Permit #: \_\_\_\_\_

Signed: \_\_\_\_\_

DRAWN : R LEWIS	PROJECT NUMBER : 130-00
DESIGN : J CARMINE	SCALE : 1"=20'-0"
CHECK : F BRAXTON	DATE : 3 MARCH 2017
APPROVED : J PETROFF	FILE NAME :

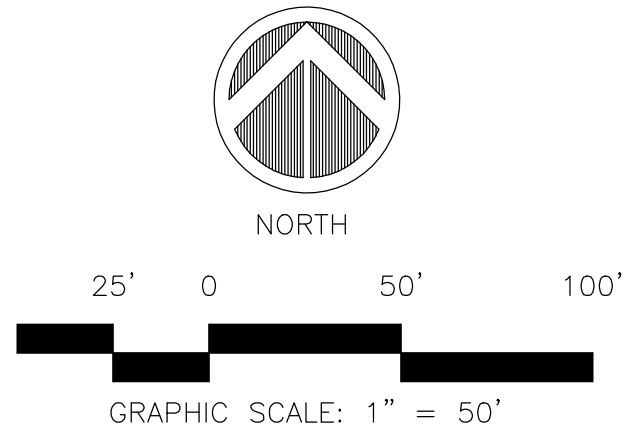
THE NIR FAMILY YMCA

PROPERTY OWNERSHIP TRAFFIC PATTERN

JOB NUMBER 130-00 SHEET NUMBER INV-1



MARKET STREET  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY



**EXISTING IMPERVIOUS AREA**

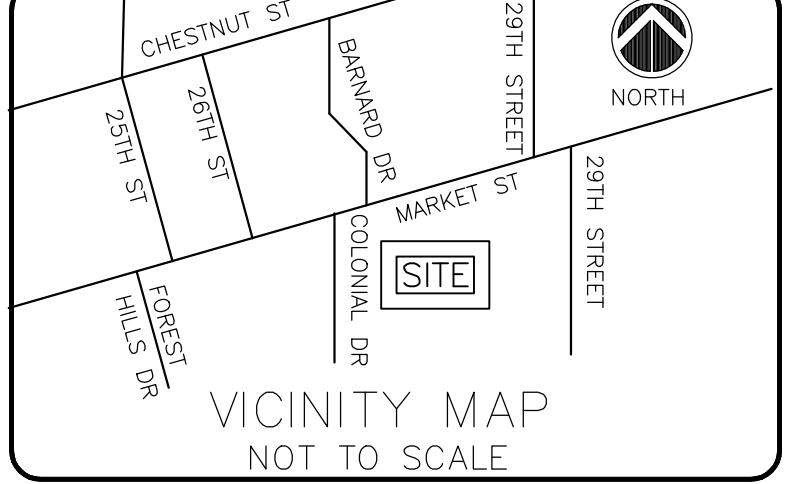
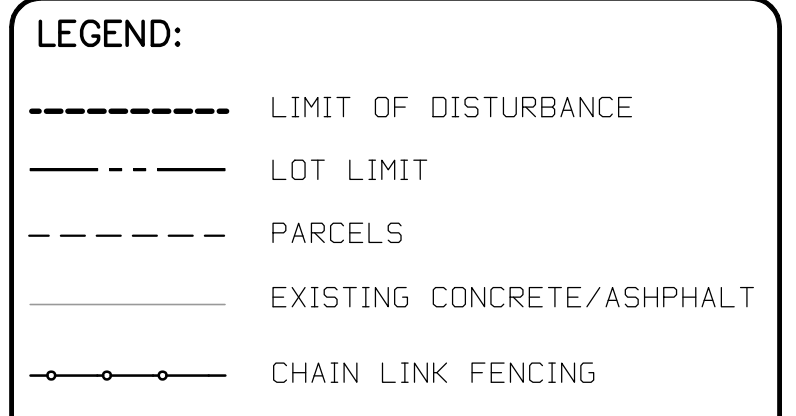
BUILDINGS:	51,115 SF
PARKING:	104,540 SF
CONCRETE:	4,525 SF
TOTAL BUA:	164,190 SF
% BUA:	33.21%

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**WILMINGTON**  
NORTH CAROLINA  
Approved Construction Plan  
Name \_\_\_\_\_ Date \_\_\_\_\_

Planning \_\_\_\_\_  
Traffic \_\_\_\_\_  
Fire \_\_\_\_\_

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



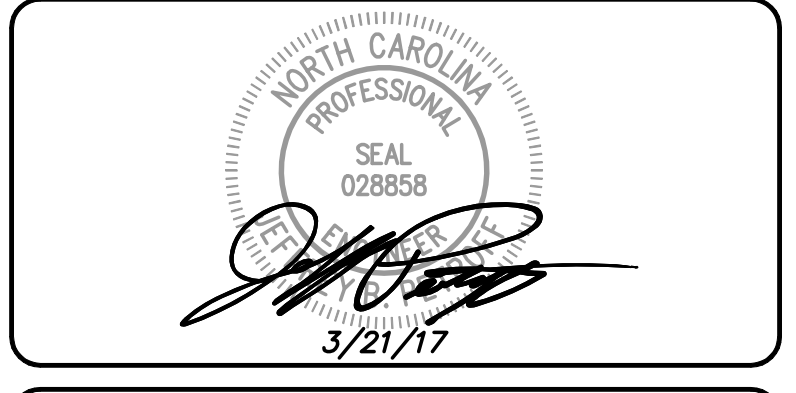
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	REVISIONS		

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**OWNER:**  
THE NIR FAMILY YMCA  
2710 MARKET STREET  
WILMINGTON, NC 28402



DRAWN :	R LEWIS	PROJECT NUMBER :	130-00
DESIGN :	J CARMINE	SCALE :	1"=50'
CHECK :	F BRAXTON	DATE :	3 MARCH 2017
APPROVED :	J PETROFF	FILE NAME :	

**THE NIR FAMILY YMCA**

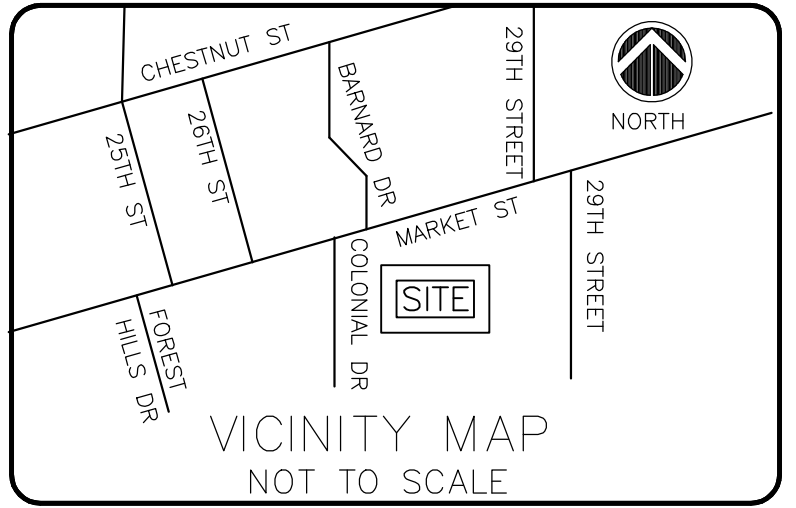
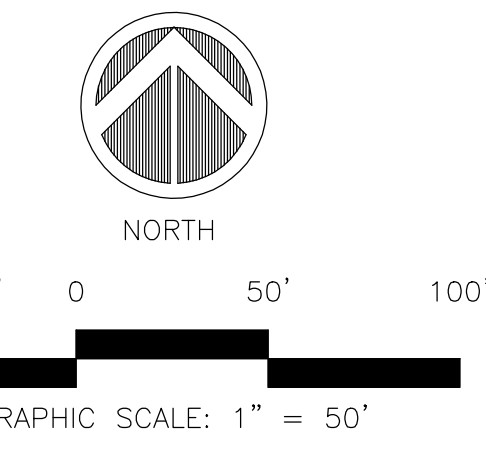
**EXISTING CONDITIONS SITE INVENTORY**



MARKET STREET  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

REMOVE EXISTING CURB AND SIDEWALK  
TO PROVIDE REQ. TAPER OF DRIVEWAY

EXISTING DRIVEWAY TO  
BE REMOVED



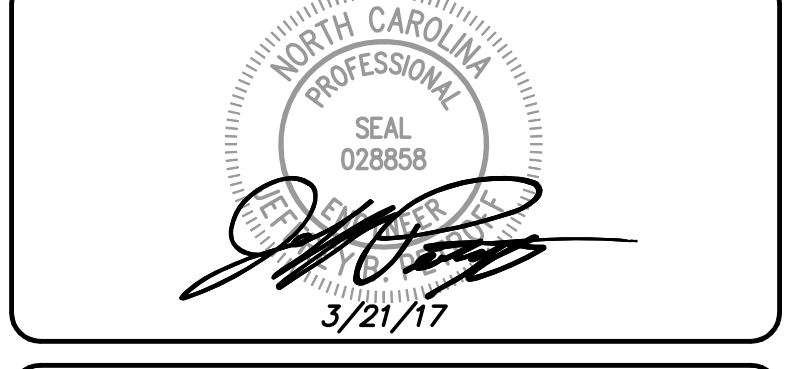
**LEGEND:**

- DEMOLISHED STRUCTURE OR PAVEMENT
- TREES TO BE REMOVED
- TREES REQ. MITIGATION
- LIMIT OF DISTURBANCE
- LOT LIMIT
- PARCELS
- EXISTING CONCRETE/ASPHALT
- CHAIN LINK FENCING

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REVISIONS			



**OWNER:**  
THE NIR FAMILY YMCA  
2710 MARKET STREET  
WILMINGTON, NC 28402

Coastal Land Design, PLLC  
Civil Engineering / Landscape Architecture  
Land Planning / Construction Management  
NCBELS Firm License No: P-0369  
P.O. Box 1172 Wilmington, NC 28402 www.clddesign.com Phone: 910-254-0593 Fax: 910-254-0592

DRAWN : R LEWIS	PROJECT : 130-00
DESIGN : J CARMINE	NUMBER : 130-00
CHECK : F BRAXTON	SCALE : 1"=50'
APPROVED : J PETROFF	DATE : 3 MARCH 2017
FILE NAME :	

**THE NIR FAMILY  
YMCA**

**PROPOSED DEMOLITION  
PLAN**

JOB NUMBER	SHEET NUMBER
130-00	SP-1



DEMOLISHED IMPERVIOUS AREA

BUILDINGS:	2,360 SF
PARKING:	14,465 SF
SIDEWALK:	295 SF
CONCRETE:	580 SF
TOTAL:	17,700 SF

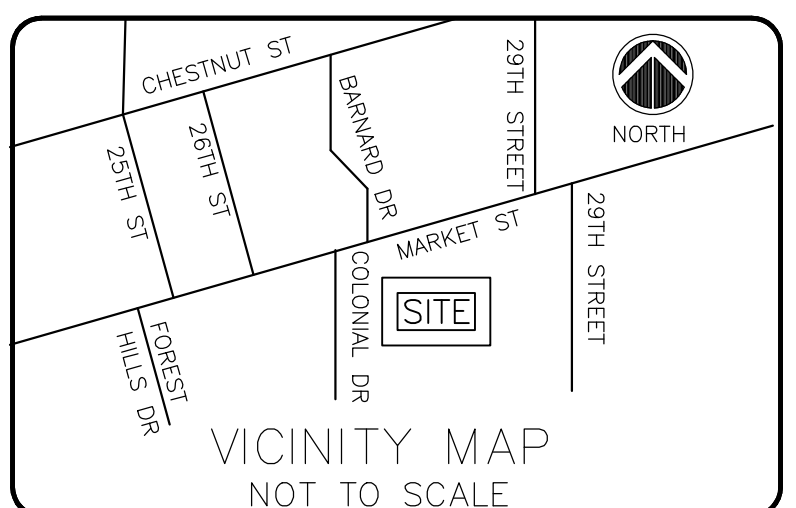
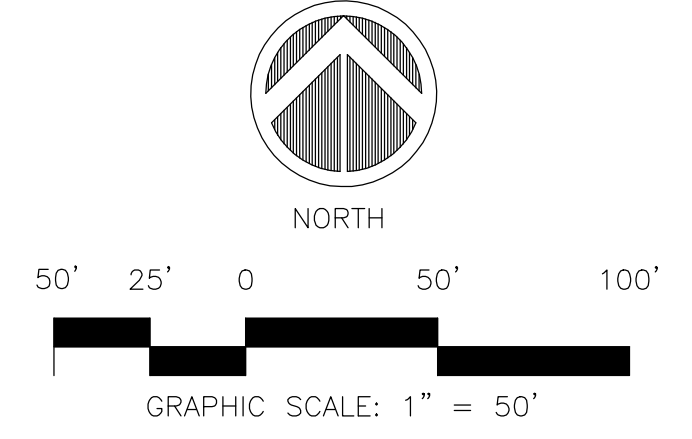
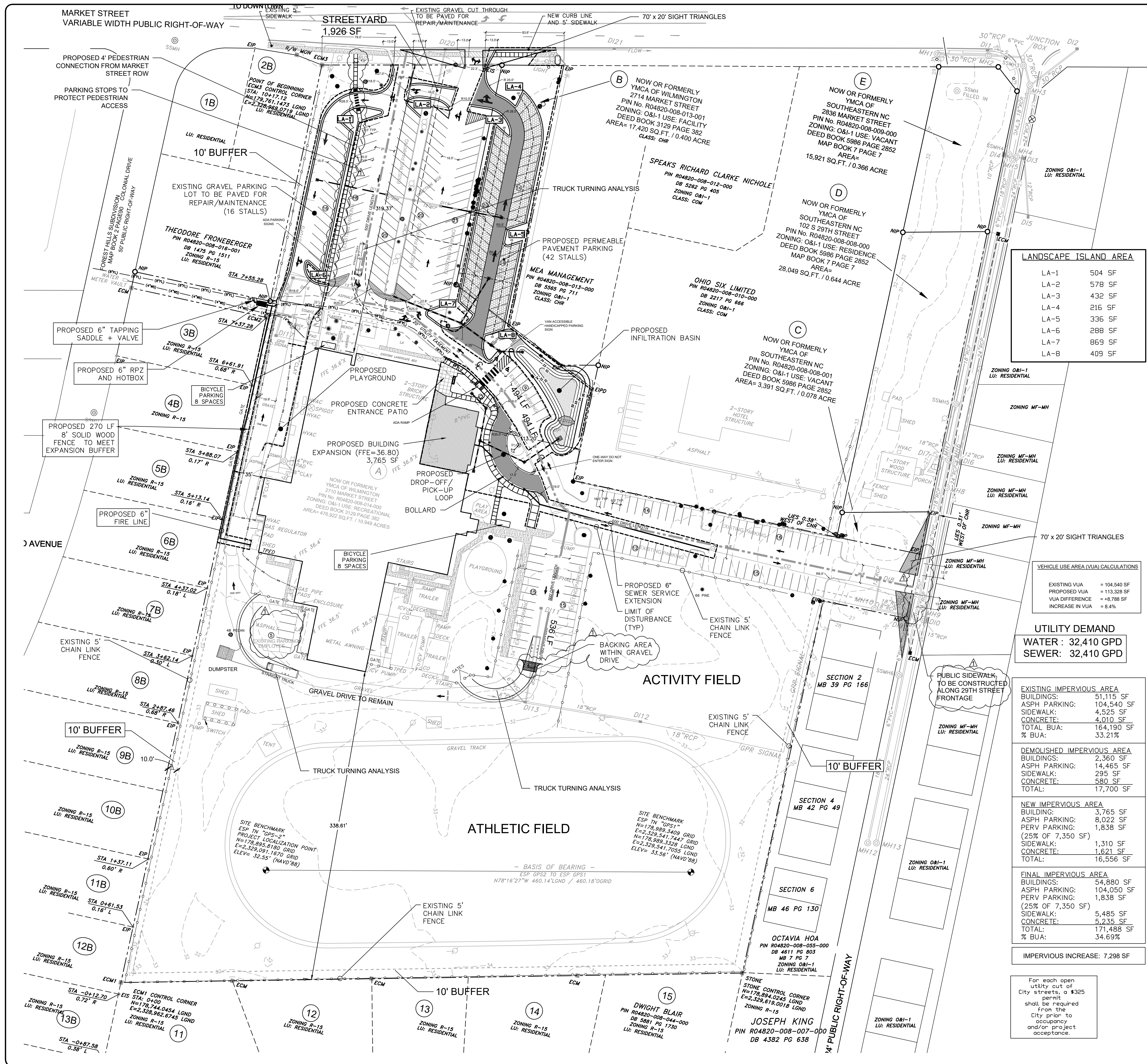
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CITY OF WILMINGTON NORTH CAROLINA  
Public Service Engineering Division  
APPROVED STORMWATER MANAGEMENT PLAN

Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
Signed: \_\_\_\_\_

CITY OF WILMINGTON NORTH CAROLINA  
Approved Construction Plan  
Name \_\_\_\_\_ Date \_\_\_\_\_  
Planning \_\_\_\_\_  
Traffic \_\_\_\_\_  
Fire \_\_\_\_\_





**SITE DATA**

PROJECT: YMCA-MARKET STREET EXPANSION  
 ADDRESS: 2710 MARKET STREET  
 OWNER: YMCA OF WILMINGTON  
 2710 MARKET STREET  
 WILMINGTON, NC 28402  
 PIN #: R04820-008-014, R04820-008-013  
 ZONING: O&I-1  
 LAND USE: 798 - RECREATION (PRIVATE)  
 PARCEL SIZE: 11.35 AC (494,342 SF)  
**CAMA LAND USE: URBAN**

**BUILDING DATA**  
 EX. BUILDING: 61,054 GSF  
 EX. BUILDING HT: 27 FT  
 PROPOSED BUILDING EXPANSION: 3,765 GSF (6.0 %)  
 PROPOSED BUILDING EXPANSION HT: 31 FT  
**BUILDING DATA**  
 FIRST FLOOR: 46,429 SF  
 SECOND FLOOR: 14,625 SF

**BUILDING COVERAGE**  
 TOTAL BUILDING FOOTPRINT: 54,880 SF  
 BUILDING LOT COVERAGE: 11.10%  
 ALLOWED COVERAGE: 40%  
**BUILDING SETBACKS**  
 REQUIRED: FRONT: 20 FT  
 REAR: 20 FT (25' ABUTTING RESIDENTIAL + 1':1' RATIO OVER 20' BLDG HT)  
 SIDE: 10 FT (20' ABUTTING RESIDENTIAL + 1':1' RATIO OVER 20' BLDG HT)  
 MAX. BLDG HT: 45 FT  
 PROPOSED: FRONT: 319.37 FT  
 REAR: 338.61 FT  
 SIDE: EAST 113.20 FT, WEST 35 FT  
 BUILDING HT: 31 FT

**PARKING**  
 EXISTING PARKING: 220 SPACES (INCLUDING 5 ADA)  
 REQUIREMENTS: 1/SPACE/200 GSF (MAX)  
 1/SPACE/400 GSF (MIN)  
 TOTAL BLDG GSF: 64,819 GSF  
 REQUIRED PARKING: 325 SPACES (MAX)  
 162 SPACES (MIN)  
 PROVIDED PARKING: 240 SPACES  
 REQUIRED ADA SPACES: 7 SPACES  
 PROPOSED ADA SPACES: 7 SPACES (2 NEW)

**REVISIONS**

REV. #	PLANNING AND TRANSPORTATION COMMENTS	JFB
1		5/2/2017
REV. #	DESCRIPTION	REV BY
		DATE
REVISIONS		

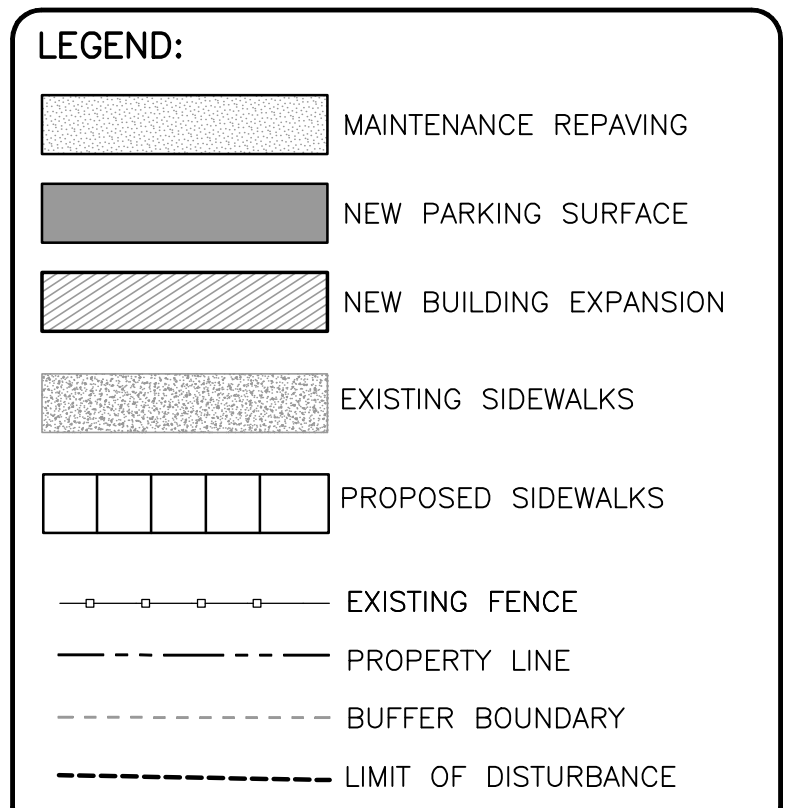
**BICYCLE PARKING**  
 REQUIREMENTS: PROVIDE 5 BIKE SPACES FOR FIRST 25 VEHICLE PARKING SPACES & 5 MORE FOR EACH ADDITIONAL 100 VEHICLE PARKING SPACES  
 PROVIDED: 16 BICYCLE SPACES

**LANDSCAPE REQUIREMENTS - EXPANSION**  
**BUILDING EXPANSION**  
 EXISTING: 46,683 SF  
 EXPANSION: 3,765 SF (8.0%)  
**VEHICULAR USE AREA**  
 EXISTING: 104,540 SF  
 EXPANSION: 1,348 SF (1.3%)\*\*  
 \*\*AFTER DEMOLITION DEDUCTION  
**ADDITIONAL PARKING SPACES: 19 SPACES**

**STREETYARD:**  
 LANDSCAPE EXPANSION REQUIREMENTS  
**BUFFER YARD:**  
 TREES: 15/DISTURBED ACRE  
 1/2 THE REQUIRED FOR NEW CONSTRUCTION  
**INTERIOR LANDSCAPING: 4.0%**  
 FENCE OR 1/2 THE WIDTH REQUIRED FOR NEW CONSTRUCTION

**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.cldesign.com  
 Phone: 910-254-9333  
 Fax: 910-254-0502

**Approved Construction Plan**  
 Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning: \_\_\_\_\_  
 Traffic: \_\_\_\_\_  
 Fire: \_\_\_\_\_



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**REVISIONS**

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**DRAWN:** RLEWIS  
**DESIGN:** JCARMINE  
**CHECK:** FBAXTON  
**APPROVED:** JPETROFF  
**FILE NAME:**

**PROJECT NUMBER:** 130-00  
**SCALE:** 1"=50'  
**DATE:** 3MARCH2017

**THE NIR FAMILY YMCA**

**PROPOSED SITE PLAN**

**JOB NUMBER:** 130-00  
**SHEET NUMBER:** SP-2

**LANDSCAPE ISLAND AREA**

LA-1	504 SF
LA-2	578 SF
LA-3	432 SF
LA-4	216 SF
LA-5	336 SF
LA-6	288 SF
LA-7	869 SF
LA-8	409 SF

**UTILITY DEMAND**

WATER:	32,410 GPD
SEWER:	32,410 GPD

**EXISTING IMPERVIOUS AREA**

BUILDINGS:	51,115 SF
ASPH PARKING:	104,540 SF
SIDEWALK:	4,525 SF
CONCRETE:	4,010 SF
TOTAL BUA:	164,190 SF
% BUA:	33.21%

**DEMOLISHED IMPERVIOUS AREA**

BUILDINGS:	2,360 SF
ASPH PARKING:	14,465 SF
SIDEWALK:	295 SF
CONCRETE:	580 SF
TOTAL:	17,700 SF

**NEW IMPERVIOUS AREA**

BUILDING:	3,765 SF
ASPH PARKING:	8,022 SF
PERV PARKING:	1,838 SF
(25% OF 7,350 SF)	
SIDEWALK:	1,310 SF
CONCRETE:	1,621 SF
TOTAL:	16,556 SF

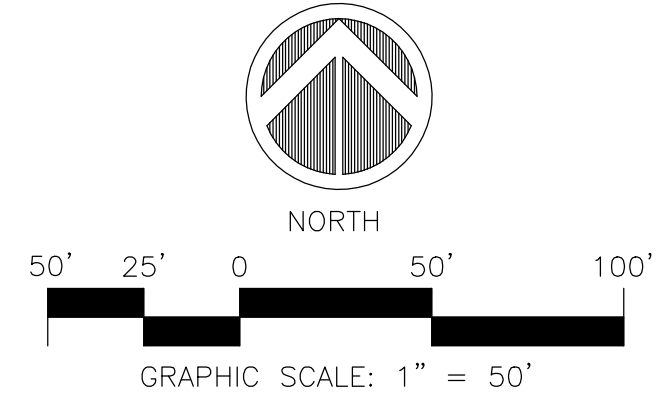
**FINAL IMPERVIOUS AREA**

BUILDINGS:	54,880 SF
ASPH PARKING:	104,050 SF
PERV PARKING:	1,838 SF
(25% OF 7,350 SF)	
SIDEWALK:	5,485 SF
CONCRETE:	5,235 SF
TOTAL:	171,488 SF
% BUA:	34.69%

IMPERVIOUS INCREASE: 7,298 SF

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

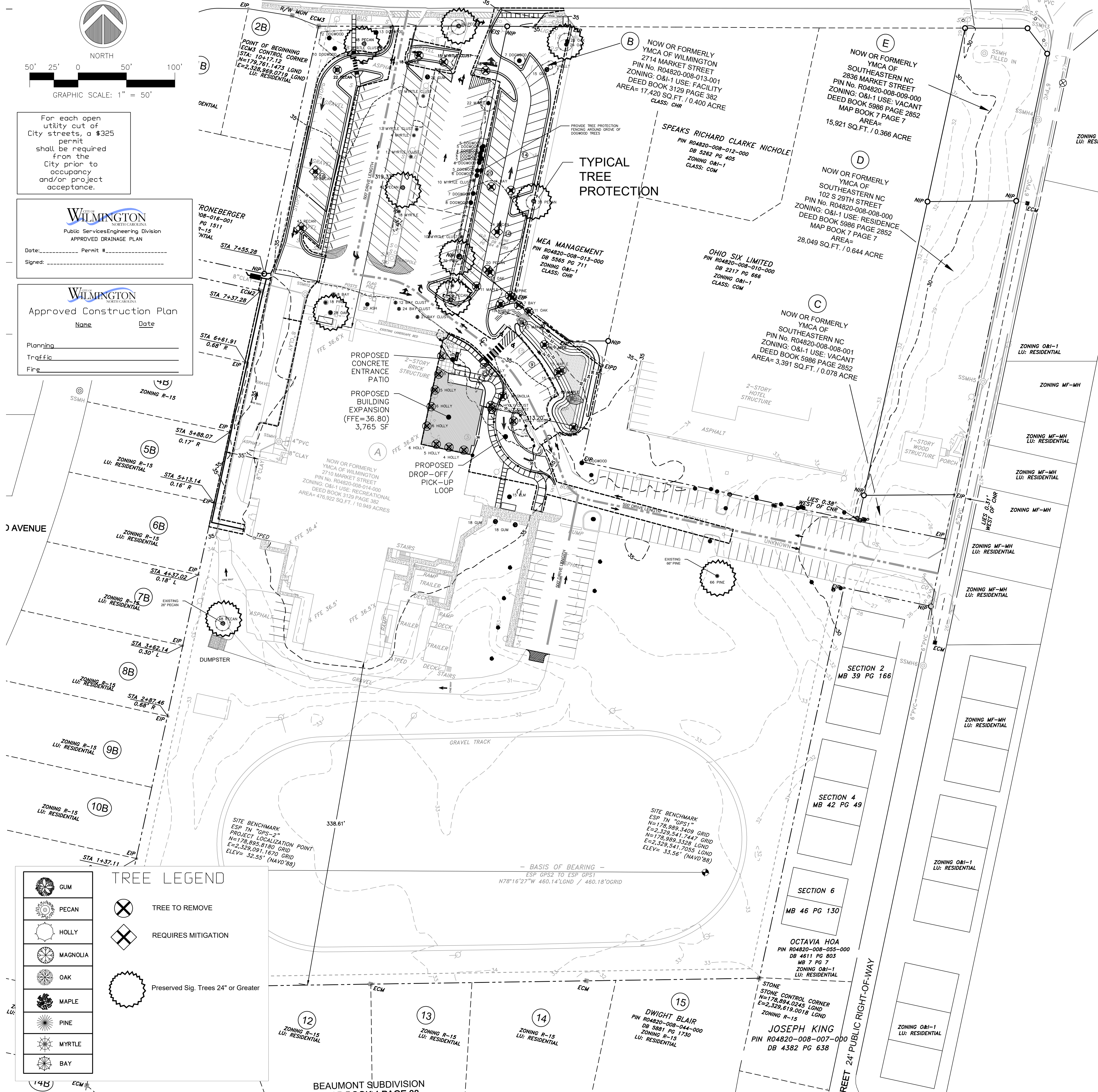




For each open utility cut of City streets, a #325 permit shall be required from the City prior to occupancy and/or project acceptance.

WILMINGTON PUBLIC SERVICES ENGINEERING DIVISION  
APPROVED DRAINAGE PLAN  
Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
Signed: \_\_\_\_\_

WILMINGTON PUBLIC SERVICES ENGINEERING DIVISION  
APPROVED CONSTRUCTION PLAN  
Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Planning: \_\_\_\_\_  
Traffic: \_\_\_\_\_  
Fire: \_\_\_\_\_



TYPICAL TREE PROTECTION

### Proposed Regulated Trees to be Removed

Tree Name	# of Trees	DBH	% Mitigation	Total DBH
Crape Myrtle	2	18	100	36
Crape Myrtle	1	15	100	15
Bay	1	4	100	4
Bay	1	7	100	7
Bay	1	3	100	3
Pecan	1	22	100	22
Oak	1	18	100	18
Oak	1	6	100	6
Oak	1	11	100	11
Maple	1	11	100	11
Maple	5	15	100	75
Maple	2	16	100	32
Pine	1	18	100	18
Holly	2	4	100	8
Holly	3	5	100	15
Holly	3	6	100	18
Holly	3	7	100	21
Holly (Cluster)	2	10	100	20
Holly (Cluster)	1	8	100	8
<b>Total DBH of Removed Regulated Trees</b>				<b>368</b>
<b>Total Trees Req. for Mitigation</b>	<b>=</b>	<b>Total DBH X mitigation %</b>	<b>=</b>	<b>123</b>

Sec. 18-460 Mitigation: Regulated Trees. The total number of replacement trees shall be determined for regulated trees removed by multiplying the total DBH of the removed regulated tree(s) by the percentage for the type of tree in Table IV and dividing by three (3).

\* Section 18-461 Exceptions to Mitigation: (b) Regulated trees removed within the area of disturbance necessary for essential site improvements are exempt from mitigation, provided the applicant has designed around trees in order to retain as many trees as practicable.

\* All regulated trees proposed for removal are within the limits of disturbance necessary for site improvements and therefore do not require mitigation.

### Proposed Significant Trees to be Removed

Tree Name	# of Trees	DBH	% Mitigation	Total DBH
Pecan		39"	50 (poor health)	39
Pecan		24"	75	24
Pecan		43"	50 (poor health)	43
<b>Total DBH of Removed Significant Trees</b>	<b>=</b>			<b>106"</b>
<b>Total Trees Req. for Mitigation</b>	<b>=</b>	<b>Total DBH X 2X mitigation %</b>	<b>=</b>	<b>40</b>

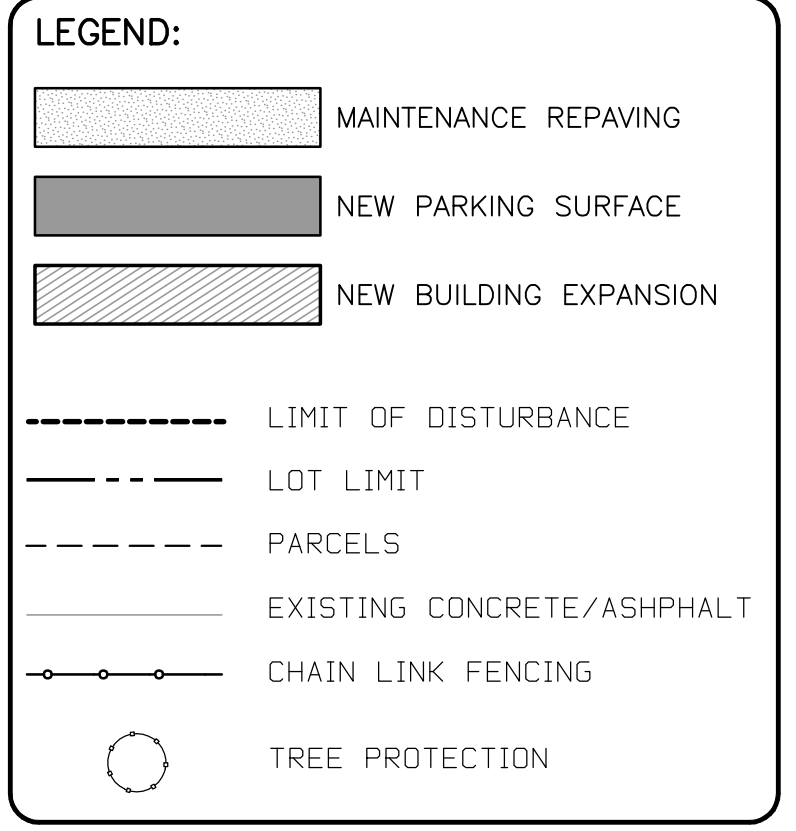
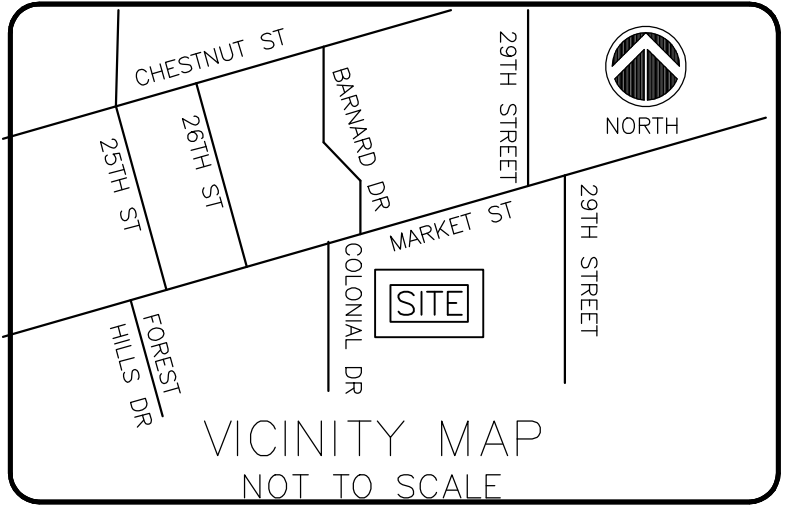
Sec. 18-460 Mitigation: Significant trees. The total number of replacement trees shall be determined by multiplying the total DBH of the removed significant trees by two (2) times the percentage for the type of tree in Table IV and dividing by three (3).

### Credit for Preserved Trees (Sec. 18-448 Table 1)

# of Preserved Trees	Size (DBH)	Credit Given	Resulting Credit
13	6-11"	39"	26
7	12-17"	24"	21
2	18-23"	43"	8
10	>24"	= (DBH/6)	64
<b>Total resulting Credit for 31 Preserved Trees</b>	<b>=</b>		<b>119</b>

\* With Preserved Tree Credit no additional trees are required for mitigation.

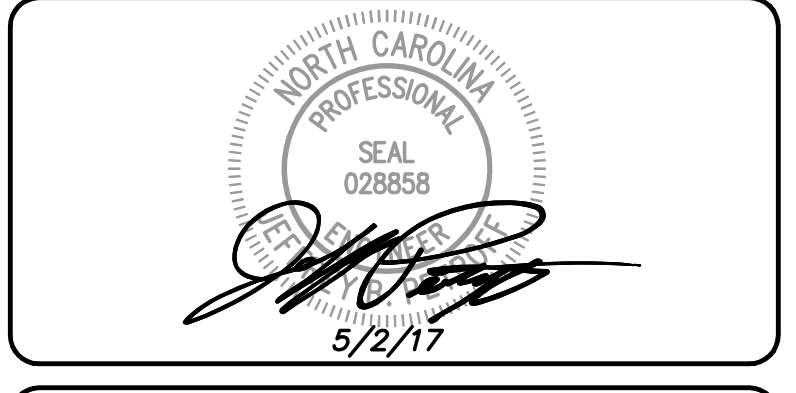
**SITE PLANTINGS**  
15 TREES REQ. TO BE PRESERVED OR PLANTED PER DISTURBED ACRE  
TOTAL DISTURBED AREA= 72,456 SF (1.66 ACRES)  
REQUIRED TREES= 25  
PROVIDED TREES= PRESERVED TREE CREDIT APPLIED



ISSUED FOR AGENCY REVIEW ONLY

NOT RELEASED FOR CONSTRUCTION

REV. #	PLANNING AND TRANSPORTATION COMMENTS	JFB
1		5/2/2017
	DESCRIPTION	REV. BY
	REVISIONS	DATE



**OWNER:**  
THE NIR FAMILY YMCA  
2710 MARKET STREET  
WILMINGTON, NC 28402

**Coastal Land Design, PLLC**  
Civil Engineering / Landscape Architecture  
Land Planning / Construction Management  
NCBELS Firm License No: P-0369  
P.O. Box 1172  
Wilmington, NC 28402 www.cldng.com Phone: 910-254-8838 Fax: 910-254-0568

DRAWN: R LEWIS PROJECT: 130-00  
DESIGN: J CARMINE NUMBER:  
CHECK: F BRAXTON SCALE: 1"=50'  
APPROVED: J PETROFF DATE: 3 MARCH 2017  
FILE NAME:

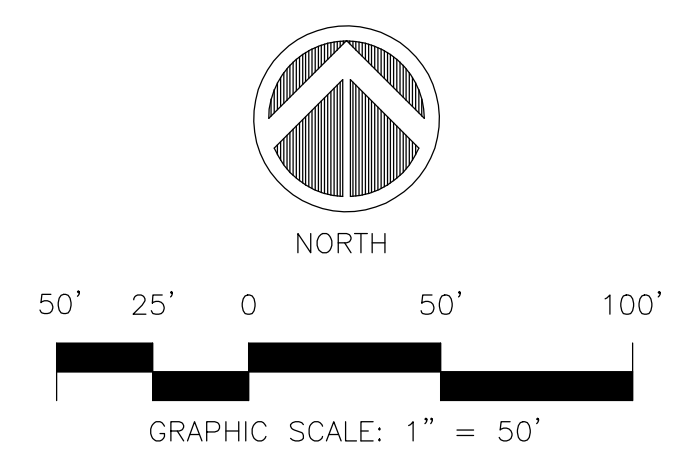
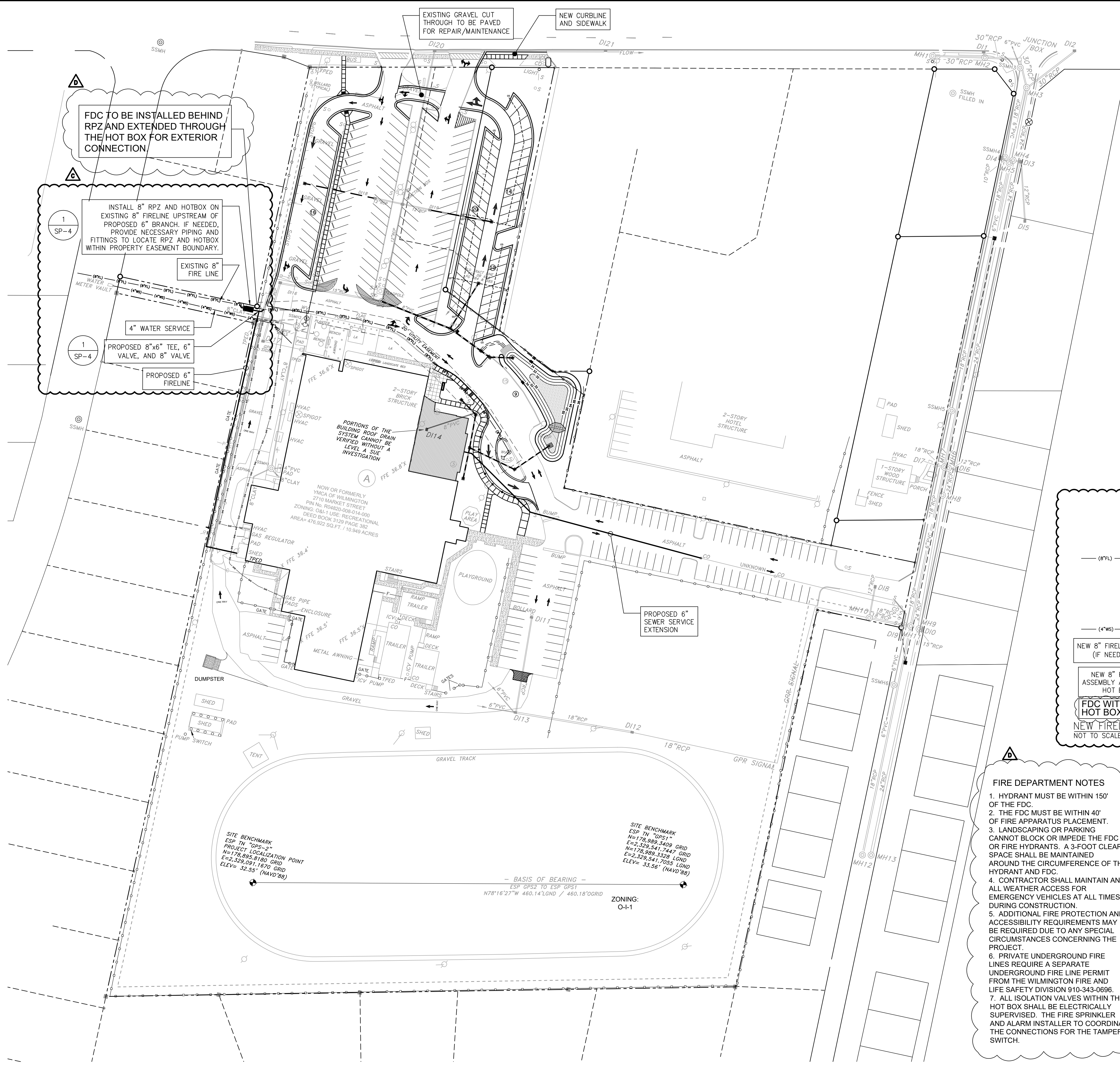
**THE NIR FAMILY YMCA**

**TREE REMOVAL PLAN**

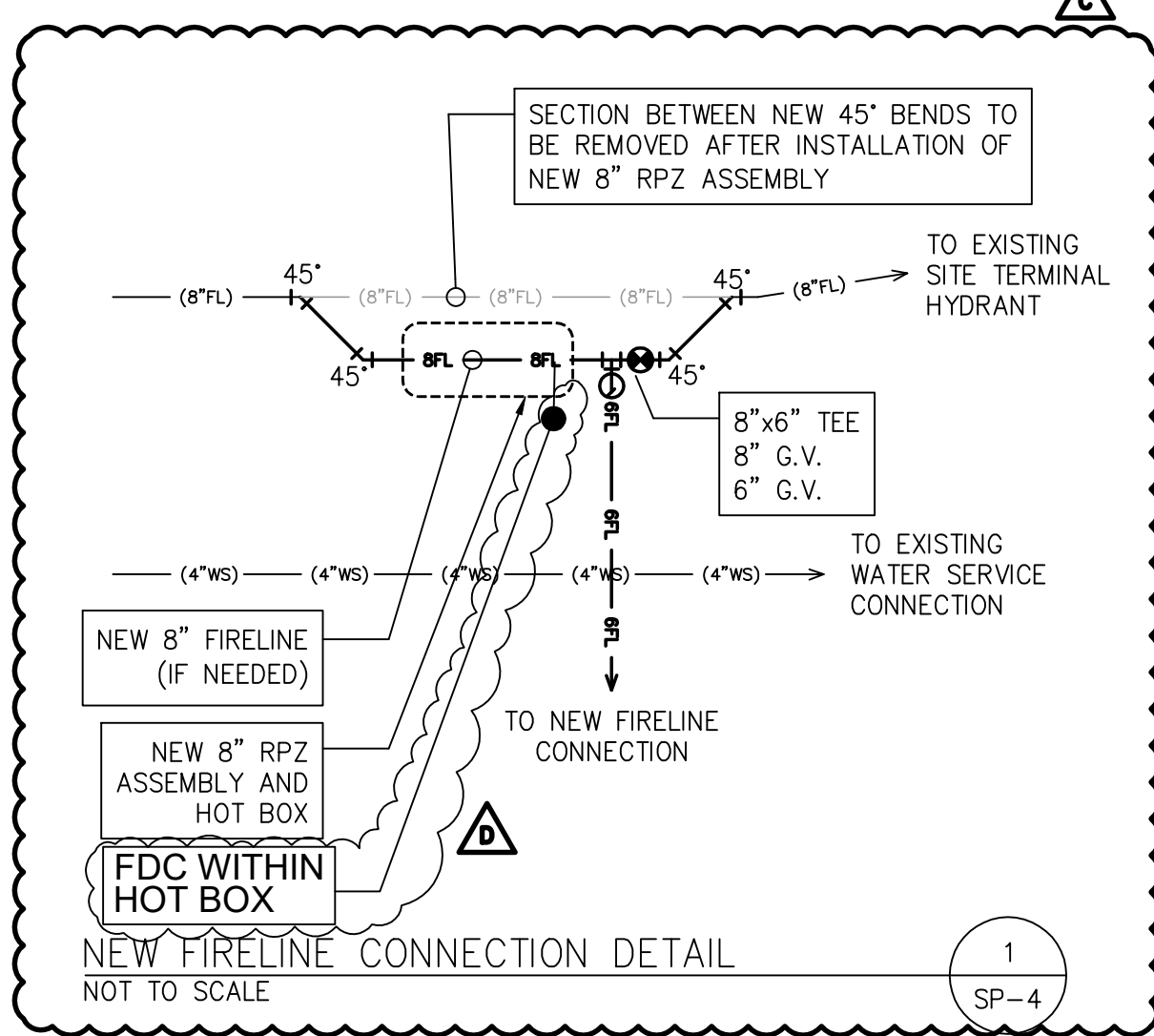
### TREE LEGEND

GUM	TREE TO REMOVE
PECAN	REQUIRES MITIGATION
HOLLY	Preserved Sig. Trees 24" or Greater
MAGNOLIA	
OAK	
MAPLE	
PINE	
MYRTLE	
BAY	





SSMH1	TOP= 35.73 IN= 33.24 (4" PVC) IN= 31.96 (8" CLAY) IN= 31.97 (8" CLAY) IN= 31.72 (4" CLAY) OUT= 31.49 (8" CLAY)
SSMH2	TOP= 35.55 IN= 30.17 (8" CLAY) OUT= 30.02 (8" CLAY)
SSMH3	TOP= 27.39 IN= 24.24 (6" PVC) OUT= 24.15 (6" PVC)
SSMH4	TOP= 27.01 IN= 23.96 (6" PVC) OUT= 23.92 (6" PVC)
SSMH5	TOP= 27.03 IN= 22.96 (6" PVC) OUT= 22.89 (6" PVC)
SSMH6	TOP= 25.82 IN= 21.79 (6" PVC) OUT= 21.90 (6" PVC)



- FIRE DEPARTMENT NOTES**
1. HYDRANT MUST BE WITHIN 150' OF THE FDC.
  2. THE FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
  3. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT AND FDC.
  4. CONTRACTOR SHALL MAINTAIN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
  5. ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
  6. PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE UNDERGROUND FIRE LINE PERMIT FROM THE WILMINGTON FIRE AND LIFE SAFETY DIVISION 910-343-0696.
  7. ALL ISOLATION VALVES WITHIN THE HOT BOX SHALL BE ELECTRICALLY SUPERVISED. THE FIRE SPRINKLER AND ALARM INSTALLER TO COORDINATE THE CONNECTIONS FOR THE TAMPER SWITCH.

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

**Approved Construction Plan**

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

Planning \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_

**APPROVED STORMWATER MANAGEMENT PLAN**

Date: \_\_\_\_\_ Permit #: \_\_\_\_\_

Signed: \_\_\_\_\_

**LEGEND:**

	MAINTENANCE REPAVING
	NEW PARKING SURFACE
	NEW BUILDING EXPANSION

ISSUED FOR AGENCY REVIEW ONLY

NOT RELEASED FOR CONSTRUCTION



REV. #	DESCRIPTION	REV. BY	DATE
D	ADDED FDC WITHIN HOT BOX AND ADDED FD NOTES	JFB	2 MAY 17
C	ADDED EXISTING WATER SERVICE TO PLANS AND PROVIDED ADDITIONAL TIE-IN DETAIL	JRC	3 APR 17
B	MOVED RPZ ASSEMBLY AND HOT BOX TO COMMON 8" FIRE LINE TRUNK	JRC	30 MAR 17
A	INITIAL RELEASE FOR CFPA REVIEW	JRC	21 MAR 17



**OWNER:**  
THE NIR FAMILY YMCA  
2710 MARKET STREET  
WILMINGTON, NC 28402



DRAWN : R LEWIS	PROJECT : 130-01
DESIGN : J CARMINE	NUMBER :
CHECK : F BRAXTON	SCALE : 1" = 50'
APPROVED : J PETROFF	DATE : 3 MAR 2017

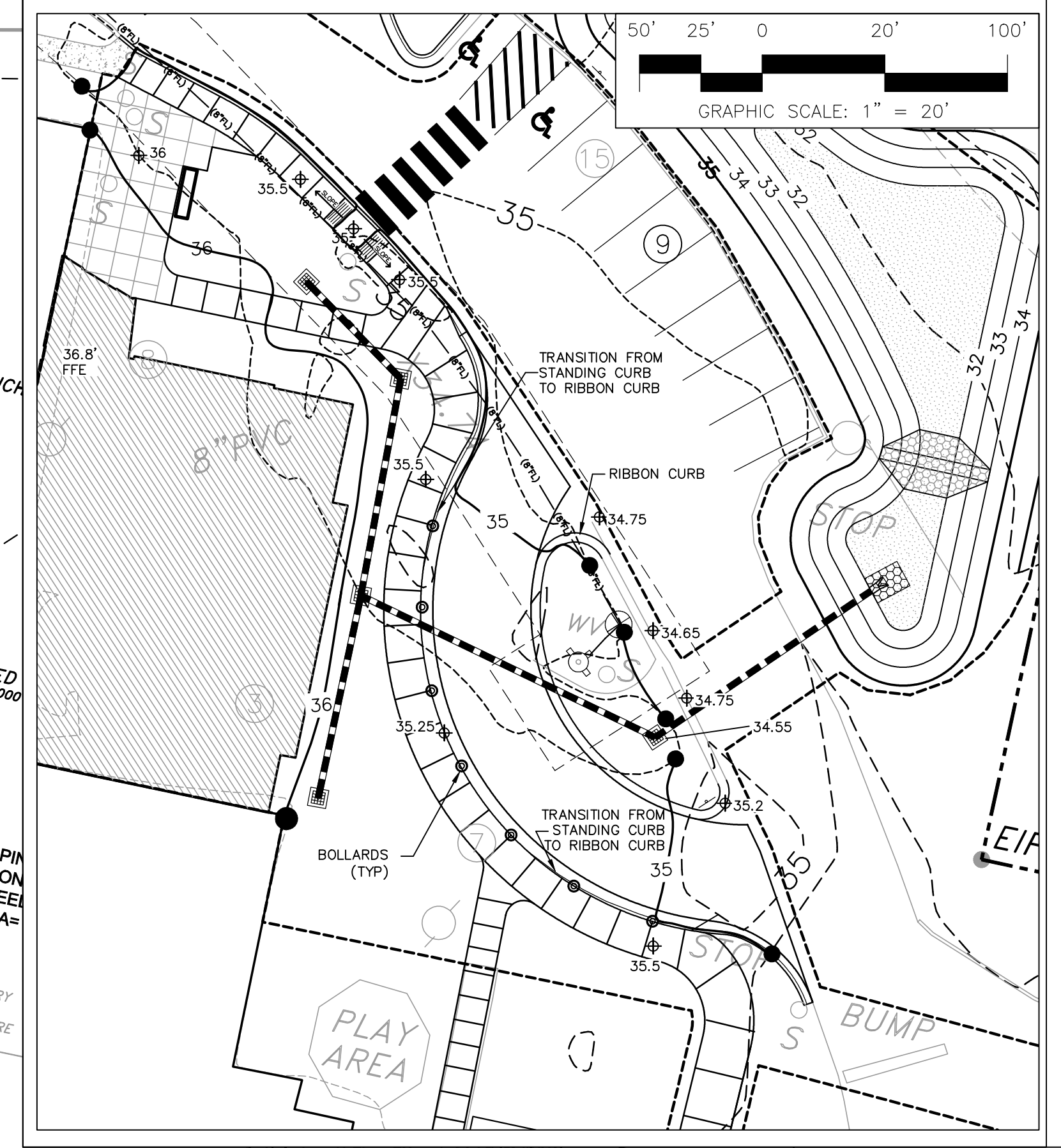
**THE NIR FAMILY YMCA**

**UTILITIES PLAN**



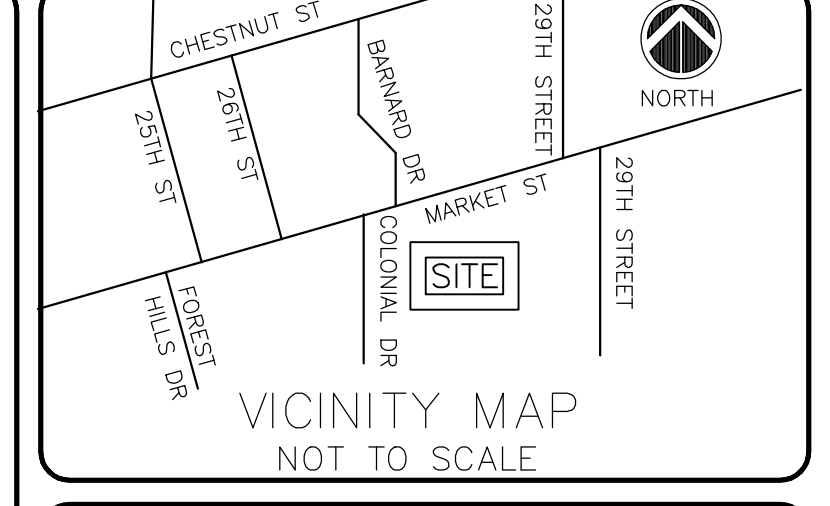


**DROP OFF AREA ENLARGEMENT**



**EXISTING UTILITY INVENTORY**

D11 TOP= 27.95 OUT= 25.01 (12" RCP)	MH1 TOP= 28.92 OUT= 25.34 (30" RCP)
D12 TOP= 27.42 OUT= 23.53 (30" RCP)	MH2 TOP= 28.58 IN= 24.98 (12" RCP) IN= 24.57 (30" RCP) OUT= 24.49 (30" RCP)
D13 TOP= 26.92 IN= 24.70 (6" PVC) IN= 24.75 (12" RCP) OUT= 24.19 (12" RCP)	MH3 TOP= 27.35 IN= 23.59 (30" RCP) IN= 23.59 (30" RCP) OUT= 23.54 (24" RCP) OUT= 23.43 (18" RCP)
D14 TOP= 27.36 OUT= 25.69 (10" RCP)	MH4 TOP= 27.06 IN= 23.53 (24" RCP) IN= 24.12 (12" RCP) OUT= 23.46 (24" RCP)
D15 TOP= 27.71 OUT= 24.89 (12" RCP)	MH5 TOP= 27.10 IN= 23.34 (18" RCP) IN= 24.61 (10" RCP) OUT= 23.31 (18" RCP)
D16 TOP= 27.19 OUT= 22.84 (12" RCP)	MH6 TOP= 26.93 IN= 22.71 (24" RCP) IN= 22.73 (18" RCP) IN= 22.77 (12" RCP) OUT= 22.65 (24" RCP)
D17 TOP= 27.15 OUT= 24.06 (15" RCP)	MH7 TOP= 26.96 IN= 22.67 (18" RCP) IN= 22.60 (18" RCP) IN= 23.86 (18" RCP) OUT= 22.50 (18" RCP)
D18 TOP= 25.97 OUT= 23.97 (12" RCP)	MH8 TOP= 26.87 IN= 21.50 (6" MP) OUT= 22.60 (24" RCP)
D19 TOP= 26.48 IN= 23.23 (18" RCP) OUT= 23.22 (18" RCP)	MH9 TOP= 26.04 IN= 21.54 (24" RCP) IN= 23.20 (15" RCP) OUT= 21.37 (24" RCP)
D110 TOP= 26.43 OUT= 23.56 (15" RCP)	MH10 TOP= 27.75 IN= 23.59 (12" RCP) IN= 28.77 (12" RCP) OUT= 28.49 (18" RCP)
D111 TOP= 33.47 IN= 31.50 (6" MP) OUT= 31.14 (12" RCP)	MH11 TOP= 26.26 IN= 21.57 (18" RCP) IN= 22.76 (18" RCP) OUT= 21.46 (18" RCP)
D112 TOP= 32.73 IN= 28.22 (18" RCP) OUT= 28.05 (18" RCP)	MH12 TOP= 25.02 IN= 21.79 (18" RCP)
D113 TOP= 30.56 IN= 29.17 (6" PVC) IN= 28.63 (6" PVC) IN= 28.77 (12" RCP) OUT= 28.49 (18" RCP)	MH13 TOP= 24.81 IN= 19.48 (24" RCP)
D114 TOP= 35.19 IN= 33.49 (6" PVC) IN= 33.43 (6" PVC) IN= 33.67 (6" PVC) OUT= 33.36 (8" PVC)	MH14 TOP= 34.61 IN= 31.87 (15" RCP) IN= 31.77 (8" PVC) OUT= 31.69 (12" RCP)
D115 TOP= 33.97 OUT= 32.18 (8" PVC)	
D116 TOP= 34.43 IN= 32.55 (15" RCP) OUT= 32.44 (15" RCP)	
D117 FULL OF DEBRIS TOP= 34.16 OUT= (15" RCP)	
D118 TOP= 34.31 OUT= 32.42 (12" RCP)	
D119 TOP= 34.34 OUT= 32.39 (12" RCP)	
D120 TOP= 35.35 IN= 30.43 (15" RCP) OUT= 30.14 (15" RCP)	
D121 TOP= 33.61 IN= 28.57 (15" RCP)	



**LEGEND:**

- MAINTENANCE REPAVING
- NEW PARKING SURFACE
- NEW BUILDING EXPANSION
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED SPOT ELEVATION

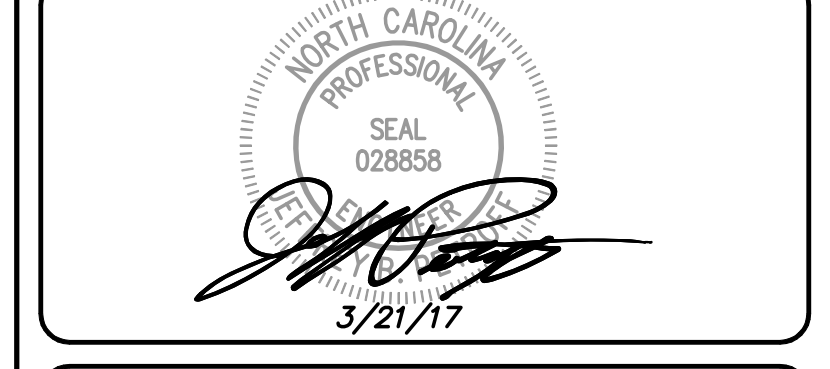
**NEW IMPERVIOUS AREA**

BUILDING:	3,765 SF
ASPH PARKING:	8,022 SF
PERV PARKING:	1,838 SF
(25% OF 7,350 SF)	
SIDEWALK:	1,310 SF
CONCRETE:	1,621 SF
TOTAL:	16,556 SF

**FINAL IMPERVIOUS AREA**

BUILDINGS:	54,880 SF
ASPH PARKING:	104,050 SF
PERV PARKING:	1,838 SF
(25% OF 7,350 SF)	
SIDEWALK:	5,485 SF
CONCRETE:	5,235 SF
TOTAL:	171,488 SF
% BUA:	34.69%

REV. #	DESCRIPTION	REV. BY	DATE
REVISIONS			



**OWNER:**  
THE NIR FAMILY YMCA  
2710 MARKET STREET  
WILMINGTON, NC 28402



DRAWN : R LEWIS	PROJECT NUMBER : 130-00
DESIGN : J CARMINE	NUMBER :
CHECK : F BRAXTON	SCALE : Varies
APPROVED : J PETROFF	DATE : 3 MARCH 2017
FILE NAME :	

**THE NIR FAMILY YMCA**

**PROPOSED GRADING AND STORMWATER PLAN**

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

**APPROVED CONSTRUCTION PLAN**

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

**CITY OF WILMINGTON**  
NORTH CAROLINA

Public Service Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN

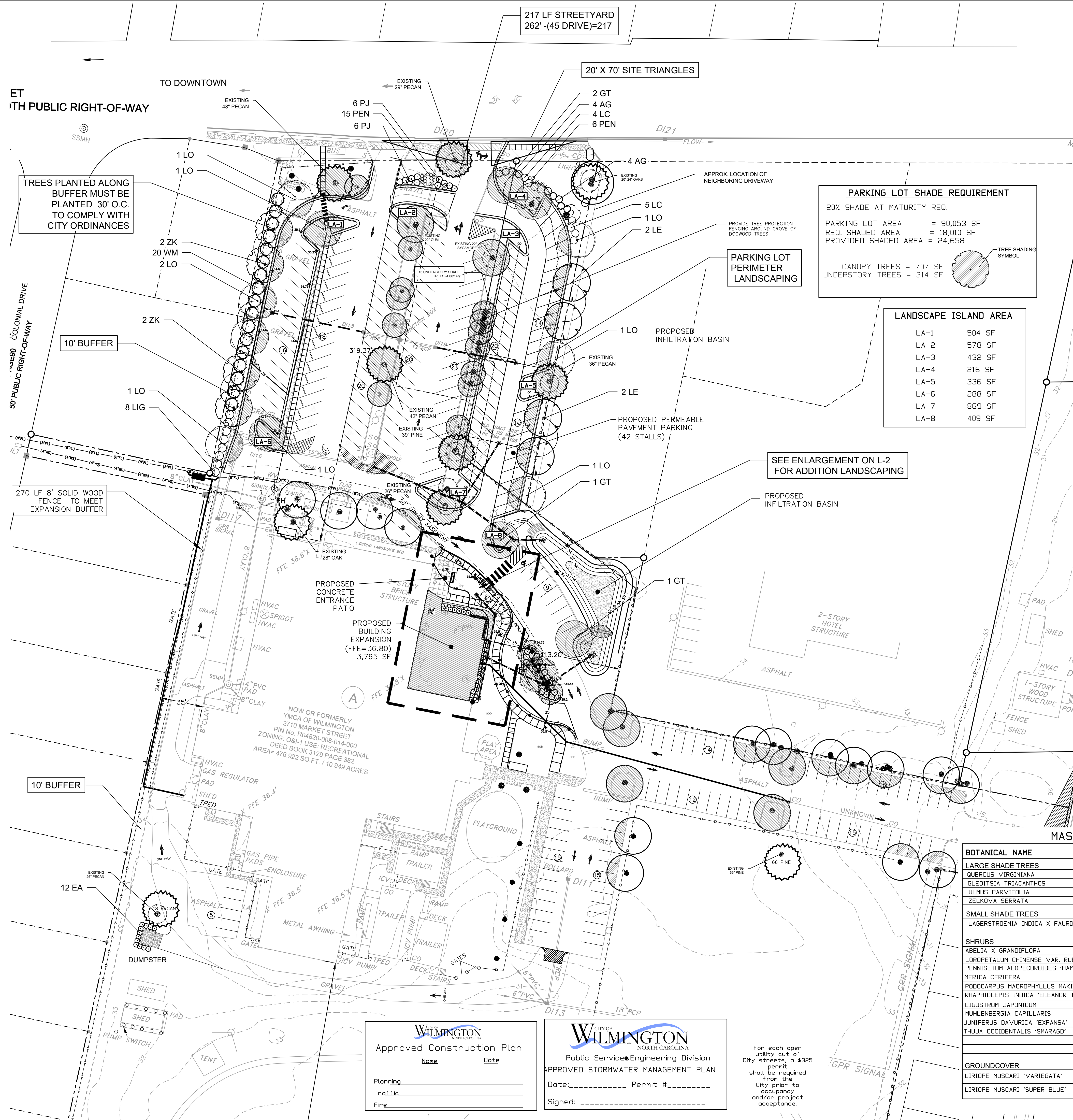
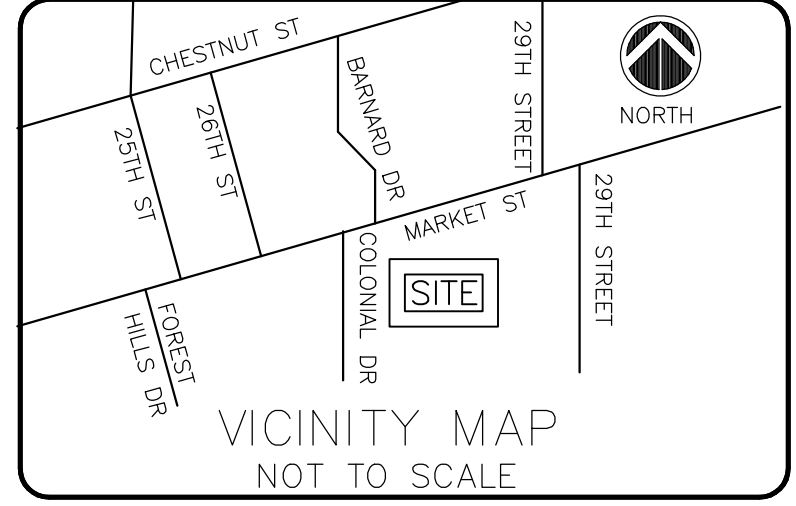
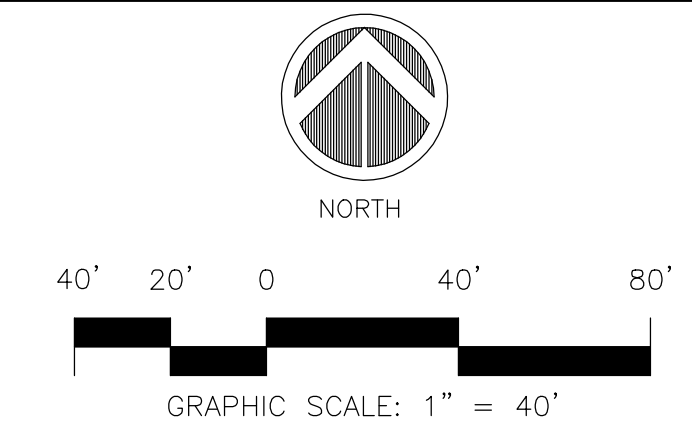
Date: \_\_\_\_\_ Permit #: \_\_\_\_\_

Signed: \_\_\_\_\_

ISSUED FOR AGENCY REVIEW ONLY

NOT RELEASED FOR CONSTRUCTION





**STREET YARD CALCULATIONS**

STREET YARD (S.Y.) = 262 LF - 45 LF (DRIVEWAYS) = 217 LF  
 \*LANDSCAPING FOR EXPANSIONS TO EXISTING PRINCIPLE STRUCTURES REQUIRE 1/2 OF THAT REQUIRED FOR NEW CONSTRUCTION  
 REQUIRED S.Y. AREA = 1,953 (217 LF x 18 (MULTIPLIER) x (.50))  
 REQUIRED TREES @ 1/600 SF = 4 TREES  
 PROPOSED TREES = 1 NEW TREE + (CREDIT 3 EX. CANOPY TREES)  
 REQUIRED SHRUBS @ 6/600 SF = 20 SHRUBS  
 PROPOSED SHRUBS = 27  
 ALL PROPOSED VEGETATION WITHIN SITE TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30' - 10' [SEC.18-566 COW]

**PARKING INTERIOR AREA CALCULATIONS**

4% OF TOTAL PARKING AREA  
 PARKING LOT AREA = 91,927 SF  
 REQUIRED VEGETATED AREA = 3,677 SF  
 PROPOSED VEGETATED AREA = 8,262 SF

**PARKING AREA SCREENING**

PARKING WITHIN 50' OF A R.O.W. REQUIRES A LOW SCREEN MIN. 3' HIGH AND 5' WIDE  
 \* SCREENING INCLUDED IN STREETYARD PLANTING

**PARKING PERIMETER LANDSCAPING**

10' YARD REQ. ALONG SEPARATE PARKING LOTS, DRIVES OR RESIDENTIALLY ZONED AREAS  
 MIN. 1 TREE EVERY 18-27 LF

**FOUNDATION PLANTING AREAS**

BUILDING HEIGHT = 24.5 FT  
 REQUIREMENT: LT. X HT. X12%  
 ADDITION  
 135'x24.5'x0.12 = 397 SF (REQUIRED)  
 PROVIDED = 718 SF

**BUFFER YARD**

BUFFER YARD REQ. TO SCREEN ANY RESIDENTIAL USE FROM NON-RESIDENTIAL USES OR DISTRICTS  
 \*BUFFER YARD. REQ. FOR EXPANSIONS TO EXISTING PRINCIPLE STRUCTURES IS FENCING OR 1/2 THE WIDTH OF REQ. BUFFER YARD FOR NEW CONSTRUCTION.  
 REQUIRED: 20' X (50%)  
 PROVIDED: 10' @ 525 LF  
 REQUIRED: (1 TREE/30 LF AVG.) X 230 LF = 8 TREES  
 PROPOSED: 8 NEW TREES  
 100% OPAQUE SHRUB SCREEN  
 SHRUBS MUST BE A MIN. 3' AT PLANTING  
 MIN. 6" IN 3 YEARS  
 PROPOSED: 28 SHRUBS

**PARKING LOT SHADE REQUIREMENT**

20% SHADE AT MATURITY REQ.

PARKING LOT AREA = 90,053 SF  
 REQ. SHADED AREA = 18,010 SF  
 PROVIDED SHADED AREA = 24,658

CANOPY TREES = 707 SF  
 UNDERSTORY TREES = 314 SF

**LANDSCAPE ISLAND AREA**

LA-1	504 SF
LA-2	578 SF
LA-3	432 SF
LA-4	216 SF
LA-5	336 SF
LA-6	288 SF
LA-7	869 SF
LA-8	409 SF

**MASTER LANDSCAPE SCHEDULE (ENTIRE PROJECT)**

BOTANICAL NAME	COMMON NAME	CAL.	HT.	REMARKS	QUAN.	SYMBOL
<b>LARGE SHADE TREES</b>						
QUERCUS VIRGINIANA	LIVE OAK	2.5"			11	LO
GLEDITSIA TRIACANTHOS	HONEY LOCUST	2.5"			4	GT
ULMUS PARVIFOLIA	LACEBARK ELM	2.5"			4	LE
ZELKOVA SERRATA	JAPANESE ZELKOVA	2.5"			4	ZK
<b>SMALL SHADE TREES</b>						
LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	'NATCHEZ' CRAPE MYRTLE		8-10'		25 GAL.	2
<b>SHRUBS</b>						
ABELIA X GRANDIFLORA	GLOSSY ABELIA		MIN. 12"		3 GAL.	8
LOROPETALUM CHINENSE VAR. RUBRUM 'RUBY'	RUBY RED LOROPETALUM		MIN. 12"		3 GAL.	9
PENNISETUM ALDOPEUROIDES 'HAEMEL'	DWARF FOUNTAIN GRASS		MIN. 12"		1 GAL.	38
MERICA CERIFERA	WAX MYRTLE		MIN. 3'		7 GAL.	20
PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PODOCARPUS		MIN. 12"		7 GAL.	6
RHAPHIOLEPIS INDICA 'ELEANOR TABOR'	INDIAN HAWTHORN		MIN. 12"		3 GAL.	12
LIGUSTRUM JAPONICUM	LIGUSTRUM		MIN. 3'		7 GAL.	8
MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS		MIN. 12"		3 GAL.	8
JUNIPERUS DAURICA 'EXPANSA'	PARSONS JUNIPER		MIN. 12"		3 GAL.	27
THUJA OCCIDENTALIS 'SMARAGO'	EMERALD ARBORVITAE		MIN. 12"		7 GAL.	12
<b>GROUND COVER</b>						
LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE				1 QT.	130
LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE				1 QT.	20

**WILMINGTON**  
 Approved Construction Plan

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

Planning \_\_\_\_\_  
 Traffic \_\_\_\_\_  
 Fire \_\_\_\_\_

**WILMINGTON**  
 NORTH CAROLINA  
 Public Service Engineering Division  
 APPROVED STORMWATER MANAGEMENT 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.

**LEGEND:**

- LIMIT OF DISTURBANCE
- LOT LIMIT
- PARCELS
- EXISTING CONCRETE/ASHPHALT
- CHAIN LINK FENCING

REV. #	PLANNING AND TRANSPORTATION COMMENTS	JFB
1		5/2/2017
REV. #	DESCRIPTION	REV. BY DATE
	REVISIONS	

**OWNER:**  
 THE NIR FAMILY YMCA  
 2710 MARKET STREET  
 WILMINGTON, NC 28402

ISSUED FOR AGENCY REVIEW ONLY

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

DRAWN : N ALLEN PROJECT NUMBER : 130-00  
 DESIGN : J CARMINE NUMBER :  
 CHECK : F BRAXTON SCALE : 1"=40'  
 APPROVED : J PETROFF DATE : 3 MARCH 2017  
 FILE NAME :

**THE NIR FAMILY YMCA**

**LANDSCAPE PLAN**

JOB NUMBER 130-00 SHEET NUMBER L-1

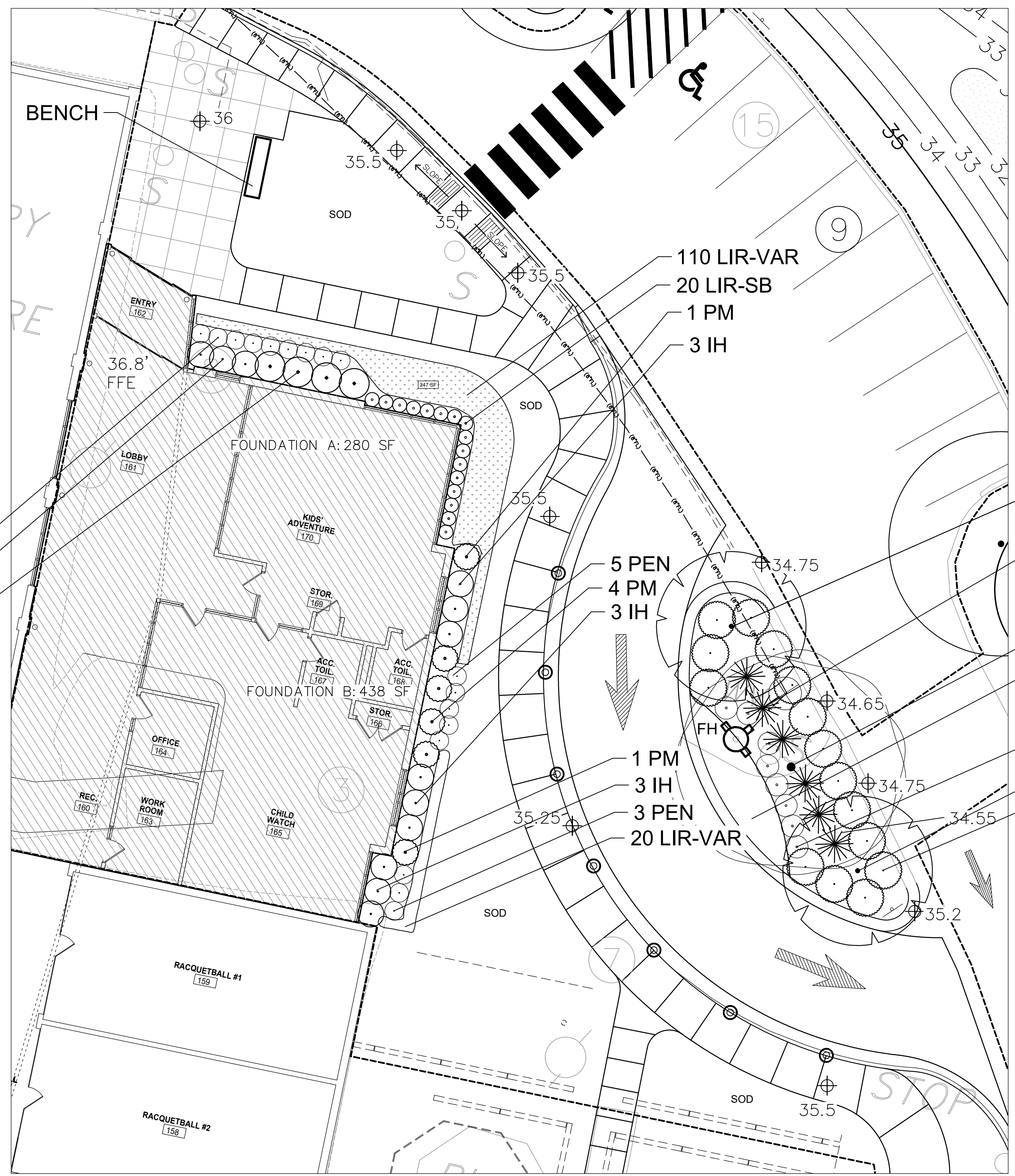
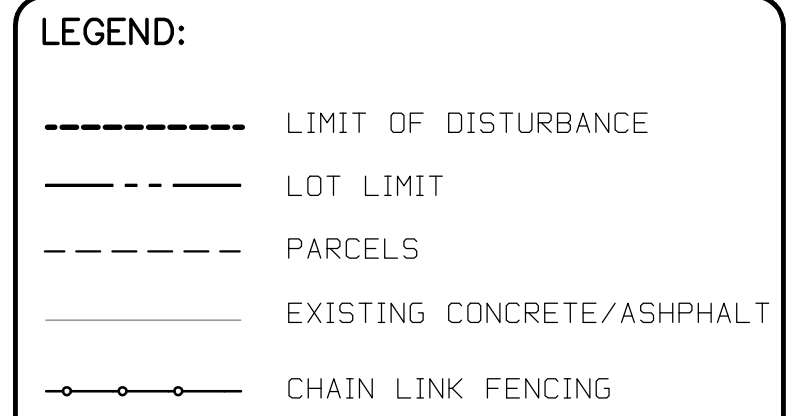
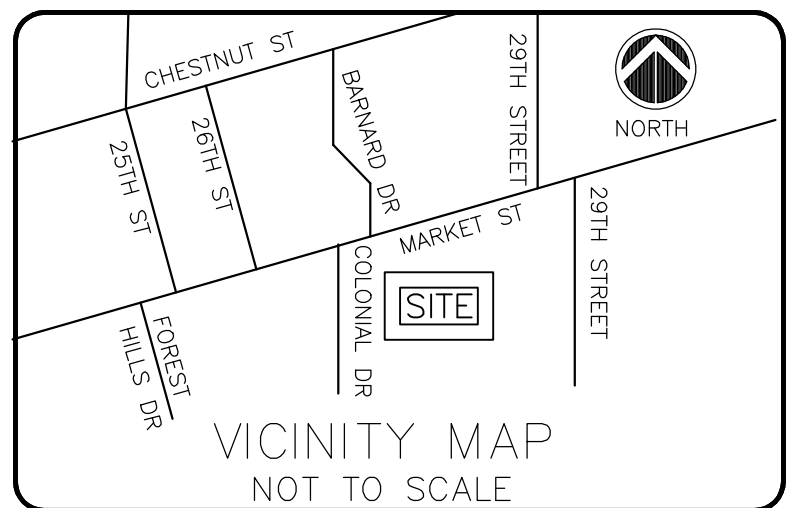
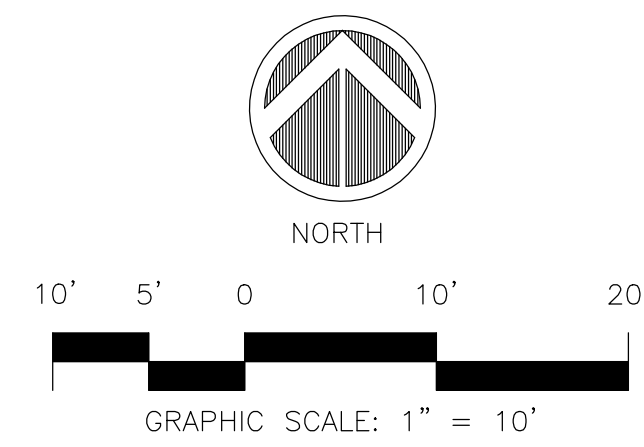


**LANDSCAPE NOTES**

- 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.
- HERE SHALL BE AT LEAST A 3 FT. SEPARATION BETWEEN LANDSCAPED AREAS AND PARKING AREAS TO ALLOW VEHICLE OVERRHANG.
- 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 PLANTING.
- 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 AT 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.

**GENERAL NOTES**

- PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING SHALL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
- ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
- NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT, AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION METHODS.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NC DOT STANDARDS.
- ONCE STREETS ARE OPEN TO TRAFFIC, CONTACT TRAFFIC ENGINEERING REGARDING THE INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
- 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.
- CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
- CALL TRAFFIC ENGINEERING AT 910-341-7888 FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
- STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
- TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET.
- ANY BROKEN OR MISSING SIDEWALK PANELS WILL BE REPLACED.
- CONTACT ALINA DOROFEEVA AT 910-341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
- PROJECT SHALL COMPLY WITH CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 910-343-3910 FOR INFORMATION.
- IF THE CONTRACTOR DESIRES CFPUA 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.
- ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REGULATIONS. CALL 919-343-3910 FOR INFORMATION.
- ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.
- ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCOCHR OR ASSE.
- CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
- CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- UNDERGROUND FIRE LINE(S) MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-341-0696.
- NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
- CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING, OR GRADING.



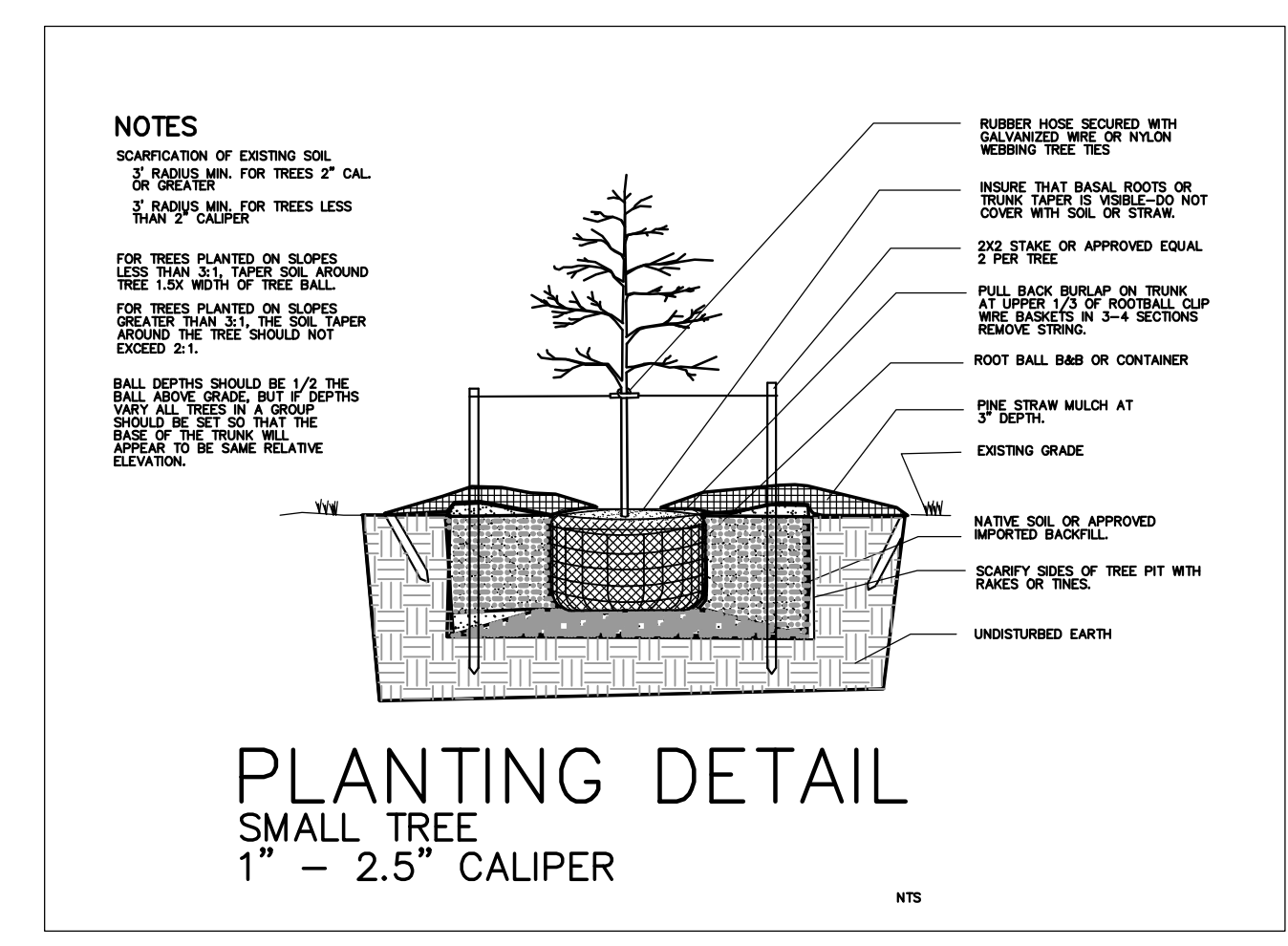
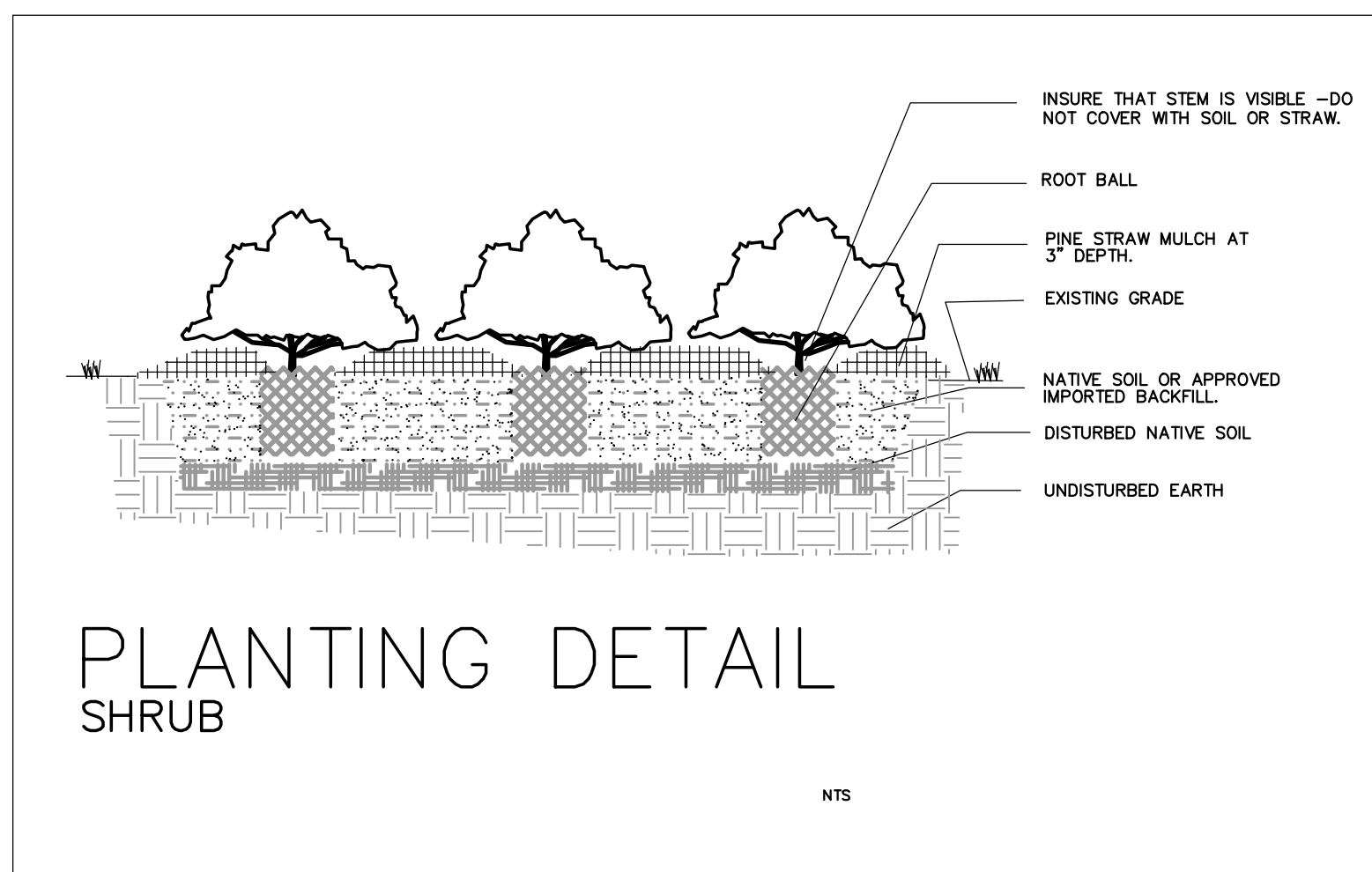
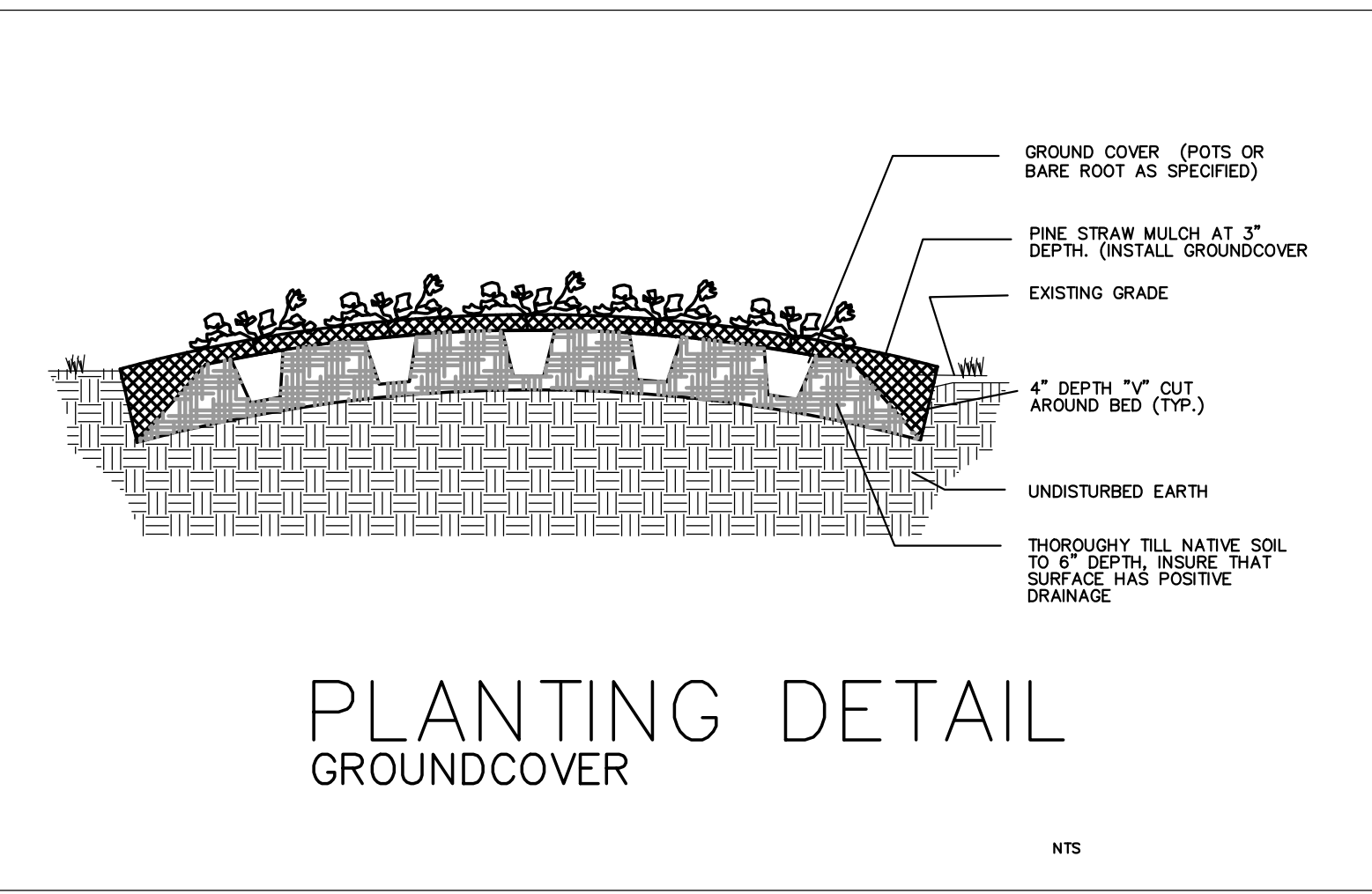
BOTANICAL NAME	COMMON NAME	CAL.	HT.	REMARKS	QUAN.	SYMBOL
<b>LARGE SHADE TREES</b>						
QUERCUS VIRGINIANA	LIVE OAK	25"			1	L0
<b>SMALL SHADE TREES</b>						
LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ' CRAPE MYRTLE				25 GAL.	2 CM
<b>SHRUBS</b>						
MISCANTHUS SINENSIS 'ADIAGO'	ADIAGO MAIDEN GRASS				1 GAL.	6 CA
JUNIPERUS DAURICA 'EXPANGA'	PARSONS JUNIPER				3 GAL.	15 PJ
<b>PODDCARPUS MACROPHYLLUS MAKI</b>						
	SHRUBBY YEW PODOCARPUS				7 GAL.	6 PM
<b>RHAPHIDOLEPIS INDICA 'ELEANOR TABOR'</b>						
	INDIAN HAWTHORN				3 GAL.	12 IH
<b>MUHLENBERGIA CAPILLARIS</b>						
	PINK MUHLY GRASS				3 GAL.	8 MG
<b>PENNISETUM ALOPECUROIDES 'HAEMEL'</b>						
	DWARF FOUNTAIN GRASS				1 GAL.	17 PEN
<b>GROUNDCOVER</b>						
LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE				1 QT.	130 LIR-RP
<b>EMERALD GREEN ZOYSIA</b>						
	SOD-ZOYSIA GRASS					

**\*\* PLANT NUMBERS ON THIS LIST ARE PART OF TOTAL PLANT NUMBERS FROM LIST ON L-1. DO NOT ADD THESE NUMBERS, THEY ARE FOR REFERENCE ONLY.**

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 Service Engineering Division  
APPROVED STORMWATER MANAGEMENT PLAN  
Date: \_\_\_\_\_ Permit #: \_\_\_\_\_  
Signed: \_\_\_\_\_

**WILMINGTON**  
NORTH CAROLINA  
Approved Construction Plan  
Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Planning: \_\_\_\_\_  
Traffic: \_\_\_\_\_  
Fire: \_\_\_\_\_



REV. #	PLANNING AND TRANSPORTATION COMMENTS	JFB 5/2/2017
1	DESCRIPTION	REV. BY DATE
REVISIONS		

**OWNER:**  
THE NIR FAMILY YMCA  
2710 MARKET STREET  
WILMINGTON, NC 28402

ISSUED FOR AGENCY REVIEW ONLY

NOT RELEASED FOR CONSTRUCTION

**Coastal Land Design, PLLC**  
Civil Engineering / Landscape Architecture  
Land Planning / Construction Management  
NCBELS Firm License No: P-0369  
P.O. Box 1172 Wilmington, NC 28402 www.cldesign.com Phone: 910-254-6533 Fax: 910-254-6502

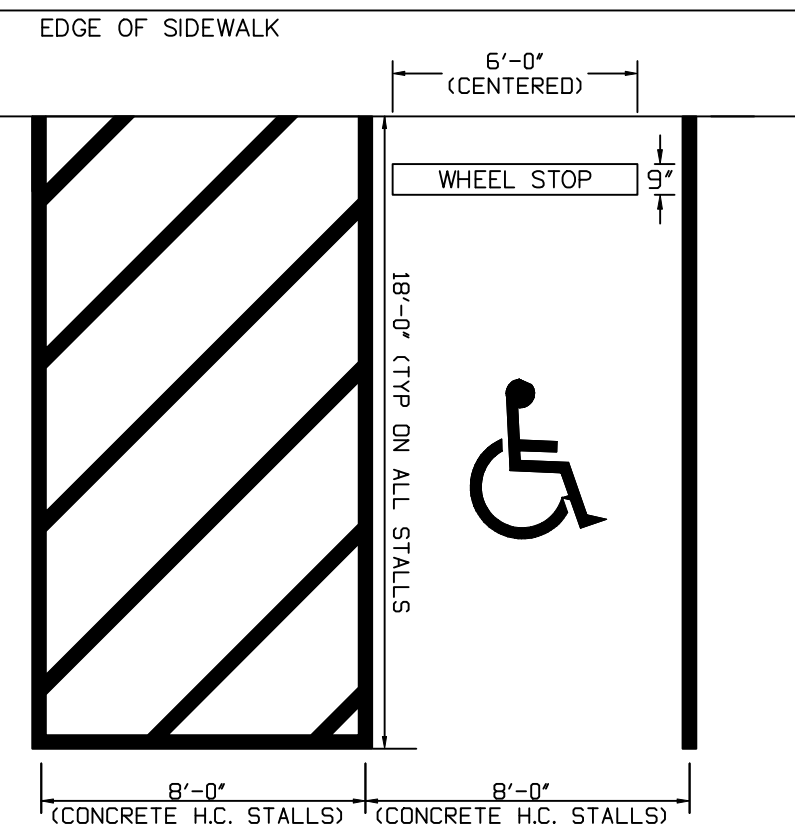
DRAWN BY: N ALLEN	PROJECT NUMBER: 130-00
DESIGN BY: J CARMINE	SCALE: 1"=10'
CHECK BY: F BRAXTON	DATE: 3 MARCH 2017
APPROVED BY: J PETROFF	

**THE NIR FAMILY YMCA**

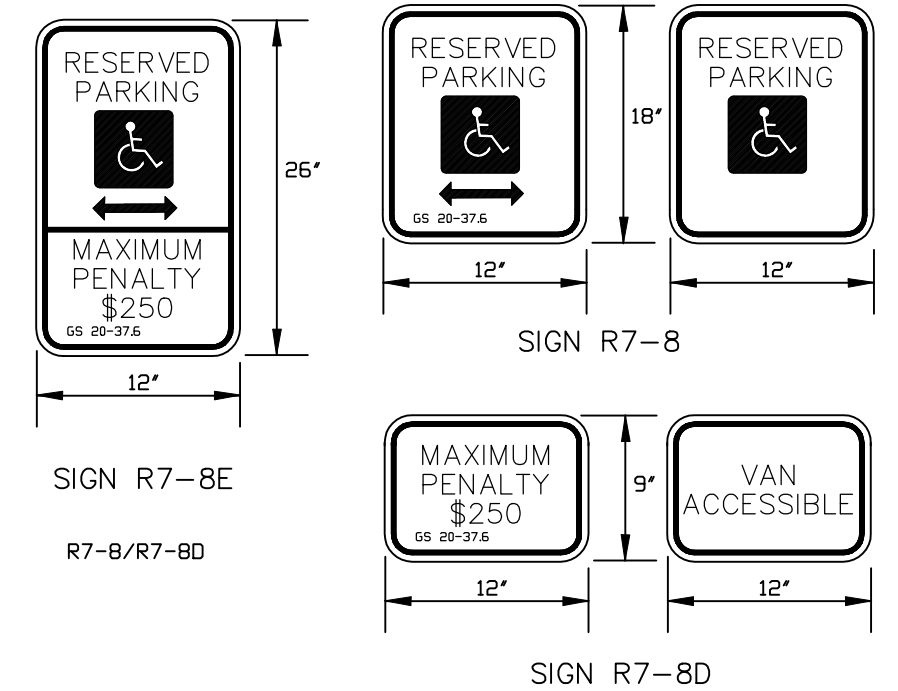
**LANDSCAPE DETAILS**



NOTE:  
ALL SIGNAGE AND PAVEMENT MARKINGS MUST COMPLY WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)  
NOTE:  
ALL STRIPING TO BE PER CITY OF WILMINGTON SPECIFICATION



**VAN ACCESS AND PARKING STALL DETAIL**  
NOT TO SCALE



**HANDICAPPED SIGN DETAIL**  
NOT TO SCALE

- PERMEABLE PAVEMENT**  
ACTIVITIES PROHIBITED:  
SANDING  
RE-SEALING  
RE-SURFACING  
POWER WASHING  
STORAGE OF MULCH OR SOIL  
STORAGE OF SNOW PILES  
STORAGE OF HEAVY LOADS  
APPLICATION OF SALT OR DE-ICERS

**PERMEABLE PAVEMENT SIGNAGE**  
NOT TO SCALE

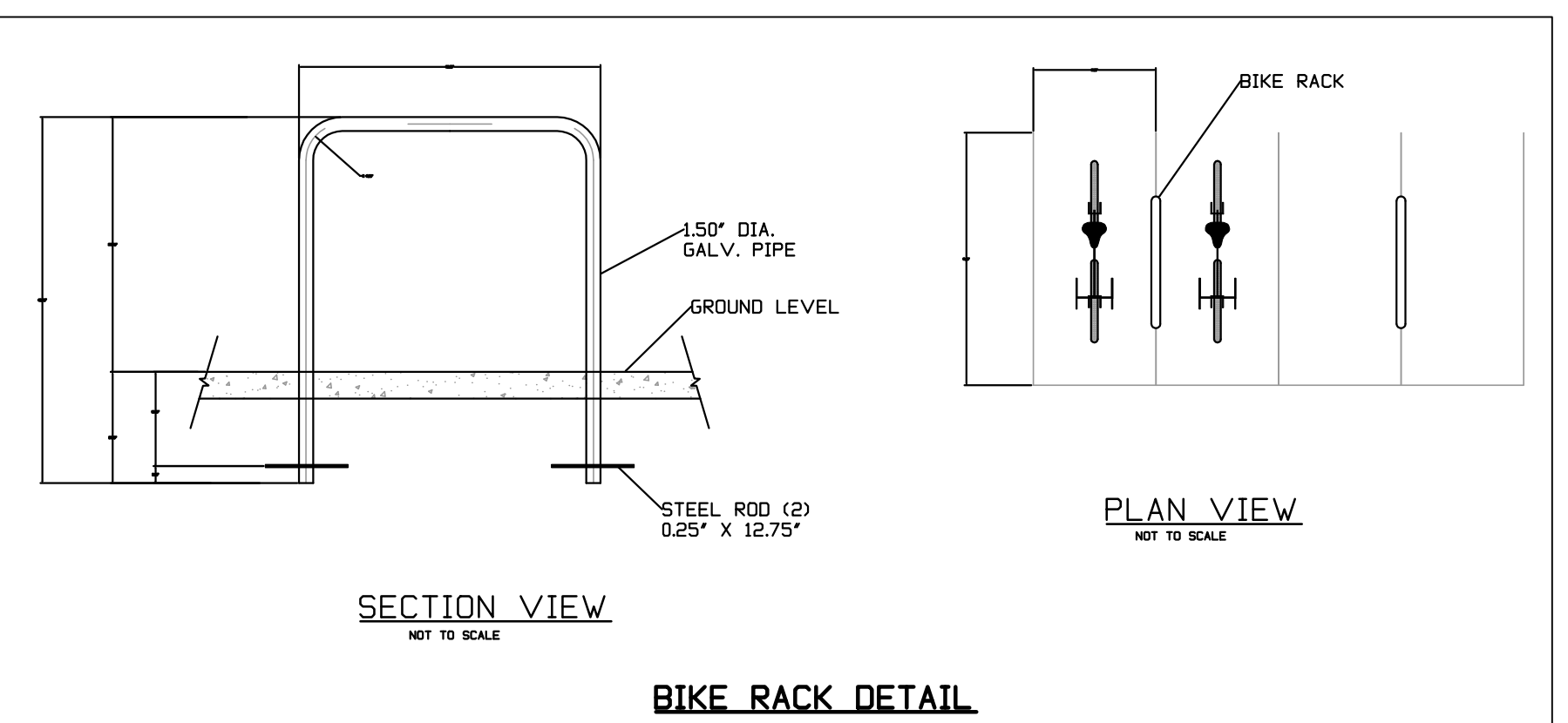
**PERVIOUS PAVEMENT NOTES:**

- Washed aggregate base materials shall be used.
- 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.
- Runoff from adjoining pervious areas, such as grassed slopes and landscaping, shall be prevented by grading the landscape away from the permeable pavement.
- 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.
- 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.
- 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.

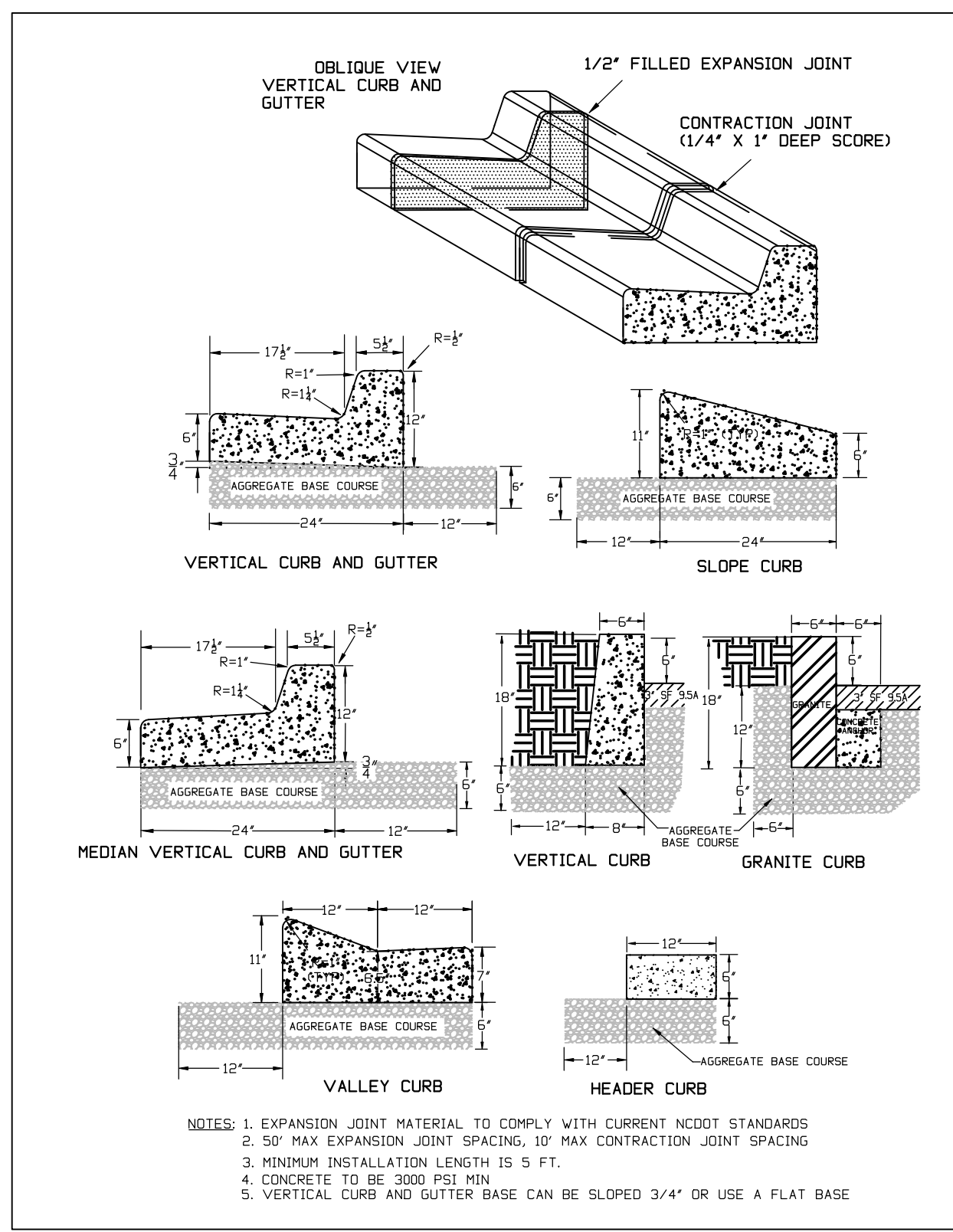
**PERVIOUS PAVEMENT MAINTENANCE:**

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.

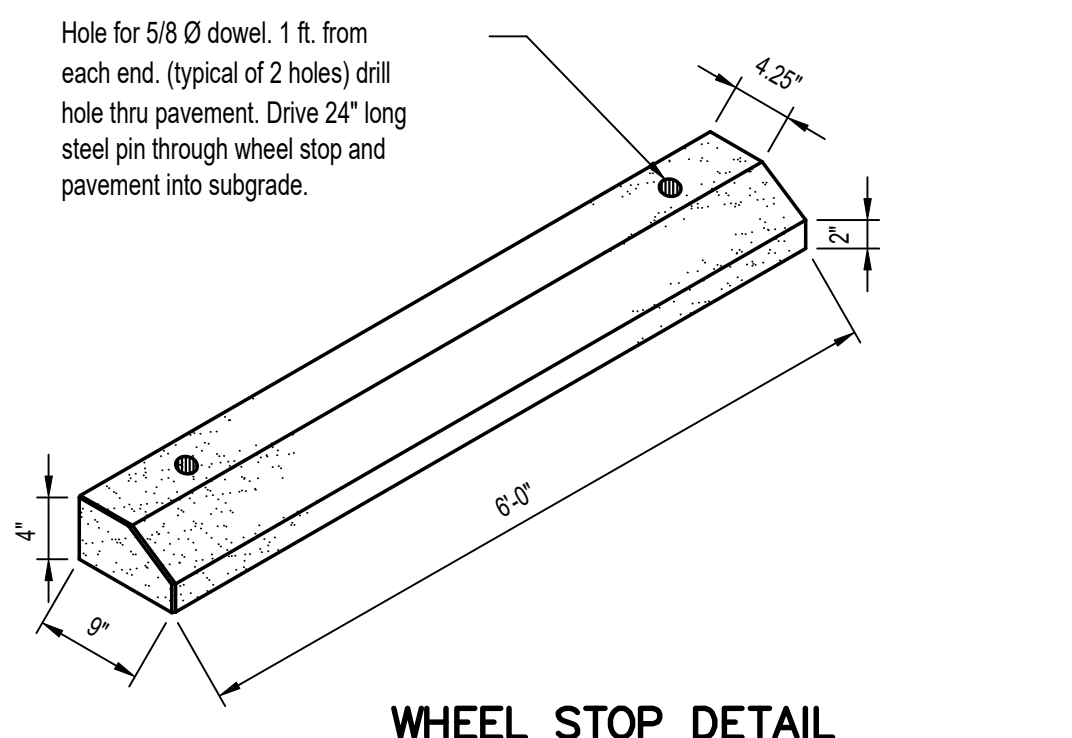
- At all times, the pavement shall be kept free of:
- Debris and particulate matter through frequent blowing that removes such debris, particularly during the fall and spring.
  - Piles of soil, sand, mulch, building materials or other materials that could deposit particulates on the pavement.
  - Piles 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.



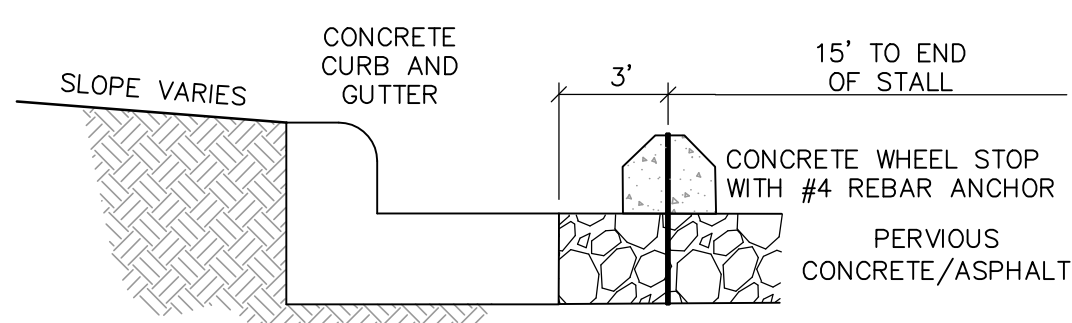
**BIKE RACK DETAIL**  
NOT TO SCALE



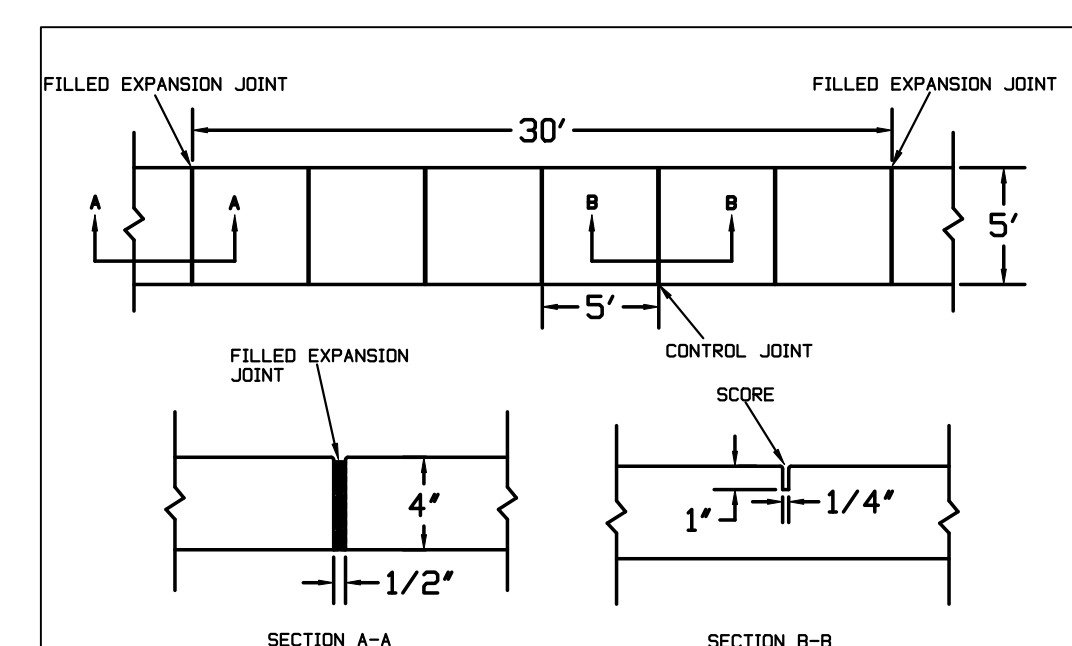
- NOTES:  
1. EXPANSION JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS  
2. 50' MAX EXPANSION JOINT SPACING, 10' MAX CONTRACTION JOINT SPACING  
3. MINIMUM INSTALLATION LENGTH IS 5 FT.  
4. CONCRETE TO BE 3000 PSI MIN.  
5. VERTICAL CURB AND GUTTER BASE CAN BE SLOPED 3/4" OR USE A FLAT BASE



**WHEEL STOP DETAIL**  
NOT TO SCALE

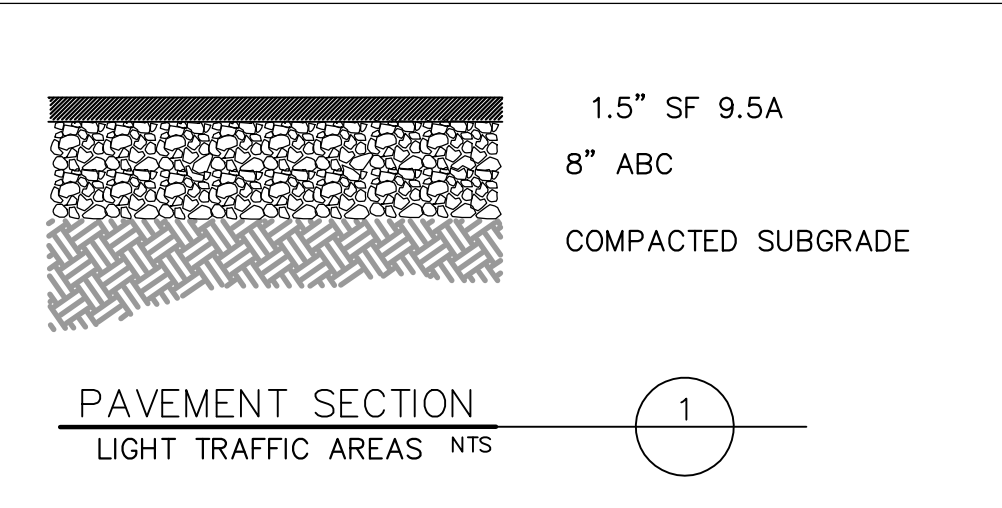


**CONCRETE WHEEL STOP DETAIL**  
NOT TO SCALE



- NOTES:  
1. JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.  
2. SANITARY SEWER CLEAN-OUTS, WATER METERS, MANHOLES, AND VALVE LIDS 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 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%  
9. MIN GRADE FOR PROPER DRAINAGE IS 1/2" IN AT LEAST 1 DIRECTION. MAX CROSS SLOPE IS 2%. MAX LONGITUDINAL SLOPE IS 0.3%, 10% IF LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN THE SLOPE OF THE EXISTING ADJACENT ROAD.

**CITY OF WILMINGTON SIDEWALK DETAIL SD 3-10**  
NOT TO SCALE



**PAVEMENT SECTION LIGHT TRAFFIC AREAS**  
FINAL PAVEMENT DESIGN MAY VARY WITH FIELD CONDITIONS.



- PAVEMENT MARKINGS AND SYMBOLS SHALL BE DESIGNED PER MUTED WITH APPROVAL FROM CITY TRAFFIC ENGINEERING, AND INSTALLED IN ACCORDANCE WITH NCDOT DIVISION 12 SPECIFICATIONS.
- GENERALLY, PERMANENT MARKINGS WILL BE UNIFORM AND SMOOTH AND WILL CONSIST OF 120MIL OF THERMOPLASTIC FOR ALL LINES AND SYMBOLS; TEMPORARY MARKINGS SHALL CONSIST OF 15 MIL PAINT, EVERY 6 MONTHS.
- 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.

**CITY OF WILMINGTON PAVEMENT MARKING DETAIL SD 11-01**  
NOT TO SCALE

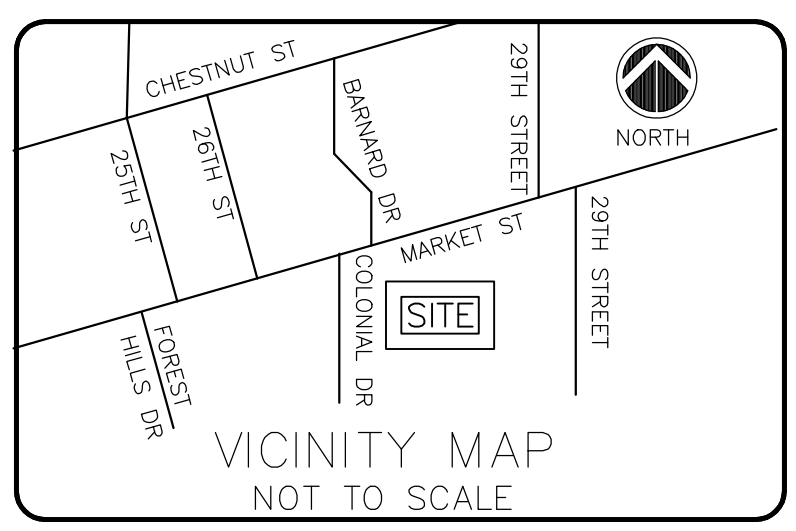
**NOTES:**

- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAVEL ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
- CALL TRAFFIC ENGINEERING AT 910-341-7888 FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
- TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKINGS PRIOR TO ACTUAL STRIPING.
- ALL PARKING STALL MARKINGS AND LANE ARROW WITHIN THE PARKING AREAS SHALL BE WHITE.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
- TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. REQUIRED CUTS SHALL BE NOTED ON THE PLAN AND THE CITY CONTACTED AT 910-341-5888 FOR DETAILS. IN CERTAIN CASES, AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
- ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO DISCUSS STREET LIGHT OPTIONS.
- CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
- CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING, OR GRADING.

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

Approved Construction Plan  
Name \_\_\_\_\_ Date \_\_\_\_\_  
Planning \_\_\_\_\_  
Traffic \_\_\_\_\_  
Fire \_\_\_\_\_

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

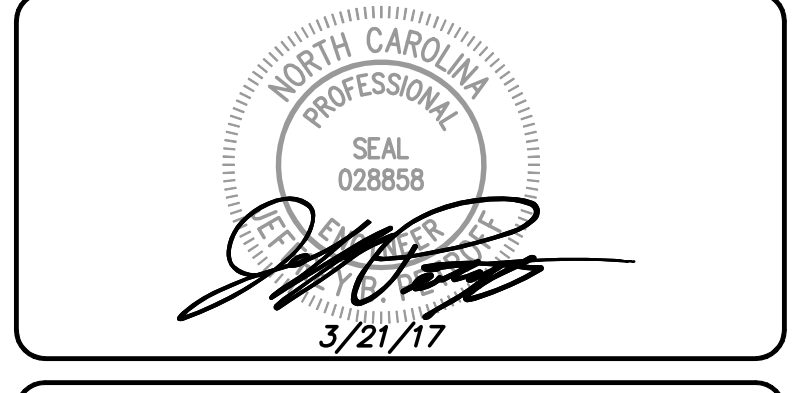


**LEGEND:**

ISSUED FOR AGENCY REVIEW ONLY

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REV. #	DESCRIPTION	REV. BY	DATE
	REVISIONS		



**OWNER:**  
THE NIR FAMILY YMCA  
2710 MARKET STREET  
WILMINGTON, NC 28402

**Coastal Land Design, PLLC**  
Civil Engineering / Landscape Architecture  
Land Planning / Construction Management  
NCBELS Firm License No: P-0369  
P.O. Box 1172 Wilmington, NC 28402 www.cldesign.com Phone: 910-254-9333 Fax: 910-254-9502

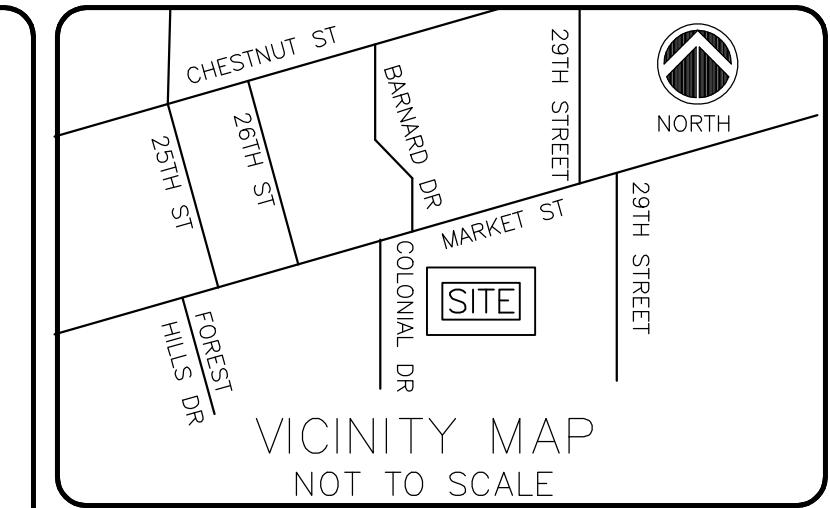
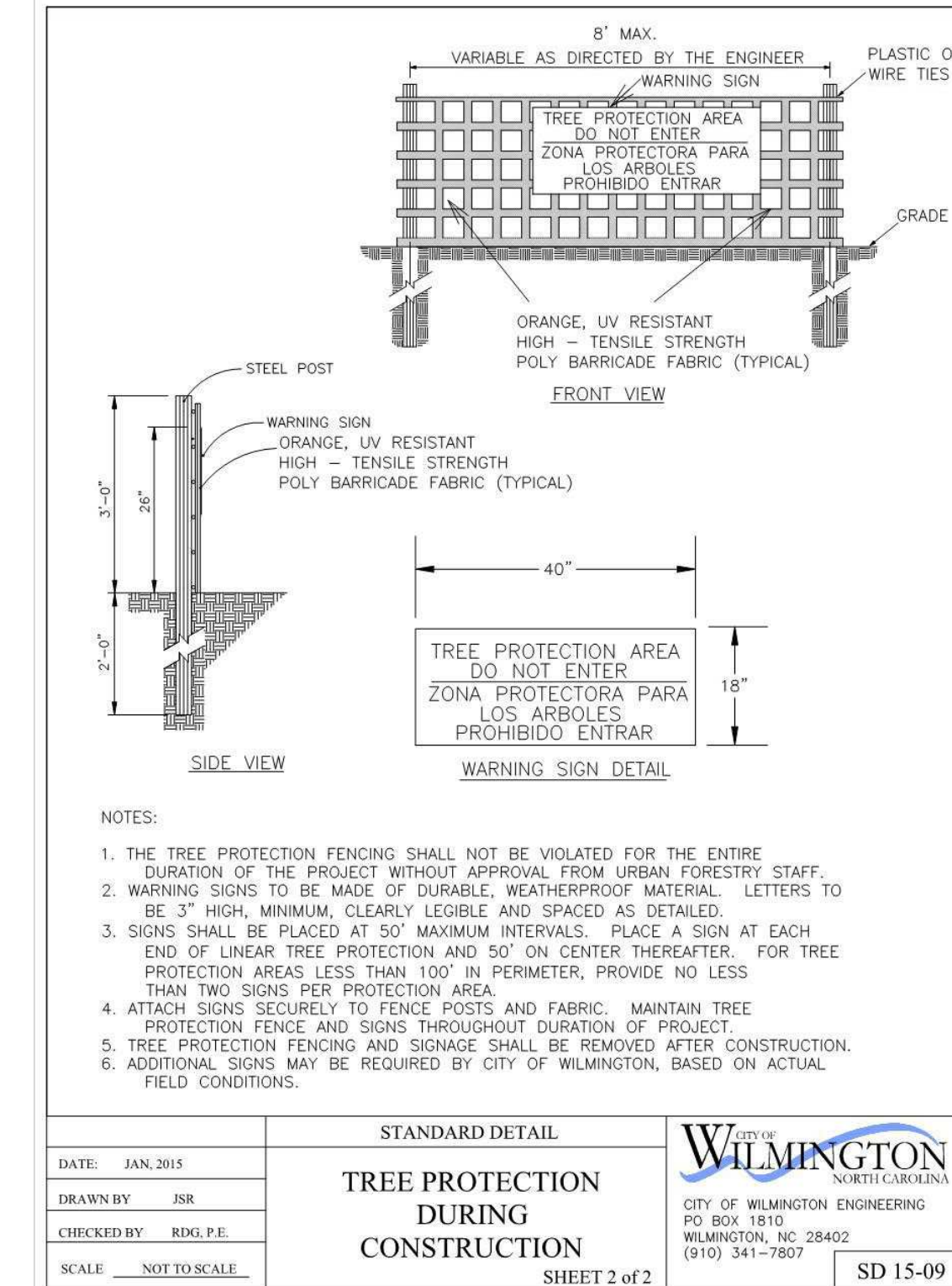
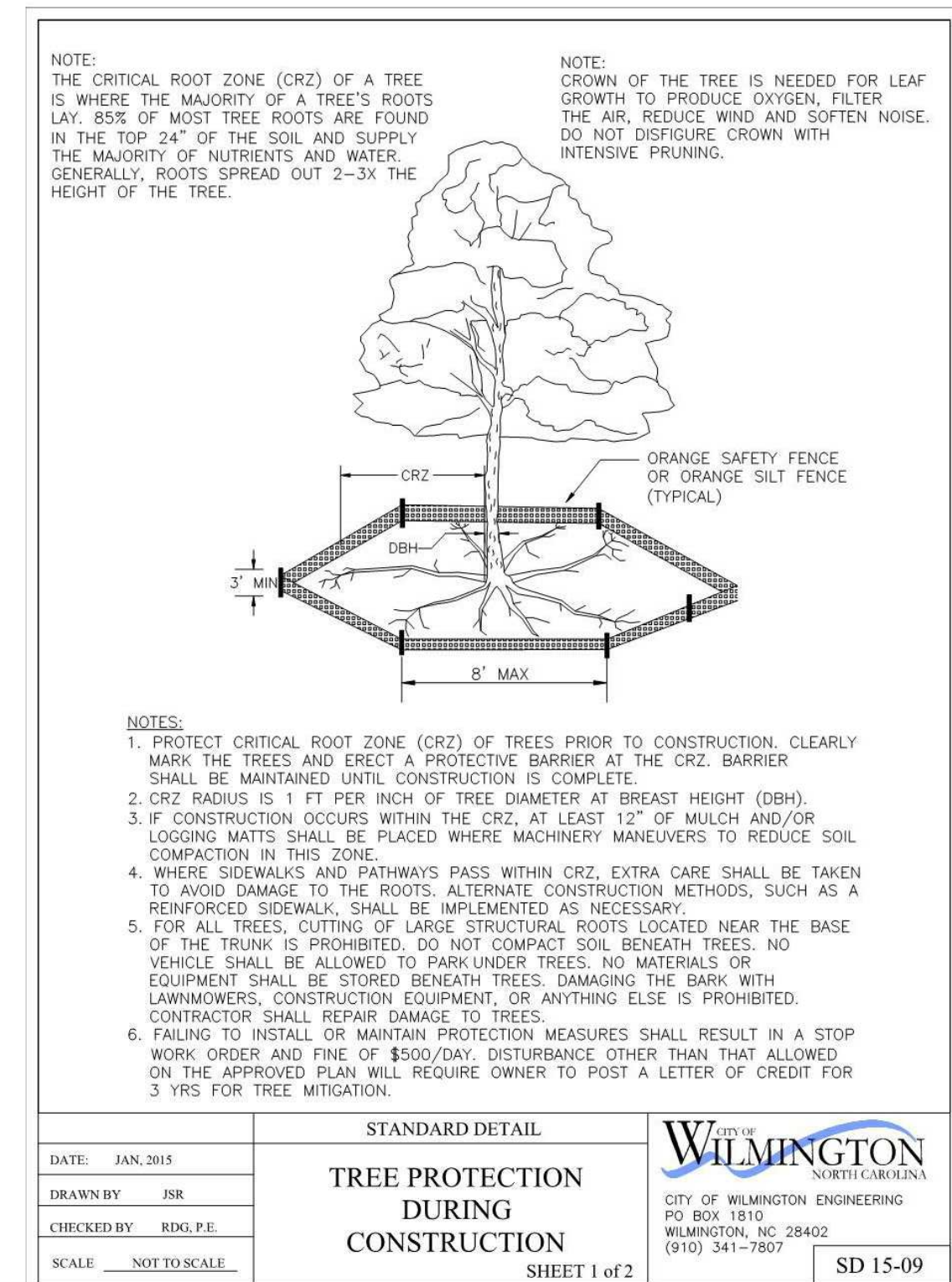
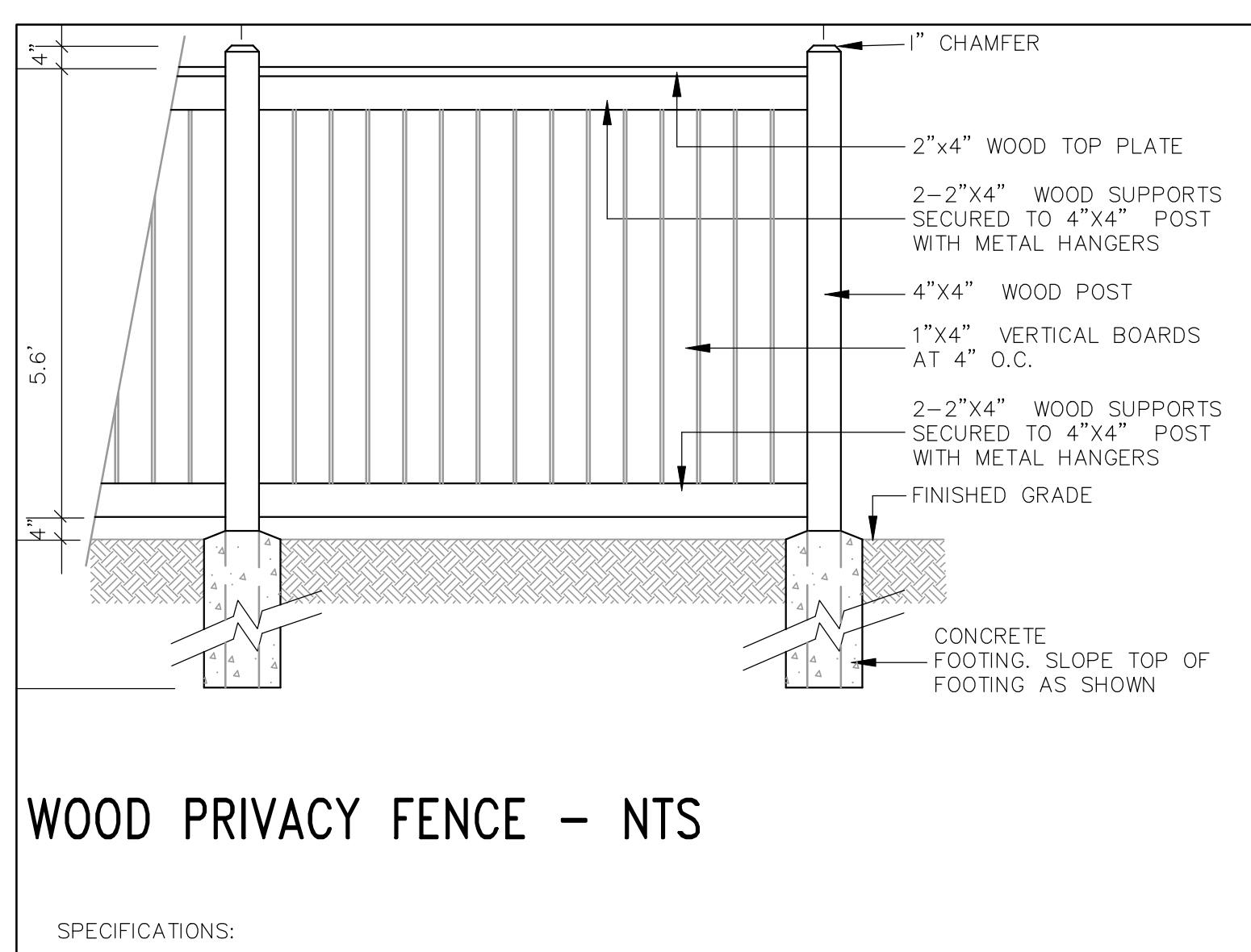
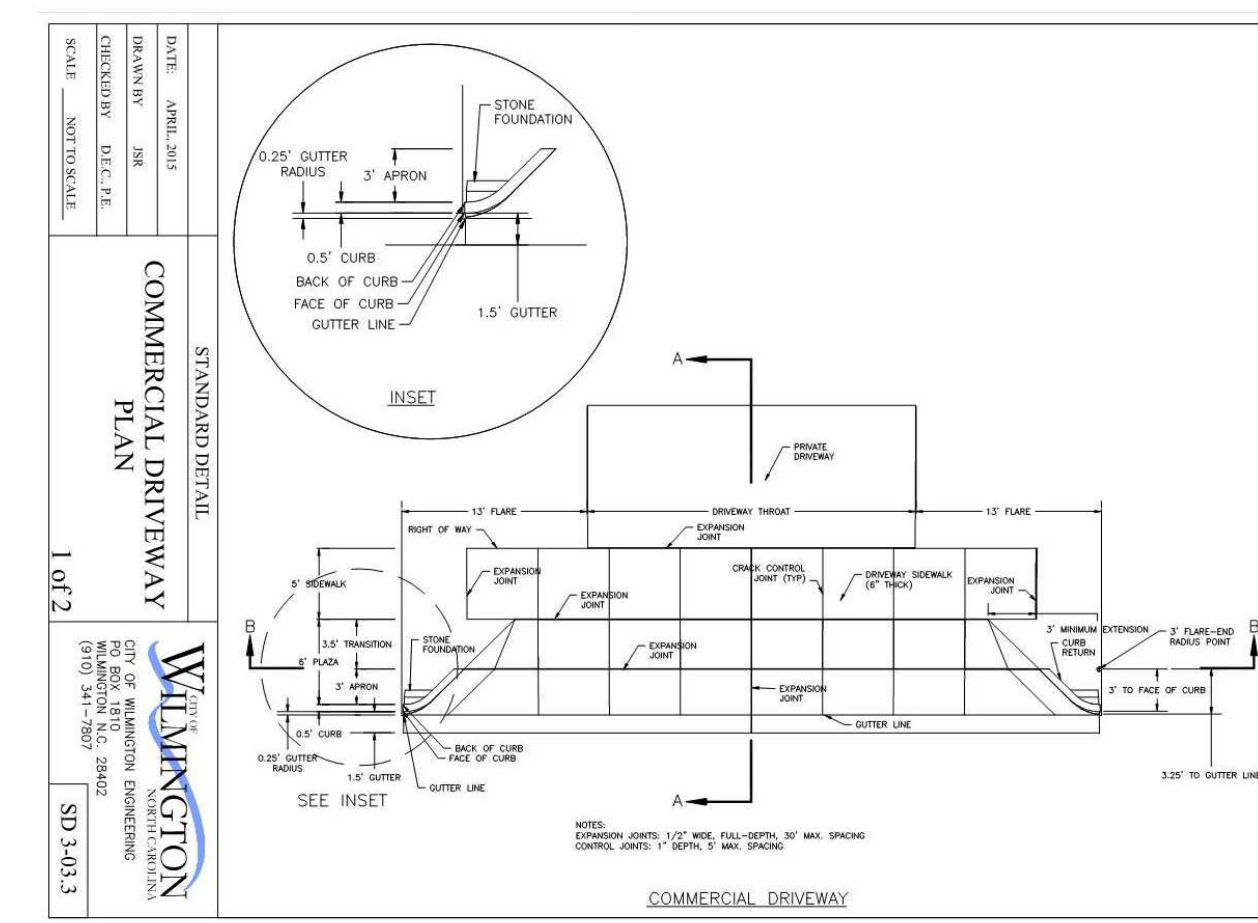
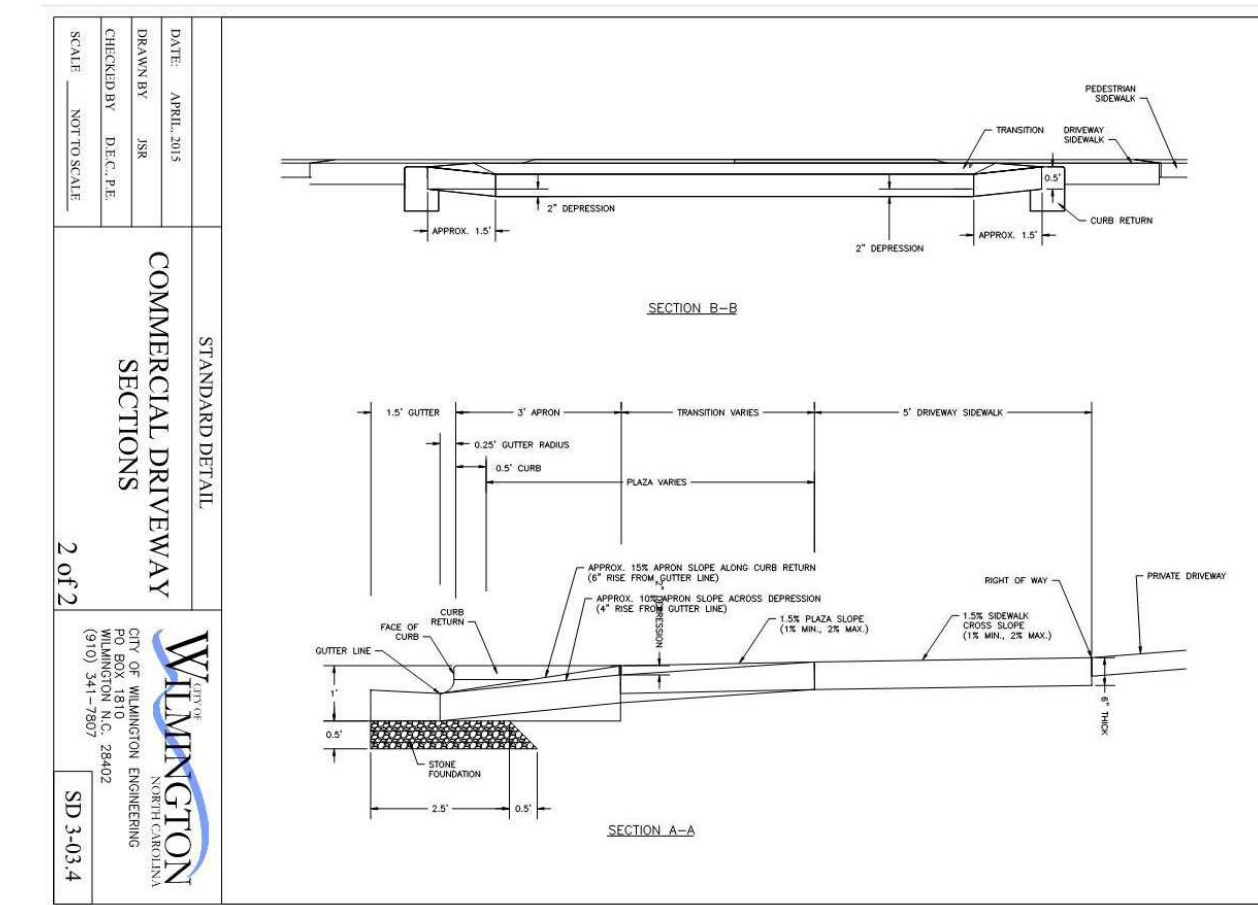
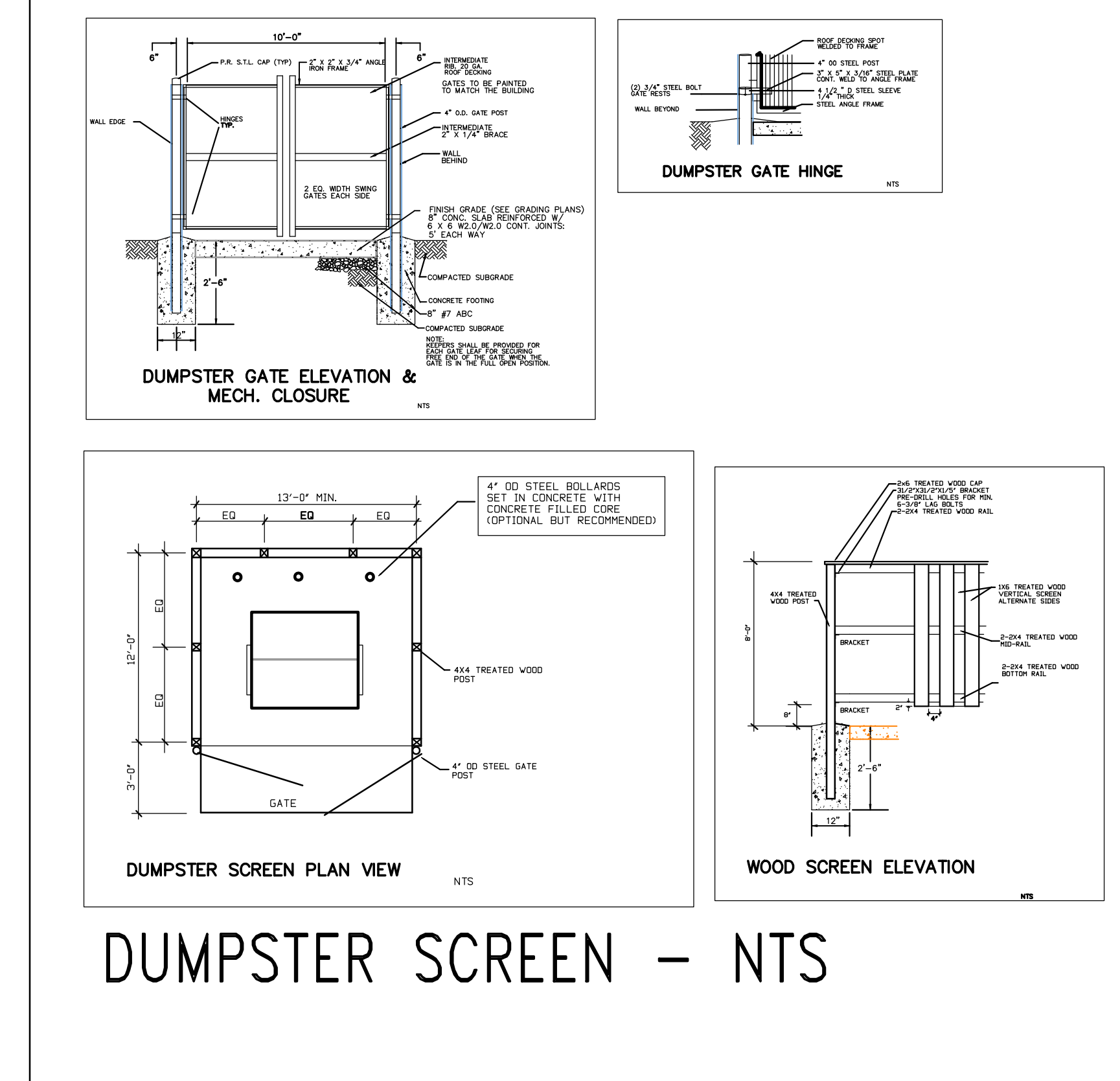
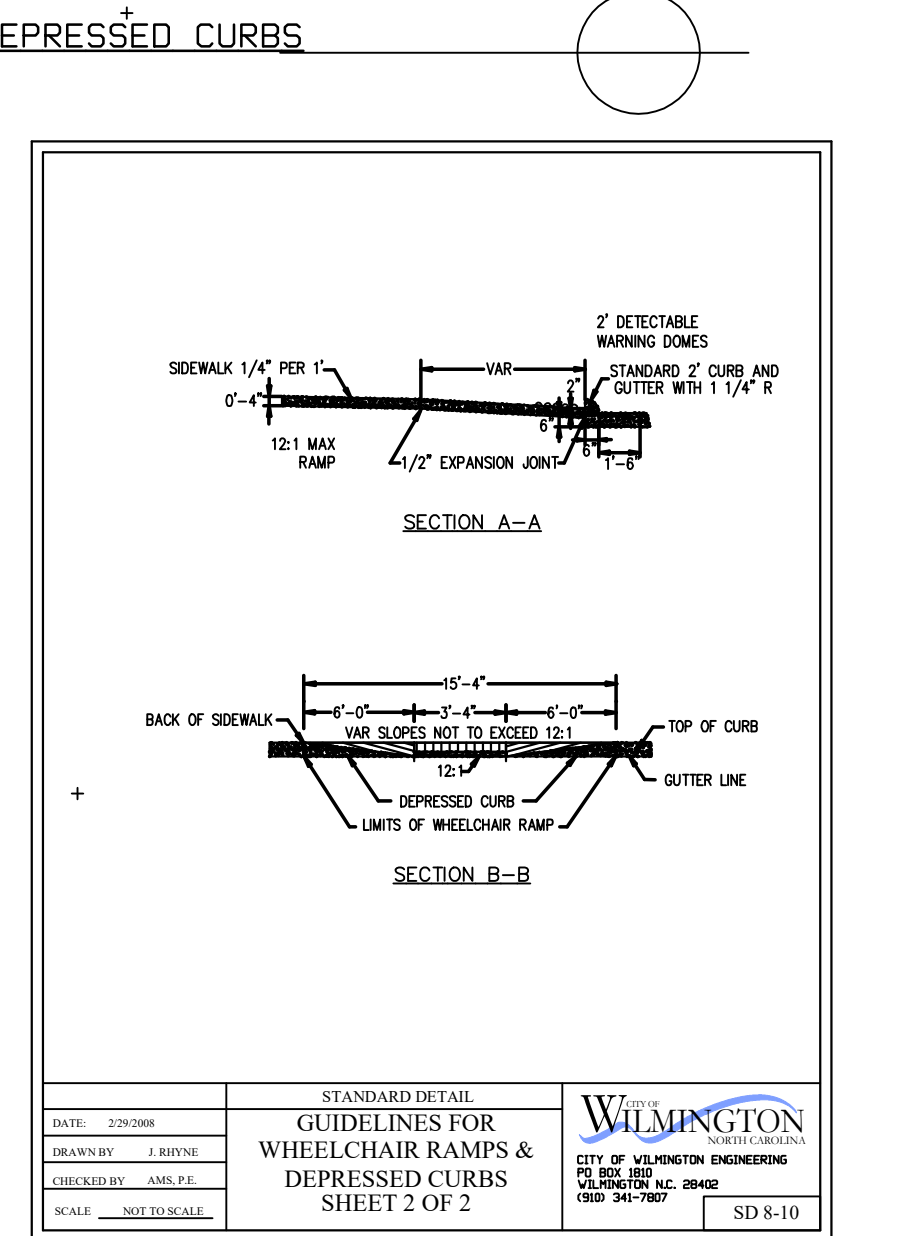
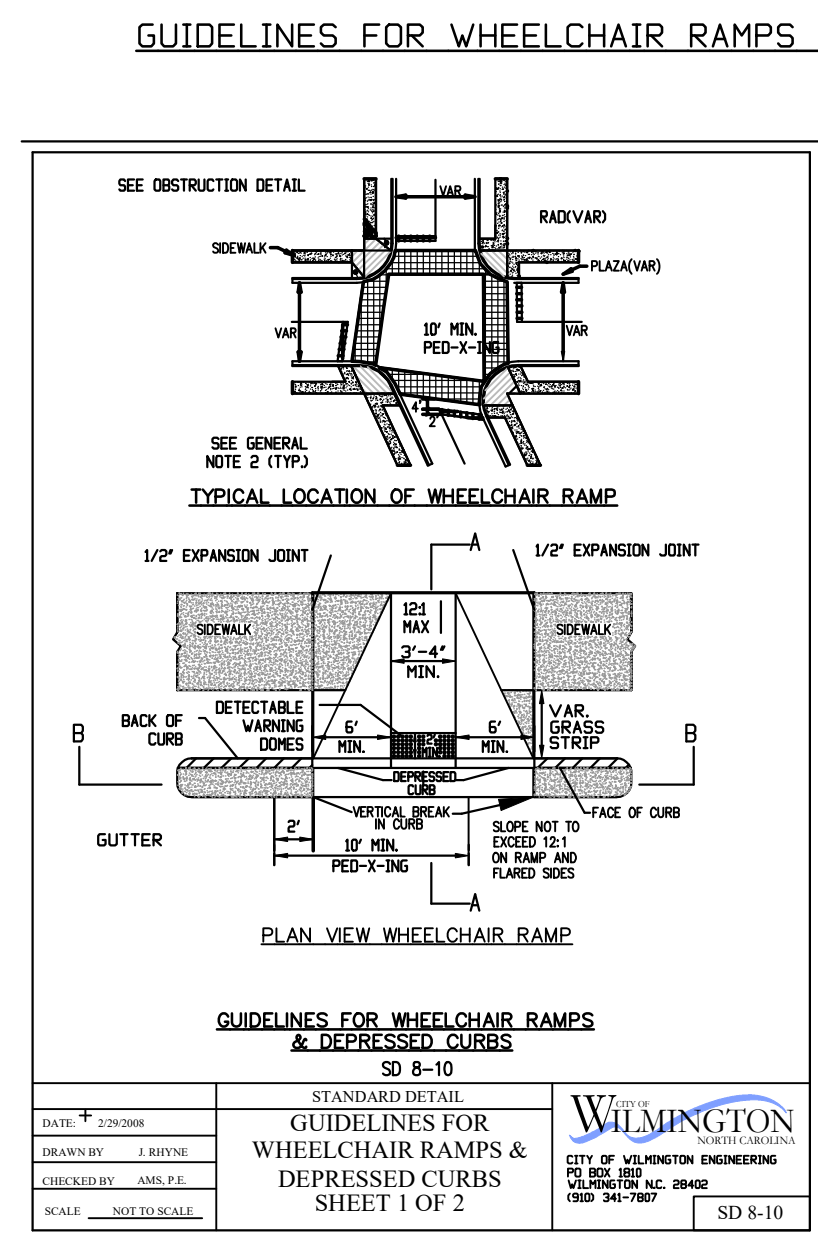
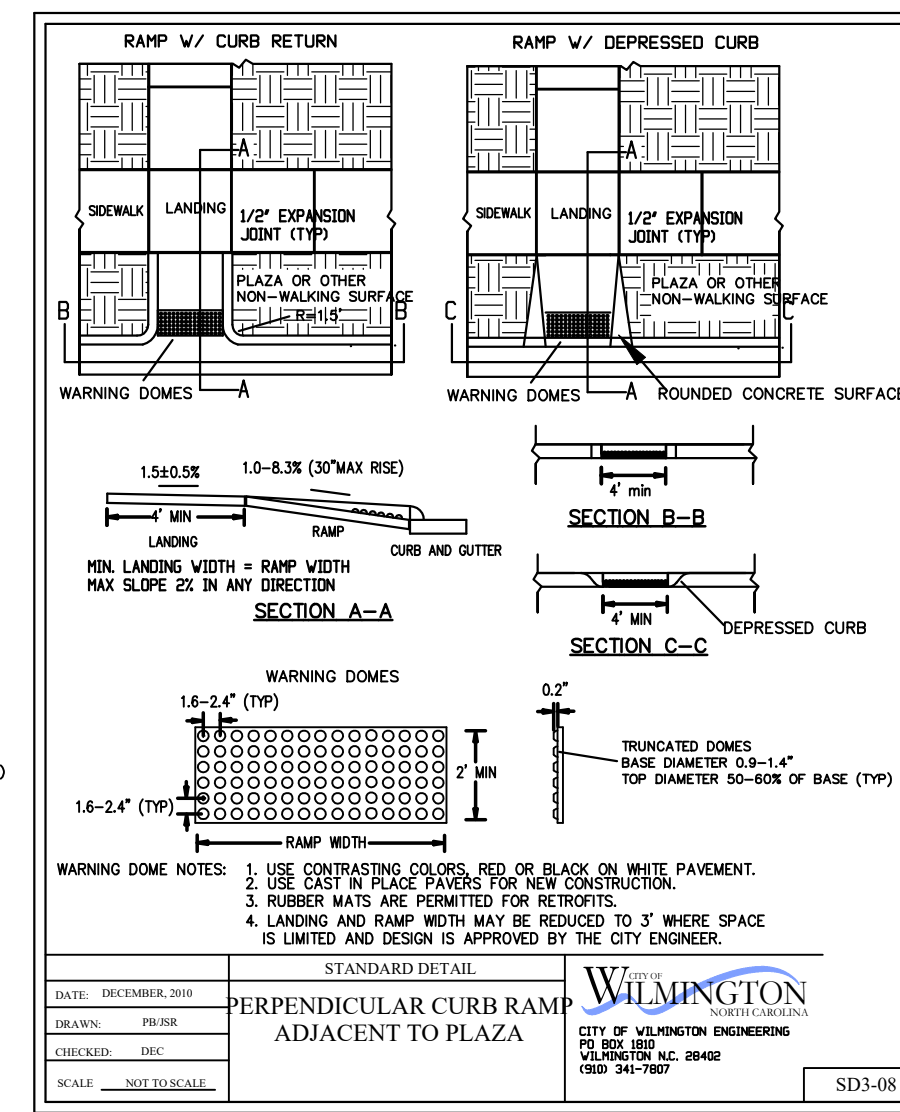
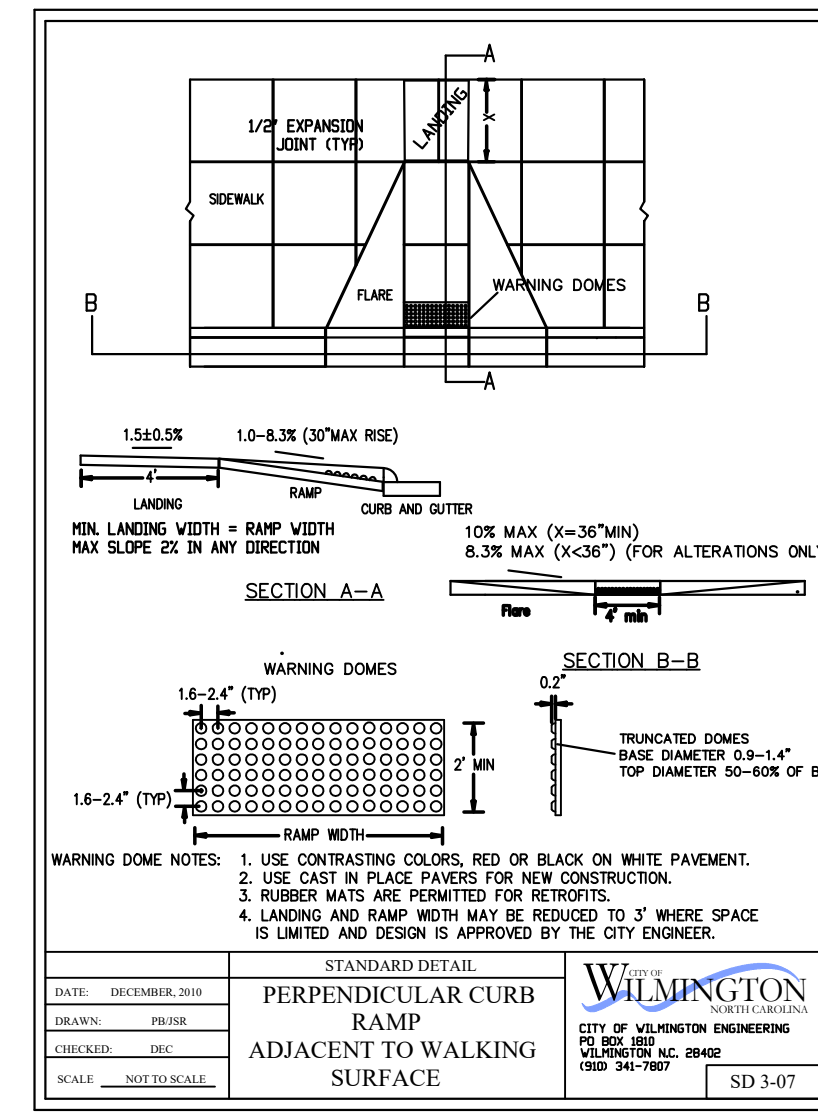
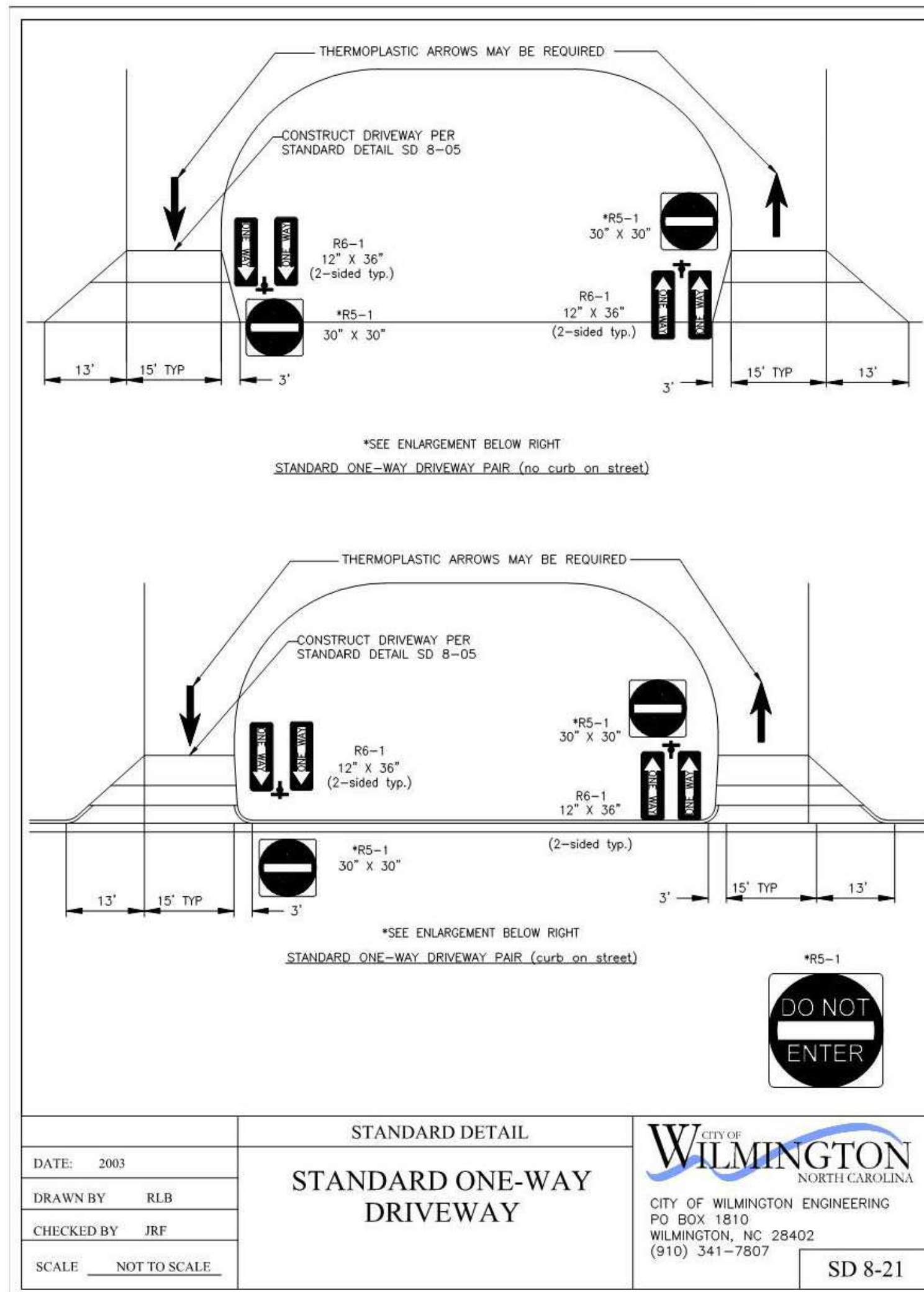
DRAWN : R LEWIS	PROJECT NUMBER : 130-00
DESIGN : J CARMINE	SCALE : 1"=50'
CHECK : F BRAXTON	DATE : 3 MARCH 2017
APPROVED : J PETROFF	FILE NAME :

**THE NIR FAMILY YMCA**

**DETAILS**

JOB NUMBER <b>130-00</b>	SHEET NUMBER <b>DET-1</b>
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LEGEND:

ISSUED FOR AGENCY REVIEW ONLY

NOT RELEASED FOR CONSTRUCTION

REV. #	DESCRIPTION	REV. BY	DATE
	REVISIONS		



OWNER:  
 THE NIR FAMILY YMCA  
 2710 MARKET STREET  
 WILMINGTON, NC 28402

Coastal Land Design, PLLC  
 Civil Engineering / Landscape Architecture  
 Land Planning / Construction Management  
 NCBELS Firm License No: P-10869  
 P.O. Box 1172  
 Wilmington, NC 28402  
 Phone: 910-254-9333  
 Fax: 910-254-6502

DRAWN BY: R LEWIS	PROJECT NUMBER: 130-00
DESIGN BY: J CARMINE	SCALE: 1"=50'
CHECK BY: F BRAXTON	DATE: 3 MARCH 2017
APPROVED BY: P PETROFF	

FILE NAME:

THE NIR FAMILY YMCA

DETAILS

JOB NUMBER 130-00	SHEET NUMBER DET-2
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