

# SITE DEVELOPMENT PLANS

for

# HOURGLASS STUDIOS

613 Surrey Street, Wilmington, NC 28401

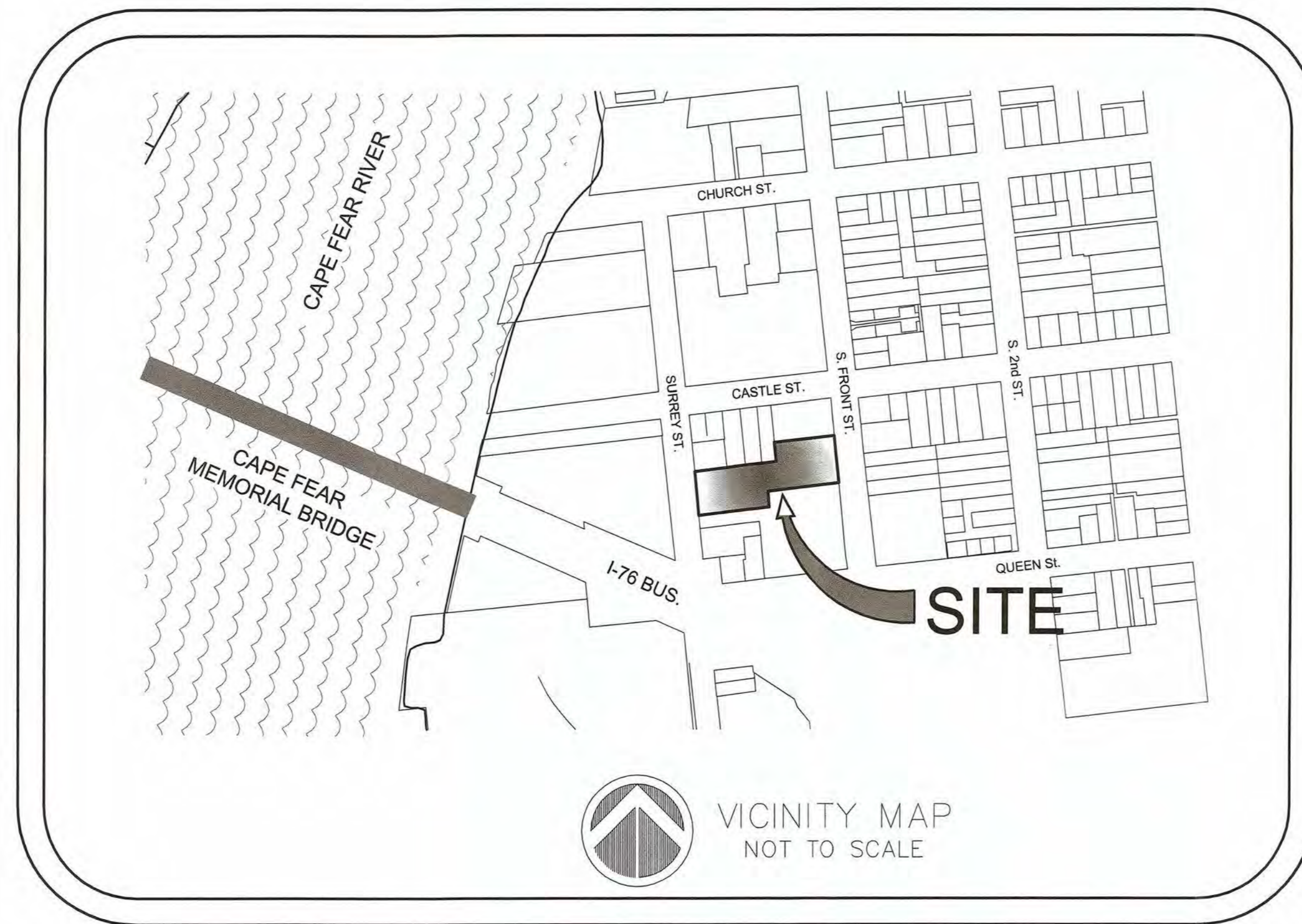
**OWNER:**  
 HOURGLASS STUDIOS, LLC  
 521 SOUTH 3RD STREET  
 WILMINGTON, NC 28401

**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

**ARCHITECT:**  
 KERSTING ARCHITECTURE  
 4022 MARKET STREET  
 WILMINGTON, NC 28403  
 910-763-1348

**CONTRACTOR:**  
 PARKER CONSTRUCTION GROUP  
 2030 EASTWOOD ROAD  
 WILMINGTON, NC 28403  
 910-367-8739

**SURVEYOR:**  
 POLARIS SURVEYING, PLLC  
 202 EAST BEDFORD ROAD  
 WILMINGTON, NC 28411  
 (910) 616-4210



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HOURGLASS STUDIOS  
 613 SURREY ST, WILMINGTON, NC  
 PRELIMINARY CONSTRUCTION PLANS

REV	DATE	DESCRIPTION	JRC	JFB	INIT
C	6/15/18	RELEASE FOR CITY OF WILMINGTON TPC THIRD REVIEW AND STORMWATER			
B	2/19/18	RELEASE FOR CITY OF WILMINGTON TPC SECOND REVIEW			
A	1/29/18	INITIAL RELEASE FOR CITY OF WILMINGTON STORMWATER REVIEW			

**OWNER:**  
 HOURGLASS STUDIOS, LLC  
 521 3RD ST S  
 WILMINGTON, NC 28401



APPROVED: JRC	PROJECT: 755-00
CHECKED: JBP	SCALE: AS SHOWN
DESIGNED: JRC	RELEASE: PERMITTING

SHEET  
 COVER

WILMINGTON NORTH CAROLINA  
 Approved Construction Plan  
 Name: [Signature] Date: 12-12-18  
 Planning: [Signature] 12-13-18  
 Traffic: [Signature] 12-13-18  
 Fee: [Signature] 12/14/18

WILMINGTON NORTH CAROLINA  
 Public Services • Engineering Division  
 APPROVED STORMWATER MANAGEMENT PLAN  
 Date: 12/13/18 Permit #: 2018056  
 Signed: [Signature]

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



ISSUED FOR AGENCY REVIEW ONLY

NOT RELEASED FOR CONSTRUCTION

**BEFORE YOU DIG, CALL**



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**SITE DATA:**

**1. PROJECT DATA:**

NAME: HOURGLASS STUDIOS  
 ADDRESS: 606, 610, 612 SOUTH FRON STREET  
 611, 613 SURREY STREET  
 OWNER: HOURGLASS STUDIOS, LLC  
 521 SOUTH 3RD STREET  
 WILMINGTON, NC 28401  
 PIDS: R05312-003-003-000  
 R05312-003-004-000  
 R05312-003-014-000  
 R05312-003-015-000  
 R05312-003-016-000  
 DEED: DEED BOOK 5961, PAGE 6035  
 ZONING: UMX URBAN MIXED-USE  
 LAND USE: COMMERCIAL/RESIDENTIAL  
 PARCEL: 0.778 ACRES (33,842 SF)  
 FEMA: FLOOD ZONE X (PANEL 37203117 K)  
 CAMA: LAND USE PLAN URBAN

**2. DEVELOPMENT DATA**

PRO BUILDING HSF: 12,982 SF  
 PRO BUILDING HEIGHT: 42 FEET  
 MAX BUILDING HEIGHT: 45 FEET  
 NUMBER OF STORIES: 2

BUILDING COVERAGE  
 BUILDING LOT COVERAGE: 38%  
 ALLOWED COVERAGE: N/A

**BUILDING SETBACKS**

FRONT: SEC 18-204-UMX C(2)C.  
 IN NO CASE SHALL FRONT SETBACKS ADJACENT TO THE PRIMARY STREET(S) OR AN INTERNAL STREET EXCEED 10 FEET.  
 SIDE: SEC 18-204-UMX C(2)A.  
 INSIDE THE 1945 CORPORATE LIMITS, NO SETBACKS ARE REQUIRED EXCEPT WHEN ABUTTING A SINGLE-FAMILY RESIDENTIAL DISTRICT  
 NORTH SIDE: 5 FEET REQUIRED

**PARKING: SEC 18-204-UMX C(6)A.**

THERE ARE NO MINIMUM PARKING SPACES REQUIRED. PARKING SHALL NOT EXCEED THE MAXIMUM ESTABLISHED FOR ANY USE IN ARTICLE 9. PARKING SPACES PROVIDED: 6 (INCLUDES 1 ADA SPACE)

**WATER AND SEWER CAPACITY**

CURRENT WATER: 970 GPD  
 PROPOSED WATER: 1,000 GPD  
 CURRENT SEWER: 970 GPD  
 PROPOSED SEWER: 1,000 GPD

CURRENT CAPACITY BASED ON EXISTING SINGLE FAMILY DWELLING AND OFFICE/COMMERCIAL BUILDING.  
 PROPOSED CAPACITY BASED ON THEATER CAPACITY OF 200 PERSONS AT 5 GALLONS PER PERSON.

**TRASH COLLECTION**

PRIVATE ROLL CART. VENDOR COLLECTION FOR EVENTS.

**GENERAL SITE NOTES:**

- THE PROPERTY BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY SHOWN ON THESE PLANS WERE PROVIDED BY POLARIS SURVEYING, PLLC AT 202 EAST BEDFORD ROAD, WILMINGTON, NORTH CAROLINA 28411.
- THERE ARE NO WETLANDS ON THIS PROPERTY.
- THIS PROPERTY IS LOCATED WITHIN FEMA FLOOD ZONE X UNDER MAP PANEL 37203117K.
- THE TOTAL DISTURBED AREA FOR THIS PROJECT WILL BE APPROXIMATELY 0.9 ACRES AND INCORPORATES ON-SITE AND OFF-SITE (RIGHT-OF-WAY) AREAS.
- THE DEMOTION WORK ON THIS SITE REQUIRES A DEMOLITION PERMIT FROM THE CITY OF WILMINGTON.
- THE SITE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ABOVE AND BELOW GROUND BEFORE COMMENCING CONSTRUCTION.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIALS GENERATED THROUGH DEMOLITION AND GRUBBING ACTIVITIES SHOWN ON THESE PLANS.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SEDIMENT-LADEN RUNOFF IS TREATED PRIOR TO BEING DISCHARGED FROM THE SITE AND MAY BE REQUIRED TO PROVIDE ADDITIONAL MEASURES OF SEDIMENT CONTROL BASED UPON THE PERFORMANCE OF EROSION CONTROL MEASURES PROVIDED ON SITE.
- DENUDED AREAS MUST BE STABILIZED BASED UPON THE GROUND STABILIZATION REQUIREMENTS PROVIDED ON THIS SHEET. THIS INCLUDES SLOPES, SWALES, CHANNELS, AND STOCKPILES.
- EXCELSIOR MATTING AND SEEDING TO BE USED ON SLOPES STEEPER THAN 2:1 AND IN ANY REGRADED DITCHES AS PART OF THIS EROSION CONTROL PLAN.
- ALL TREES THAT ARE TO BE PROTECTED WITHIN DISTURBED AREAS SHALL BE WRAPPED IN TREE-PROTECTION FENCING PER CITY OF WILMINGTON REGULATIONS.
- ALL STORM DRAIN DEVICES ARE DESIGNED TO PROVIDE POSITIVE DRAINAGE AND MUST BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION BE HARDWARE CLOTH AND GRAVEL INLET PROTECTION DEVICES.
- CONSTRUCTION TRAFFIC MUST BE LIMITED ACROSS THE PERMEABLE CONCRETE AREAS PROVIDED IN THIS PLAN. THIS MAY REQUIRE THE PERMEABLE CONCRETE TO BE INSTALLED LAST, OR IN PHASES BASED UPON THE ERECTION OF THE BUILDING OR CONSTRUCTION OF OTHER SITE ITEMS.
- RUNOFF FROM PROJECT DRAINS TO AN EXISTING STORMWATER DRAINAGE SYSTEM IN THE SURREY STREET RIGHT-OF-WAY. THE EXISTING SYSTEM MUST BE PROTECTED FROM SEDIMENTATION BY ON-SITE SILT FENCE AND SOCK-INLET PROTECTION DEVICES. ULTIMATELY, DRAINAGE FROM THIS SITE IS TO THE CAPE FEAR RIVER (I.D.: 18-74-(61), CLASSIFICATION: C;Sw) WITHIN THE CAPE FEAR RIVER BASIN.
- MATERIAL AND SOIL STAGING/STOCKPILING AREAS SHALL BE LOCATED WITHIN THE LIMIT OF DISTURBANCE, SURROUNDED BY SILT FENCE, AND STABILIZED AS REQUIRED BY THE STABILIZATION REQUIREMENTS AND SEEDING SCHEDULES.
- ALL ROOF DRAINAGE FROM THE PROPOSED BUILDING AND EXISTING BUILDING TO REMAIN SHALL BE DIRECTED TO INFILTRATION TRENCH 1 AND INFILTRATION TRENCH 2. THE CONTRACTOR SHALL CONNECT THE BUILDING DOWNSPOUTS TO THE ROOF DRAIN HEADER SYSTEM PROVIDED IN THESE PLANS.
- STORM DRAINAGE PIPES SHALL BE CORRUGATED PLASTIC PIPE UNLESS OTHERWISE NOTED ON THE PLANS.
- DENUDED AREAS MUST BE STABILIZED BASED UPON THE GROUND STABILIZATION REQUIREMENTS, AND TEMPORARY AND PERMANENT SEEDING SCHEDULES. THIS INCLUDES SLOPES, SWALES, CHANNELS, AND STOCKPILES.

**GENERAL DEVELOPMENT NOTES:**

- 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.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- ONCE STREETS ARE OPEN TO TRAFFIC, CONTACT TRAFFIC ENGINEERING TO REQUEST INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. ANY 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 SIGNALS, FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN. ADD A NOTE TO CALL TRAFFIC ENGINEERING AT (910) 341-7888 FORTY-EIGHT HOURS (48) PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
- ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING MUST BE REPLACED.
- CONTACT TRAFFIC ENGINEERING AT (910) 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- PROJECT MUST 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 (910) 332-6419 FOR INFORMATION.
- 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.
- ANY IRRIGATION SYSTEM SUPPLIED BY CFPWA WATER SHALL COMPLY WITH THE CFPWA'S CONNECTION CONTROL REGULATIONS. CALL (910) 332-6419 FOR INFORMATION.
- ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USCFCOCHR OR ASSE.
- 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 PLAN.
- PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS. NEITHER NCDOT OR THE CITY OF WILMINGTON WILL ALLOW OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OR-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN PARKING AREAS SHALL BE WHITE.

**FIRE AND LIFE SAFETY NOTES:**

- CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE.
- HYDRANT MUST BE WITHIN 150' OF THE FDC (MEASURED AS THE TRUCK DRIVES FOR PRACTICAL USE)
- FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
- 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.
- ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
- PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE UNDERGROUND FIRE LINE PERMIT FROM THE WILMINGTON FIRE AND LIFE SAFETY DIVISION 910-343-0696.
- ALL ISOLATION VALVES WITHIN THE "HOT BOX" SHALL BE ELECTRICALLY SUPERVISED. PLEASE WORK CLOSELY WITH YOUR FIRE SPRINKLER AND ALARM INSTALLER IN REGARDS TO RUNNING WIRE FOR TAMPER SWITCH.

BUILDING TYPE: TYPE V-B

**PERMEABLE PAVEMENT CONSTRUCTION STEPS:**

REFER TO THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY - STORMWATER STORMWATER DESIGN MANUAL, PERMEABLE PAVEMENT SECTION (C-5), CONSTRUCTION SECTION FOR FURTHER INFORMATION.

- ENSURE ACCEPTABLE CONDITIONS FOR CONSTRUCTION - DO NOT BEGIN CONSTRUCTION ON PERMEABLE PAVEMENT UNTIL ACCEPTABLE CONDITIONS ARE PRESENT.
- EXCAVATE THE PAVEMENT AREA AND PREPARE THE SUBGRADE - CLEAR AND EXCAVATE THE AREA FOR PAVEMENT AND BASE COURSES WHILE PROTECTING AND MAINTAINING SUBGRADE INFILTRATION RATES.
- TEST THE SUBGRADE SOIL INFILTRATION RATE - CONDUCT DIRECT MEASUREMENT OF THE SOIL'S INFILTRATION RATE IMMEDIATELY AFTER EXCAVATION AND BEFORE THE AGGREGATE IS PLACED. SOIL INFILTRATION RATE MUST BE PERFORMED BY AN APPROPRIATELY QUALIFIED PROFESSIONAL. IF THE SOIL INFILTRATION RATE HAS DIMINISHED SO THAT A 72-HOUR DRAWDOWN TIME IS NO LONGER POSSIBLE, RIP OR TRENCH THE SUBGRADE FUTURE TO RESTORE THE ORIGINAL INFILTRATION RATE.
- PLACE GEOTEXTILES AND GEOMEMBRANES (IF APPLICABLE) - FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR THE APPROPRIATE OVERLAP BETWEEN ROLLS OF MATERIAL AND FOR SECURING THE GEOTEXTILE OR GEOMEMBRANE SO THAT IT DOES NOT WRINKLE WHEN PLACING THE AGGREGATE.
- PLACE CATCH BASINS, OBSERVATION WELL(S), AND UNDERDRAIN SYSTEM - PLACE THE CATCH BASINS AND OBSERVATION WELLS PER THE DESIGN PLANS AND VERIFY THAT THE ELEVATIONS ARE CORRECT. IF AN UPTURNED ELBOW DESIGN IS USED, THEN THE UNDERDRAINS ARE PLACED FIRST.
- PLACE AND COMPACT THE AGGREGATE BASE - INSPECT ALL AGGREGATES TO ENSURE THAT THEY ARE FREE OF FINES AND CONFORM TO THE DESIGN SPECIFICATIONS.
- INSTALL THE CURB RESTRAINTS AND PAVEMENT BARRIERS - EDGE RESTRAINTS AND BARRIERS SHALL BE INSTALLED PER THE DESIGN. BEFORE MOVING TO STEP-8, ENSURE THAT THE DESIGN AND INSTALLATION ARE CONSISTENT.
- INSTALL BEDDING AND PAVEMENT COURSES - PERVIOUS CONCRETE (PC) PAVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF ACI 522.1 SPECIFICATIONS FOR PERVIOUS CONCRETE. INSTALLATION OF PC MAY BE INSTALLED USING THE ONE-STEP OR THE TWO-STEP METHOD (THE TWO-STEP IS MORE COMMON).
- PROTECT THE PAVEMENT THROUGH PROJECT COMPLETION - IT IS PREFERABLE TO HAVE THE PC INSTALLED AT THE END OF SITE CONSTRUCTION. IF IT IS NOT POSSIBLE, PROTECT THE PAVEMENT UNTIL PROJECT COMPLETION.

**PERMEABLE PAVEMENT POST-CONSTRUCTION INSPECTIONS AND CERTIFICATIONS:**

REFER TO THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY - STORMWATER STORMWATER DESIGN MANUAL, PERMEABLE PAVEMENT SECTION (C-5), MDC-13 FOR FURTHER INFORMATION.

- AFTER INSTALLATION, A FINAL AS-BUILT INSPECTION AND CERTIFICATION SHALL BE PERFORMED THAT INCLUDES:
- ENSURING THAT THE PAVEMENT IS INSTALLED PER THE PLANS AND SPECIFICATIONS;
  - ENSURING THAT THE SURFACE IS NOT DAMAGED, AND IS FREE FROM FINES AND SEDIMENTS;
  - CHECKING THAT ALL PERVIOUS SURFACES DRAIN AWAY FROM THE PAVEMENT AND THAT SOIL AROUND THE PAVEMENT IS STABILIZED WITH VEGETATION;
  - PREPARING THE AS-BUILT PLANS THAT INCLUDE ANY CHANGES TO THE UNDERDRAINS, OBSERVATION WELL LOCATIONS, TERRACE LAYOUTS, AGGREGATE DEPTH OR STORAGE STRUCTURES, ANY REVISED CALCULATIONS, ETC.
  - TESTING THE PAVEMENT SURFACE PERMEABILITY USING THE NCSU SIMPLE INFILTRATION TEST (SEE STORMWATER DESIGN MANUAL, SECTION C-5, MAINTENANCE SECTION 18.6.4) OR OTHER APPROPRIATE TEST SUCH AS ASTM C1701 STANDARD METHOD FOR INFILTRATION RATE OF IN-PLACE PERVIOUS CONCRETE.



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)	

GRASS TYPE	AMOUNT/1000 SF.	TIME OF SEEDING	INITIAL	FERTILIZATION/1000 SF. MAINTENANCE		
RYE GRASS	1-2 LBS.	NOV. THRU JAN.	25 LBS. 10-10-10	NA	NA	NA
BROWNTOP MILLET	1-2 LBS.	JUNE THRU AUG.	25 LBS. 10-10-10	NA	NA	NA

**TEMPORARY SEEDING SCHEDULE**

GRASS TYPE	AMOUNT/1000 SF.	TIME OF SEEDING	INITIAL	FERTILIZATION/1000 SF. MAINTENANCE		
BERMUDA COMMON	1-2 LBS.	APR. THRU JUNE	25 LBS. 10-10-10	MARCH - APRIL 12 LBS. 10-10-10	EACH 4-8 WEEKS 1-2 LBS. N.	AUG. - SEPT. 12 LBS. 10-10-10
FESQUE, TALL (KENTUCKY 31)	5-7 LBS.	SEPT. THRU OCT. FEB. THRU OCT.	25 LBS. 10-10-10	FEB. - MARCH 12 LBS. 10-10-10	MAY & DEC. 1/2 TO 1 LB. N.	SEPT. - OCT. 12 LBS. 10-10-10
SERICEA LESPEDEZA (SLOPES)	1-2 LBS.	MARCH THRU APR.	25 LBS. 10-10-10	FEB. - MARCH	1/2 TO 1 LB. N.	NA

**PERMANENT SEEDING SCHEDULE**

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 APPROVED CONSTRUCTION PLAN  
 Name: *John Walter* Date: *12-12-18*  
 Planned: *12-12-18*  
 Traffic: *12-13-18*  
 Prec: *12-14-18*

WILMINGTON NORTH CAROLINA  
 Public Services • Engineering Division  
 APPROVED STORMWATER MANAGEMENT PLAN  
 Date: *12/13/18* Permit # *2018056*  
 Signed: *John Walter*

ISSUED FOR AGENCY REVIEW ONLY

NOT RELEASED FOR CONSTRUCTION

**BEFORE YOU DIG, CALL**

**North Carolina 811**  
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**Coastal Land Design, PLLC**  
 Civil Engineering / Landscape Architecture  
 Land Planning / Construction Management  
 NCBELS Firm License P-0369  
 P.O. Box 1172 Phone: 910-254-9333  
 Wilmington, NC 28402 Fax: 910-254-0502  
 www.cladeng.com

**HOURGLASS STUDIOS**  
**613 SURREY ST, WILMINGTON, NC**

**GENERAL NOTES**

REV	DATE	DESCRIPTION	JRC	JFB	JRC	INIT
C	6/15/18	CLEARER ANNOTATION NOTE AND ADDED PC NOTES				
B	2/19/18	RELEASE FOR CITY OF WILMINGTON TRC SECOND REVIEW				
A	1/29/18	INITIAL RELEASE FOR CITY OF WILMINGTON STORMWATER REVIEW				

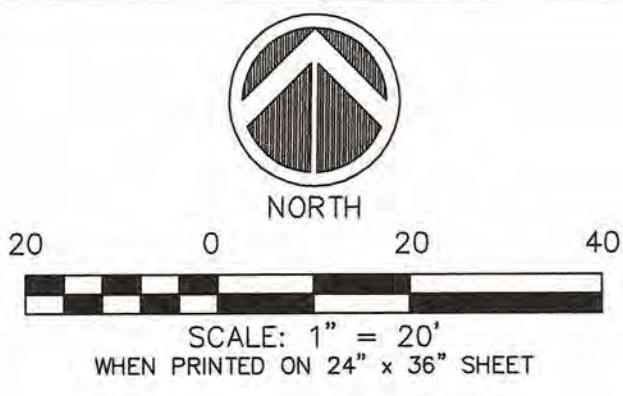
**OWNER:**  
 HOURGLASS STUDIOS, LLC  
 521 3RD ST S  
 WILMINGTON, NC 28401

NORTH CAROLINA PROFESSIONAL SEAL  
 033196  
*John Walter*  
 6/15/2018

APPROVED: JRC	PROJECT: 435-04
CHECKED: JBP	SCALE: NTS
DESIGNED: FB/JC	RELEASE: PERMITTING

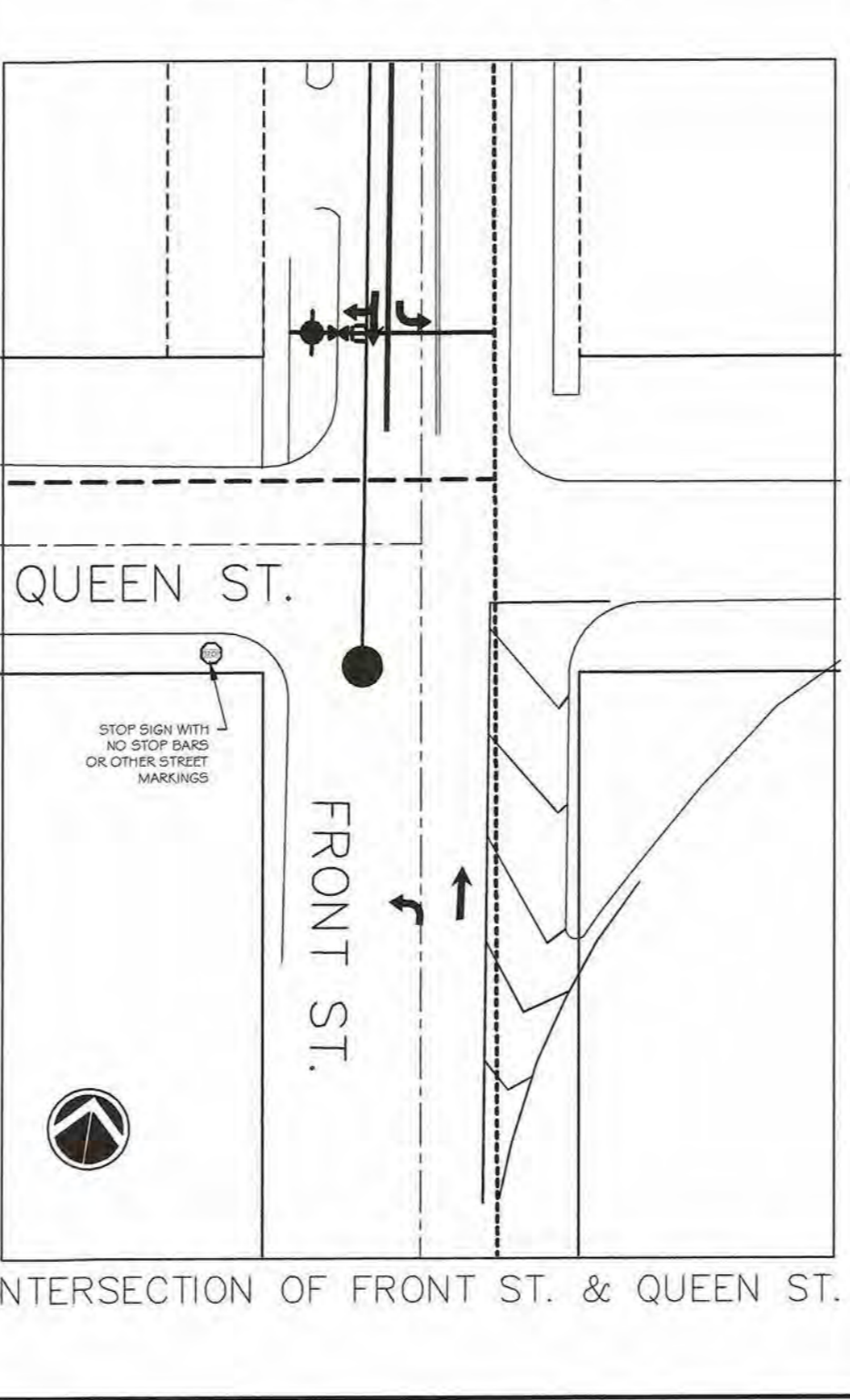
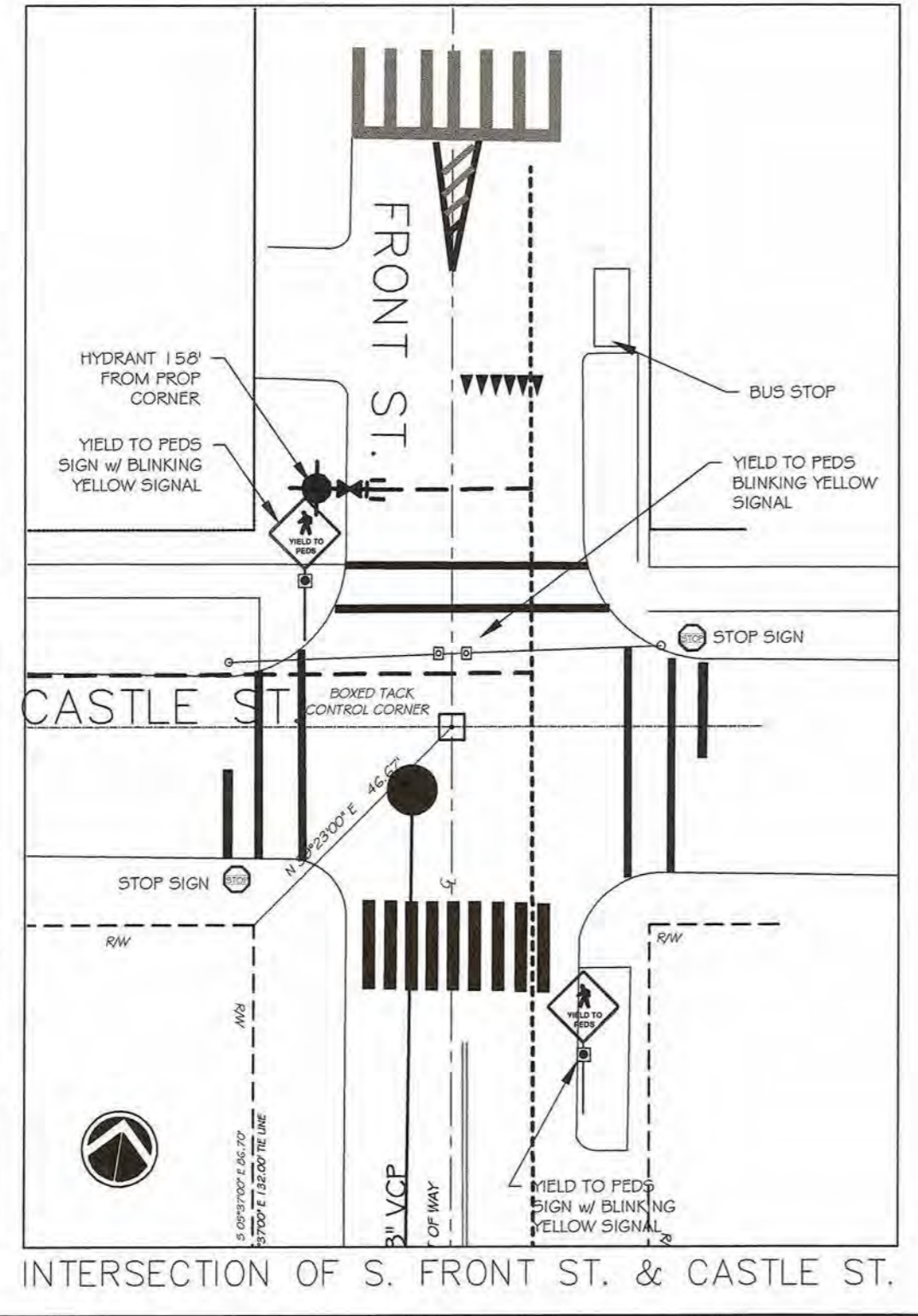
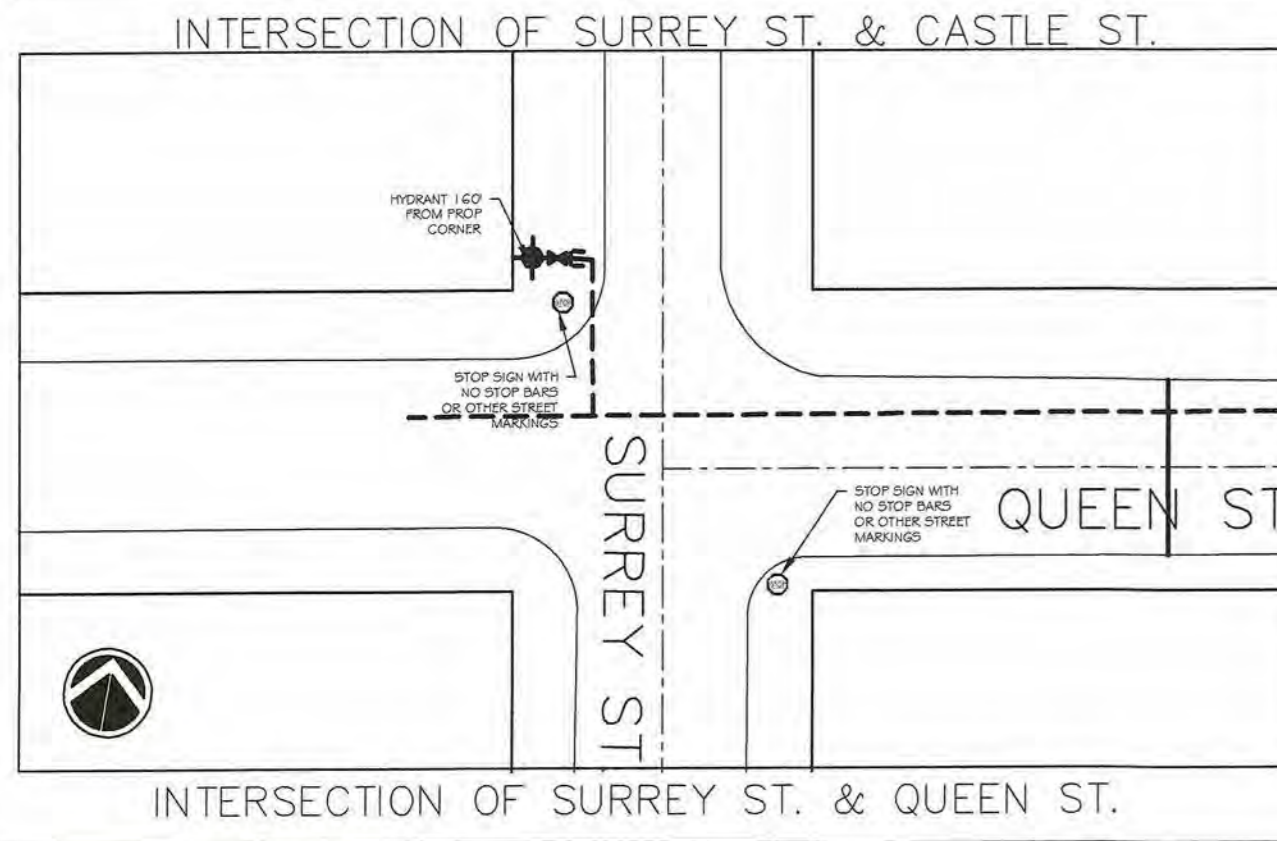
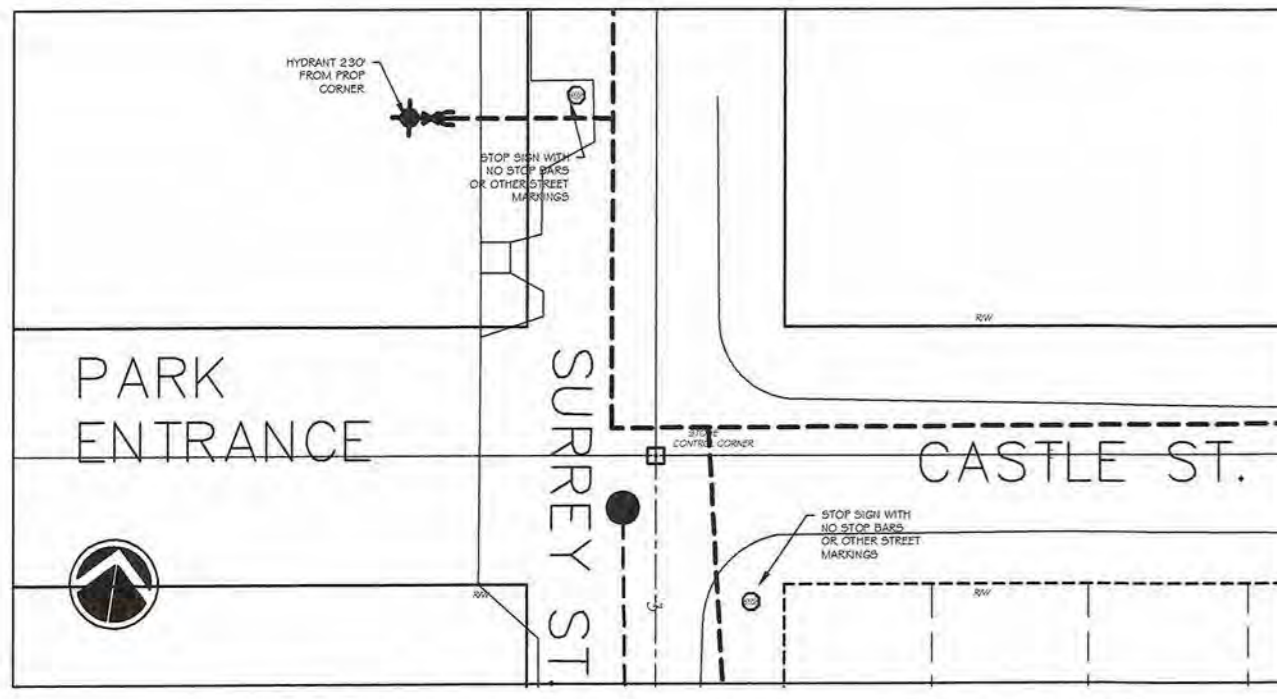
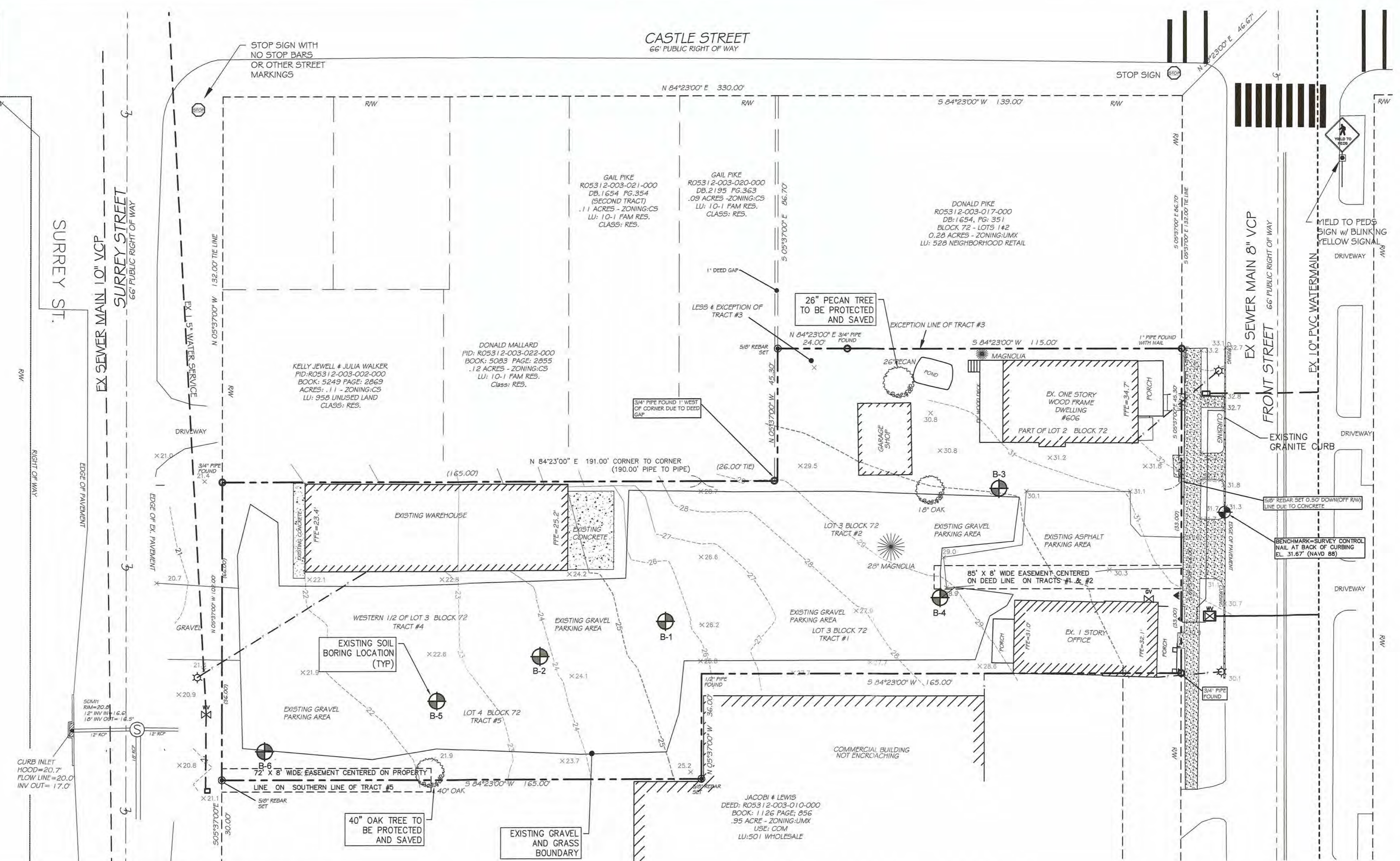
SHEET  
**G-01**





- SUBJECT PROPERTY PARCELS**
- TRACT #1**  
HOURGLASS STUDIOS LLC  
PID: R05312-003-014-000  
BOOK: 5961 PAGE: 206B  
.1252 ACRES - ZONING:UMX  
LU: 730-BUSINESS  
Class: COM.
  - TRACT #2**  
HOURGLASS STUDIOS LLC  
PID: R05312-003-015-000  
BOOK: 5961 PAGE: 206B  
.1255 ACRES - ZONING:UMX  
LU: 958-UNUSED LAND  
Class: COM.
  - TRACT #3**  
HOURGLASS STUDIOS LLC  
PID: R05312-003-016-000  
BOOK: 6035 PAGE: 179D  
.1153 ACRES - ZONING:UMX  
LU: 10-1 FAM RES.  
Class: RES.
  - TRACT #4**  
HOURGLASS STUDIOS LLC  
PID: R05312-003-003-000  
BOOK: 5961 PAGE: 206B  
.2077 ACRES - ZONING:UMX  
LU: 52-Retail-Bldg Materials  
Class: COM.
  - TRACT #5**  
HOURGLASS STUDIOS LLC  
PID: R05312-003-004-000  
BOOK: 5961 PAGE: 206B  
.1329 ACRES - ZONING:UMX  
LU: 958-UNUSED LAND  
Class: COM.

- LEGEND**
- PROPERTY BOUNDARY
  - - - BLDG. SETBACKS
  - ROW
  - PARCELS
  - - - EXISTING CONTOURS
  - - - EXISTING OVERHEAD POWER
  - × 26.6 EXISTING SPOT ELEVATION
  - ⊕ B-2 SOIL BORE LOCATION



**BUILT UPON AREA (BUA) TABLE**

EXISTING ON-SITE BUA	= 5,880 SF
ON-SITE BUILDINGS	= NONE
ON-SITE STREETS	= NONE
ON-SITE PARKING	= 17,225 SF
ON-SITE SIDEWALK	= NONE
OTHER ON-SITE	= 745 SF
TOTAL	= 23,850 SF
EXISTING OFF-SITE BUA AREA (R/W FRONTAGE)	
OFF-SITE BUILDINGS	= NONE
OFF-SITE STREETS	= NONE
OFF-SITE PARKING	= 668 SF
OFF-SITE SIDEWALK (FRONT ST)	= 252 SF
OTHER OFF-SITE, DRIVEWAY (FRONT ST)	= 920 SF
TOTAL	= 920 SF
PROPERTY CONDITIONS	
ON-SITE DRAINAGE AREA	= 33,840 SF
OFF-SITE DRAINAGE AREA	= NONE
TOTAL DRAINAGE AREA	= 33,840 SF
EXISTING ON-SITE DENSITY	
23,850 SF	
33,840 SF (100%)	= 70.48%

**SOIL BORING DATA**

LOCATION	SHWT DEPTH	GW DEPTH	INFILTRATION RATE
B-1	55 INCHES	66 INCHES	1.57 INCHES PER HOUR
B-2	33 INCHES	36 INCHES	3.12 INCHES PER HOUR
B-3	78 INCHES	94 INCHES	14.67 INCHES PER HOUR
B-4	72 INCHES	82 INCHES	4.96 INCHES PER HOUR
B-5	32 INCHES	36 INCHES	3.87 INCHES PER HOUR
B-6	24 INCHES	34 INCHES	1.13 INCHES PER HOUR

SOIL PROFILE AND HYDRAULIC INFORMATION PROVIDED BY ECS SOUTHEAST, LLP  
LOCATED AT 6714 NETHERLANDS DRIVE, WILMINGTON, NC 28405.

EXISTING SITE VEGETATION CONSISTS ONLY OF TREES INCLUDED ON THIS PLAN SHEET

**NOTES:**  
SURVEY AND TOPOGRAPHICAL INFORMATION PROVIDED BY POLARIS SURVEYING, PLLC  
202 EAST BEDFORD RD., WILMINGTON, NC 28411  
PH(910)-616-4210 FIRM LIC# 0756

**CITY OF WILMINGTON**  
NORTH CAROLINA  
Public Services • Engineering Division  
APPROVED STORMWATER MANAGEMENT PLAN

Approved Construction Plan  
Name: [Signature] Date: [Date]  
Planning: [Signature] 12-12-18  
Traffic: [Signature] 12-13-18  
Final: [Signature] 12/14/18

Date: 12/13/18 Permit: 2018056  
Signed: [Signature]



ISSUED FOR AGENCY REVIEW ONLY

NOT RELEASED FOR CONSTRUCTION

**BEFORE YOU DIG, CALL**  
North Carolina 811  
www.nc811.org

**Coastal Land Design, PLLC**  
Civil Engineering / Landscape Architecture  
Land Planning / Construction Management  
NCBELS Firm License P-0369  
P.O. Box 1172 Phone: 910-254-9333  
Wilmington, NC 28402 Fax: 910-254-0502  
www.cldeng.com

**HOURGLASS STUDIOS**  
**613 SURREY ST, WILMINGTON, NC**  
**EXISTING SITE CONDITIONS**

REV	DATE	DESCRIPTION
C	6/15/18	CORRECTED TEXT ERROR AND ADDED TEXT CLARIFICATION
B	2/19/18	RELEASE FOR CITY OF WILMINGTON TRC SECOND REVIEW
A	1/29/18	INITIAL RELEASE FOR CITY OF WILMINGTON STORMWATER REVIEW

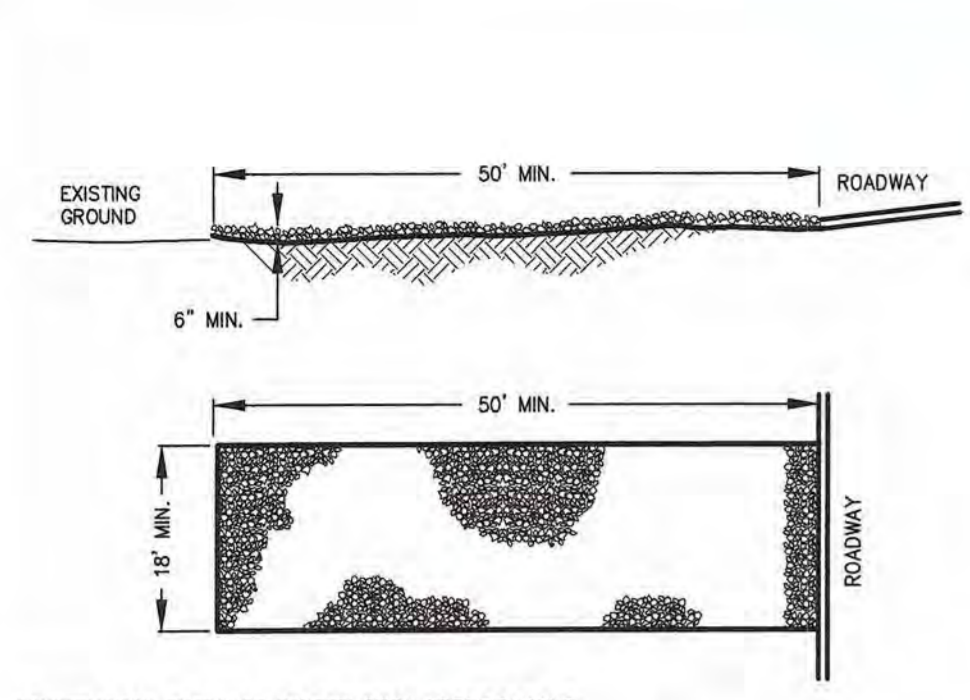
**OWNER:**  
HOURGLASS STUDIOS, LLC  
521 3RD ST S  
WILMINGTON, NC 28401

**PROFESSIONAL SEAL**  
LANDSCAPE ARCHITECT  
6/15/2018

APPROVED: JFB PROJECT: 438-04  
CHECKED: JRC SCALE: 1"=20'  
DESIGNED: FBUCJ RELEASE: TRC

SHEET  
**EX-01**

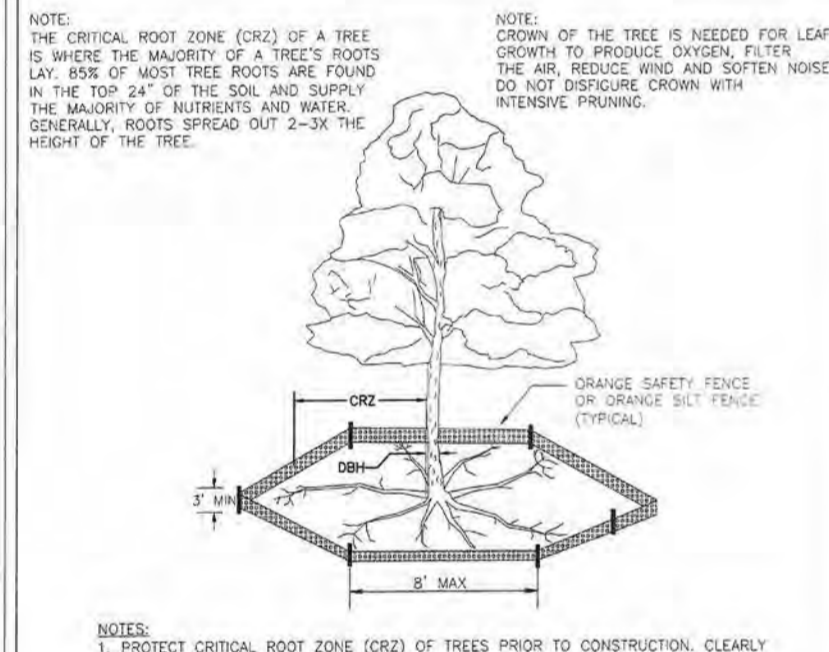




- CONSTRUCTION ENTRANCE CONSTRUCTION SPECIFICATIONS**
- (1) CLEAR THE ENTRANCE AND EXIST AREA OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
  - (2) PLACE THE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLANS, AND SMOOTH IT.
  - (3) PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.
  - (4) TRAFFIC WILL ENTER OR LEAVE THE CONSTRUCTION SITE ONTO A PUBLIC STREET. FILTER FABRIC OR COMPACTED CRUSHER RUN STONE MAY BE USED AS A BASE FOR THE CONSTRUCTION ENTRANCE.
  - (5) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS WARRANT AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ANY SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.
  - (6) WHEN APPROPRIATE, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. SOIL STABILIZATION FABRIC SHALL BE USED.
  - (7) NCDOT MAY REQUIRE A STANDARD COMMERCIAL DRIVEWAY TO ACCESS THE CONSTRUCTION SITE IF THE DRIVEWAY IS ON A THROUGHFARE.

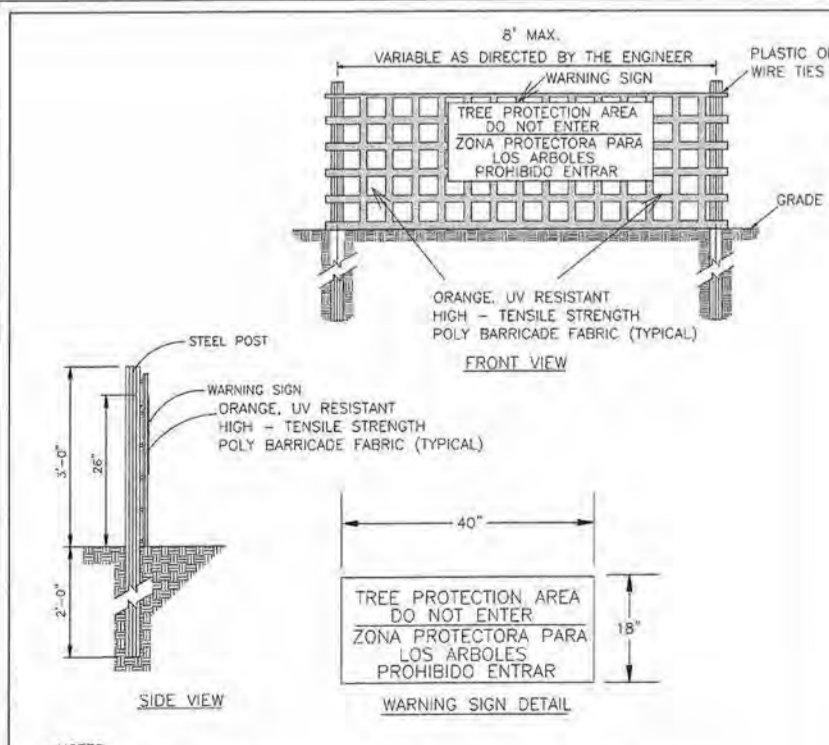
- CONSTRUCTION ENTRANCE MAINTENANCE**
- (1) MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. REDRESS THE SOP WITH 2" STONE AS NEEDED.
  - (2) AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY.
  - (3) IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS.

**CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE

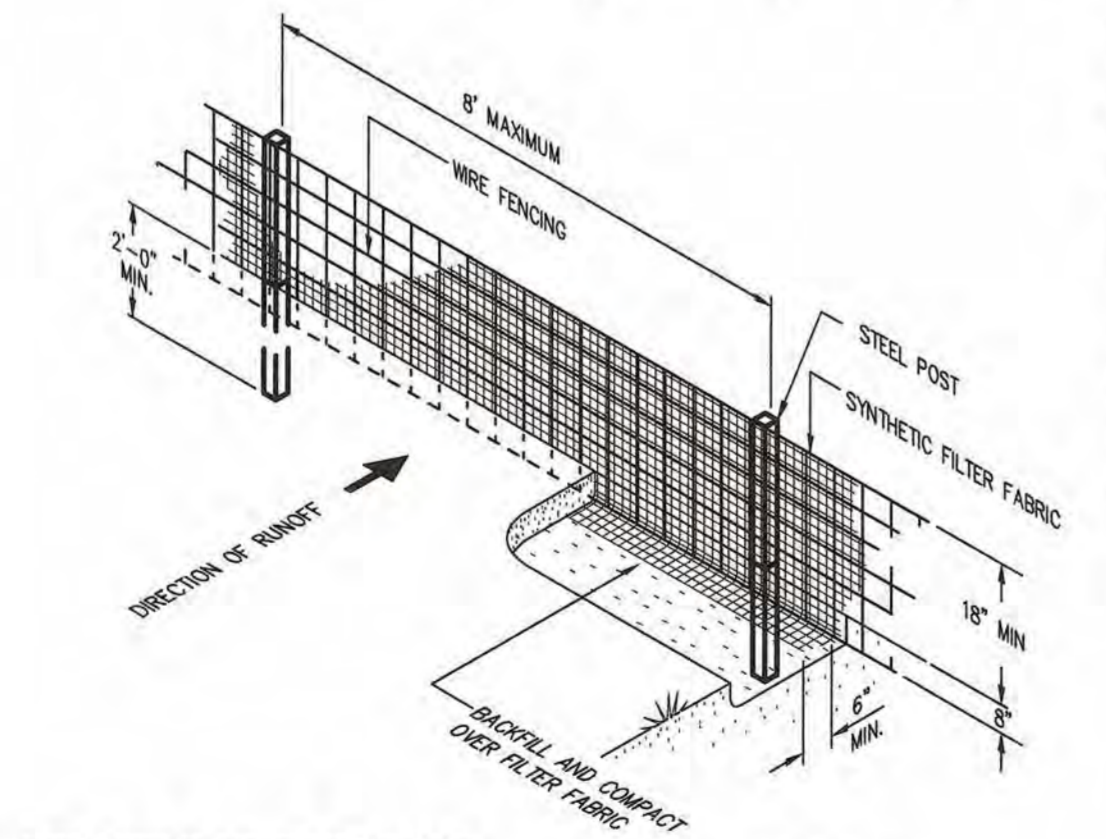
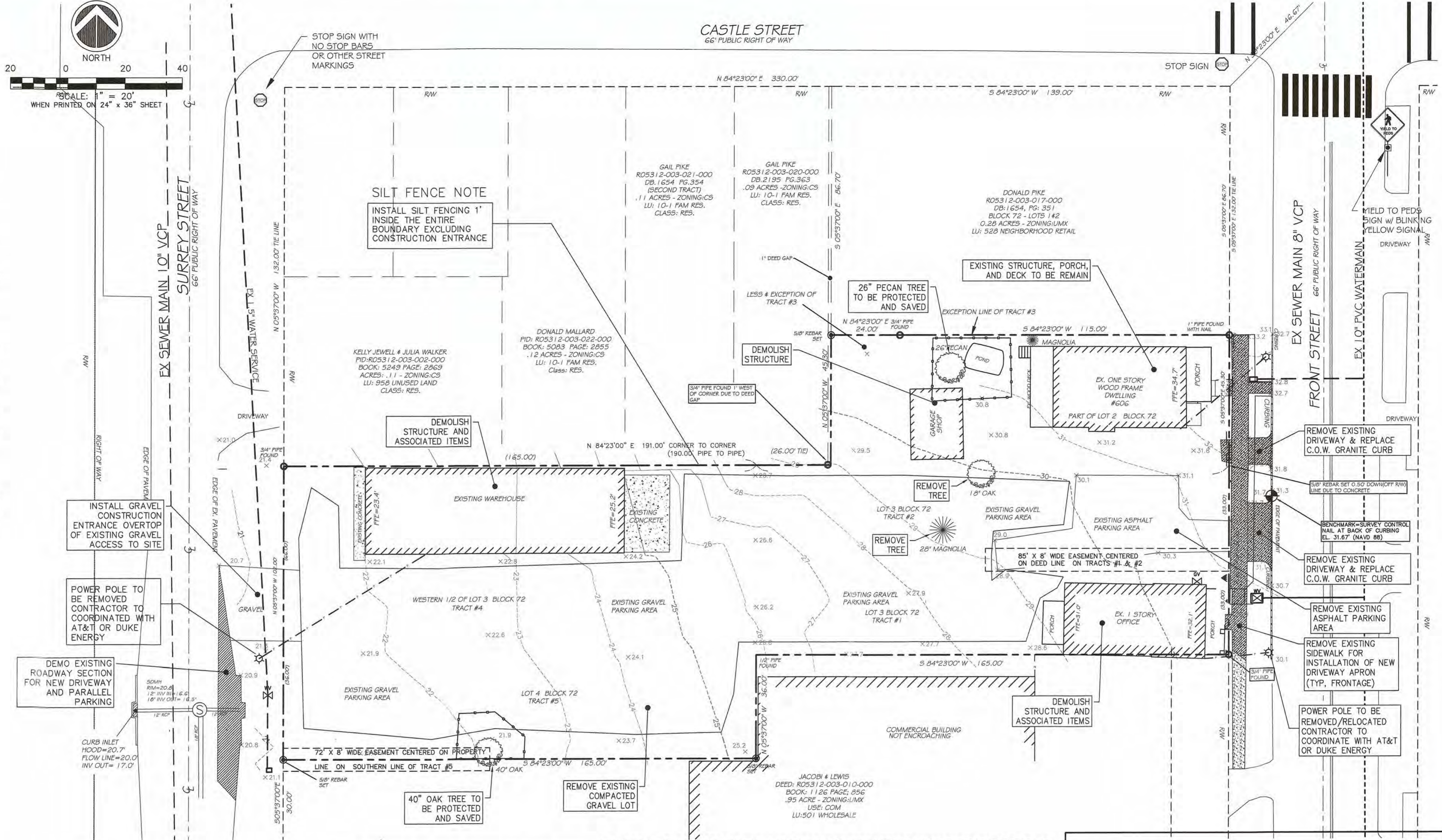


- NOTES**
1. PROTECT CRITICAL ROOT ZONE (CRZ) OF TREES PRIOR TO CONSTRUCTION. CLEARLY MARK THE CRZ AND ERECT PROTECTIVE BARRIERS AT THE CRZ BARRIERS.
  2. CRZ SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
  3. IF CONSTRUCTION OCCURS WITHIN THE CRZ, AT LEAST 12" OF MULCH AND/OR COMPACTION IN THIS ZONE.
  4. WHENEVER CRZ'S ARE PLACED NEARBY, HANDS OFF TO REDUCE SOIL COMPACTION IN THIS ZONE.
  5. FOR ALL TREES, CUTTING OF LARGE STRUCTURAL ROOTS LOCATED NEAR THE BASE OF THE TRUNK IS PROHIBITED. DO NOT COMPACT AS NECESSARY.
  6. YOUNG TREES SHALL BE ALLOWED TO REMAIN UNDER TREES. NO MATERIALS OR EQUIPMENT SHALL BE STORED NEARBY TREES. DAMAGING THE SOIL WITH CONSTRUCTION EQUIPMENT OR ANYTHING ELSE IS PROHIBITED.
  7. CONTRACTOR SHALL REPAIR DAMAGE TO TREES.
  8. FAILURE TO RETAIL OR MAINTAINANCE SHALL RESULT IN A STOP WORK ORDER AND FINE OF \$500/DAY. DISTURBANCE OTHER THAN THAT ALLOWED ON THE APPROVED PLANS WILL REQUIRE OWNER TO POST A LETTER OF CORRECT FOR 3 YRS FOR TREE MITIGATION.

DATE: JAN 2015  
DRAWN BY: JFB  
CHECKED BY: RSD/F.E.  
SCALE: NOT TO SCALE  
SHEET 1 of 2  
SD 15-09



**STANDARD DETAIL**  
**TREE PROTECTION DURING CONSTRUCTION**  
SHEET 1 of 2  
SD 15-09



- SEDIMENT FENCE CONSTRUCTION SPECIFICATIONS**
- (1) SILT FENCE IS TO BE TRENCHED IN WITH TRENCHING MACHINE IN ORDER TO HAVE THE MINIMUM AREA OF DISTURBANCE (NON-EVASIVE) UPON INSTALLATION.
  - (2) HEIGHT OF SEDIMENT FENCE IS NOT TO EXCEED 18" ABOVE THE GROUND SURFACE.
  - (3) FILTER FABRIC TO BE CONSTRUCTED FROM CONTINUOUS ROLL OUT TO LENGTH TO AVOID JOINTS. IF JOINTS ARE NECESSARY, FILTER CLOTH IS TO BE SECURELY FASTENED TO SUPPORT POST WITH OVERLAP TO THE NEXT POST.
  - (4) FILTER FABRIC TO BE SUPPORTED BY WIRE MESH FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY STAPLES AT LEAST 1' LONG OR THE WIRES. EXTEND WIRE MESH SUPPORT TO THE BOTTOM OF THE TRENCH.
  - (5) A MAXIMUM OF 8' STAKE SPACING IS ALLOWED WHEN WIRE MESH SUPPORT FENCE IS USED. SUPPORT POST SHOULD BE DRIVEN SECURELY INTO THE GROUND A DISTANCE OF AT LEAST 18".
  - (6) EXTRA STRENGTH FILTER FABRIC WITH 6" POST SPACES DOES NOT REQUIRE WIRE MESH SUPPORT FENCE. STAPLE OR WIRE THE FILTER FABRIC DIRECTLY TO POSTS.
  - (7) EXCAVATE A TRENCH APPROXIMATELY 4" WIDE AND 8" DEEP ALONG THE PROPOSED LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
  - (8) BACKFILL TRENCH WITH COMPACT SOIL OR GRAVEL PLACED OVER THE FILTER FABRIC.
  - (9) DO NOT ATTACH FILTER FABRIC TO EXISTING TREES.

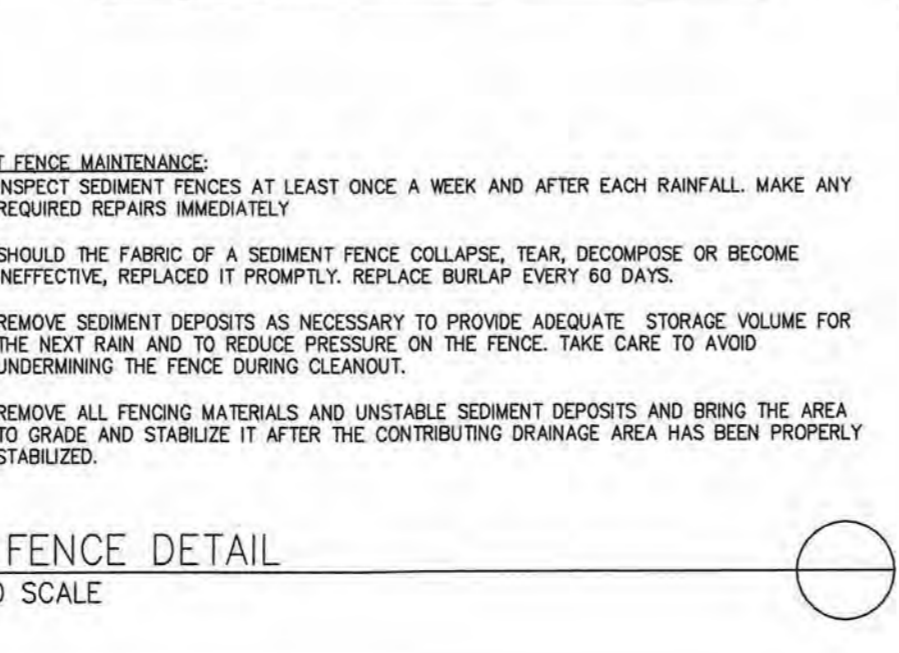
**Proposed Significant Trees to be Removed**

Tree Name	# of Trees	DBH	% Mitigation	Total DBH
MAGNOLIA	1	28"	100	28
<b>Total DBH of Removed Significant Trees</b>				<b>28"</b>
<b>Total Trees Req. for Mitigation</b>				<b>19</b>

**Sec. 18-460 b.** 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
1	40"	DBH/6	7
1	26"	DBH/7	4
<b>Total resulting Credit for 2 Preserved Trees</b>			<b>11</b>



**BUILT UPON AREA (BUA) TABLE**

EXISTING ON-SITE BUA		EXISTING OFF-SITE BUA AREA (R/W FRONTAGE)	
ON-SITE BUILDINGS	= 5,880 SF	OFF-SITE BUILDINGS	= NONE
ON-SITE STREETS	= NONE	OFF-SITE STREETS	= NONE
ON-SITE PARKING	= 17,225 SF	OFF-SITE PARKING	= NONE
ON-SITE SIDEWALK	= NONE	OFF-SITE SIDEWALK (FRONT ST)	= 668 SF
OTHER ON-SITE	= 745 SF	OTHER OFF-SITE, DRIVEWAY (FRONT ST)	= 252 SF
<b>TOTAL</b>	<b>= 23,850 SF</b>	<b>TOTAL</b>	<b>= 920 SF</b>

DEMOLISHED ON-SITE BUA		DEMOLISHED OFF-SITE BUA (R/W FRONTAGE)	
ON-SITE BUILDINGS	= 4,390 SF	OFF-SITE BUILDINGS	= NONE
ON-SITE STREETS	= NONE	OFF-SITE STREETS (SURREY ST)	= 406 SF
ON-SITE PARKING	= 17,225 SF	OFF-SITE PARKING	= NONE
ON-SITE SIDEWALK	= NONE	OFF-SITE SIDEWALK (FRONT ST)	= 668 SF
OTHER ON-SITE	= 745 SF	OTHER OFF-SITE, DRIVEWAY (FRONT ST)	= 252 SF
<b>TOTAL</b>	<b>= 22,360 SF</b>	<b>TOTAL</b>	<b>= 1,326 SF</b>

EXISTING ON-SITE BUA TO REMAIN		EXISTING OFF-SITE BUA TO REMAIN (R/W FRONTAGE)	
ON-SITE BUILDINGS	= 1,490 SF	OFF-SITE BUILDINGS	= NONE
ON-SITE STREETS	= NONE	OFF-SITE STREETS	= 0 SF
ON-SITE PARKING	= NONE	OFF-SITE PARKING	= NONE
ON-SITE SIDEWALK	= NONE	OFF-SITE SIDEWALK	= 0 SF
OTHER ON-SITE	= NONE	OTHER OFF-SITE, DRIVEWAY	= 0 SF
<b>TOTAL</b>	<b>= 1,490 SF</b>	<b>TOTAL</b>	<b>= 0 SF</b>

- DEMOLITION NOTES**
1. CONTRACTOR TO VERIFY UTILITIES ABOVE AND BELOW GROUND PRIOR TO STARTING DEMOLITION WORK.
  2. CONTRACTOR TO OBTAIN DEMOLITION PERMITS PRIOR TO BEGINNING WORK.
  3. CONTRACTOR TO COORDINATE WITH THE CITY AND UTILITY PROVIDERS PRIOR TO COMMENCING DEMOLITION WORK.
  4. ALL DEMOLITION WASTE MATERIAL MAY BE TEMPORARILY STOCKPILED ON SITE BUT MUST BE PROTECTED FROM EROSION AND SITUATED SUCH THAT IT IS NOT A SAFETY HAZARD. DEMOLITION WAS MUST ULTIMATELY BE REMOVED FROM SITE AND DISPOSED OF IN THE APPROPRIATE CONSTRUCTION DEBRIS-HANDLING FACILITY.
  5. ALL STRUCTURES AND BUILT UPON AREA ON THE SITE SHALL BE REMOVED WITH THE EXCEPTION OF THE BUILDING, PORCH, AND DECK LOCATED IN THE NORTHEAST PROPERTY CORNER.
  6. TREE-PROTECTION FENCING MUST BE INSTALLED AROUND THE 40-INCH OAK TREE AND 26-INCH PECAN TREE PRIOR TO DEMOLITION WORK. THE TREES SHALL BE PROTECTED FROM DAMAGE THROUGHOUT THE LIFE OF THE PROJECT.
  7. OBJECTIONABLE VEGETATION MAY BE REMOVED AS NEEDED AND DISPOSED OF IN THE APPROPRIATE DEBRIS-HANDLING FACILITY.
  8. EXISTING SITE PLAN AND IMPERVIOUS DELINEATION PROVIDED BY TOPOGRAPHICAL, UTILITY AND SITE SURVEY PERFORMED BY POLARIS SURVEYING, PLLC LOCATED AT 202 EAST BEDFORD ROAD, WILMINGTON, NC 28411.

**ISSUED FOR AGENCY REVIEW ONLY**

**NOT RELEASED FOR CONSTRUCTION**

**BEFORE YOU DIG, CALL**  
North Carolina 811  
www.nc811.org

WILMINGTON  
Approved Construction Plan  
Name: [Signature] Date: 12-12-18  
Title: [Signature] 12-12-18  
Per: [Signature] 12/14/18

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 STORMWATER MANAGEMENT PLAN  
Date: 12/13/18 Permit: 2018056  
Signed: [Signature]

**Coastal Land Design, PLLC**  
Civil Engineering / Landscape Architecture  
Land Planning / Construction Management  
NCBELS Firm License P-0369  
P.O. Box 1172 Phone: 910-254-9333  
Wilmington, NC 28402 Fax: 910-254-0502  
www.cldeng.com

**HOURGLASS STUDIOS**  
**613 SURREY ST, WILMINGTON, NC**  
**DEMOLITION PLAN**

REV	DATE	DESCRIPTION
A	1/29/18	INITIAL RELEASE FOR CITY OF WILMINGTON STORMWATER REVIEW
B	2/19/18	RELEASE FOR CITY OF WILMINGTON IRC SECOND REVIEW
C	6/15/18	ADDED TEXT CLARIFICATION AND EXISTING BUA TO REMAIN TABLE
JRC		
JFB		
JRC		
INIT		

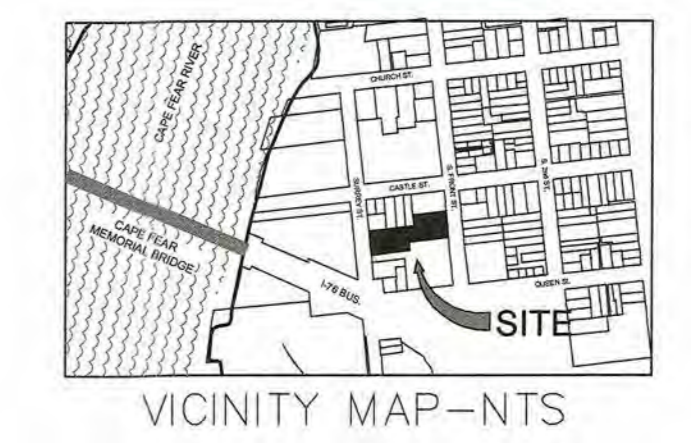
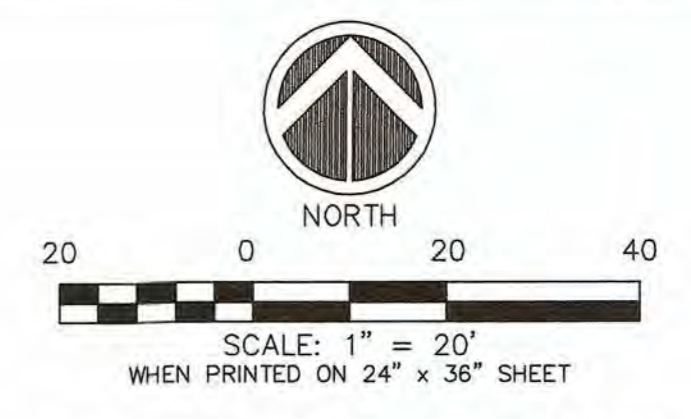
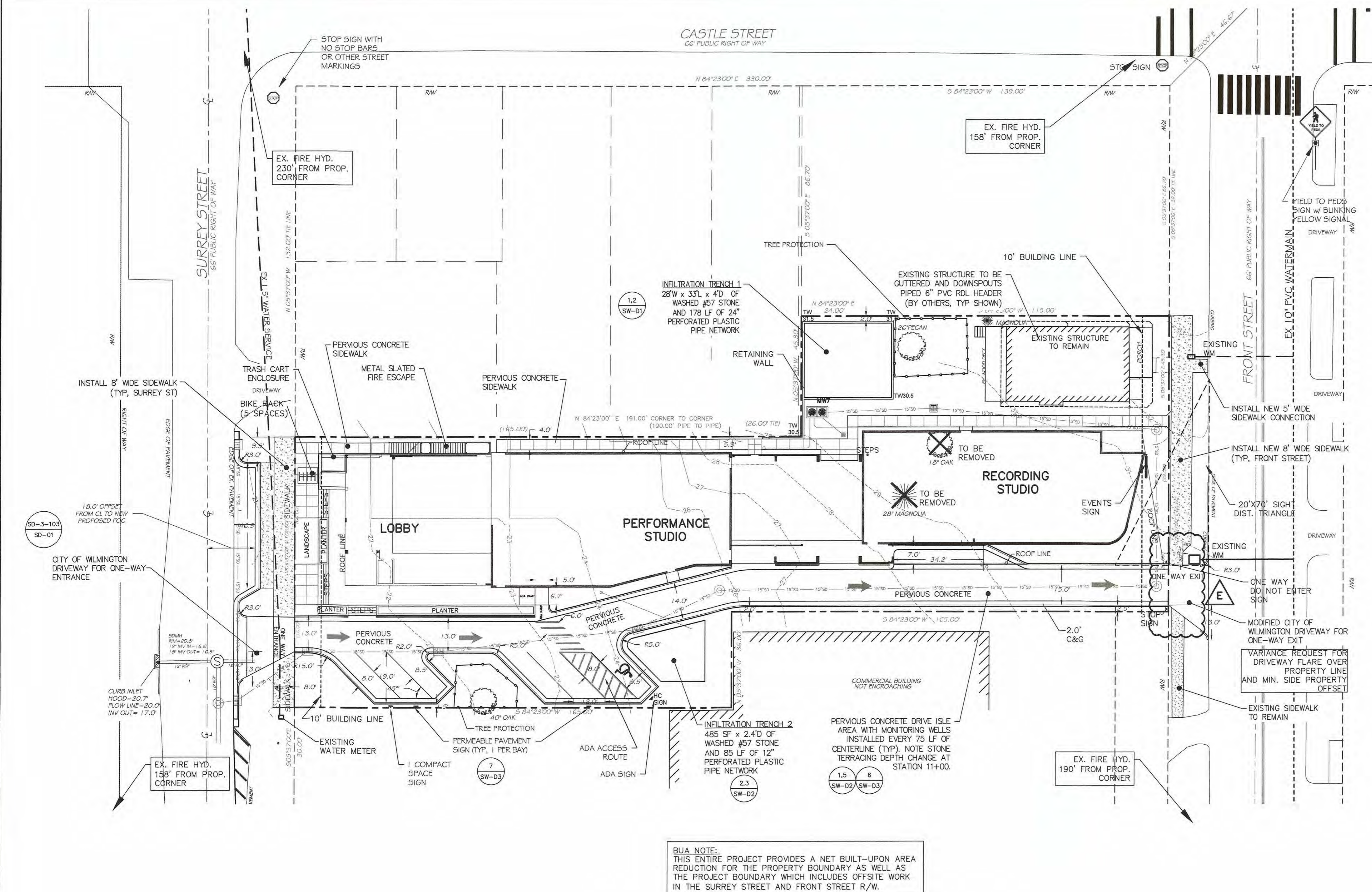
**OWNER:**  
**HOURGLASS STUDIOS, LLC**  
521 3RD ST S  
WILMINGTON, NC 28401

**NORTH CAROLINA PROFESSIONAL SEAL**  
390  
6/15/2018

APPROVED: JFB PROJECT: 435-04  
CHECKED: JRC SCALE: 1"=20'  
DESIGNED: FB/JC RELEASE: TRC

**SHEET**  
**DEMO-01**





**SITE DATA**

PROJECT: HOURGLASS STUDIOS  
 ADDRESS: 606.610.612 S. FRONT STREET  
 611.613 SURREY STREET  
 OWNER: HOURGLASS STUDIOS, LLC.  
 521 3RD ST S  
 WILMINGTON, NC 28401

PID#:  
 R05312-003-003-000, R05312-003-004-000,  
 R05312-003-016-000, R05312-003-015-000,  
 R05312-003-014-000, R05312-003-014-000

D.B. BK 5961, PG 2068 BK 6035, PG 1750  
 ZONING: UMX URBAN MIXED-USE  
 LAND USE: COMMERCIAL/RESIDENTIAL  
 PARCEL SIZE: 0.781 AC (34,016 SF)  
 FLOOD ZONE: ZONE X-FIRM PANEL #37203117 K  
 CAMA LAND USE: URBAN

**BUILDING DATA**  
 PROPOSED BUILDING: 12,982 SF  
 PROPOSED BLDG HT: 42 FT  
 MAX BLDGHT: 45 FT  
 NUMBER OF STORIES: 2 STORIES  
 BUILDING TYPE: TYPE V-B

**BUILDING COVERAGE**  
 TOTAL BLDG FOOTPRINT: 12,982 SF  
 BLDG LOT COVERAGE: 0.38%  
 ALLOWED COVERAGE: NA

**BUILDING SETBACKS:**  
 FRONT:  
 SEC. 18-204-UMX c(2).  
 In no case shall front setbacks adj. to the primary street(s) or an internal street exceed (10) feet.  
 SIDE:  
 SEC. 18-204-UMX c(2).  
 Inside the 1945 corporate limits, no setbacks are req'd except where abutting a single-family res. district.  
 NORTH SIDE: 5' REQUIRED  
 PARKING:  
 SEC. 18-204-UMX c(6).  
 There are no min. parking req. Parking shall not exceed the max.parking req. established for any use in ARTICLE 9.  
 PARKING PROVIDE: 7 SPACE TOTAL  
 (INCLUDES 1 ADA SPACE)  
 WATER AND SEWER CAPACITY  
 WATER: 970 GPD (CURRENT)  
 WATER: 1,000 GPD (PROPOSED)  
 SEWER: 970 GPD (CURRENT)  
 SEWER: 1,000 GPD (PROPOSED)

TRASH COLLECTION  
 PRIVATE ROLL CART. VENDOR COLLECTION FOR EVENTS.  
 EVENTS SIGN  
 EVENTS SIGN WILL REQUIRE AN INDIVIDUAL SIGN PERMIT

**BUA NOTE:**  
 THIS ENTIRE PROJECT PROVIDES A NET BUILT-UPON AREA REDUCTION FOR THE PROPERTY BOUNDARY AS WELL AS THE PROJECT BOUNDARY WHICH INCLUDES OFFSITE WORK IN THE SURREY STREET AND FRONT STREET R/W.

SEE SHEET GP-01 FOR BUA DATA

Coastal Land Design, PLLC  
 Civil Engineering / Landscape Architecture  
 Land Planning / Construction Management  
 NCBELS Firm License P-0369  
 P.O. Box 1172 Phone: 910-254-9333  
 Wilmington, NC 28402 Fax: 910-254-0502  
 www.cldeng.com

**HOURGLASS STUDIOS  
 613 SURREY ST, WILMINGTON, NC  
 SITE PLAN**

REV	DATE	DESCRIPTION	JRC	JFB	INIT
E	8/6/18	ADJUSTED SIDEWALK WIDTH TAPER ADJACENT TO COMMERCIAL DRIVEWAY THROUGH DRIVEWAY APRON	JRC	JRC	JRC
D	7/19/18	SHOWED SIDEWALK CONTINUING THROUGH DRIVEWAY APRON	JRC	JRC	JRC
C	6/7/18	MINOR SITE PLAN MODIFICATION WITH UPDATE PER COW SW COMMENTS	JRC	JRC	JRC
B	2/19/18	RELEASE FOR CITY OF WILMINGTON TRC SECOND REVIEW	JRC	JRC	JRC
A	1/29/18	INITIAL RELEASE FOR CITY OF WILMINGTON STORMWATER REVIEW	JRC	JRC	JRC

**OWNER:**  
 HOURGLASS STUDIOS, LLC  
 521 3RD ST S  
 WILMINGTON, NC 28401



APPROVED: JFB	PROJECT: 435-04
CHECKED: JRC	SCALE: 1"=20'
DESIGNED: FB/JC	RELEASE: TRC

SHEET  
**SP-01**

**WILMINGTON**  
 Approved Construction Plan

Name: *Ad Wachs* Date: *12-12-18*  
 Planning: *Ad Wachs* Traffic: *Ad Wachs*  
 Date: *12/13/18* Permit #: *2018056*  
 Signed: *Ad Wachs*

Public Services • Engineering Division  
 APPROVED STORMWATER MANAGEMENT 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.

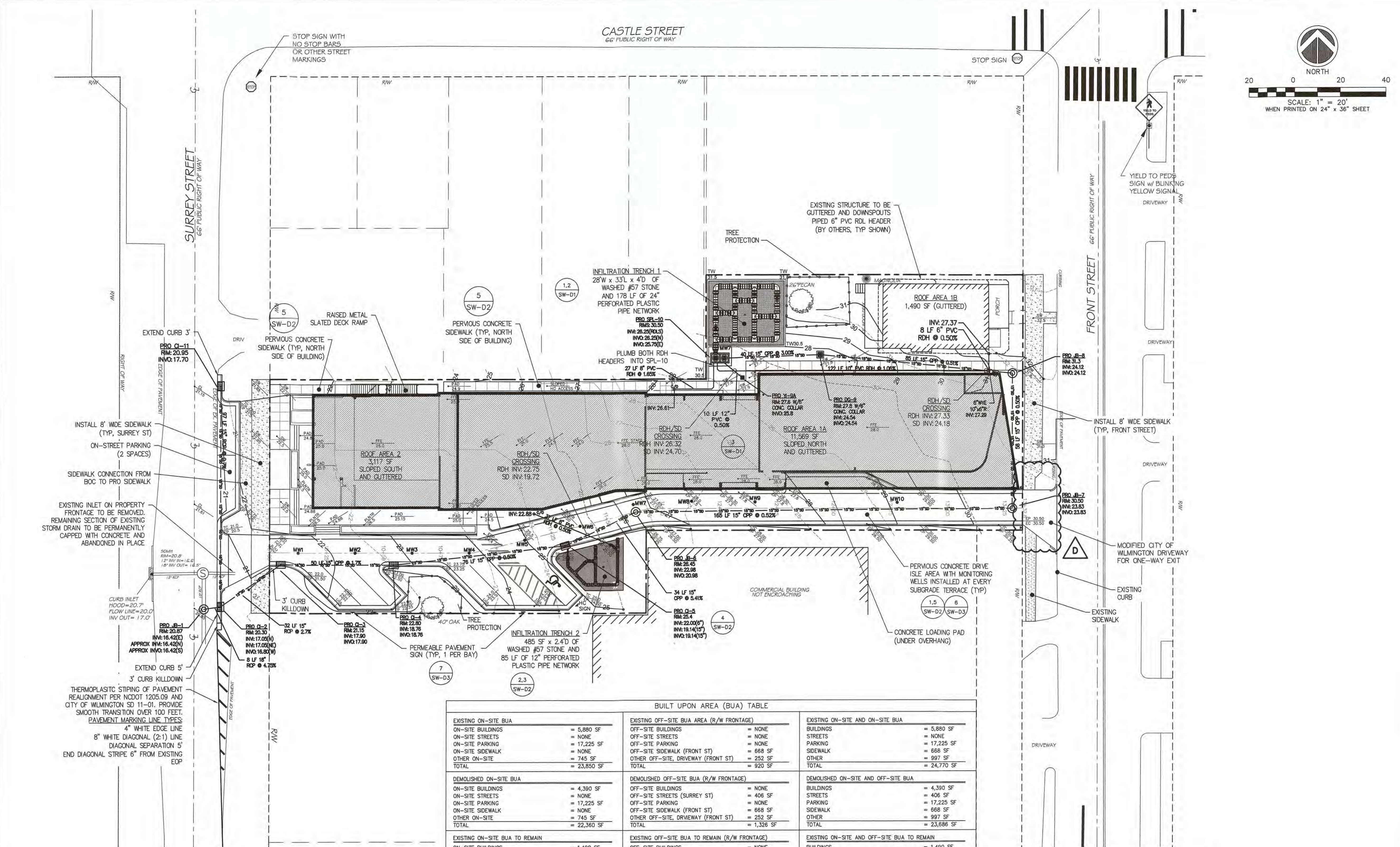
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 P.O. Box 1172 Phone: 910-254-9333  
 Wilmington, NC 28402 Fax: 910-254-0502  
 www.clddesign.com

**HOURLASS STUDIOS  
 613 SURREY ST, WILMINGTON, NC  
 GRADING & DRAINAGE PLAN**


REV	DATE	DESCRIPTION	JRC	JFB	INIT
D	8/6/18	ADJUSTED SIDEWALK WIDTH PAPER ADJACENT TO COMMERCIAL DRIVEWAY	JRC	JFB	
C	6/15/18	MINOR SITE PLAN MODIFICATION WITH UPDATE PER COW SW COMMENTS	JRC	JFB	
B	2/19/18	RELEASE FOR CITY OF WILMINGTON TRC SECOND REVIEW	JRC	JFB	
A	1/29/18	INITIAL RELEASE FOR CITY OF WILMINGTON STORMWATER REVIEW	JRC	JFB	

**OWNER:**  
 HOURLASS STUDIOS, LLC  
 521 3RD ST S  
 WILMINGTON, NC 28401



APPROVED: JFB PROJECT: 435-04  
 CHECKED: JRC SCALE: 1"=20'  
 DESIGNED: FJBC RELEASE: TRC

SHEET  
**GP-01**



Approved Construction Plan  
 Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning: *[Signature]* 12-12-18  
 Traffic: *[Signature]* 12-12-18  
 Fire: *[Signature]* 12-12-18  
 Signed: *[Signature]*

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

BUILT UPON AREA (BUA) TABLE		
<b>EXISTING ON-SITE BUA</b>	<b>EXISTING OFF-SITE BUA AREA (R/W FRONTAGE)</b>	<b>EXISTING ON-SITE AND ON-SITE BUA</b>
ON-SITE BUILDINGS = 5,880 SF	OFF-SITE BUILDINGS = NONE	BUILDINGS = 5,880 SF
ON-SITE STREETS = NONE	OFF-SITE STREETS = NONE	STREETS = NONE
ON-SITE PARKING = 17,225 SF	OFF-SITE PARKING = NONE	PARKING = 17,225 SF
ON-SITE SIDEWALK = NONE	OFF-SITE SIDEWALK (FRONT ST) = 668 SF	SIDEWALK = 668 SF
OTHER ON-SITE = 745 SF	OTHER OFF-SITE, DRIVEWAY (FRONT ST) = 252 SF	OTHER = 997 SF
<b>TOTAL = 23,850 SF</b>	<b>TOTAL = 920 SF</b>	<b>TOTAL = 24,770 SF</b>
<b>DEMOLISHED ON-SITE BUA</b>	<b>DEMOLISHED OFF-SITE BUA (R/W FRONTAGE)</b>	<b>DEMOLISHED ON-SITE AND OFF-SITE BUA</b>
ON-SITE BUILDINGS = 4,390 SF	OFF-SITE BUILDINGS = NONE	BUILDINGS = 4,390 SF
ON-SITE STREETS = NONE	OFF-SITE STREETS (SURREY ST) = 406 SF	STREETS = 406 SF
ON-SITE PARKING = 17,225 SF	OFF-SITE PARKING = NONE	PARKING = 17,225 SF
ON-SITE SIDEWALK = NONE	OFF-SITE SIDEWALK (FRONT ST) = 668 SF	SIDEWALK = 668 SF
OTHER ON-SITE = 745 SF	OTHER OFF-SITE, DRIVEWAY (FRONT ST) = 252 SF	OTHER = 997 SF
<b>TOTAL = 22,360 SF</b>	<b>TOTAL = 1,326 SF</b>	<b>TOTAL = 23,686 SF</b>
<b>EXISTING ON-SITE BUA TO REMAIN</b>	<b>EXISTING OFF-SITE BUA TO REMAIN (R/W FRONTAGE)</b>	<b>EXISTING ON-SITE AND OFF-SITE BUA TO REMAIN</b>
ON-SITE BUILDINGS = 1,490 SF	OFF-SITE BUILDINGS = NONE	BUILDINGS = 1,490 SF
ON-SITE STREETS = NONE	OFF-SITE STREETS = NONE	STREETS = NONE
ON-SITE PARKING = NONE	OFF-SITE PARKING = NONE	PARKING = NONE
ON-SITE SIDEWALK = NONE	OFF-SITE SIDEWALK = 0 SF	SIDEWALK = 0 SF
OTHER ON-SITE = NONE	OTHER OFF-SITE, DRIVEWAY = 0 SF	OTHER = 0 SF
<b>TOTAL = 1,490 SF</b>	<b>TOTAL = 0 SF</b>	<b>TOTAL = 1,490 SF</b>
<b>NEW ON-SITE BUA</b>	<b>NEW OFF-SITE BUA (R/W FRONTAGE)</b>	<b>NEW ON-SITE AND OFF-SITE BUA</b>
ON-SITE BUILDINGS = 14,686 SF	OFF-SITE BUILDINGS = NONE	BUILDINGS = 14,686 SF
ON-SITE STREETS = NONE	OFF-SITE STREETS (SURREY ST) = 499 SF	STREETS = 499 SF
ON-SITE PARKING (5,500 SF @ 100% CR) = 0 SF	OFF-SITE PARKING = NONE	PARKING (5,500 SF @ 100% CR) = 0 SF
ON-SITE SIDEWALK (1,215 SF @ 100% CR) = 0 SF	OFF-SITE SIDEWALK (BOTH STREETS) = 1,864 SF	SIDEWALK (1,215 SF @ 100% CR) = 3,115 SF
OTHER ON-SITE = 2,811 SF	OTHER OFF-SITE, DRIVEWAY (BOTH STREETS) = 626 SF	OTHER = 3,401 SF
<b>TOTAL = 17,497 SF</b>	<b>TOTAL = 2,989 SF</b>	<b>TOTAL = 21,701 SF</b>
<b>PROPOSED ON-SITE BUA (NEW+REMAIN)</b>	<b>PROPOSED OFF-SITE BUA (NEW+REMAIN) (R/W FRONTAGE)</b>	<b>PROPOSED ON-SITE AND OFF-SITE BUA (NEW+REMAIN)</b>
ON-SITE BUILDINGS = 16,176 SF	OFF-SITE BUILDINGS = NONE	BUILDINGS = 16,176 SF
ON-SITE STREETS = NONE	OFF-SITE STREETS (SURREY ST) = 499 SF	STREETS = 499 SF
ON-SITE PARKING (5,500 SF @ 100% CR) = 0 SF	OFF-SITE PARKING = NONE	PARKING (5,500 SF @ 100% CR) = 0 SF
ON-SITE SIDEWALK (1,215 SF @ 100% CR) = 0 SF	OFF-SITE SIDEWALK (BOTH STREETS) = 1,864 SF	SIDEWALK (1,215 SF @ 100% CR) = 3,437 SF
OTHER ON-SITE = 2,811 SF	OTHER OFF-SITE, DRIVEWAY (BOTH STREETS) = 626 SF	OTHER = 2,197 SF
<b>TOTAL = 18,987 SF</b>	<b>TOTAL = 2,989 SF</b>	<b>TOTAL = 21,976 SF</b>
<b>ON-SITE BUA COMPARISON</b>	<b>OFF-SITE BUA COMPARISON</b>	<b>OVERALL ON-SITE AND OFF-SITE BUA COMPARISON</b>
TOTAL EXISTING ON-SITE BUA = 23,850 SF	TOTAL EXISTING OFF-SITE BUA = 920 SF	TOTAL EXISTING BUA = 24,770 SF
TOTAL PROPOSED ON-SITE BUA = 18,987 SF	TOTAL PROPOSED OFF-SITE BUA = 2,989 SF	TOTAL PROPOSED BUA = 21,976 SF

PROPERTY CONDITIONS	
ON-SITE DRAINAGE AREA	= 33,840 SF
OFF-SITE DRAINAGE AREA	= NONE
<b>TOTAL DRAINAGE AREA</b>	<b>= 33,840 SF</b>
<b>EXISTING ON-SITE DENSITY</b>	
23,850 SF	(100) = 70.48%
33,840 SF	
<b>PROPOSED ON-SITE DENSITY</b>	
18,987 SF	(100) = 56.11%
33,840 SF	

**BUA NOTE:**  
 THIS ENTIRE PROJECT PROVIDES A NET BUILT-UPON AREA REDUCTION FOR THE PROPERTY BOUNDARY AS WELL AS THE PROJECT BOUNDARY WHICH INCLUDES OFFSITE WORK IN THE SURREY STREET AND FRONT STREET R/W.

ISSUED FOR AGENCY  
 REVIEW ONLY

NOT RELEASED FOR  
 CONSTRUCTION

**BEFORE YOU DIG, CALL**  

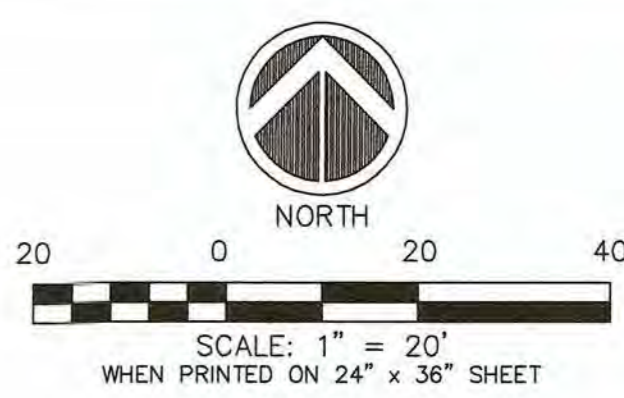
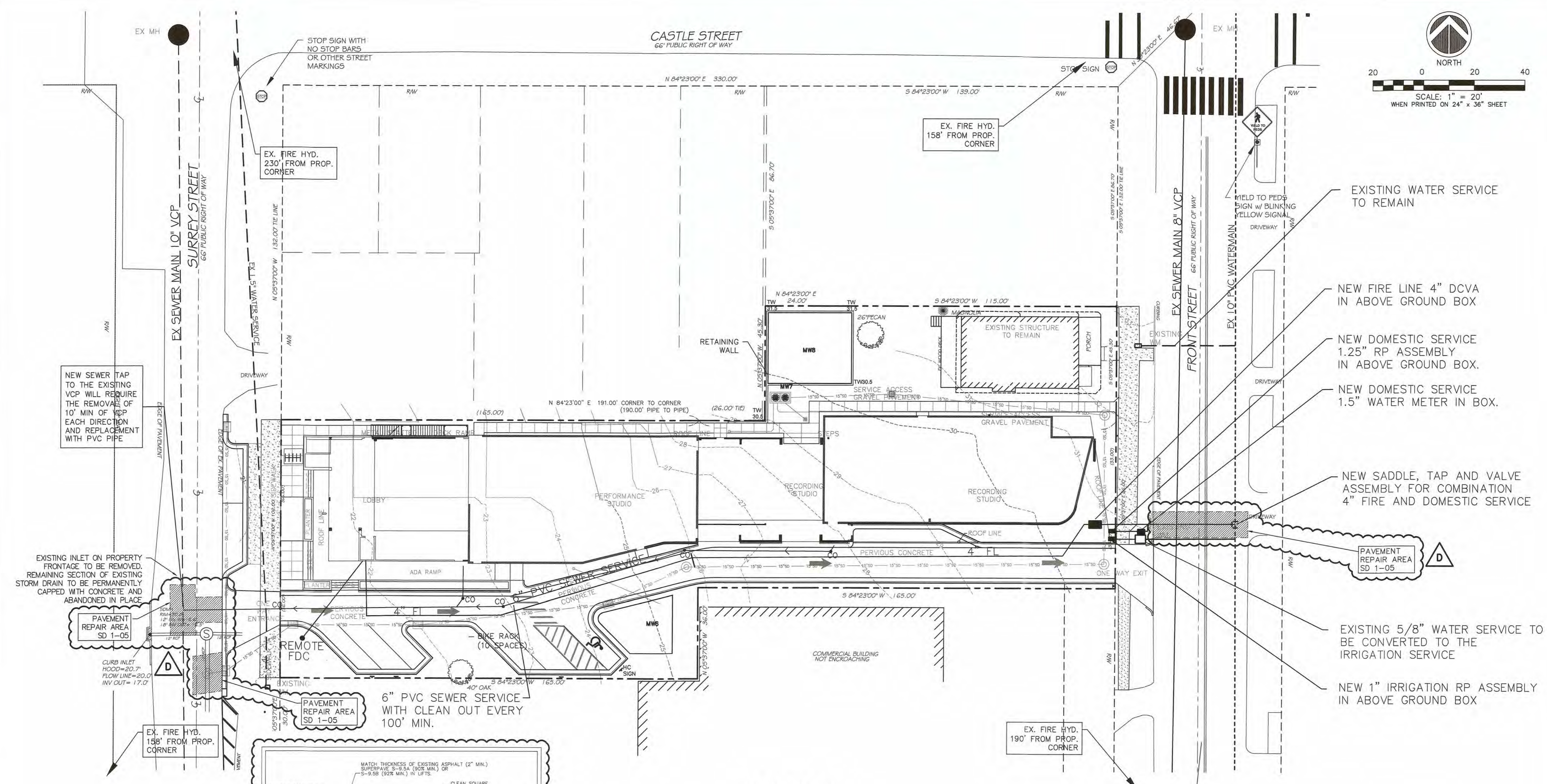





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 www.cldang.com

**HOURGLASS STUDIOS  
 613 SURREY ST, WILMINGTON, NC**

**UTILITIES PLAN**



**SITE DATA**

**PROJECT:** HOURGLASS STUDIOS  
**ADDRESS:** 606,610,612 S. FRONT STREET  
 611,613 SURREY STREET  
**OWNER:** HOURGLASS STUDIOS, LLC.  
 521 3RD ST S  
 WILMINGTON, NC 28401

**PID#:**  
 R05312-003-003-000, R05312-003-004-000,  
 R05312-003-016-000, R05312-003-015-000  
 R05312-003-014-000, R05312-003-014-000

**D.B. BK 5961, PG 2068 BK 6035, PG 1750**

**ZONING:** UMX URBAN MIXED-USE  
**LAND USE:** COMMERCIAL/RESIDENTIAL  
**PARCEL SIZE:** 0.781 AC (34,016 SF)  
**FLOOD ZONE:** ZONE X-FIRM PANEL #37203117 K

**CAMA LAND USE:** URBAN

**BUILDING DATA**  
 PROPOSED BUILDING: 12,982 SF  
 PROPOSED BLDG HT: 42 FT  
 MAX BLDGHT: 45 FT  
 NUMBER OF STORIES: 2 STORIES

**BUILDING COVERAGE**  
 TOTAL BLDG FOOTPRINT: 12,982 SF  
 BLDG LOT COVERAGE: 0.38%  
 ALLOWED COVERAGE: NA

**BUILDING SETBACKS:**  
**FRONT:**  
 SEC. 18-204-UMX c(2)c.  
 In no case shall front setbacks adj. to the primary street(s) or an internal street exceed (10) feet.  
**SIDE:**  
 SEC. 18-204-UMX c(2)a.  
 Inside the 1945 corporate limits, no setbacks are req'd except where abutting a single-family res. district.  
**NORTH SIDE:** 5' REQUIRED

**PARKING:**  
 SEC. 18-204-UMX c(6)a.  
 There are no min. parking req. Parking shall not exceed the max. parking req. established for any use in ARTICLE 9.

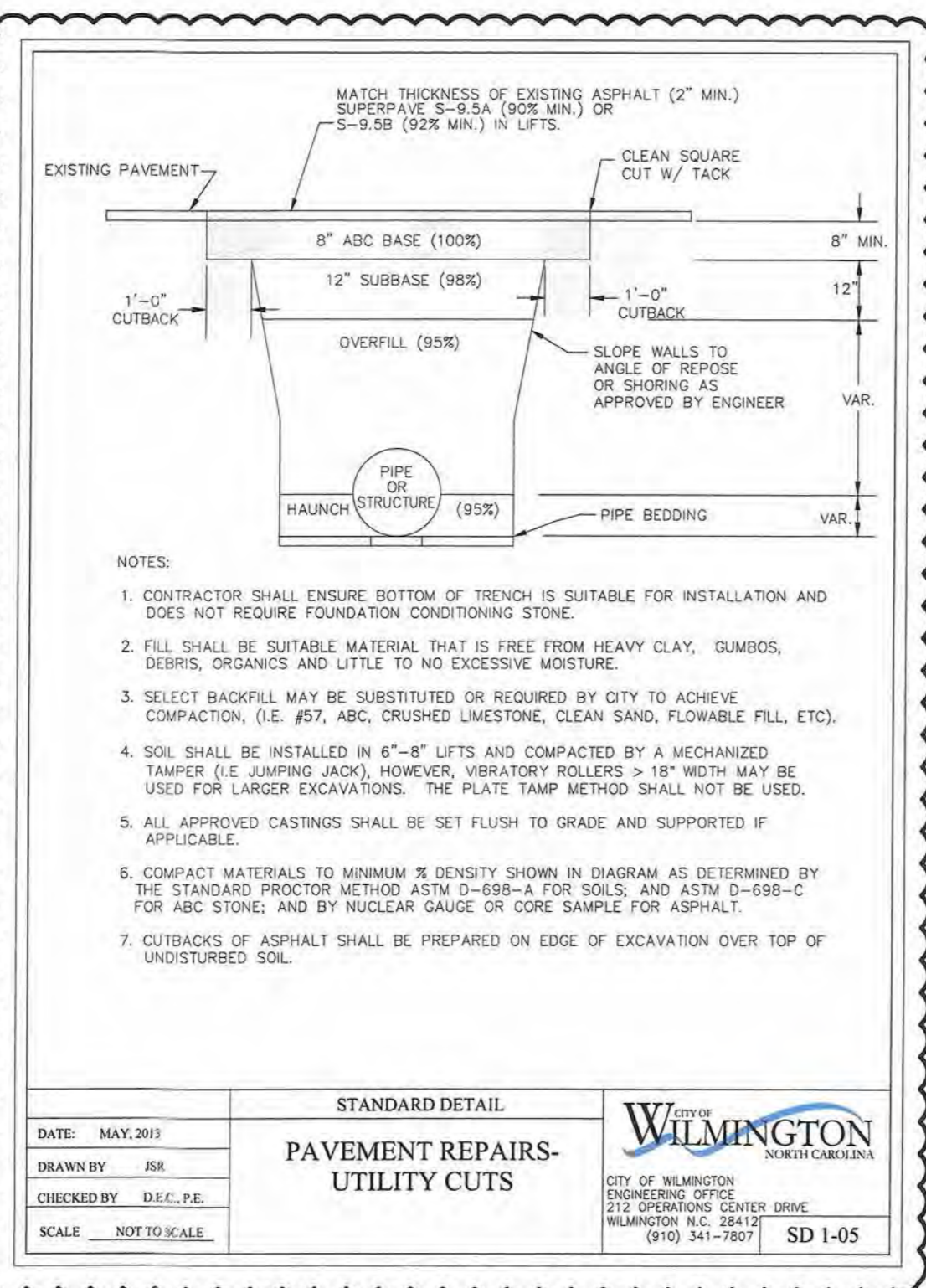
**PARKING PROVIDE:** 7 SPACE TOTAL  
 (INCLUDES 1 ADA SPACE)

**WATER AND SEWER CAPACITY**  
 WATER: 970 GPD (CURRENT)  
 WATER: 1,000 GPD (PROPOSED)  
 SEWER: 970 GPD (CURRENT)  
 SEWER: 1,000 GPD (PROPOSED)

**BRICK STREET NOTE**  
 FRONT STREET IS A BRICK STREET WITH ASPHALT OVERLAY. UTILITY CONTRACTOR SHALL COORDINATE ANY REMOVAL AND REPLACEMENT OF THE BRICK PAVERS WITH THE CITY OF WILMINGTON. ASPHALT OVERLAY MAY BE REQUIRED TO MATCH EXISTING PAVEMENT SURFACE.

**UTILITIES NOTE**

WATER AND SEWER SERVICE LOCATIONS AND SIZES ARE SUBJECT TO CHANGE WITH PM&E DESIGN AND CFPVA REVIEW



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

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  
 Approved Construction Plan

Name: *Ad Wilson* Date: *12-12-18*  
 Planning: *Ad Wilson* Traffic: *Ad Wilson* 12-13-18  
 Fire: *Ad Wilson* 12-14-18

**WILMINGTON**  
 NORTH CAROLINA  
 Public Services • Engineering Division  
 APPROVED STORMWATER MANAGEMENT PLAN  
 Date: *12/12/18* 2018056  
 Signed: *[Signature]*

REV	DATE	DESCRIPTION
C	7/19/18	ADDED SD 1-05 AND PAVEMENT REPAIR AREAS
B	2/19/18	RELEASE FOR CITY OF WILMINGTON IRC SECOND REVIEW
A	1/29/18	FINAL STAKE WORK OF WILMINGTON STORMWATER REVIEW
INT		

**OWNER:**  
 HOURGLASS STUDIOS, LLC  
 521 3RD ST S  
 WILMINGTON, NC 28401

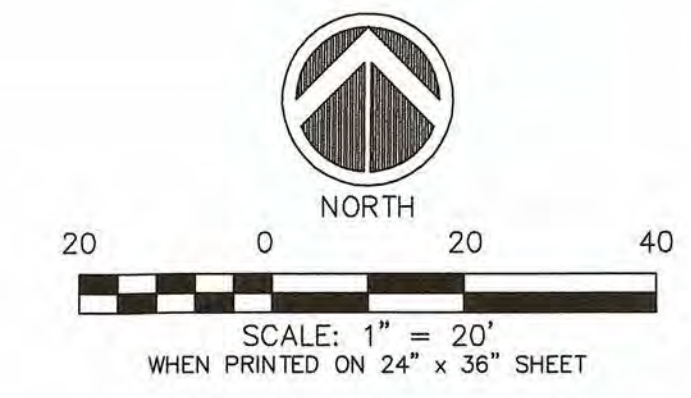


APPROVED: JFB	PROJECT: 435-04
CHECKED: JRC	SCALE: 1"=20'
DESIGNED: FB/JC	RELEASE: TRC

SHEET  
**U-1**



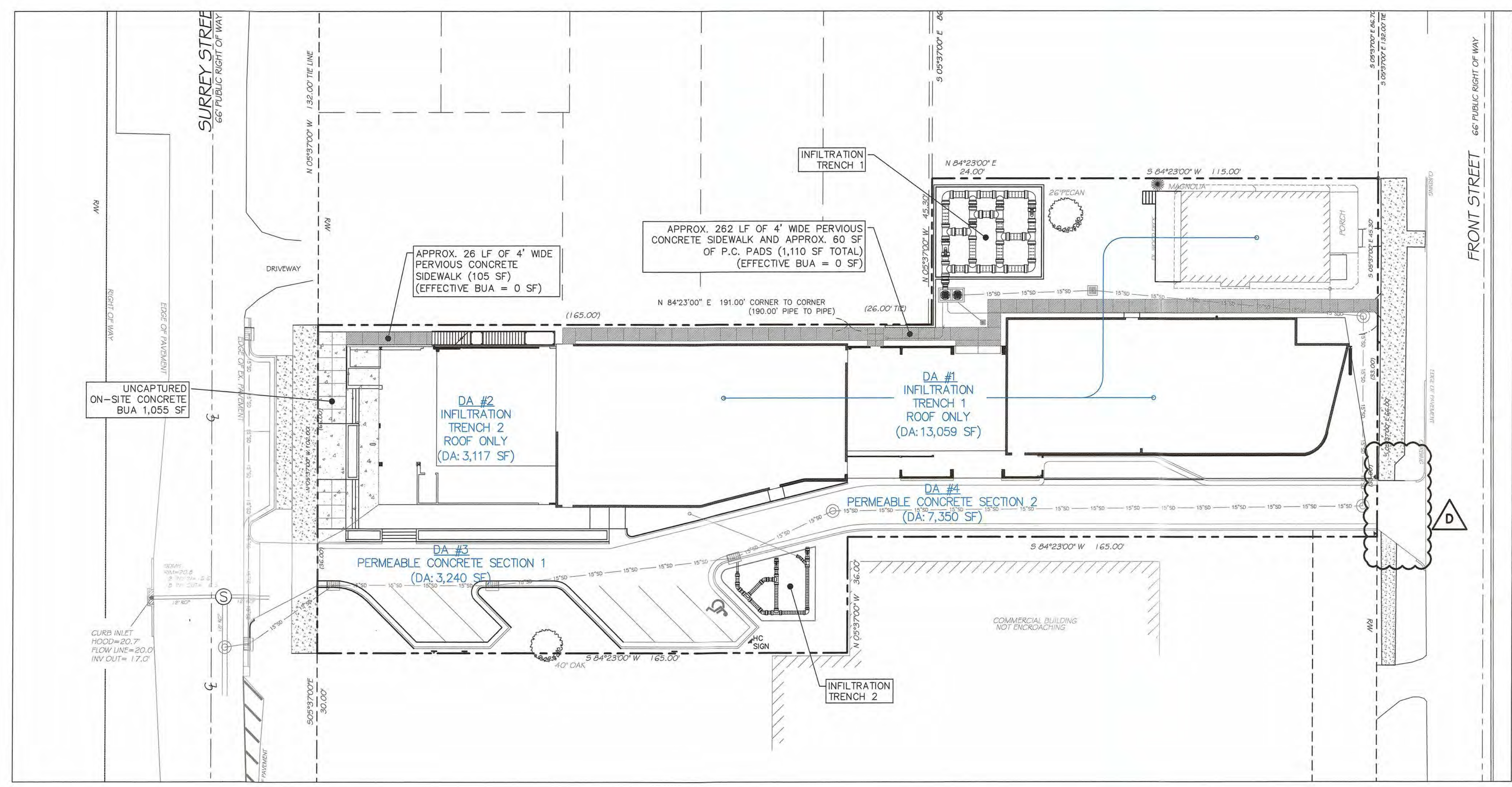




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 www.cldeng.com

**HOURGLASS STUDIOS  
 613 SURREY ST, WILMINGTON, NC**

**STORMWATER BMP DRAINAGE AREAS**



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
Planned	12-12-18
Traffic	12-13-18
Fire	12-14-18

**WILMINGTON**  
 NORTH CAROLINA  
 Public Services • Engineering Division  
 APPROVED STORMWATER MANAGEMENT PLAN  
 Date: 12/13/18 Permit # 2018056  
 Signed: [Signature]

REV	DATE	DESCRIPTION	JRC	JFB	INIT
D	8/6/18	ADJUSTED SIDEWALK WIDTH, TAPER ADJACENT TO COMMERCIAL DRIVEWAY	JRC	JFB	JRC
C	6/15/18	UPDATED DRAINAGE AREAS	JRC	JFB	JRC
B	2/19/18	RELEASE FOR CITY OF WILMINGTON TRC SECOND REVIEW	JRC	JFB	JRC
A	1/29/18	INITIAL RELEASE FOR CITY OF WILMINGTON STORMWATER REVIEW	JRC	JFB	JRC

**OWNER:**  
 HOURGLASS STUDIOS, LLC  
 521 3RD ST S  
 WILMINGTON, NC 28401



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**BEFORE YOU DIG, CALL**

APPROVED:	JFB	PROJECT:	435-04
CHECKED:	JRC	SCALE:	1"=20'
DESIGNED:	FB/JC	RELEASE:	TRC

SHEET  
**SW-01**



**HOURLASS STUDIOS  
 613 SURREY ST, WILMINGTON, NC  
 STORMWATER SYSTEM DRAINAGE AREAS**

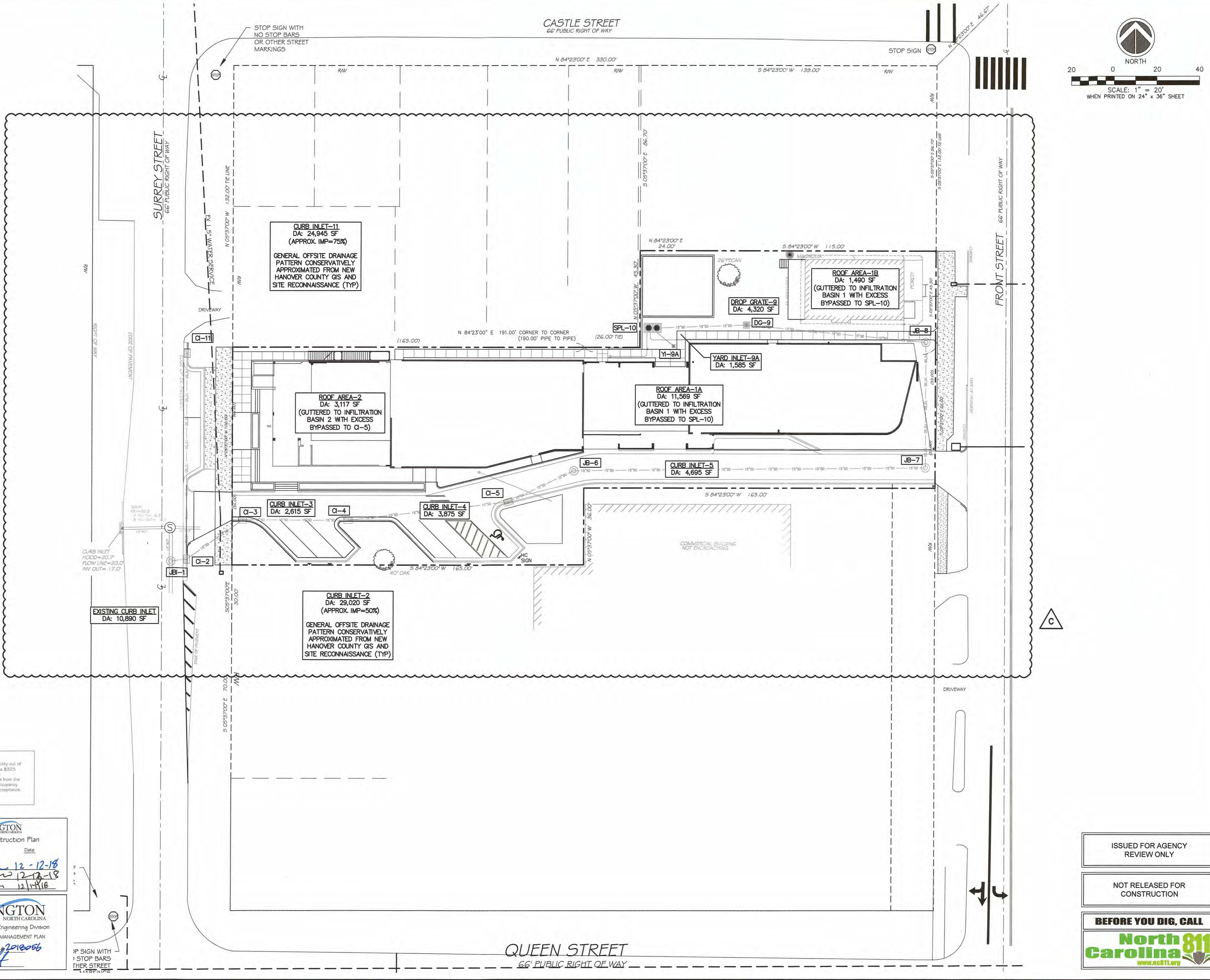
REV	DATE	DESCRIPTION	JRC	JFB	JRC	INT
C	6/15/18	UPDATED DRAINAGE AREAS	JRC	JFB	JRC	INT
B	2/19/18	RELEASE FOR CITY OF WILMINGTON TRC SECOND REVIEW	JRC	JFB	JRC	INT
A	1/29/18	INITIAL RELEASE FOR CITY OF WILMINGTON STORMWATER REVIEW	JRC	JFB	JRC	INT

**OWNER:**  
 HOURLASS STUDIOS, LLC  
 521 3RD ST S  
 WILMINGTON, NC 28401

**PROFESSIONAL SEAL**  
 NORTH CAROLINA  
 SEAL 033198  
 J. R. CHANDLER  
 6/15/2018

APPROVED: JFB	PROJECT: 435-04
CHECKED: JRC	SCALE: 1"=20'
DESIGNED: FB/JC	RELEASE: TRC

SHEET  
**SW-02**



For each open utility cut of City streets, a \$925 permit shall be obtained from the City prior to occupancy and/or project acceptance.

**WILMINGTON**  
 Approved Construction Plan  
 Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning: *J. R. Chandler* 12-12-18  
 Traffic: *Chris Chandler* 12-12-18  
 Fire: *Chris Chandler* 12/14/18

**CITY OF WILMINGTON**  
 NORTH CAROLINA  
 Public Services • Engineering Division  
 APPROVED STORMWATER MANAGEMENT PLAN  
 Date: 12/13/18  
 Signed: *J. R. Chandler*

ISSUED FOR AGENCY REVIEW ONLY

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**BEFORE YOU DIG, CALL**  
 North Carolina 811  
 www.nc811.org

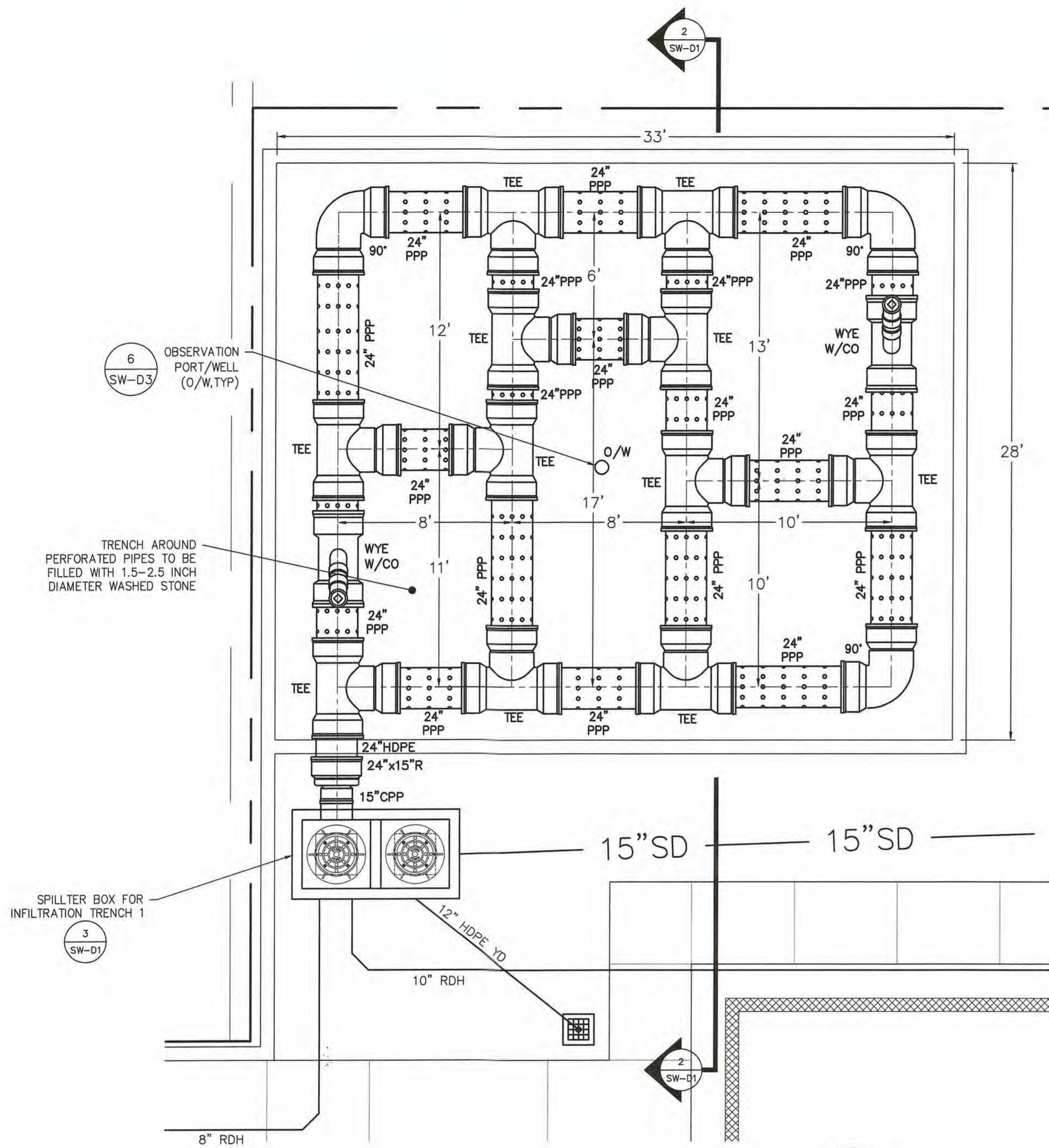




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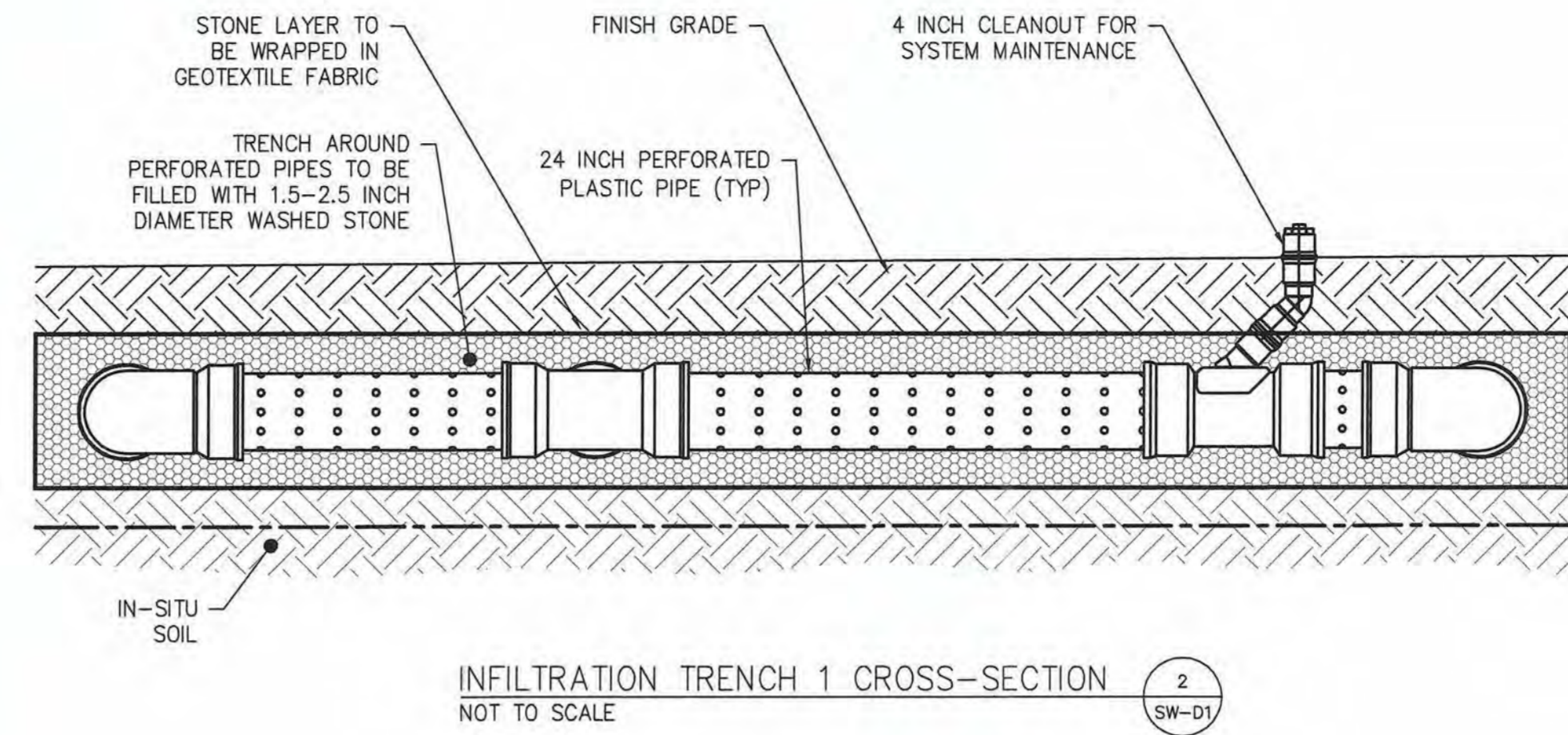
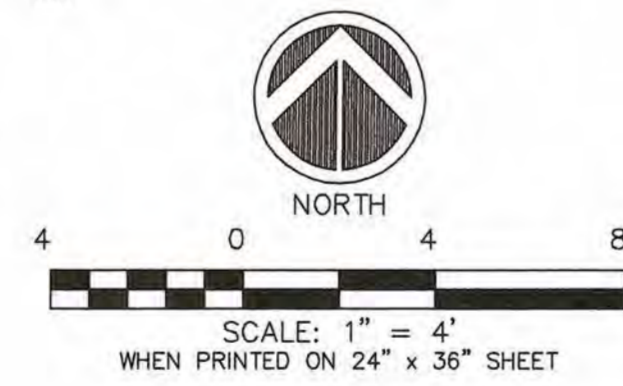
**HOURLASS STUDIOS  
 613 SURREY ST, WILMINGTON, NC**

**INFILTRATION TRENCH 1 - DETAILS**



INFILTRATION TRENCH 1 PLAN  
 1" = 4'

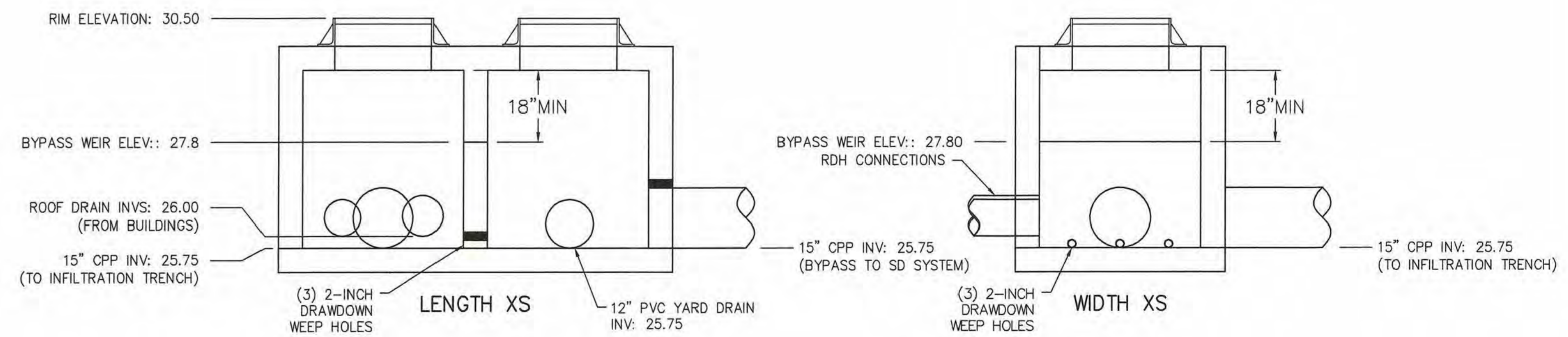
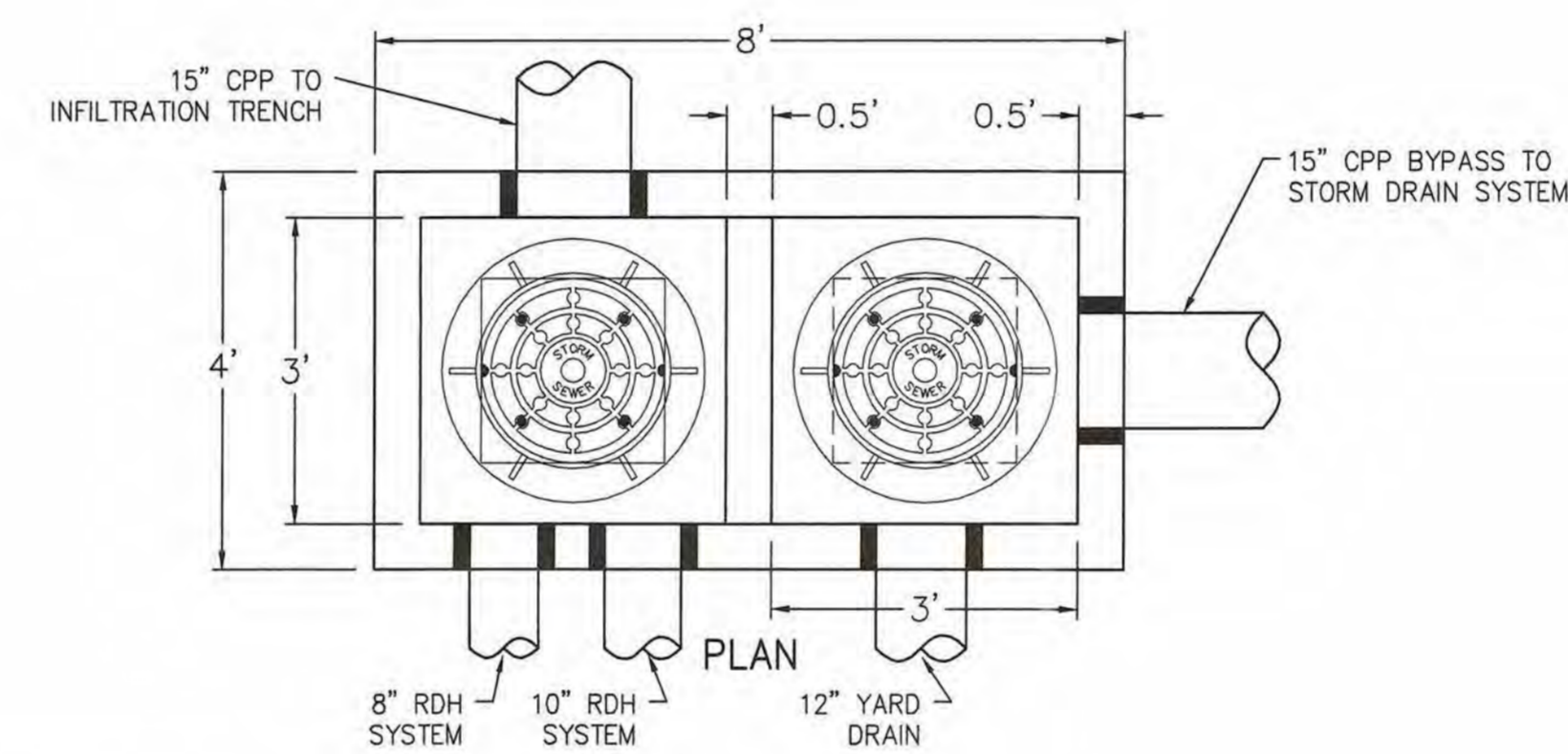
1 SW-D1



INFILTRATION TRENCH 1 CROSS-SECTION  
 NOT TO SCALE

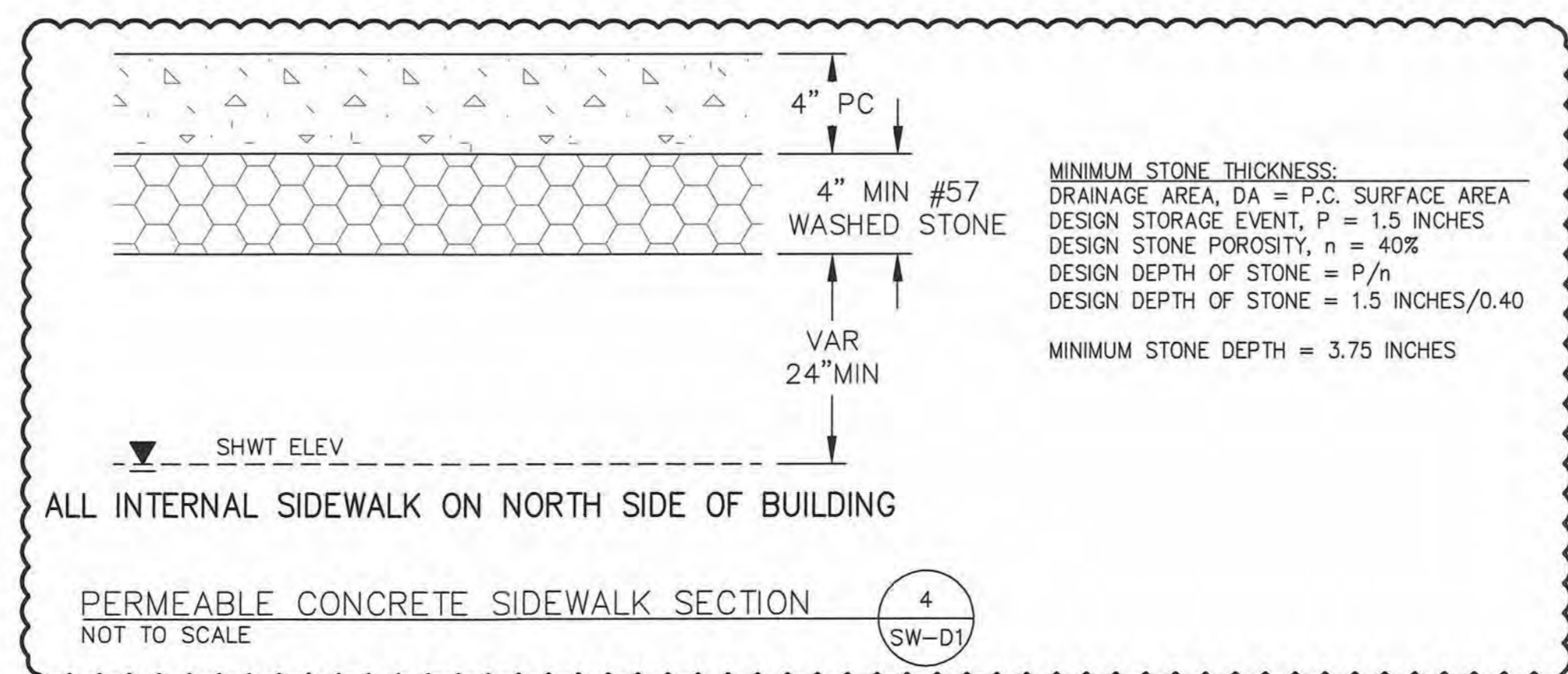
2 SW-D1

- FINISH GRADE: VARIES (~30.5)
- TOP OF STONE: 28.5'
- BYPASS WEIR: 27.8'
- INVERT OF PIPE: 25.5'
- BOTTOM OF STONE: 24.5'
- SHWT: 23.50



SPPLITER BOX 1 DETAIL  
 NOT TO SCALE

3 SW-D1



PERMEABLE CONCRETE SIDEWALK SECTION  
 NOT TO SCALE

4 SW-D1

**WILMINGTON**  
 Approved Construction Plan  
 Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning: *[Signature]* 12-12-18  
 Traffic: *[Signature]* 12-13-18  
 Fire: *[Signature]* 12-14-18

**WILMINGTON**  
 Public Services • Engineering Division  
 APPROVED STORMWATER MANAGEMENT PLAN  
 Date: 12/13/18 Permit # 2018056  
 Signed: *[Signature]*

For each open utility cut of City streets, a 3325 permit shall be required from the City prior to occupancy and/or project acceptance.

REV	DATE	DESCRIPTION	INIT
D	7/19/18	ADDED P.C. SIDEWALK DETAIL	JRC
C	6/7/18	REVISED TRENCH SHAPE AND ADDED BOX WEIR HEIGHT	JRC
B	2/19/18	RELEASE FOR CITY OF WILMINGTON TRC SECOND REVIEW	JFB
A	1/29/18	INITIAL RELEASE FOR CITY OF WILMINGTON STORMWATER REVIEW	JRC

**OWNER:**  
 HOURLASS STUDIOS, LLC  
 521 3RD ST S  
 WILMINGTON, NC 28401



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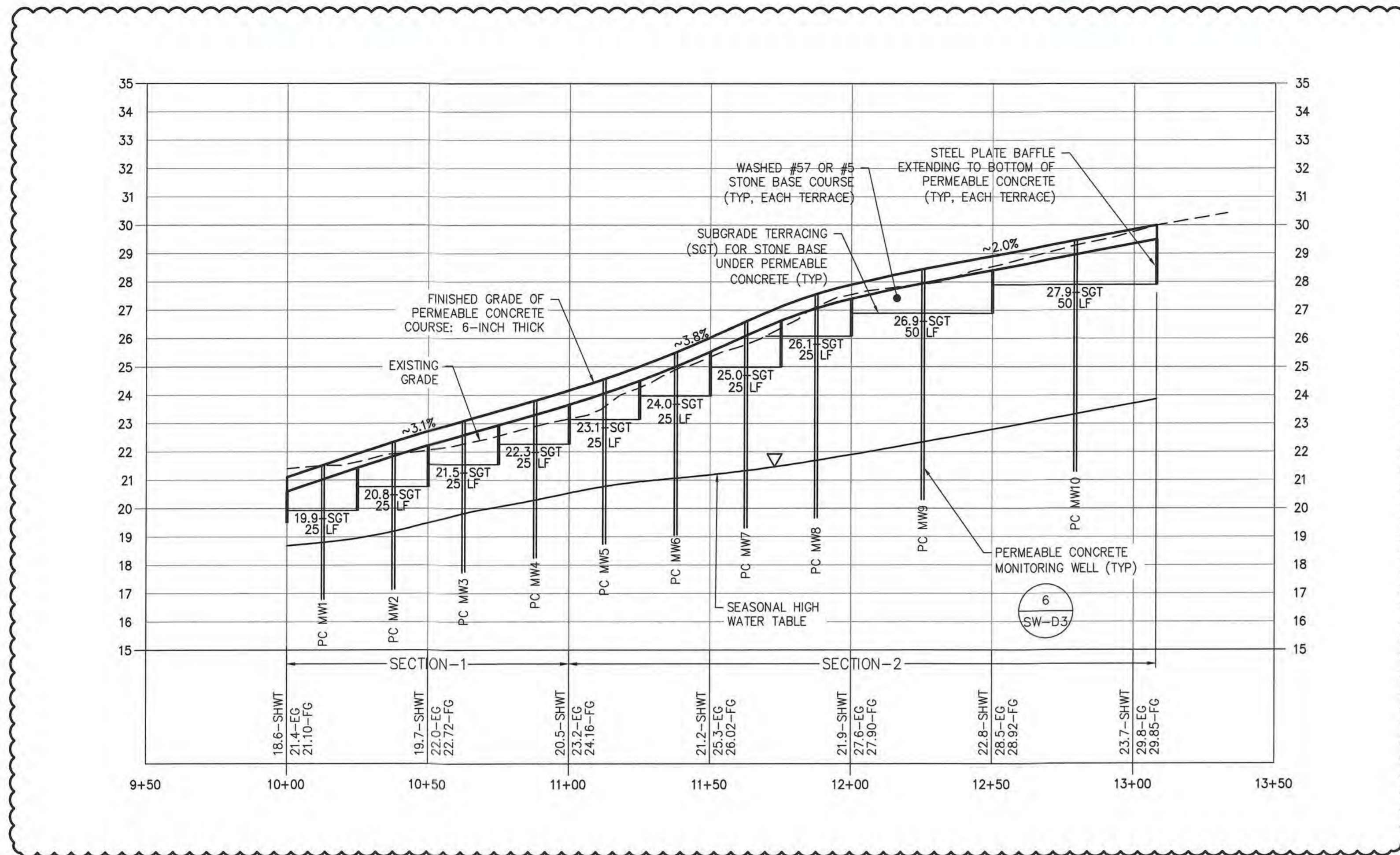
NOT RELEASED FOR CONSTRUCTION

**BEFORE YOU DIG, CALL**  
 North Carolina 811  
 www.nc811.org

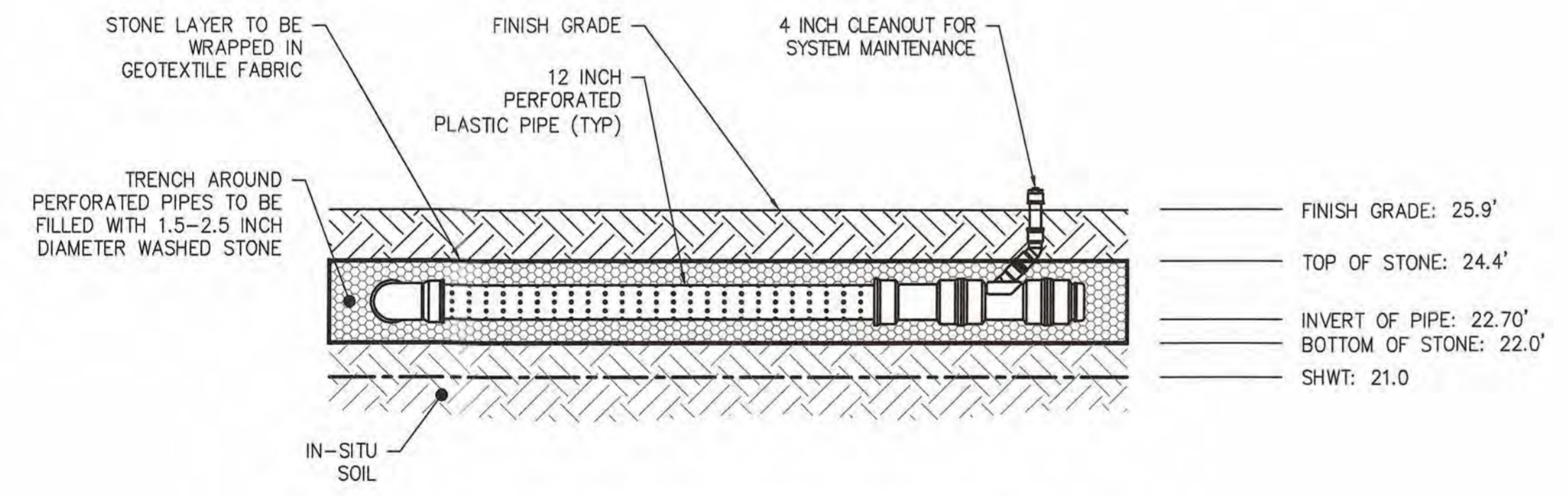
APPROVED: JFB	PROJECT: 435-04
CHECKED: JRC	SCALE: AS NOTED
DESIGNED: FB/JC	RELEASE: TRC

SHEET  
**SW-D1**

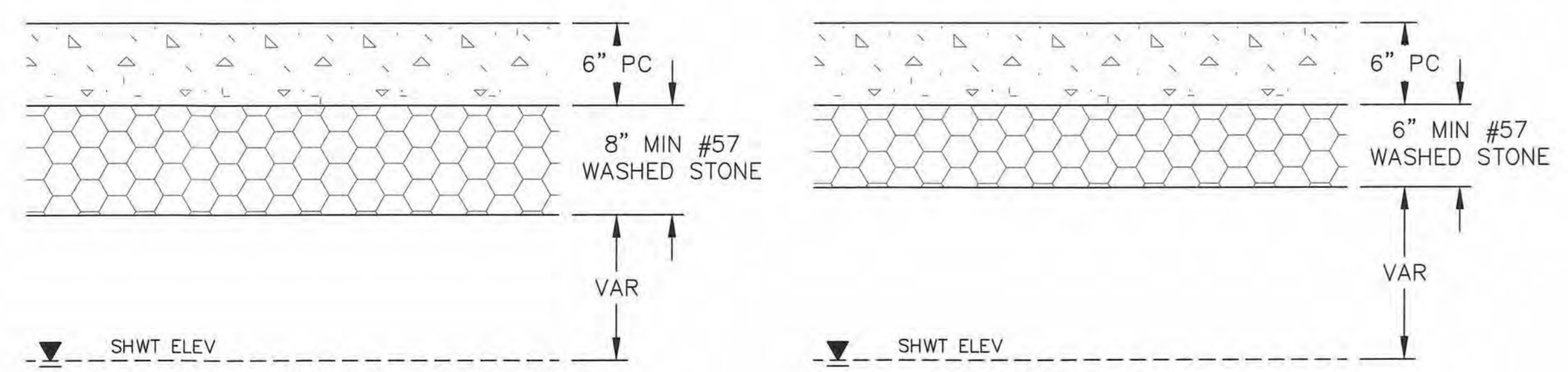




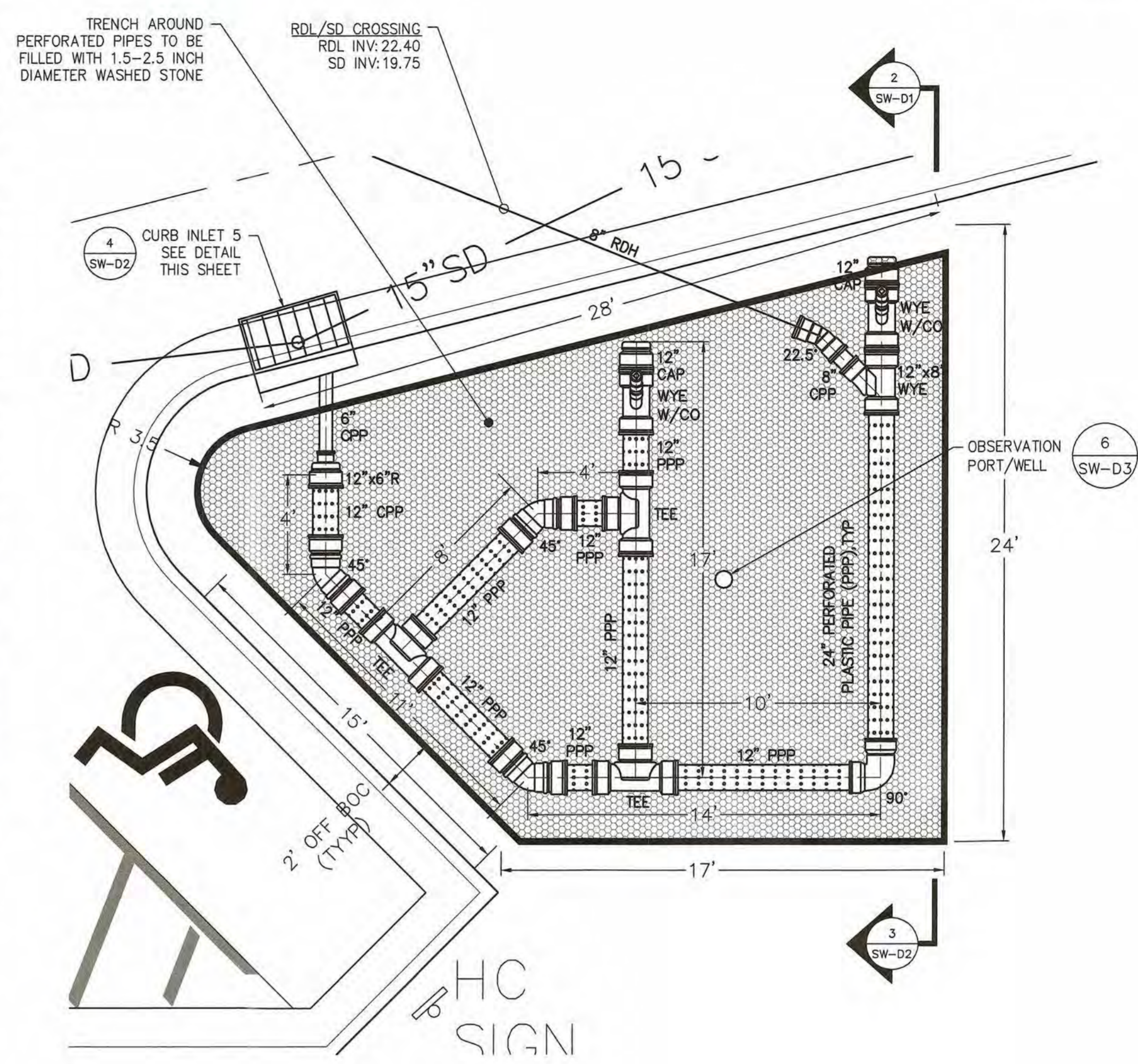
PERMEABLE CONCRETE DRIVEWAY CROSS-SECTION  
HORIZONTAL SCALE 1" = 30', VERTICAL SCALE 1" = 3'



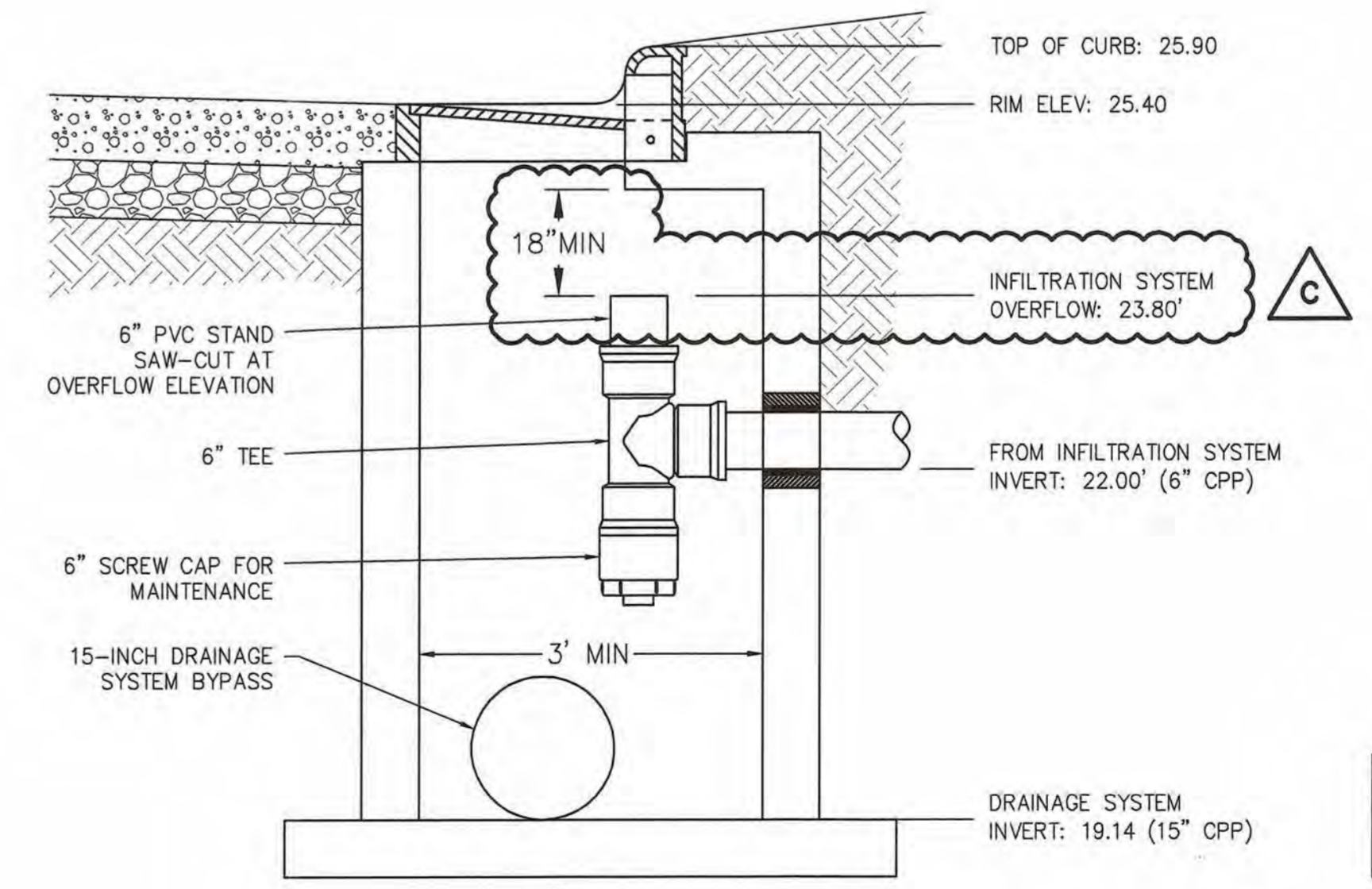
INFILTRATION TRENCH 2 CROSS-SECTION  
NOT TO SCALE



MINIMUM PERMEABLE CONCRETE SCHEDULE  
NOT TO SCALE



INFILTRATION TRENCH 2 PLAN  
1" = 4'

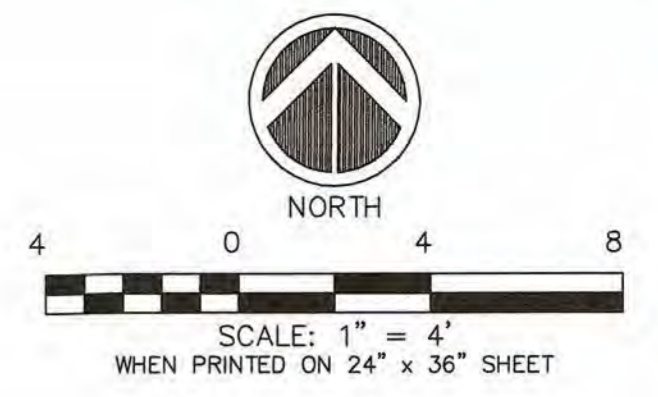


CURB INLET 5 CROSS-SECTION  
NOT TO SCALE

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

**WILMINGTON**  
Approved Construction Plan  
Name: *[Signature]* Date: 12-12-18  
Planned: *[Signature]* 12-13-18  
Traffic: *[Signature]* 12/14/18  
Fire: *[Signature]* 12/14/18

**WILMINGTON**  
Public Services • Engineering Division  
APPROVED STORMWATER MANAGEMENT PLAN  
Date: 12/13/18  
Signed: *[Signature]*



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www.cldesign.com

**HOURGLASS STUDIOS**  
**613 SURREY ST, WILMINGTON, NC**  
**STORMWATER TRENCH 2 - DETAILS**  
**PERVIOUS CONCRETE DETAILS**

REV	DATE	DESCRIPTION
C	6/7/18	ADDED MONITORING WELLS AND ADDED BOX MEIR HEIGHT
B	2/19/18	RELEASE FOR CITY OF WILMINGTON TRC SECOND REVIEW
A	1/29/18	INITIAL RELEASE FOR CITY OF WILMINGTON STORMWATER REVIEW

**OWNER:**  
**HOURGLASS STUDIOS, LLC**  
521 3RD ST S  
WILMINGTON, NC 28401

**NORTH CAROLINA PROFESSIONAL SEAL**  
033196  
*[Signature]*  
01/29/2018

ISSUED FOR AGENCY REVIEW ONLY

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**North Carolina 811**  
www.nc811.org

APPROVED: JFB	PROJECT: 435-04
CHECKED: JRC	SCALE: AS NOTED
DESIGNED: FB/JC	RELEASE: TRC

SHEET  
**SW-D2**

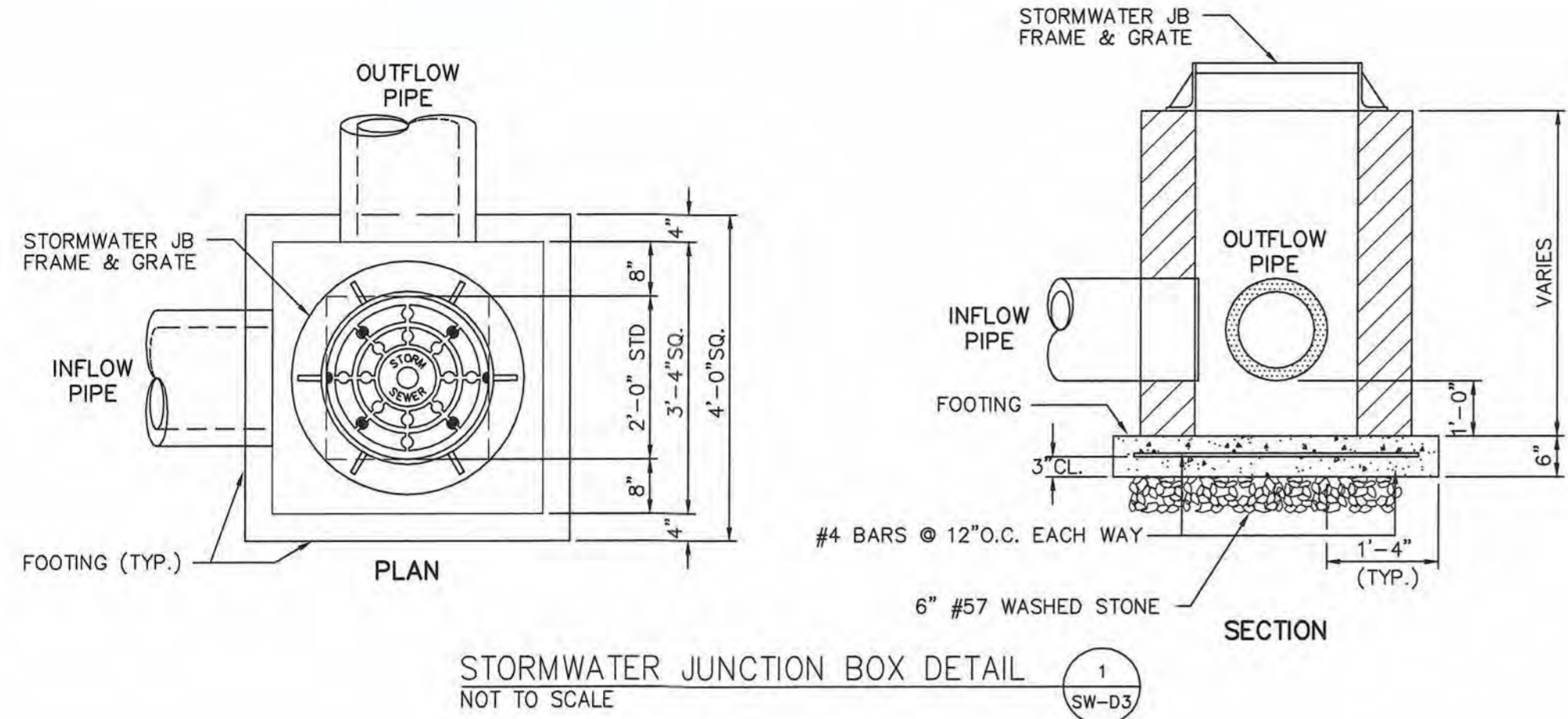




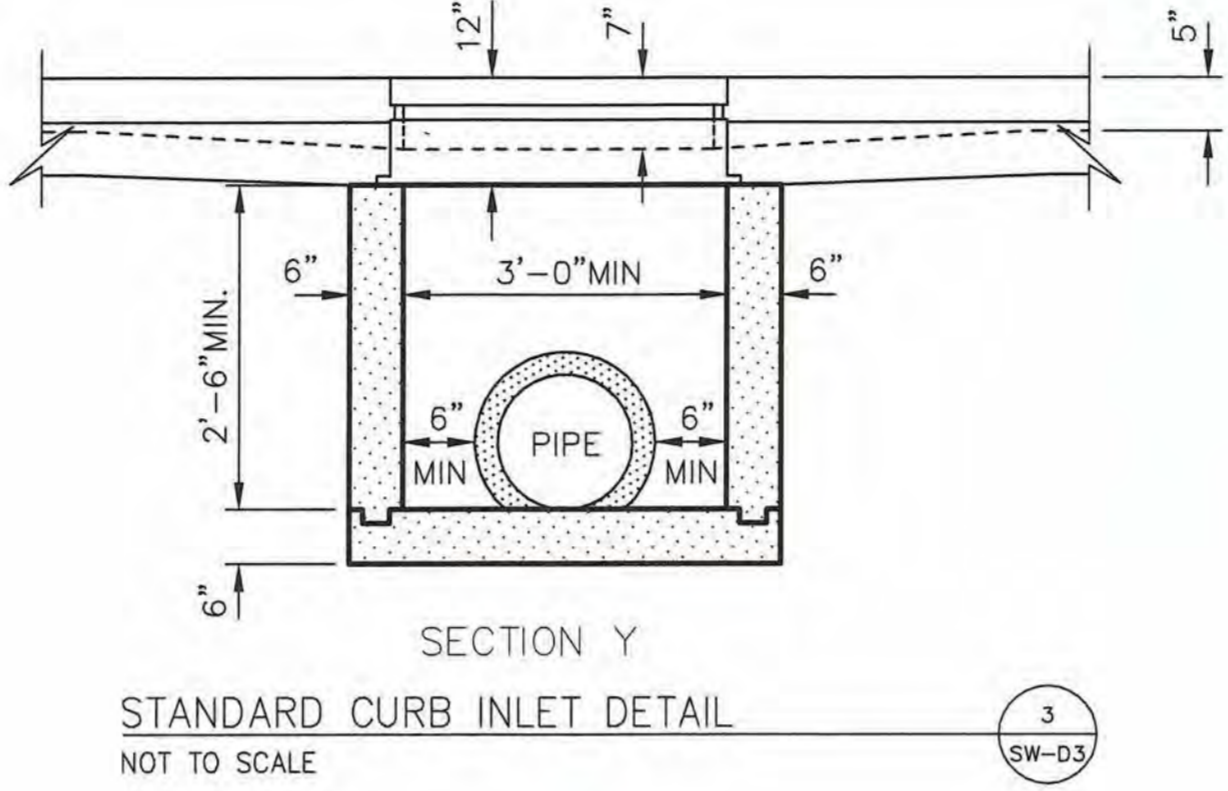
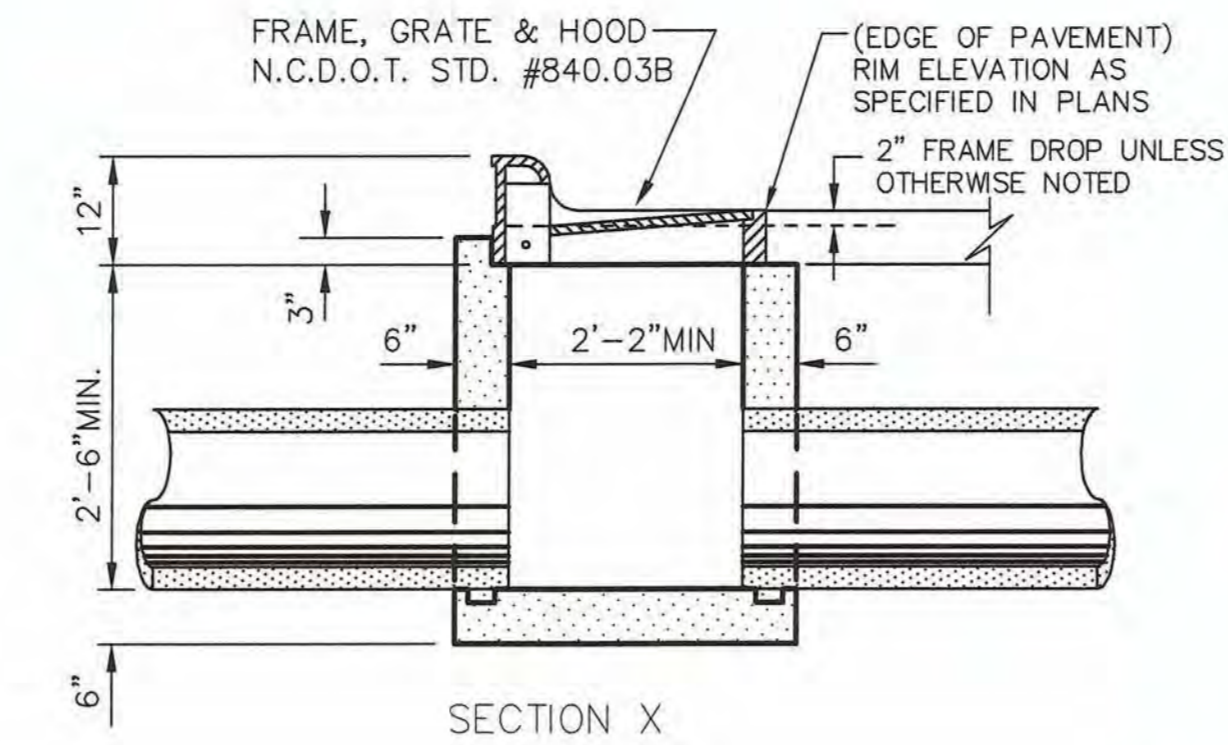
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**HOURGLASS STUDIOS**  
**613 SURREY ST, WILMINGTON, NC**

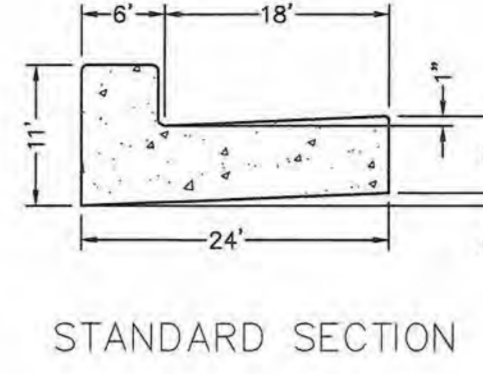
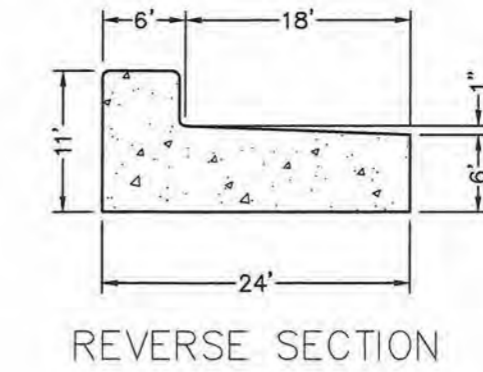
**STANDARD STORMWATER  
 CONSTRUCTION DETAILS**



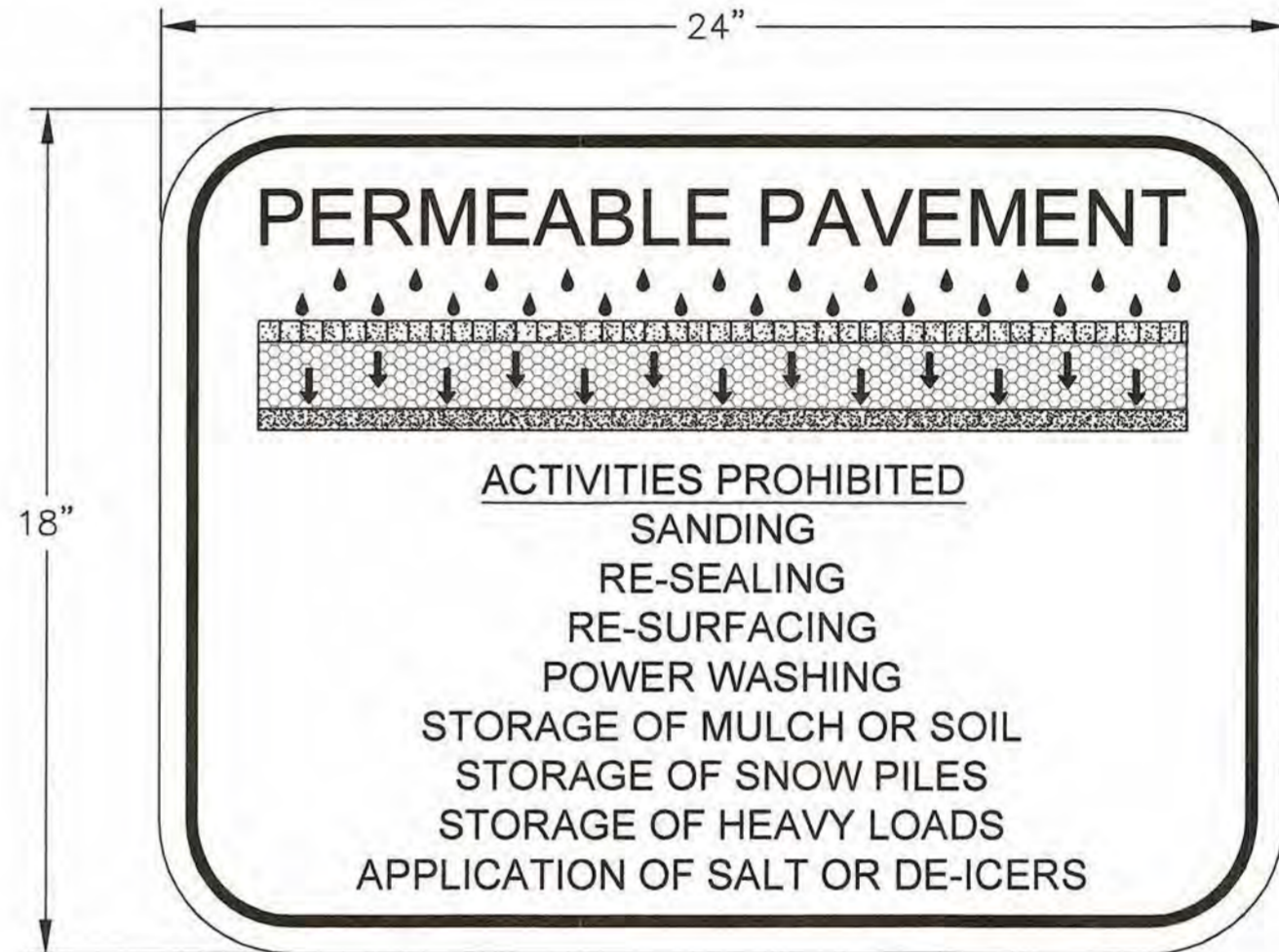
**STORMWATER JUNCTION BOX DETAIL**  
 NOT TO SCALE



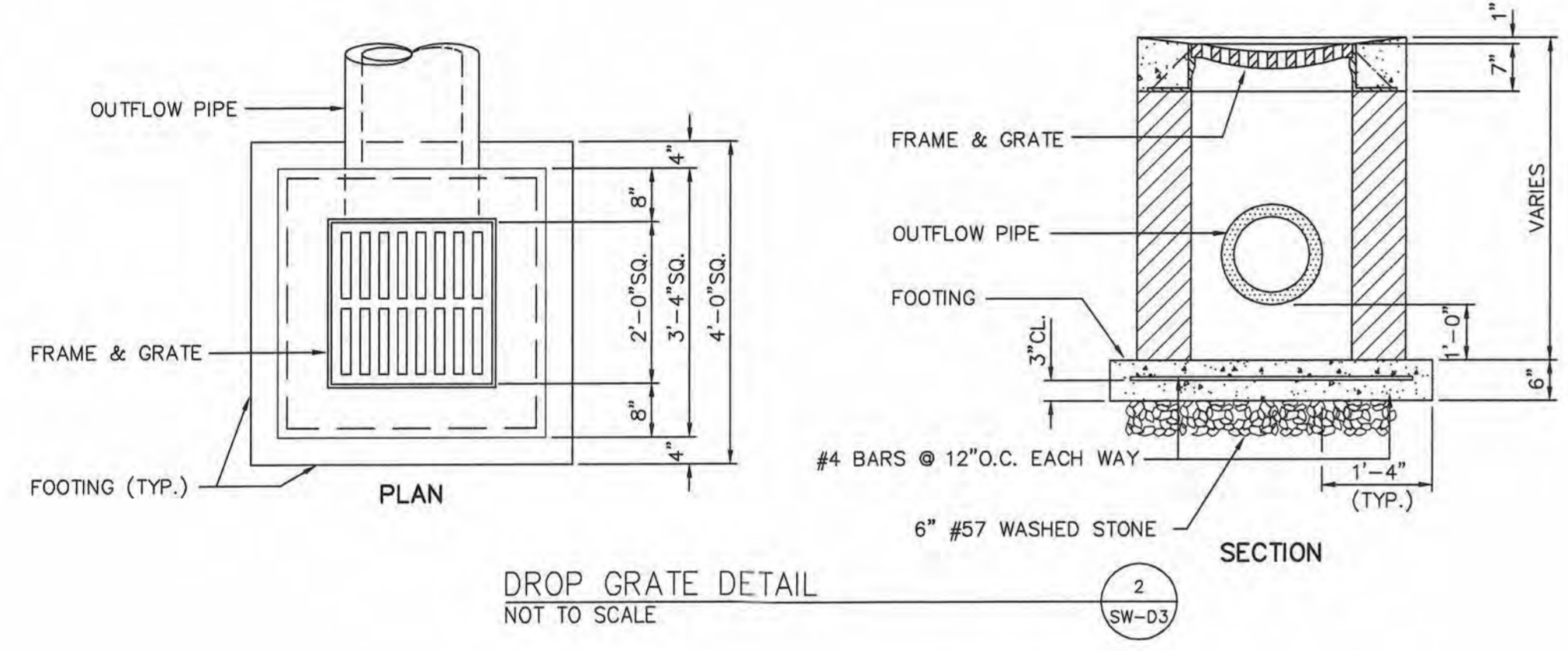
**STANDARD CURB INLET DETAIL**  
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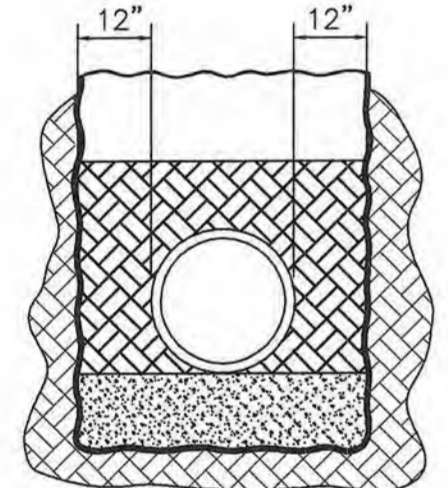
**STANDARD 24-INCH CURB AND GUTTER DETAIL**  
 NOT TO SCALE



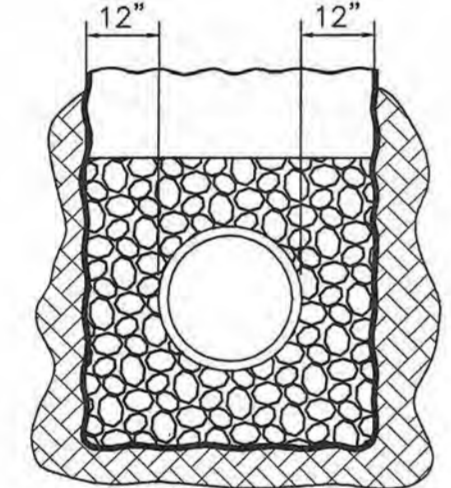
**PERMEABLE PAVEMENT SIGN DETAIL**  
 NOT TO SCALE



**DROP GRATE DETAIL**  
 NOT TO SCALE

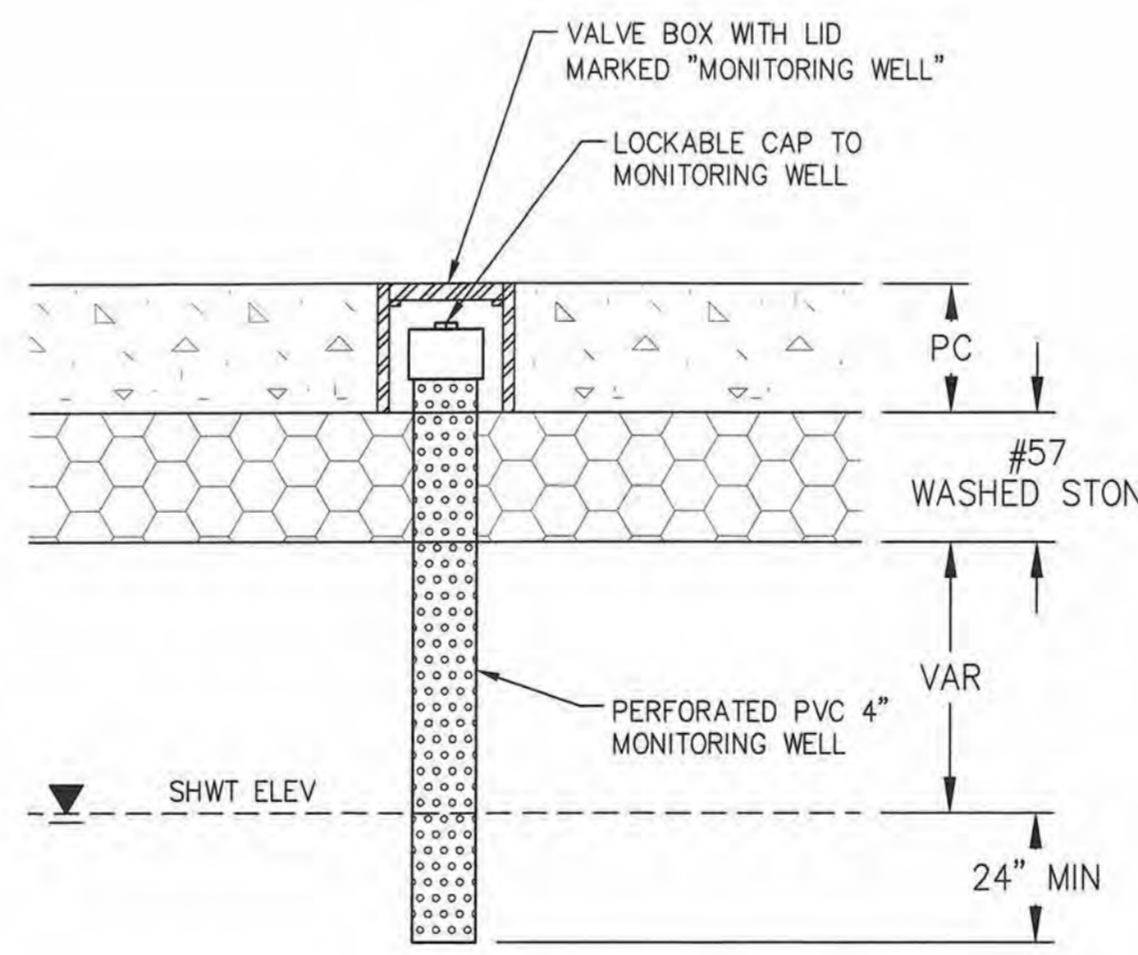


**TYPE 4**  
 PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO A DEPTH OF 1/8 PIPE DIAMETER, 4\"/>

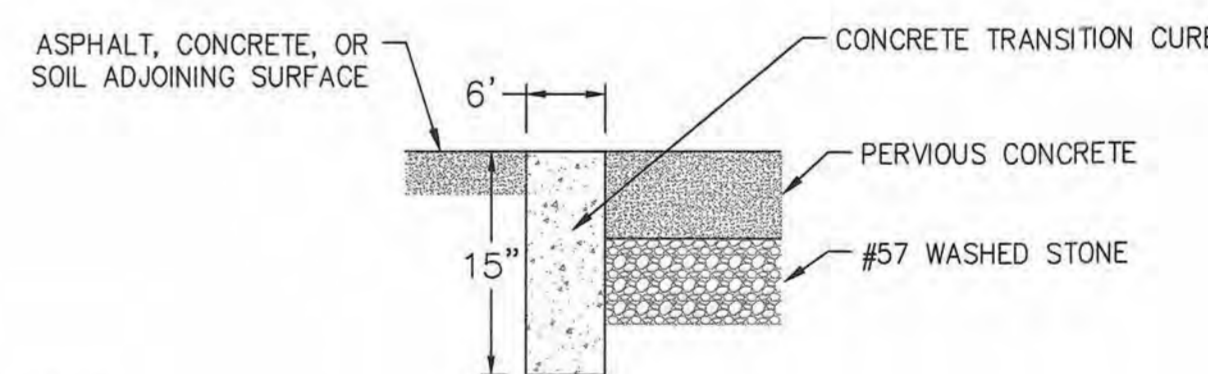


**TYPE 5**  
 PIPE BEDDED TO ITS CENTERLINE IN COMPACTED GRANULAR MATERIAL, 4\"/>

FOR NORMAL PIPE SIZES 14 INCH AND LARGER, CONSIDERATION SHOULD BE GIVEN TO THE USE OF LAYING CONDITIONS OTHER THAN TYPE 1.  
 CONSIDERATION OF THE PIPE-ZONE EMBEDMENT CONDITIONS INCLUDED IN THIS FIGURE MAY BE INFLUENCE BY FACTORS OTHER THAN PIPE STRENGTH. FOR ADDITIONAL INFORMATION ON PIPE BEDDING AND BACKFILL, SEE ANSI/AWWA C600.

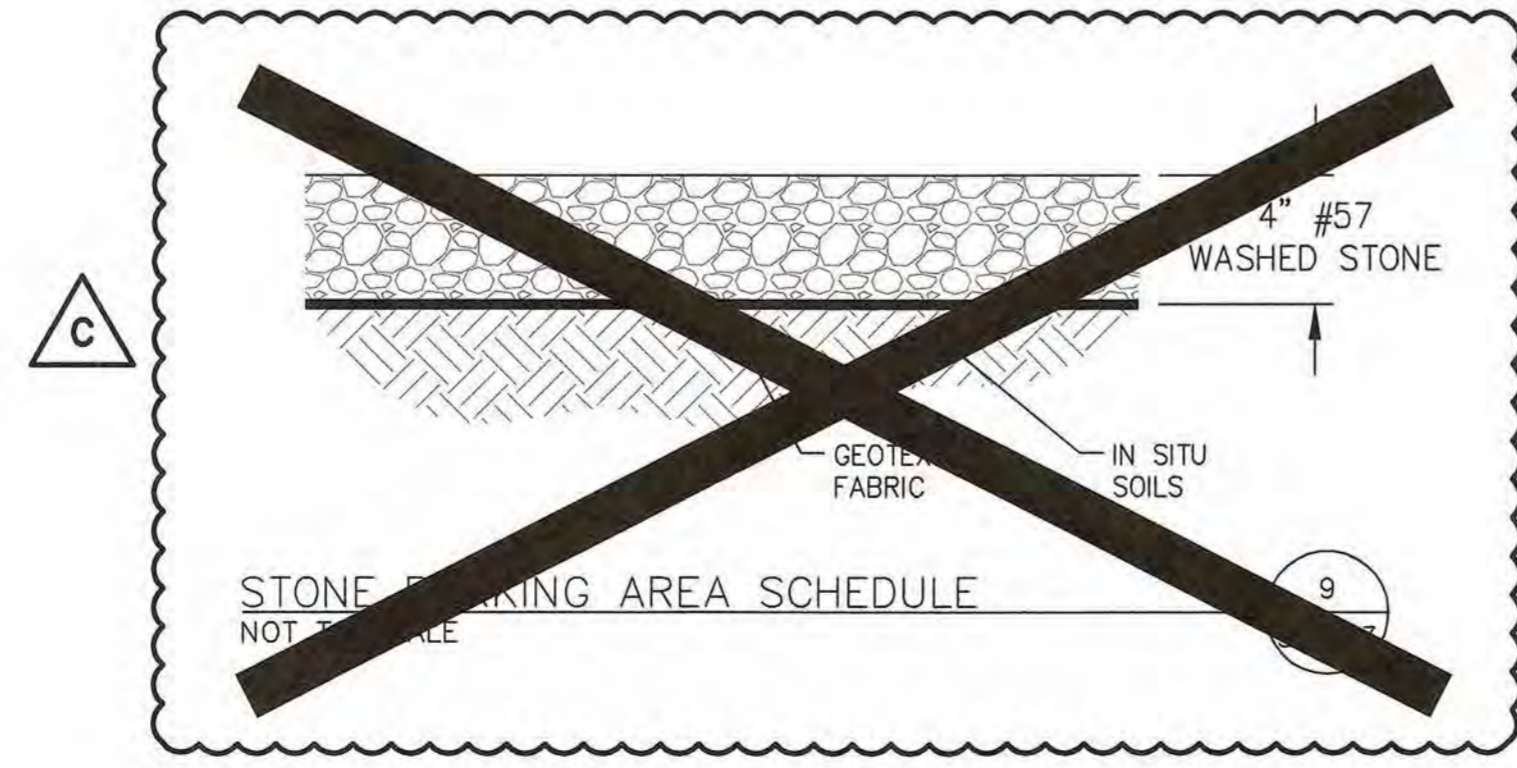


**MONITORING WELL DETAIL**  
 NOT TO SCALE

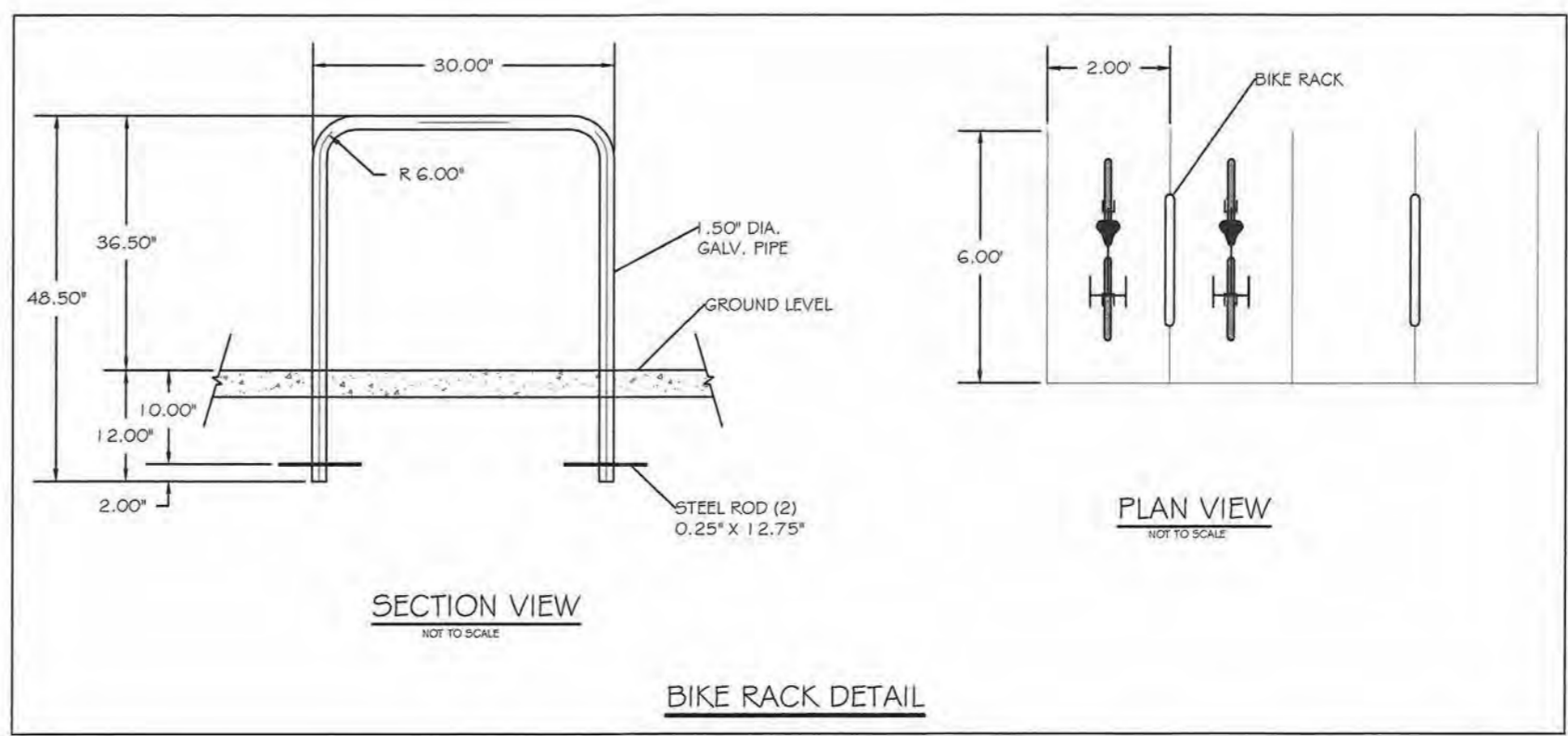


**ASPHALT TO PERIOUS CONCRETE TRANSITION CURB DETAIL**  
 NOT TO SCALE

- NOTES:
1. EXPANSION JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
  2. 50' MAX EXPANSION JOINT SPACING, 10' MAX CONTRACTION JOINT SPACING
  3. CONCRETE TO BE 3,000 PSI MINIMUM



**STONE PARKING AREA SCHEDULE**  
 NOT TO SCALE



**BIKE RACK DETAIL**  
 NOT TO SCALE

For each open utility cut of City streets, a \$525 permit shall be required from the City prior to occupancy and/or project acceptance.

**WILMINGTON**  
 Approved Construction Plan  
 Name: *Bill Walker* Date: *12-12-18*  
 Planning: *Bill Walker* 12-13-18  
 Traffic: *Chris Chisholm* 12/14/18  
 Fire: *Chris Chisholm* 12/14/18

**CITY OF WILMINGTON**  
 Public Services • Engineering Division  
 APPROVED STORMWATER MANAGEMENT PLAN  
 Date: *12/13/18* Permit #: *2018056*  
 Signed: *[Signature]*

ISSUED FOR AGENCY REVIEW ONLY

NOT RELEASED FOR CONSTRUCTION

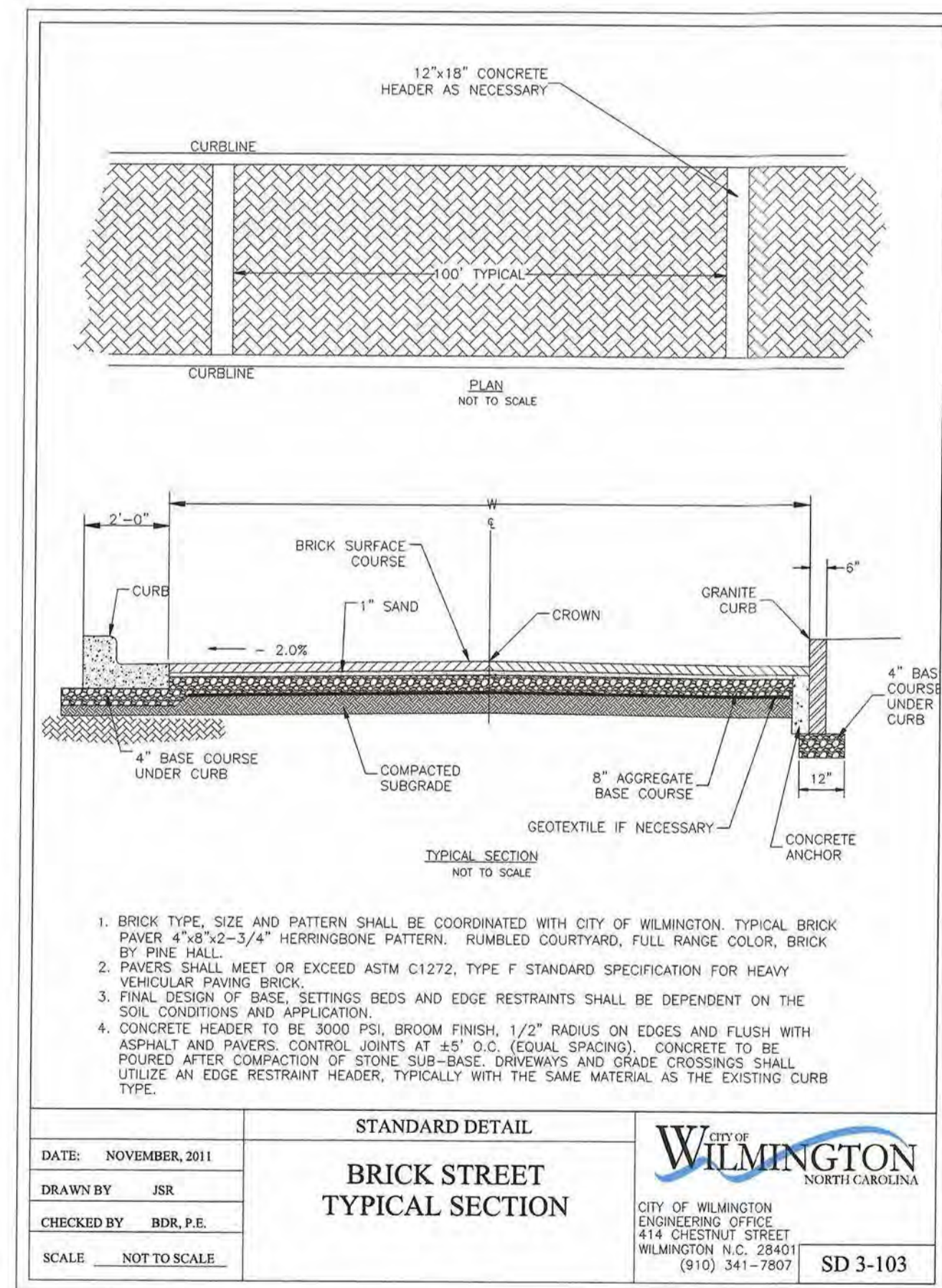
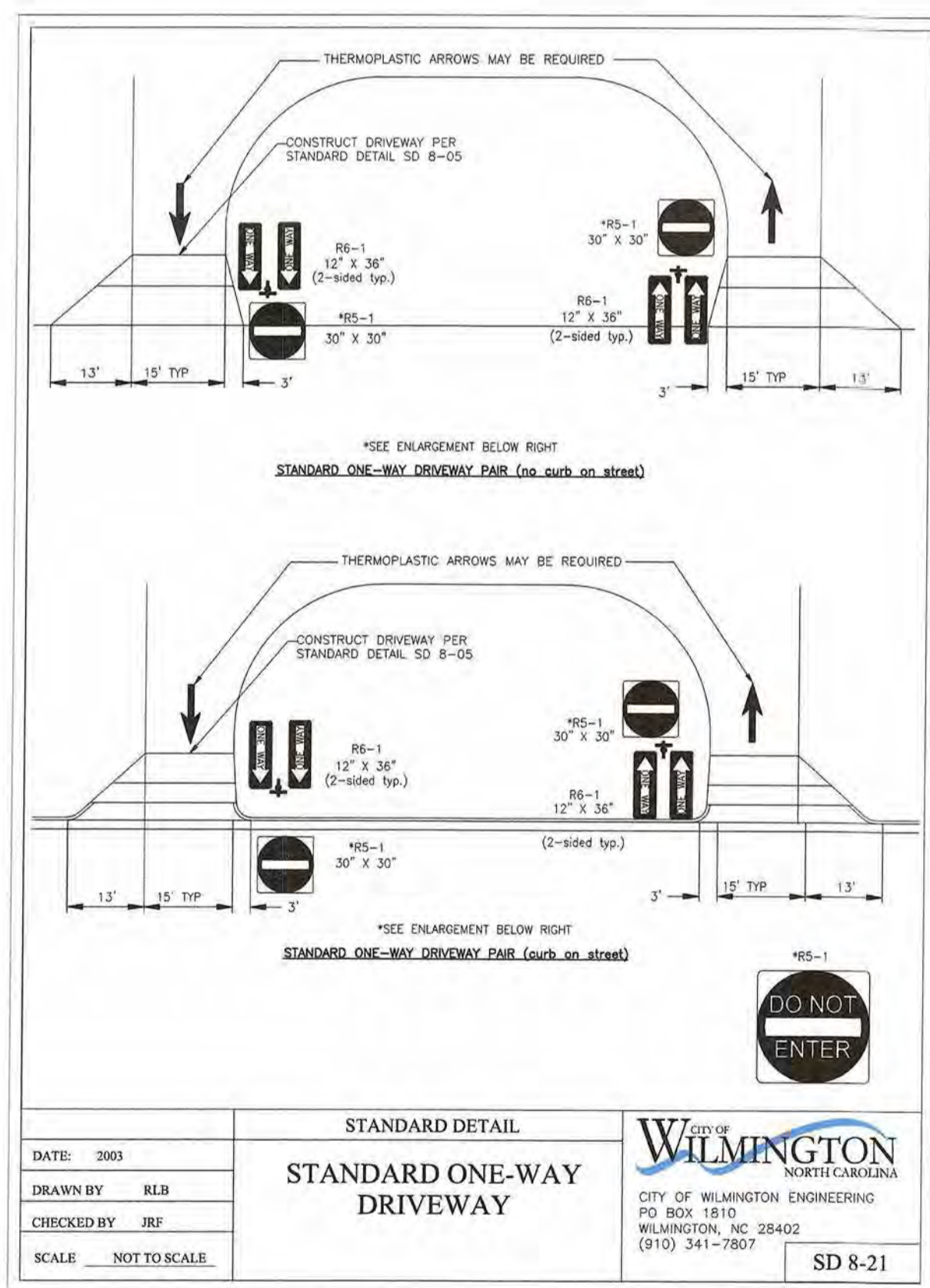
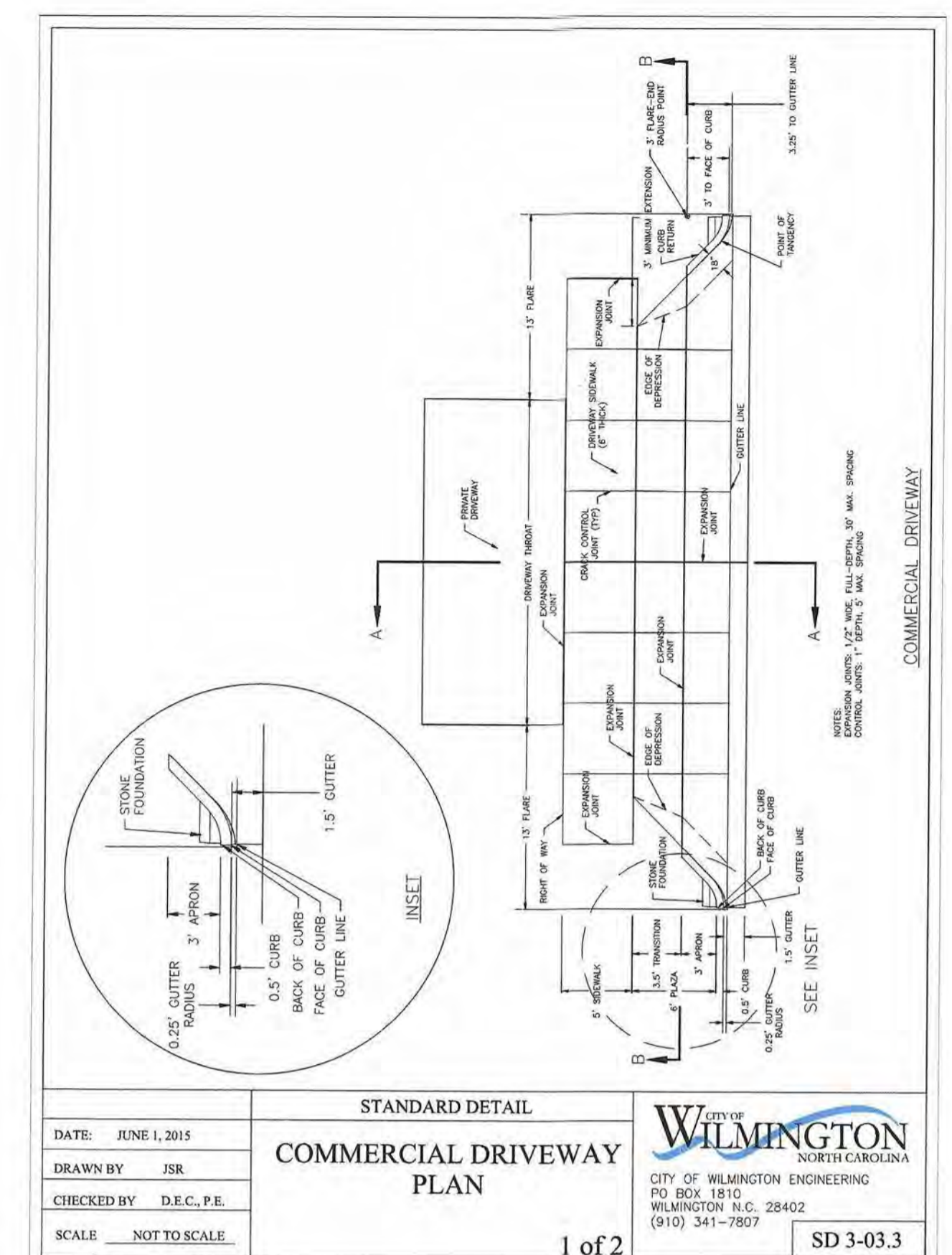
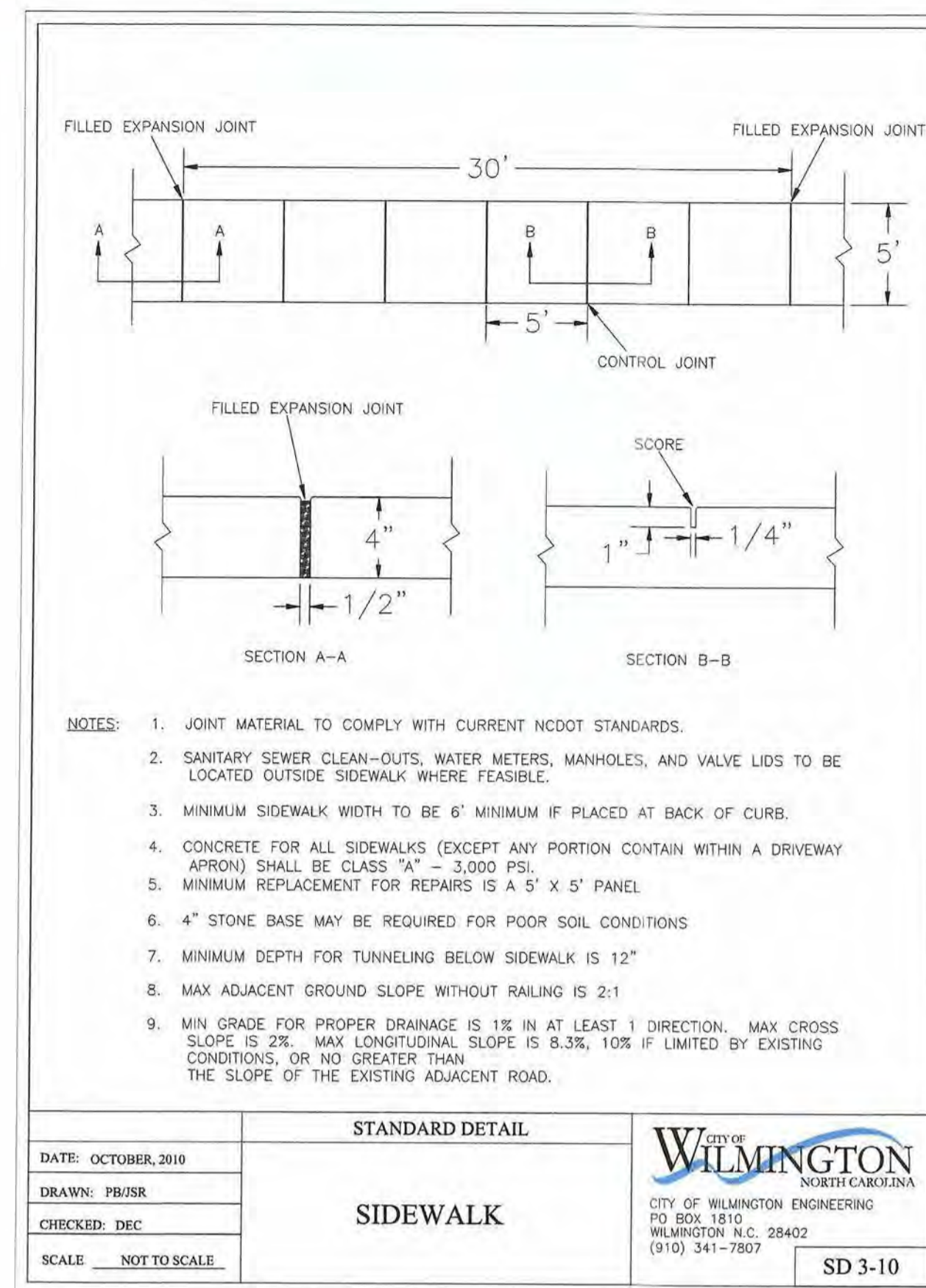
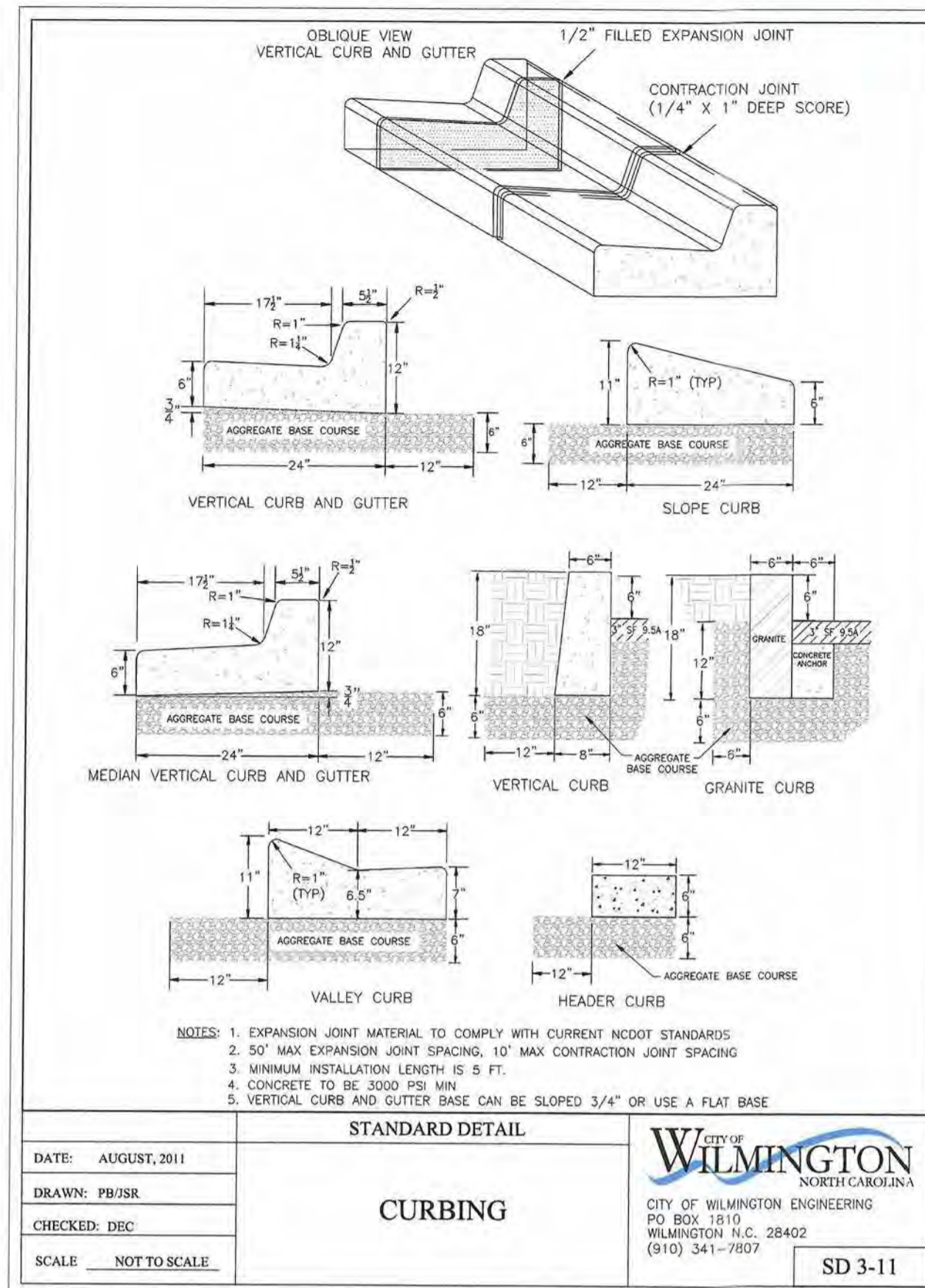
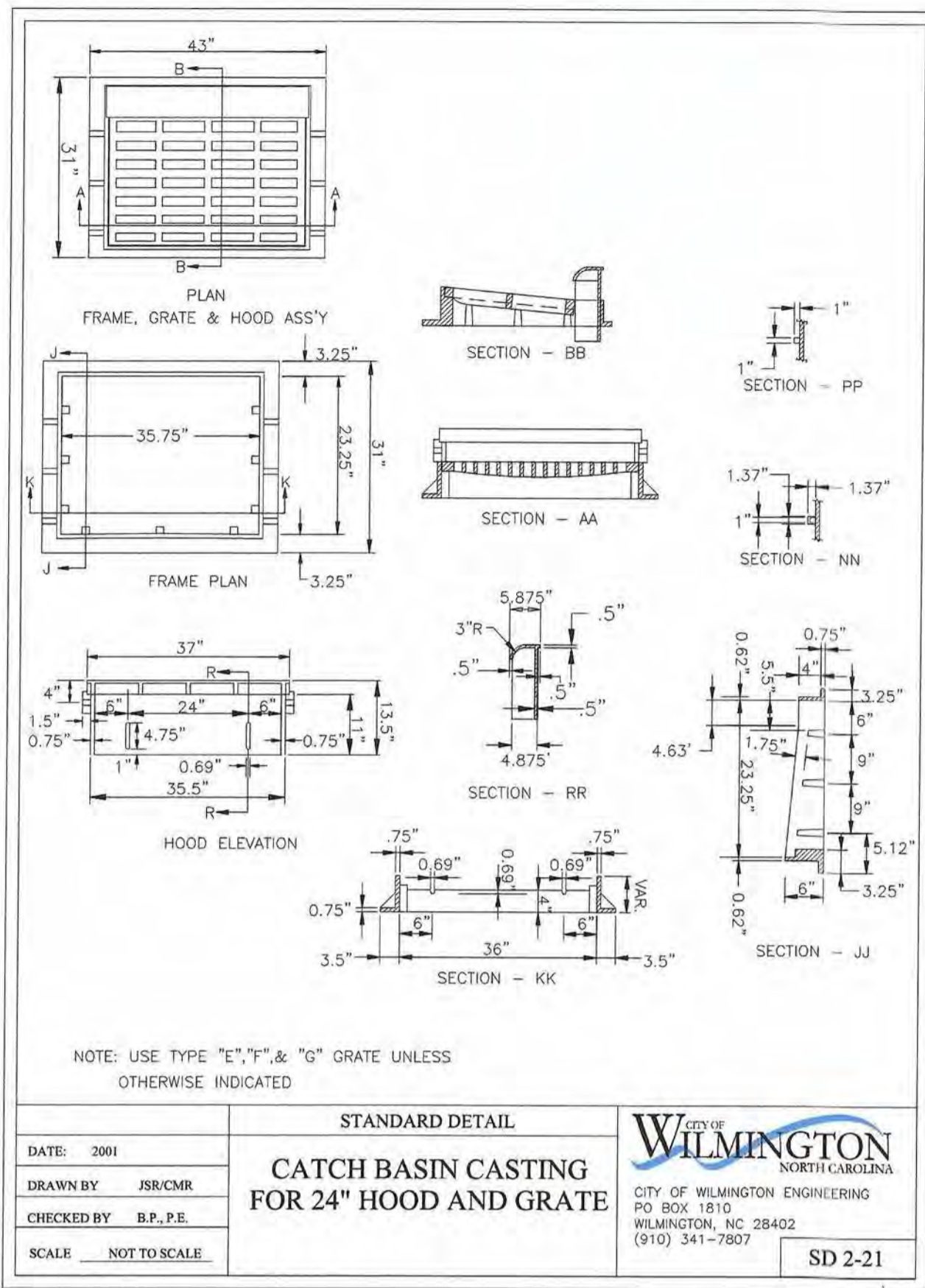
**BEFORE YOU DIG, CALL**  
**North Carolina 811**  
 www.nc811.org



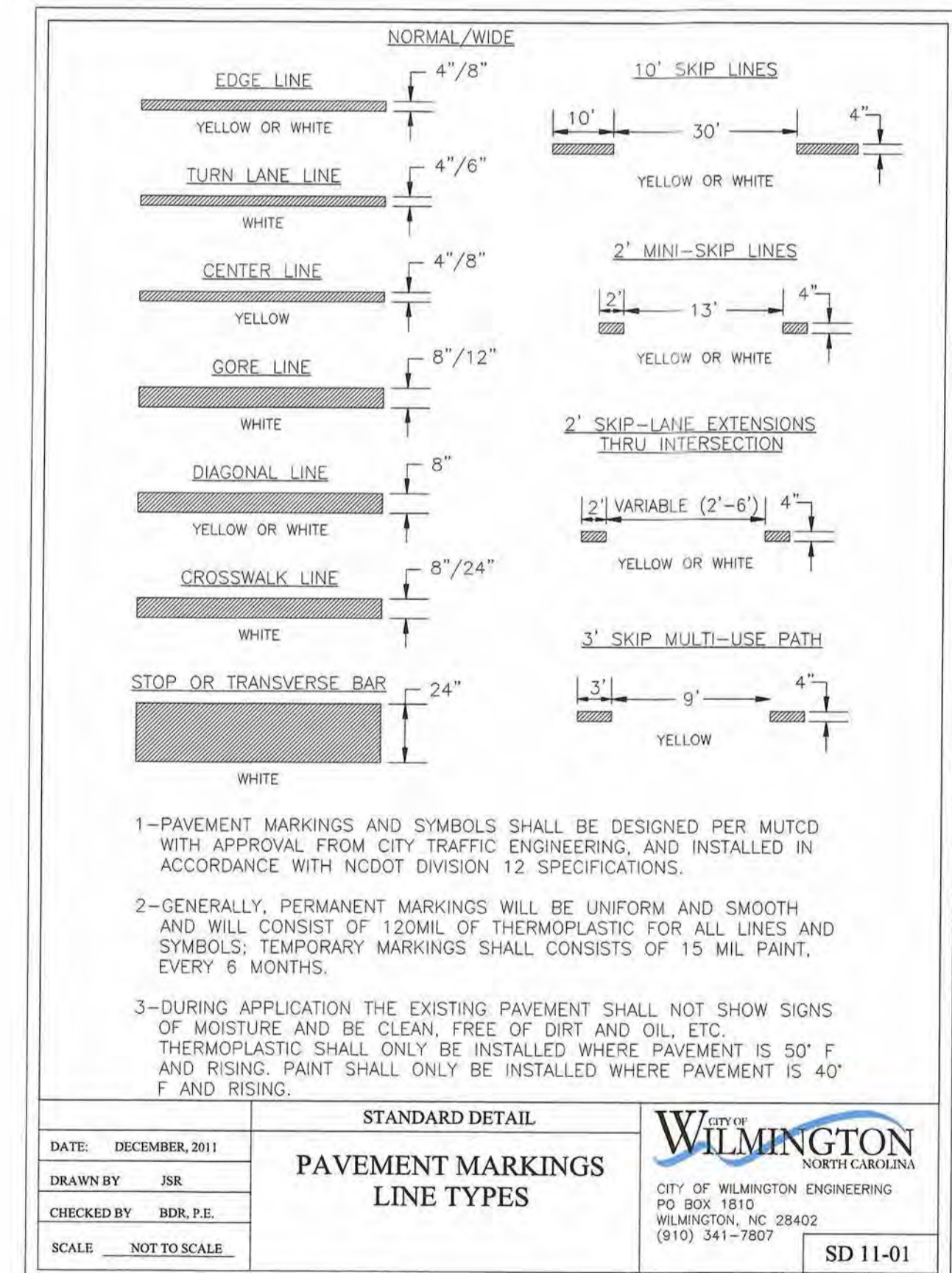
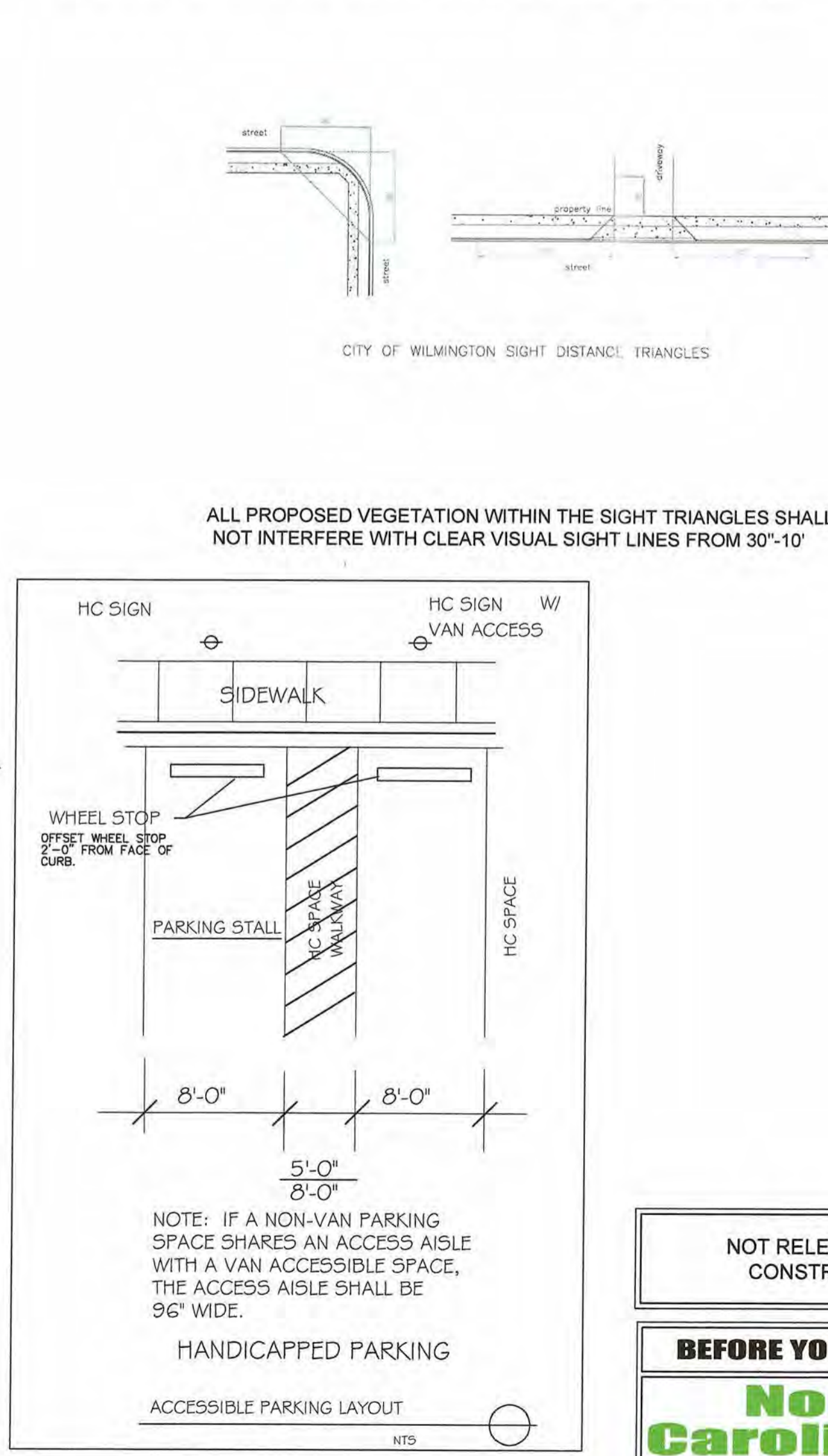
APPROVED:	JFB	PROJECT:	435-04
CHECKED:	JRC	SCALE:	NTS
DESIGNED:	FB/JC	RELEASE:	TRC

SHEET  
**SW-D3**





SIDEWALKS WITHIN DRIVEWAYS SHALL BE 6" THICK.



NOT RELEASED FOR CONSTRUCTION

BEFORE YOU DIG, CALL North Carolina 811

ISSUED FOR AGENCY REVIEW ONLY

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

Planned: 12/10/18  
 Traced: 12/13/18  
 Signed: [Signature]

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

**Coastal Land Design, PLLC**  
 Civil Engineering / Landscape Architecture  
 Land Planning / Construction Management  
 NCBSLS Firm License P-0389  
 P.O. Box 1172 Phone: 910-254-9333  
 Wilmington, NC 28402 Fax: 910-254-0502  
 www.cldeng.com

**HOURLASS STUDIOS**  
**613 SURREY ST, WILMINGTON, NC**  
**STANDARD CONSTRUCTION DETAILS**

REV	DATE	DESCRIPTION
C	6/15/18	RELEASE FOR CITY OF WILMINGTON TRC THIRD REVIEW
B	2/19/18	RELEASE FOR CITY OF WILMINGTON TRC SECOND REVIEW
A	1/29/18	INITIAL RELEASE FOR CITY OF WILMINGTON STORMWATER REVIEW

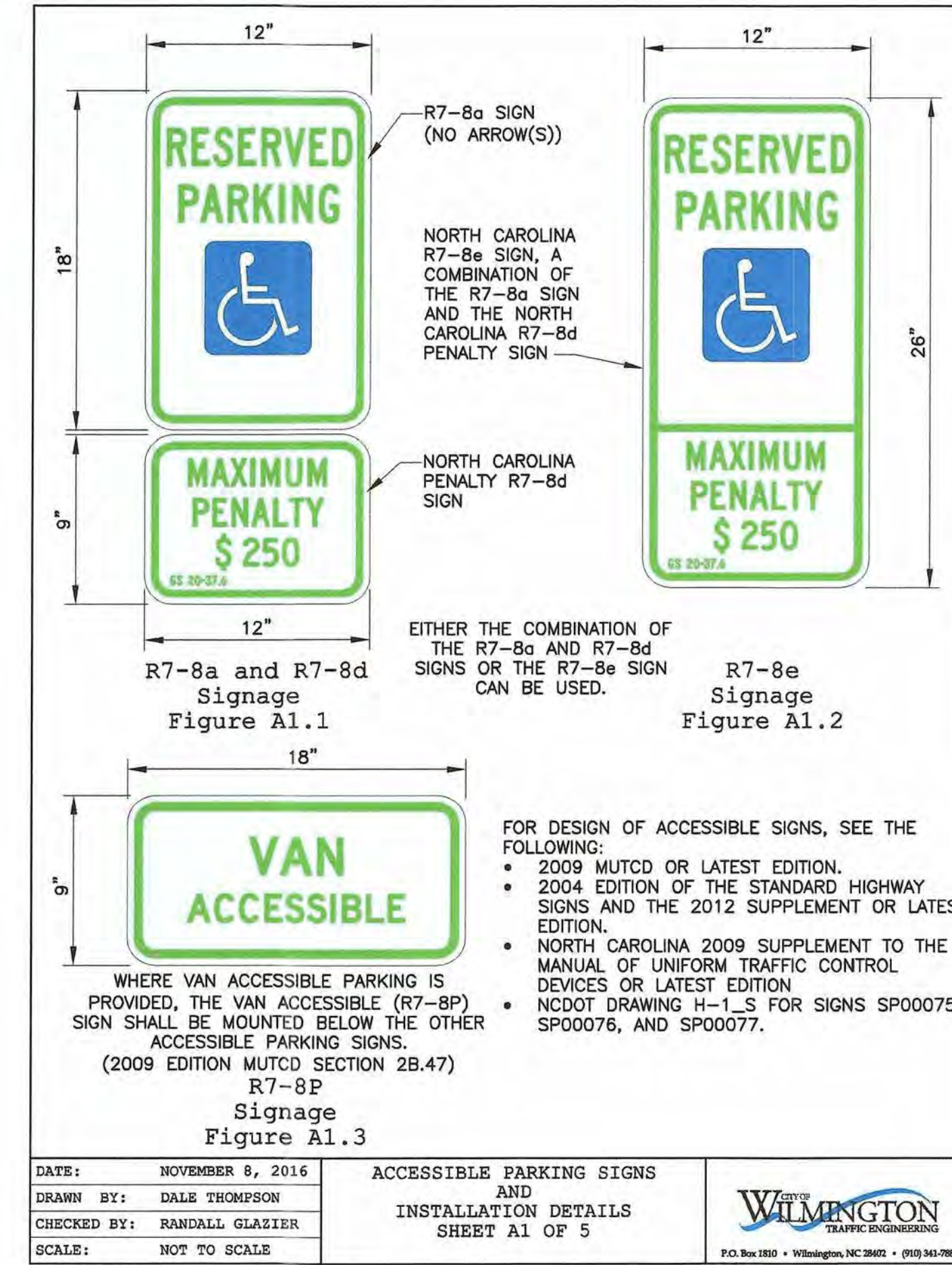
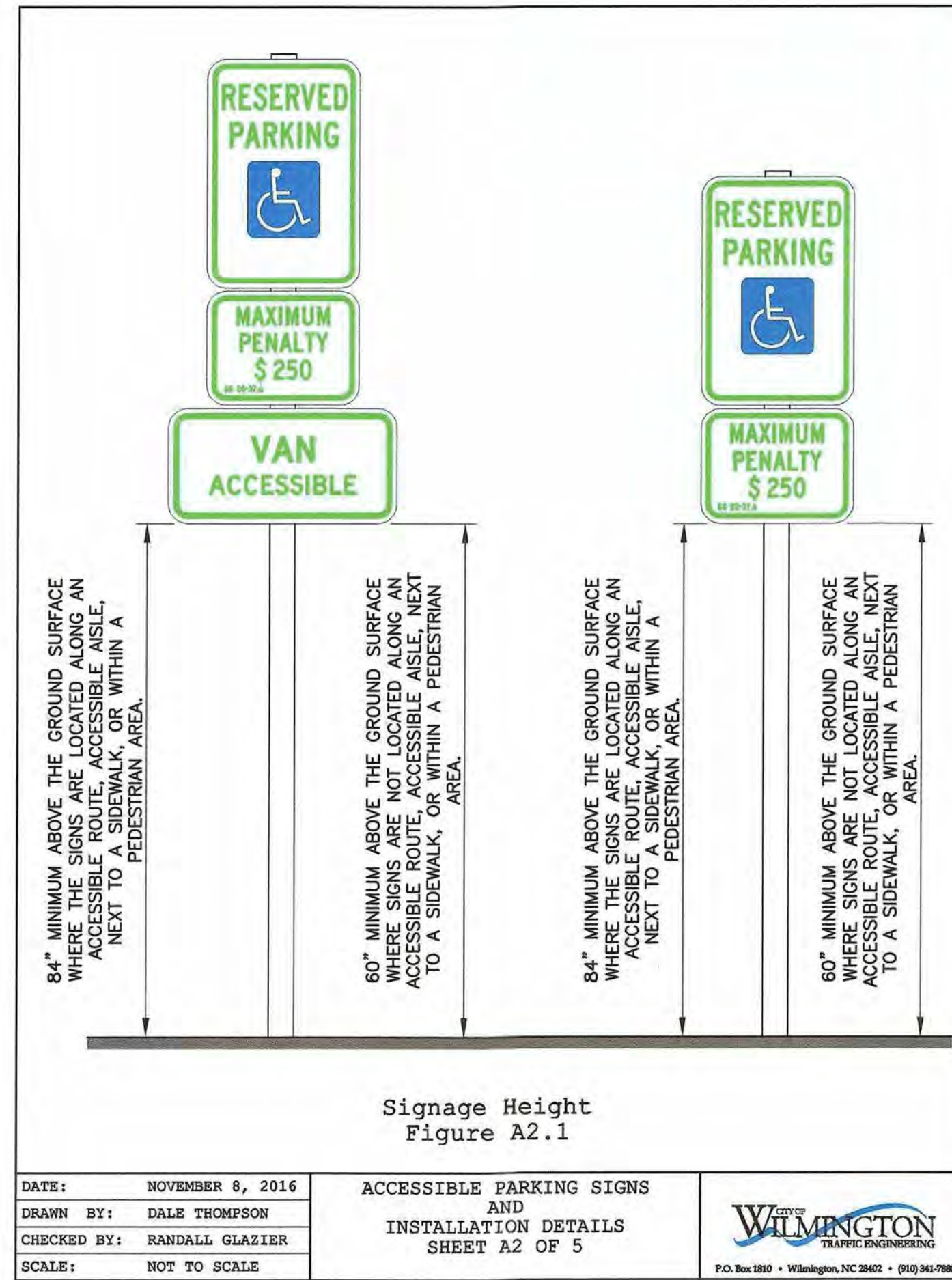
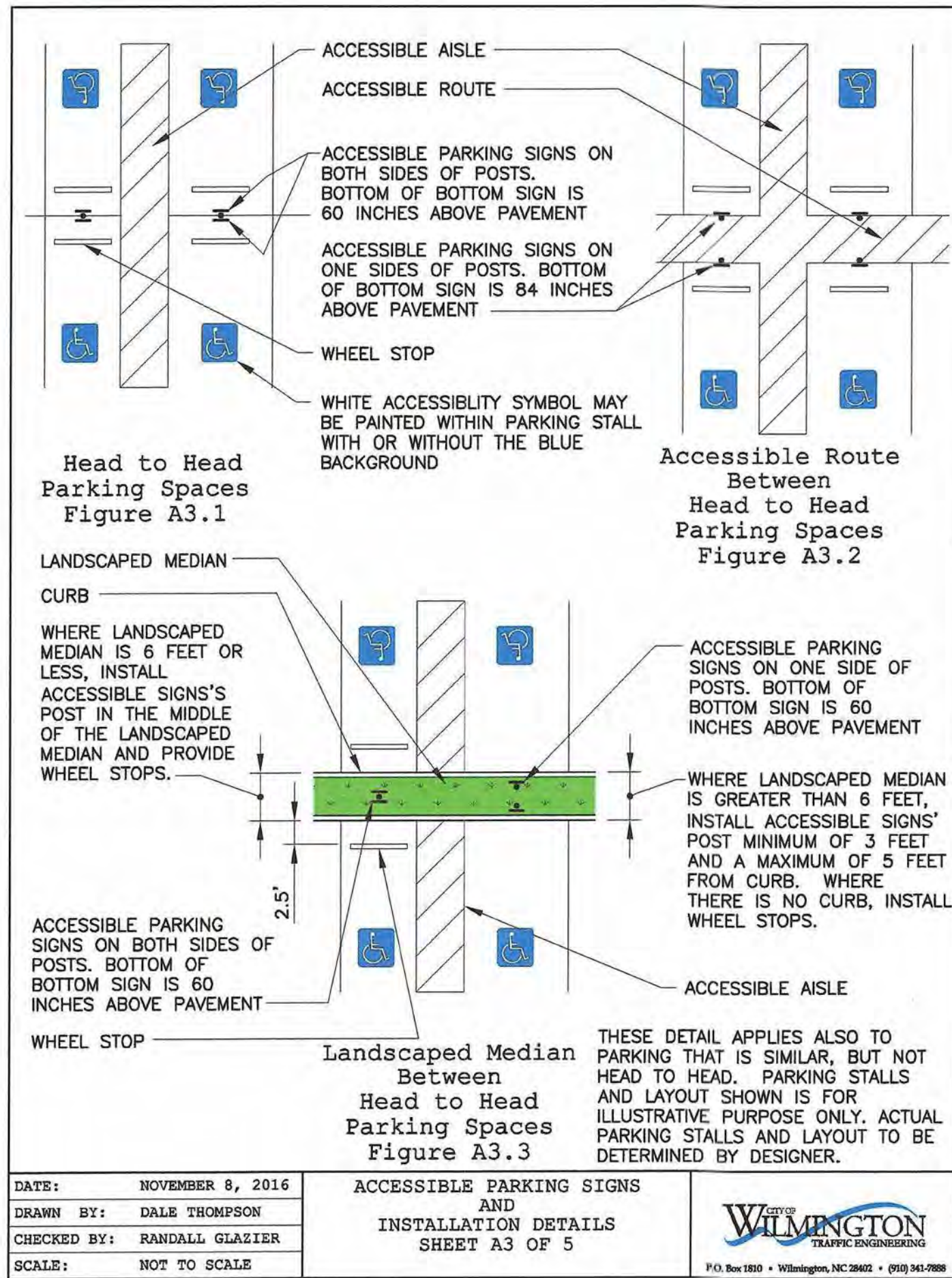
**OWNER:**  
**HOURLASS STUDIOS, LLC**  
 521 3RD ST S  
 WILMINGTON, NC 28401

6/15/2018

APPROVED: JFB	PROJECT: 435-04
CHECKED: JRC	SCALE: NTS
DESIGNED: FB/UC	RELEASE: TRC

**SHEET**  
**SD-01**





ISSUED FOR AGENCY REVIEW ONLY

NOT RELEASED FOR CONSTRUCTION

**BEFORE YOU DIG, CALL**

**North Carolina 811**  
www.nc811.org

Approved Construction Plan  
 Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning: *J. Walter* 12-12-15  
 Traffic: *R. Thompson* 12-13-18  
 Fire: *Chad* 12/14/16

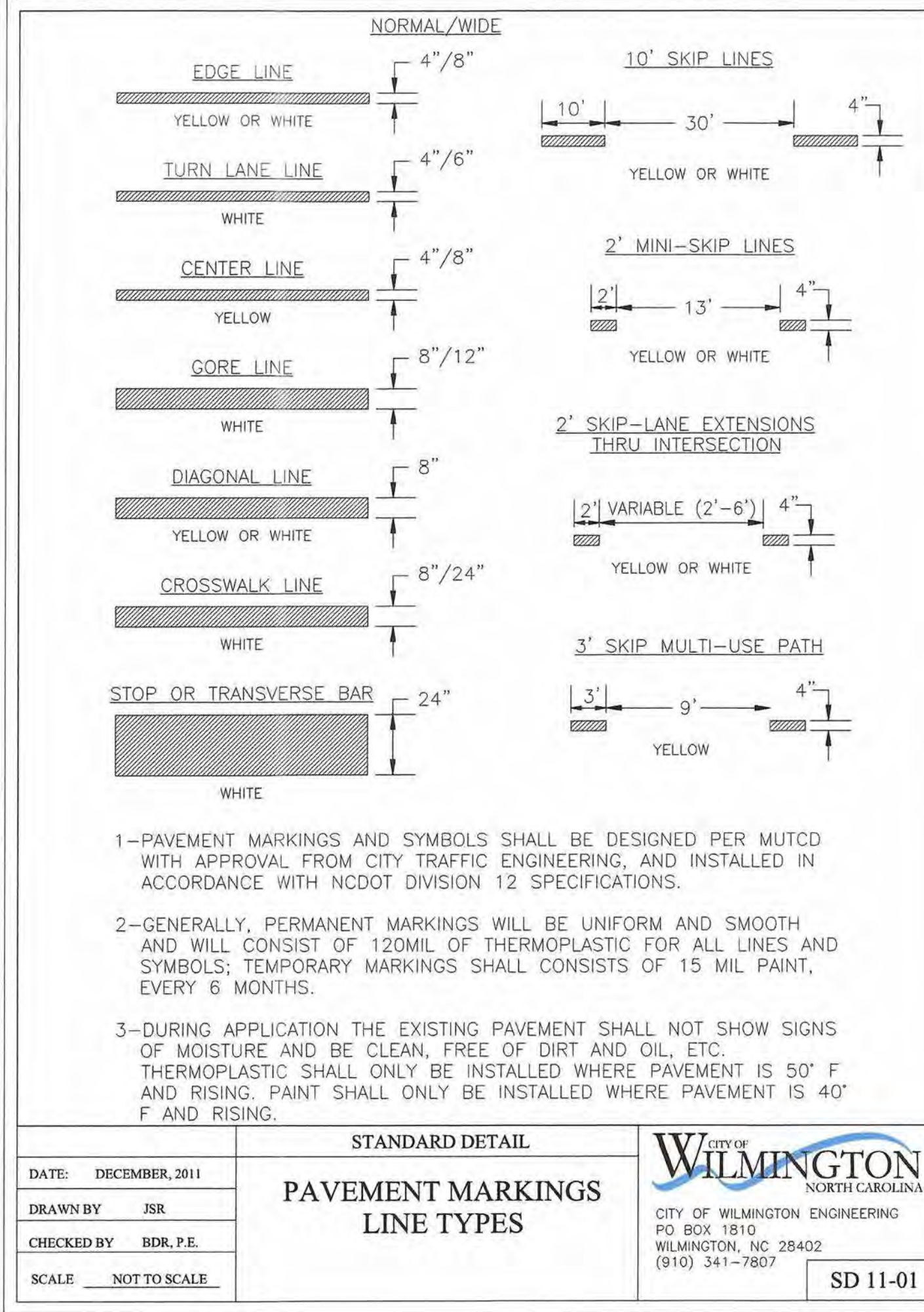
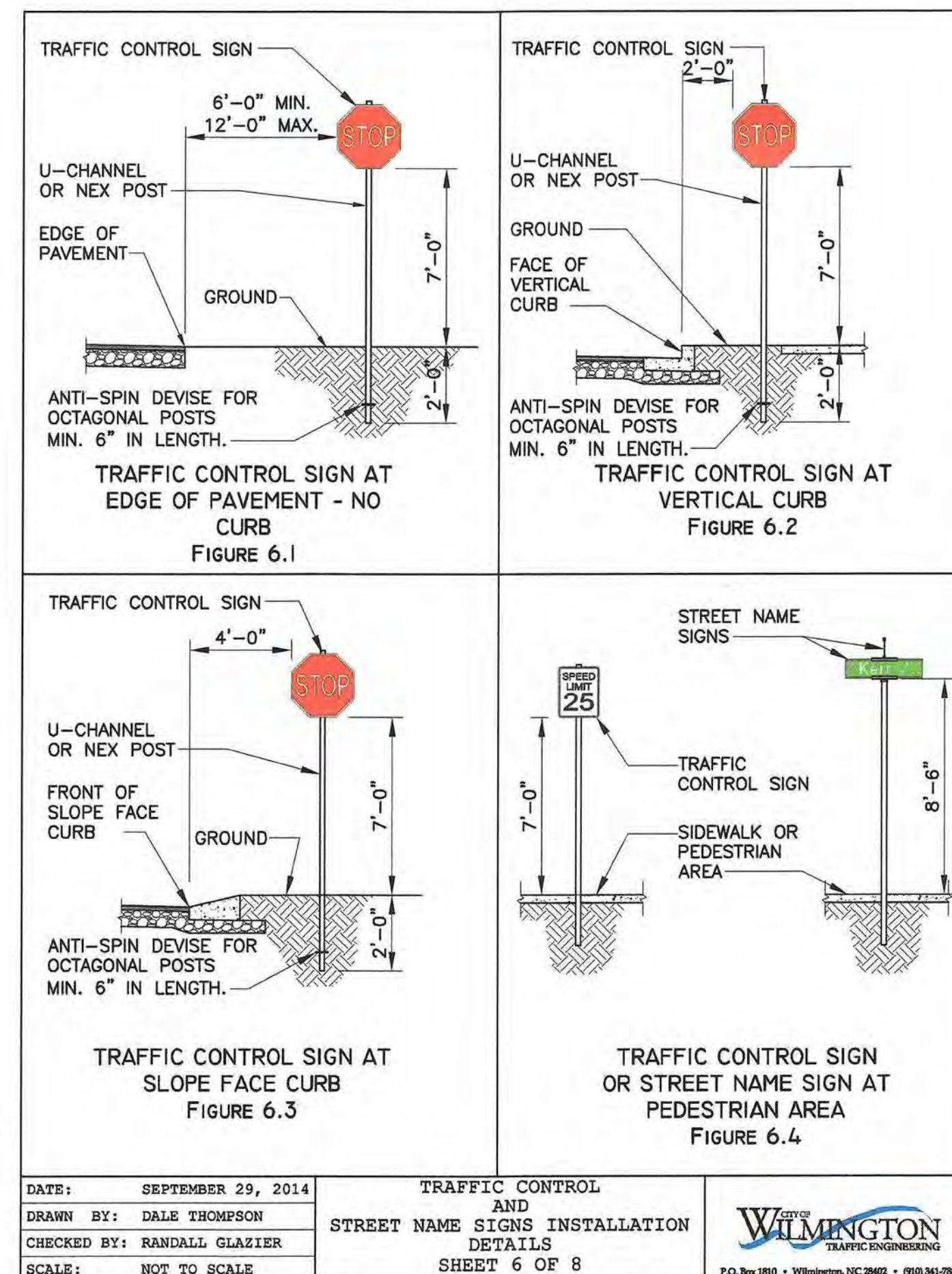
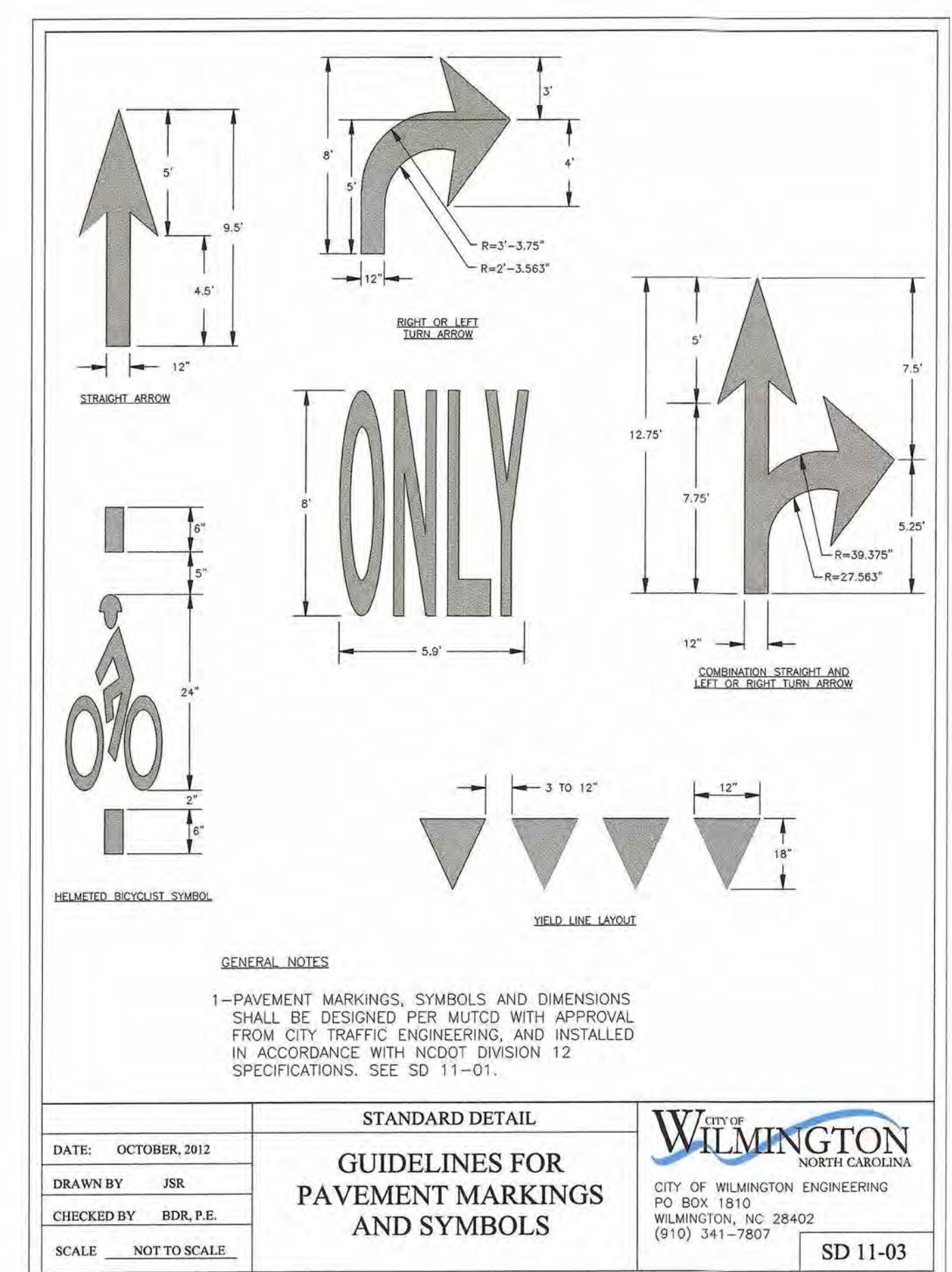
**CITY OF WILMINGTON**  
 NORTH CAROLINA  
 Public Services • Engineering Division  
 APPROVED STORMWATER MANAGEMENT PLAN  
 Date: 12/13/16  
 Signed: \_\_\_\_\_

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 www.cldeng.com

**HOURGLASS STUDIOS**  
**613 SURREY ST, WILMINGTON, NC**

**STANDARD CONSTRUCTION DETAILS**



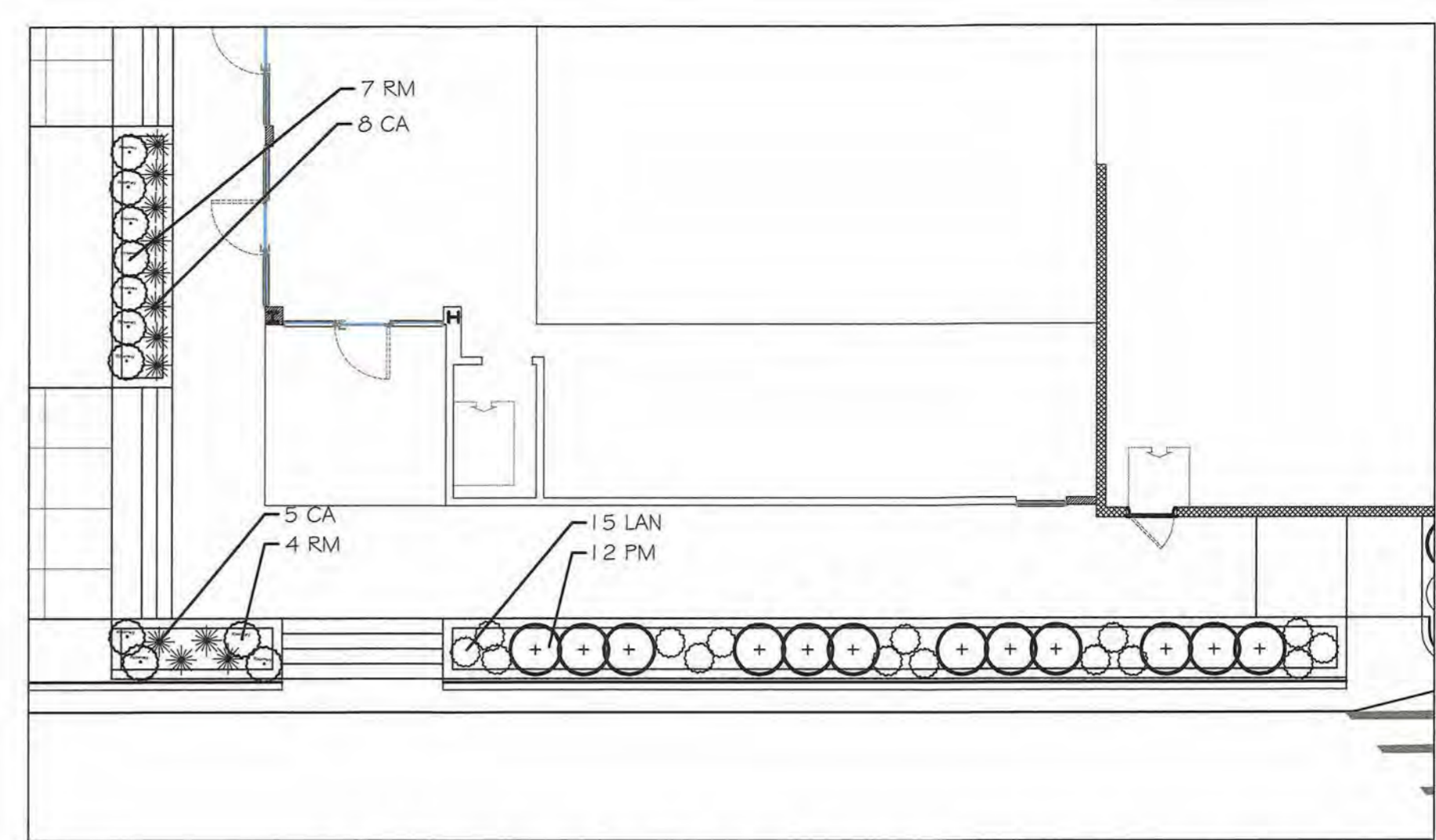
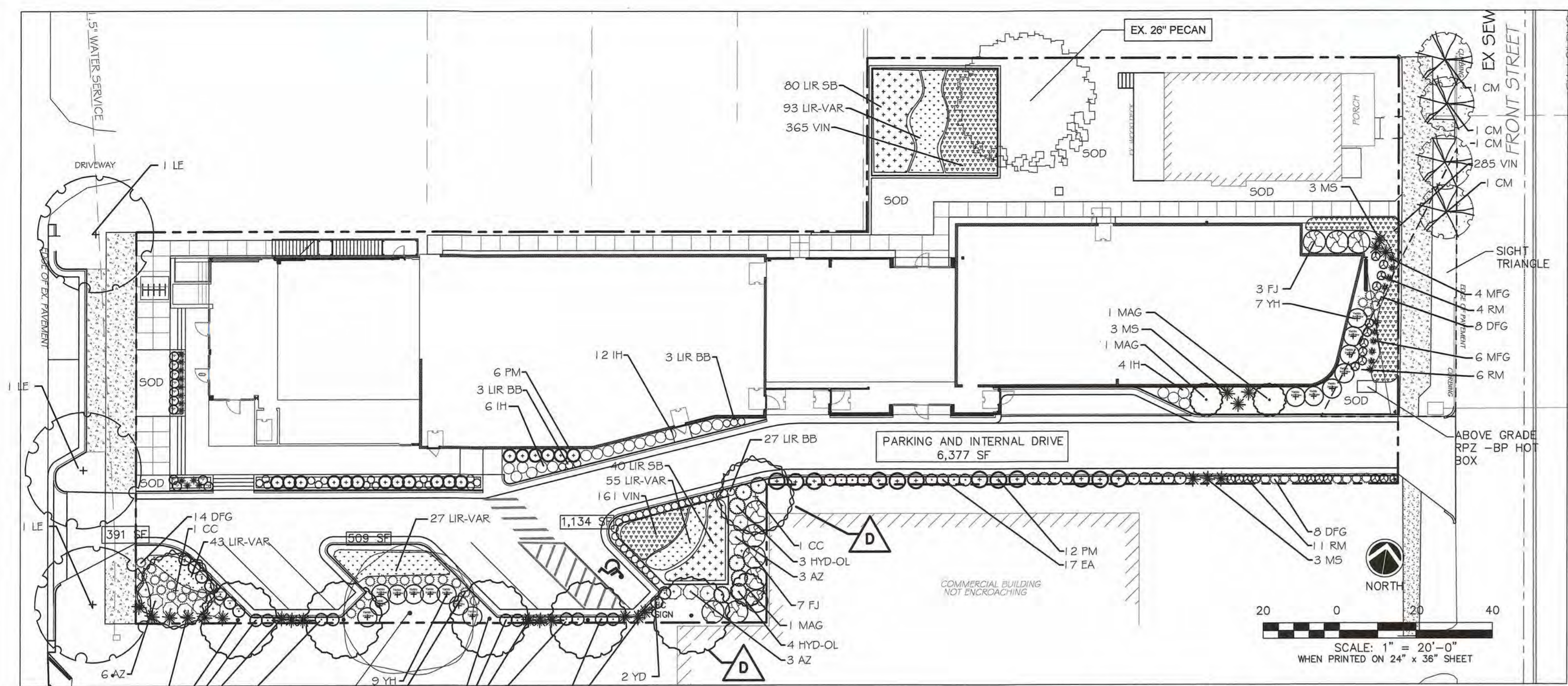
REV	DATE	DESCRIPTION	INIT
C	6/15/18	RELEASE FOR CITY OF WILMINGTON TRC THIRD REVIEW	JFB
B	2/19/18	RELEASE FOR CITY OF WILMINGTON TRC SECOND REVIEW	JFB
A	1/29/18	RELEASE FOR CITY OF WILMINGTON TRC INITIAL REVIEW	JRC

**OWNER:**  
**HOURGLASS STUDIOS, LLC**  
**521 3RD ST S**  
**WILMINGTON, NC 28401**

APPROVED: JFB PROJECT: 435-04  
 CHECKED: JRC SCALE: NTS  
 DESIGNED: FBUC RELEASE: TRC

SHEET  
**SD-02**





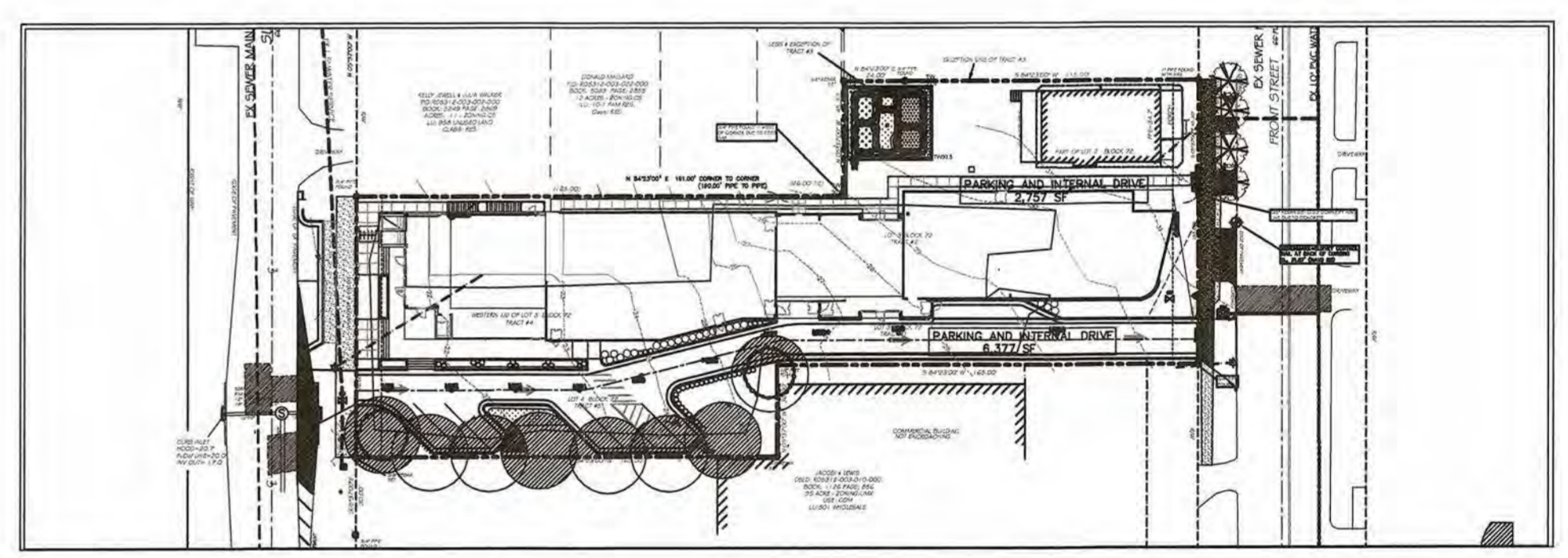
FRONT LANDSCAPE BEDS BLOW UP  
SCALE: 1"=10'

NOT RELEASED FOR CONSTRUCTION  
ISSUED FOR AGENCY REVIEW ONLY



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 SHREDDED HARDWOOD 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 WHEN PARKING BLOCKS ARE NOT USED.
- 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, HDRS, 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 END OF 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.

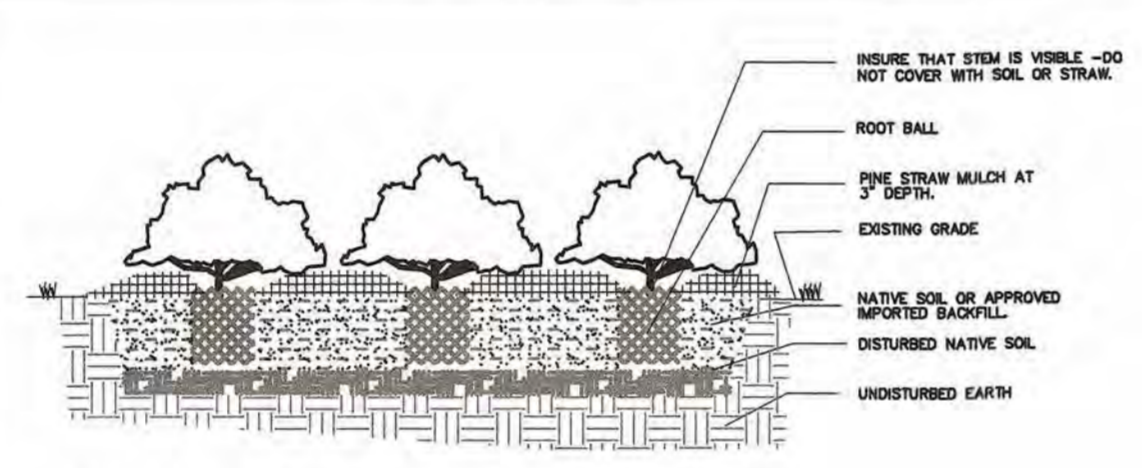


SOUTH PARKING AND DRIVE = 6,377 SF  
20% SHADE AREA REQUIRED = 1,275 SF  
SHADE AREA PROVIDED = 3,896 SF

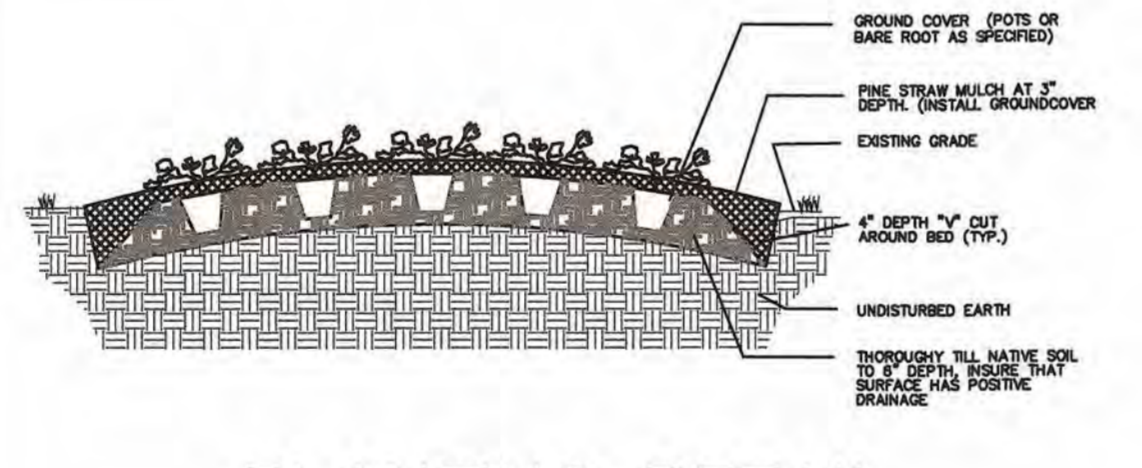
SHADING PLAN SCALE: 1"=60'

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	CAL.	HT.	REMARKS	QUAN.	SYMBOL
<b>TREES</b>						
TAXODIUM DISTICHUM 'MICKELSON'	MICKELSON' BALD CYPRESS	2.5"		B4B	5	BC
ULMUS PARVIFOLIA 'DRAKE'	DRAKE LACEBARK ELM	2.5"		B4B	3	IE
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5"		B4B	2	CC
LAGERSTROEMIA INDICA 'ARAPAHO'	ARAPAHO CRAPE MYRTLE		8-10'	TREE FORM SINGLE STEM	3	CM
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	25 GAL	8-10'		3	MAG
<b>SHRUBS</b>						
ROSMARINUS OFFICINALIS	ROSEMARY				3 GAL	RM
NASSELLA TENUISPINA	MEXICAN FEATHER GRASS				1 GAL	10 MFG
MISCANTHUS SINENSIS 'GRACILIMUS'	MISCANTHUS ADAGIO		3' MIN.		3 GAL	24 MS
AZALEA X 'HINO-CRIMSON'	HINO CRIMSON AZALEA		3' MIN.		3 GAL	19 AZ
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS				3 GAL	13 CA
THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE				3 GAL	17 EA
FATSIA JAPONICA	FATSIA				3 GAL	10 FJ
RAPHIOLEPIS LUMBELLATA	YEDDO HAWTHORN				3 GAL	16 YH
RAPHIOLEPIS INDICA	INDIAN HAWTHORN 'SNOW'				3 GAL	22 IH
PENNISTEMON ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS				3 GAL	43 DFG
ILEX VOMITORIA 'NANA'	DWARF YAUJON HOLLY		3' MIN.		3 GAL	12 YD
PODOCARPUS MACROPHYLLUS VAR. MAKI	PODOCARPUS MAKI				3 GAL	18 PM
HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA				3 GAL	7 HYD-OL
<b>GROUNDCOVER / PERENNIAL</b>						
LIRIOPE MUSCARI VARIEGATA	VARIEGATED LIRIOPE	QT.		Fully Rooted 18" OC	270	LIR-VAR
LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	QT.		Fully Rooted 24" OC	120	LIR-SB
LIRIOPE MUSCARI 'BIG BLUE'	'BIG BLUE' LIRIOPE	QT.		1 GAL	33	LIR-BB
LANTANA SELLOWIANA 'MONNA'	TRAILING WHITE LANTANA	QT.		Fully Rooted 24" OC	15	LAN
VINCA MINOR	VINCA	QT.		12" OC	811	VIN
<b>SOD SELECTION</b>						
	ZENITH OR CROWN Z025IA					SOD



PLANTING DETAIL SHRUB



PLANTING DETAIL GROUNDCOVER

Proposed Significant Trees to be Removed

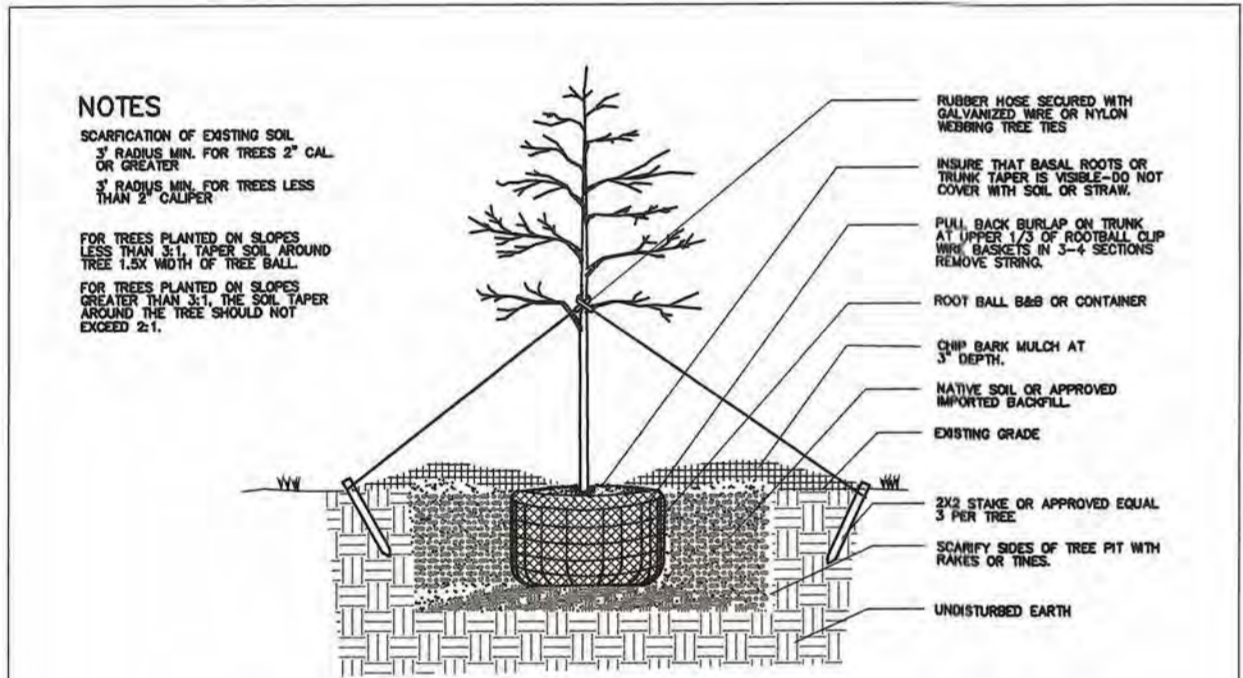
Tree Name	# of Trees	DBH	% Mitigation	Total DBH
MAGNOLIA	1	28"	100	28
<b>Total DBH of Removed Significant Trees =</b>				<b>28"</b>
<b>Total Trees Req. for Mitigation =</b>				<b>19</b>

Sec. 18-460 b. 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).

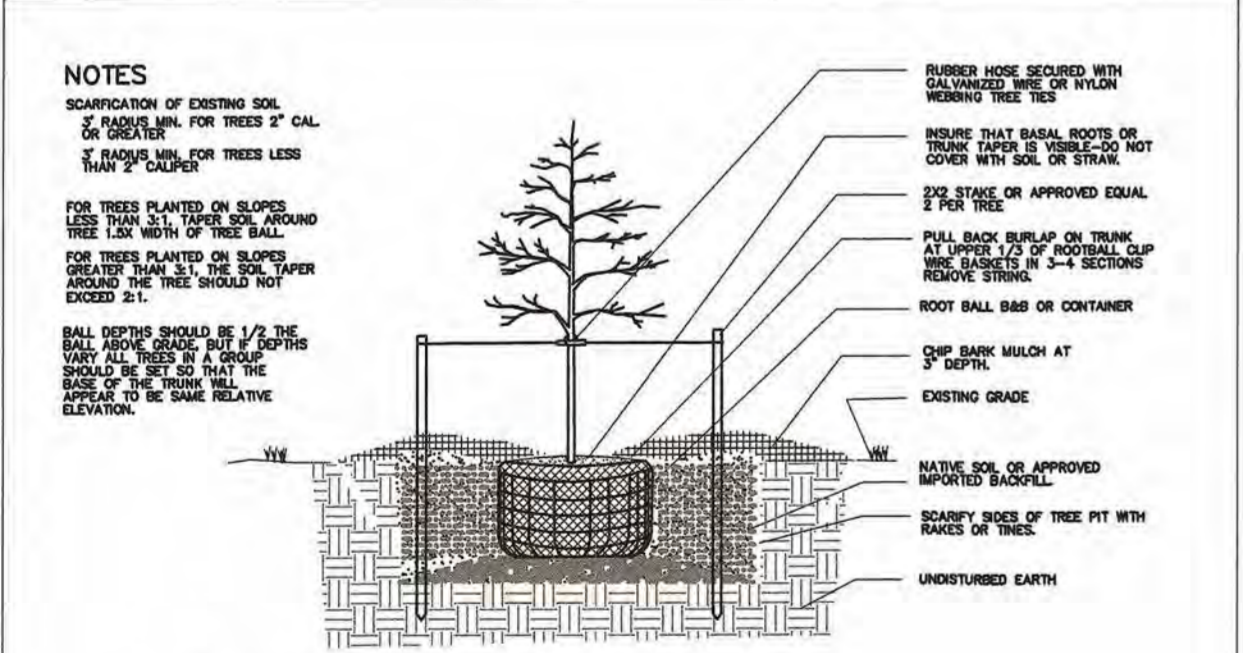
# of Preserved Trees	Size (DBH)	Credit Given	Resulting Credit
1	40"	DBH/5	7
1	26"	DBH/7	4
<b>Total resulting Credit for 2 Preserved Trees =</b>			<b>11</b>

LANDSCAPE REQUIREMENTS

- STREET TREES**  
18'-204 UMX: Within the 1945 corporate limits, street tree plantings in below-grade planters shall be included in the public right-of-way at the rate of one (1) tree per thirty (30) feet of frontage.
- FRONT STREET:** 111 LF - 15' (DRIVEWAYS)/30LF = 3 TREES  
REQUIRED TREES = 4  
PROVIDED TREES = 4
- SURREY STREET:** 102 LF - 14' DRIVEWAY/30 LF = 3 TREES  
REQUIRED TREES = 3  
PROVIDED TREES = 3
- STREETYARD/ BUFFERS**  
18'-204 UMX: All development within the UMX District may be exempted from required buffers and streetyard requirements, as approved by the technical review committee.
- MITIGATION TREES**  
REQUIRED: 19  
PRESERVED CREDIT: 11  
PROVIDED: 5
- PAYMENT IN LIEU FOR 3 TREES SHALL BE PAID TO THE CITY TREE IMPROVEMENT FUND



PLANTING DETAIL LARGE TREE 2.5" CALIPER OR LARGER



PLANTING DETAIL SMALL TREE 1" - 2.5" CALIPER

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**CITY OF WILMINGTON**  
NORTH CAROLINA  
Public Services • Engineering Division  
APPROVED STORMWATER MANAGEMENT PLAN  
Date: 12/13/18 Permit #: 2018056  
Signed: [Signature]

**CITY OF WILMINGTON**  
NORTH CAROLINA  
Approved Construction Plan  
Name: [Name] Date: [Date]  
Planning: [Signature] 12-12-18  
Traffic: [Signature] 12-13-18  
Fire: [Signature] 12-14-18

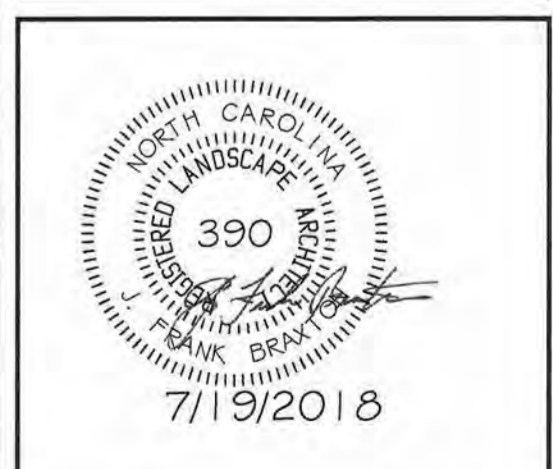


**Coastal Land Design, PLLC**  
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NCBELS Firm License P-0369  
P.O. Box 1172 Phone: 910-254-0333  
Wilmington, NC 28402 Fax: 910-254-0502  
www.cldeng.com

**HOURGLASS STUDIOS**  
613 SURREY ST, WILMINGTON, NC  
LANDSCAPE PLAN

REV	DATE	DESCRIPTION
D	7/19/18	RELEASED BC AND CC TREES FURTHER AWAY FROM INF. TRENCH
C	6/15/18	RELEASE FOR CITY OF WILMINGTON TRC THIRD REVIEW
B	2/19/18	RELEASE FOR CITY OF WILMINGTON TRC SECOND REVIEW
A	1/29/18	RELEASE FOR CITY OF WILMINGTON TRC INITIAL REVIEW
JFB		INIT

**OWNER:**  
HOURGLASS STUDIOS, LLC  
521 3RD ST S  
WILMINGTON, NC 28401



APPROVED:	JFB	PROJECT:	435-04
CHECKED:	JFB	SCALE:	AS NOTED
DESIGNED:	FBNA	RELEASE:	TRC

SHEET  
**LA-01**

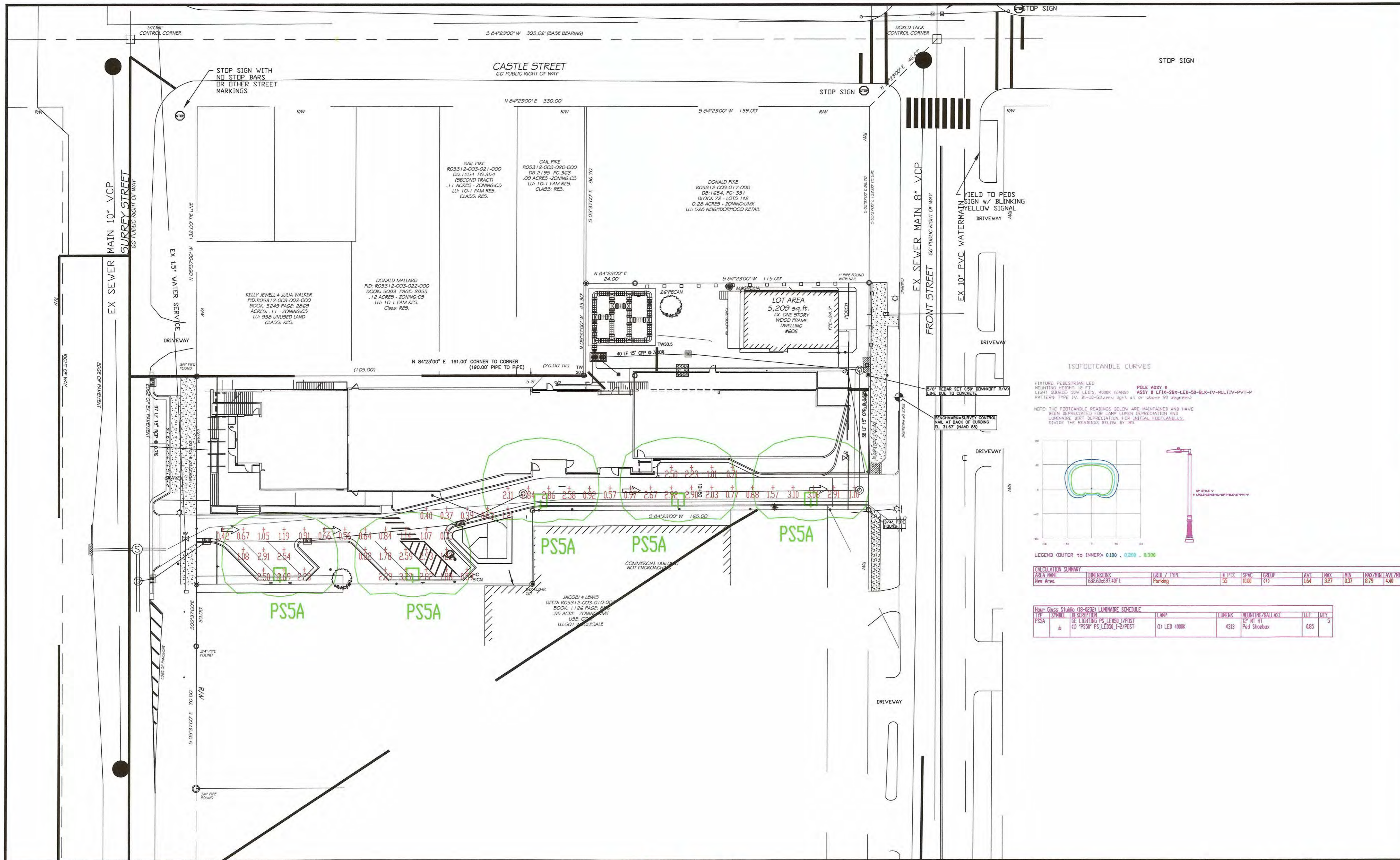




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 Wilmington, NC 28402 Fax: 910-254-0502  
 www.cldeng.com

**HOURGLASS STUDIOS  
 613 SURREY ST, WILMINGTON, NC**

**LIGHTING PLAN**

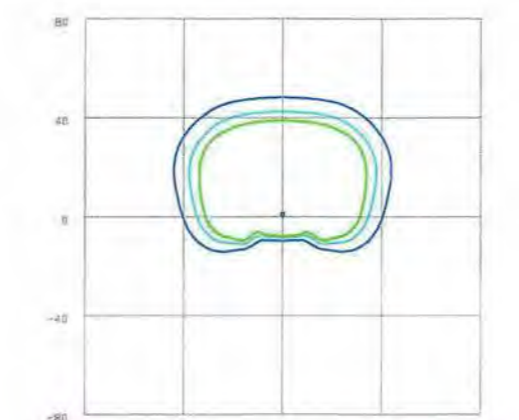


ISOFOOTCANDLE CURVES

FIXTURE: PEDESTRIAN LED  
 HANGING HEIGHT: 12 FT  
 LIGHT SOURCE: 50W LED, 4000K (SEAS)  
 PATTERN: TYPE IV, B1-UB-Gizero light at or above 90 degrees

POLE ASSEMBLY #  
 ASSY # LF1X-LED-50-BLK-IV-MULTY-PVT-P

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LAMP LIFESPAN DEPRECIATION AND LUMINAIRE DEPRECIATION FOR INITIAL FOOTCANDLES. DIVIDE THE READINGS BELOW BY 85.



LEGEND (OUTER TO INNER) 0.100, 0.200, 0.300

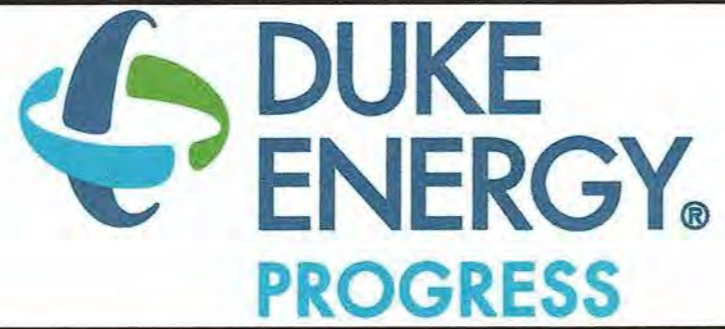
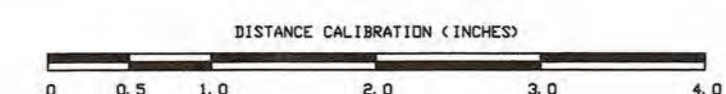
AREA	MIN	MAX	AVERAGE
NEW AREA	0.28	3.27	0.87

TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	HANGING/BALLAST	LLF	CFY
PS5A	(1)	PS5A PS_LED50-12-POST	(1) LED 4000K	4313	Foot Shoebox	0.85	5

**LIGHTING DESIGN TOLERANCE**

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy Progress. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (tall or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.

Customer approval: \_\_\_\_\_ Date: \_\_\_\_\_



**PROPRIETARY & CONFIDENTIAL**

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HOURGLASS STUDIOS WILMINGTON, NC
SITE LIGHTING PLAN
Designed by: DEP LIGHTING SOLUTIONS
Reviewed by: N. Johnson Scale: 1/8" = 1'-0" NTS
Date: 08/14/2018 Size: "Arch D"
Description: LED Pedestrian Shoebox
Drawing No.: 18-0232A Sht. 1 OF 1

**CITY OF WILMINGTON**  
 NORTH CAROLINA  
 Public Services • Engineering Division  
 APPROVED STORMWATER MANAGEMENT PLAN  
 Date: 12/12/18 Permit # 2018056  
 Signed: \_\_\_\_\_

**WILMINGTON**  
 Approved Construction Plan  
 Name: \_\_\_\_\_ Date: 12-12-18  
 Planning: \_\_\_\_\_  
 Traffic: \_\_\_\_\_  
 Fire: \_\_\_\_\_

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

ISSUED FOR AGENCY REVIEW ONLY

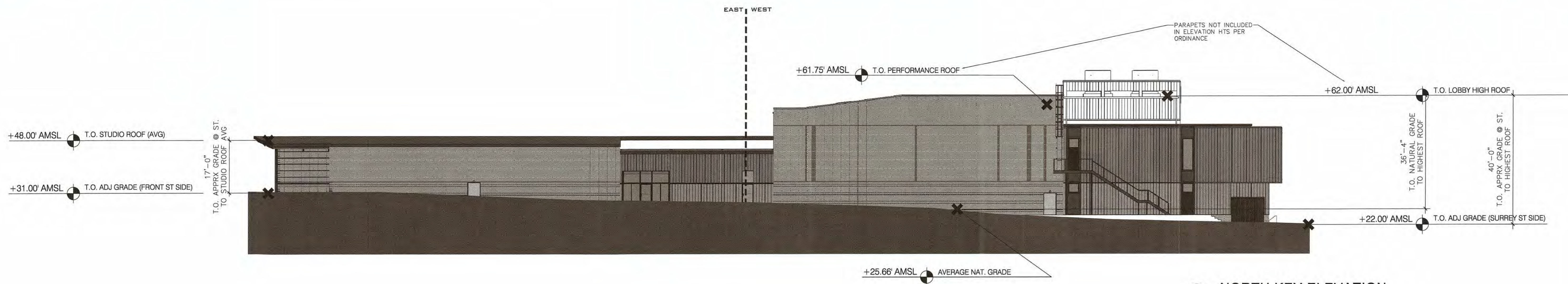
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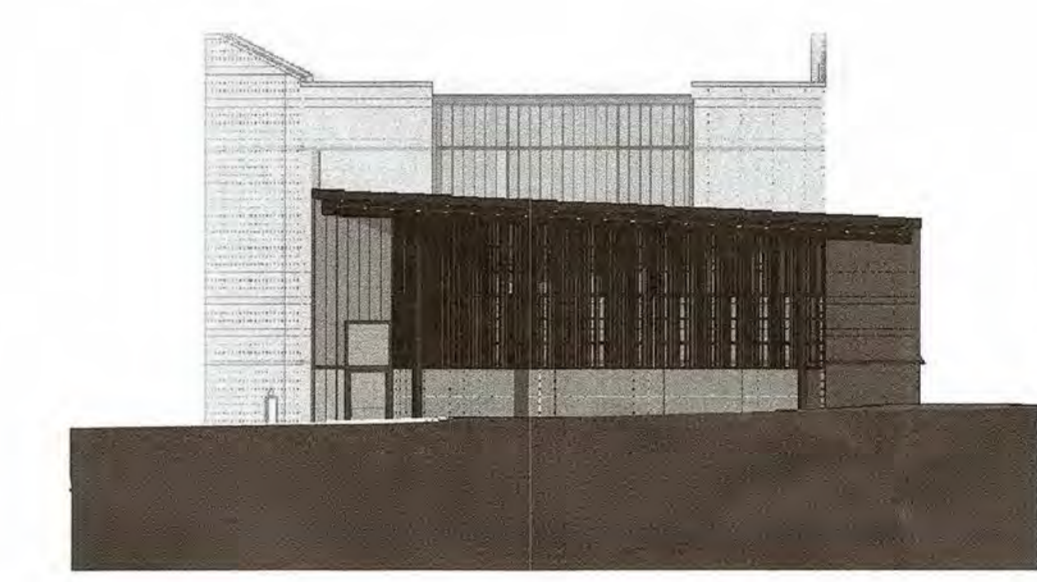
APPROVED: JFB	PROJECT: 435-04
CHECKED: JFB	SCALE: AS NOTED
DESIGNED: FBNA	RELEASE: TRC

SHEET  
**L-01**

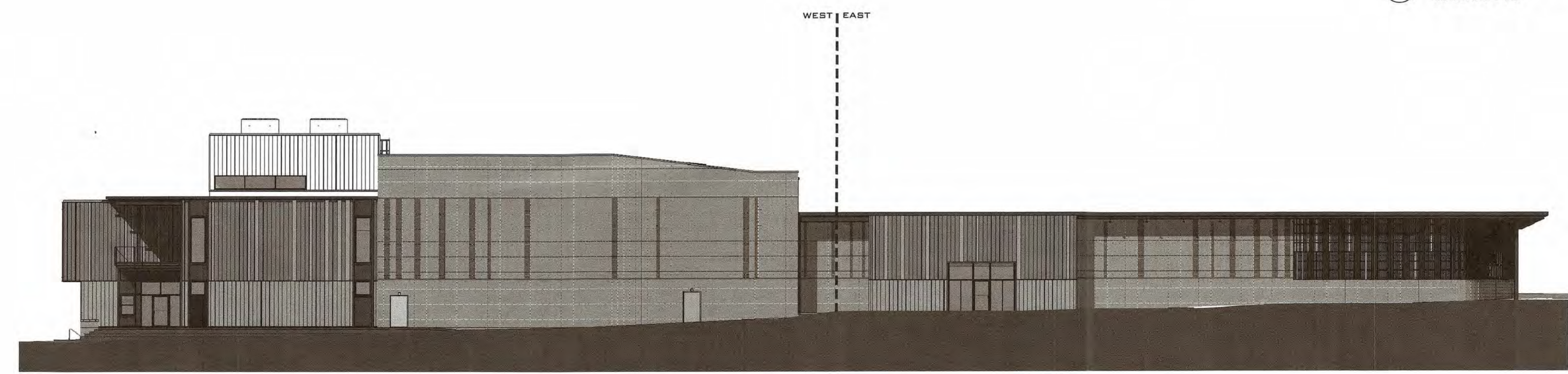




04 NORTH KEY ELEVATION  
SCALE: 1/16" = 1'-0"



03 EAST KEY ELEVATION  
SCALE: 1/16" = 1'-0"



02 SOUTH KEY ELEVATION  
SCALE: 1/16" = 1'-0"



01 WEST KEY ELEVATION  
SCALE: 1/16" = 1'-0"

Approved Construction Plan
 

Name	Date
Planning	12-12-18
Traffic	12-13-18
Fire	12-14-18

  
  
 Public Services • Engineering Division
   
 APPROVED STORMWATER MANAGEMENT PLAN
   
 Date: 12/13/18 Permit # 2018056
   
 Signed: *[Signature]*

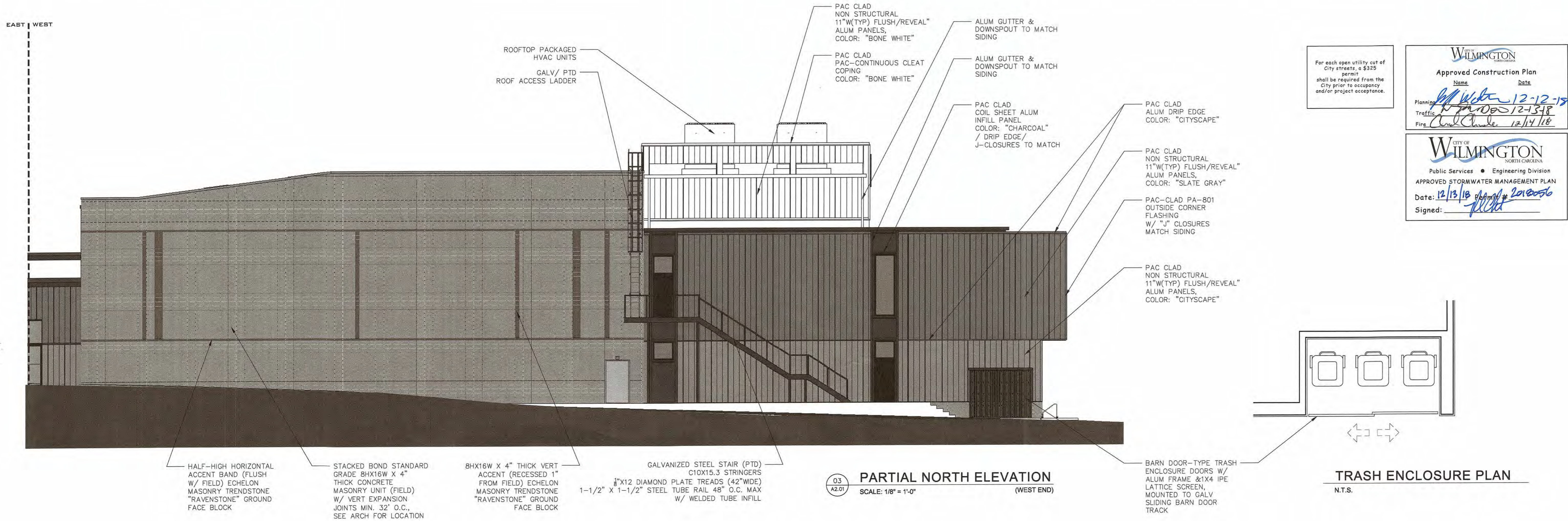
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

CERT. NO. 50739
   
  
 7103
   
 REGISTERED ARCHITECT
   
 WILMINGTON, NC
   
 NORTH CAROLINA
   
 WILMINGTON, NC
   
 DRAWING SET: TRC REVIEW
   
 RELEASE DATE: 09.10.18
   
 SHEET REVISED:
   
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KEY ELEVS
   
 A2.00



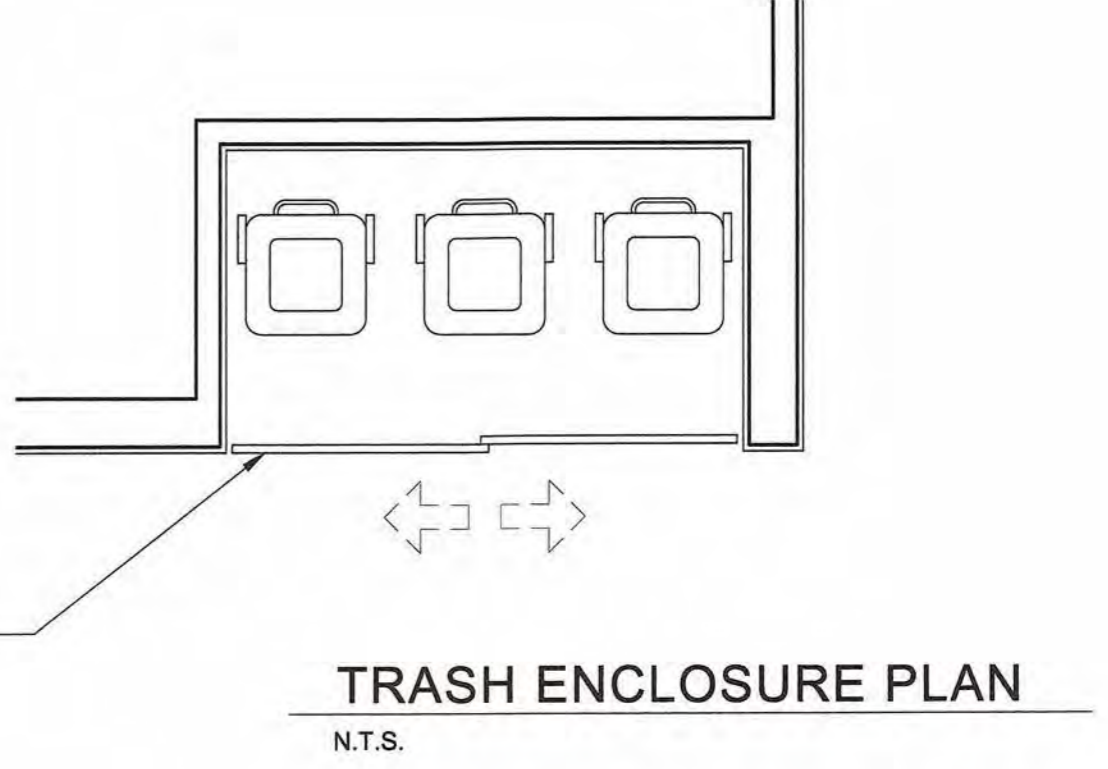


03 PARTIAL NORTH ELEVATION (WEST END)  
SCALE: 1/8" = 1'-0"

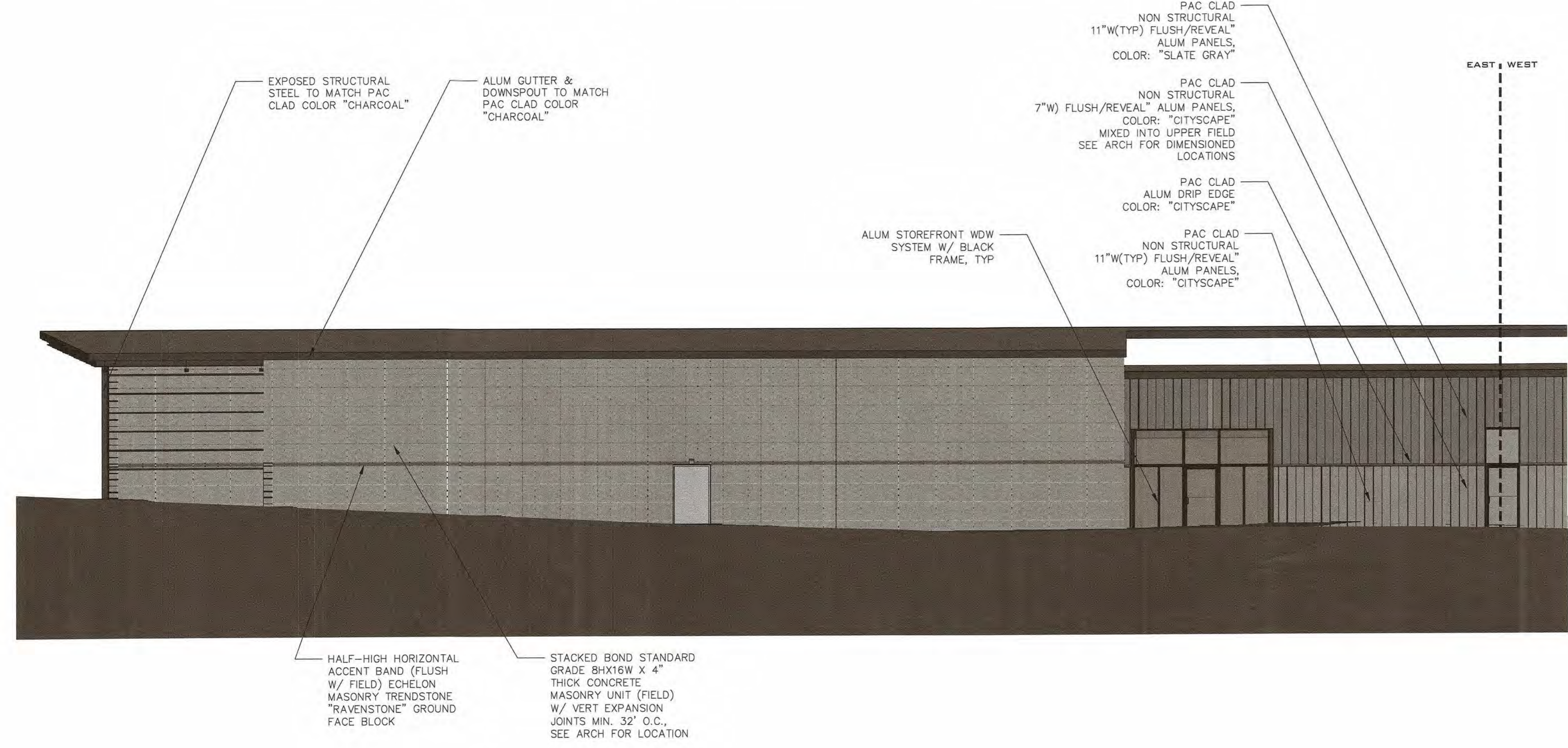
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**WILMINGTON**  
Approved Construction Plan  
Name: [Signature] Date: 12-12-18  
Planning: [Signature] 12-13-18  
Traffic: [Signature] 12-13-18  
Fire: [Signature] 12/14/18

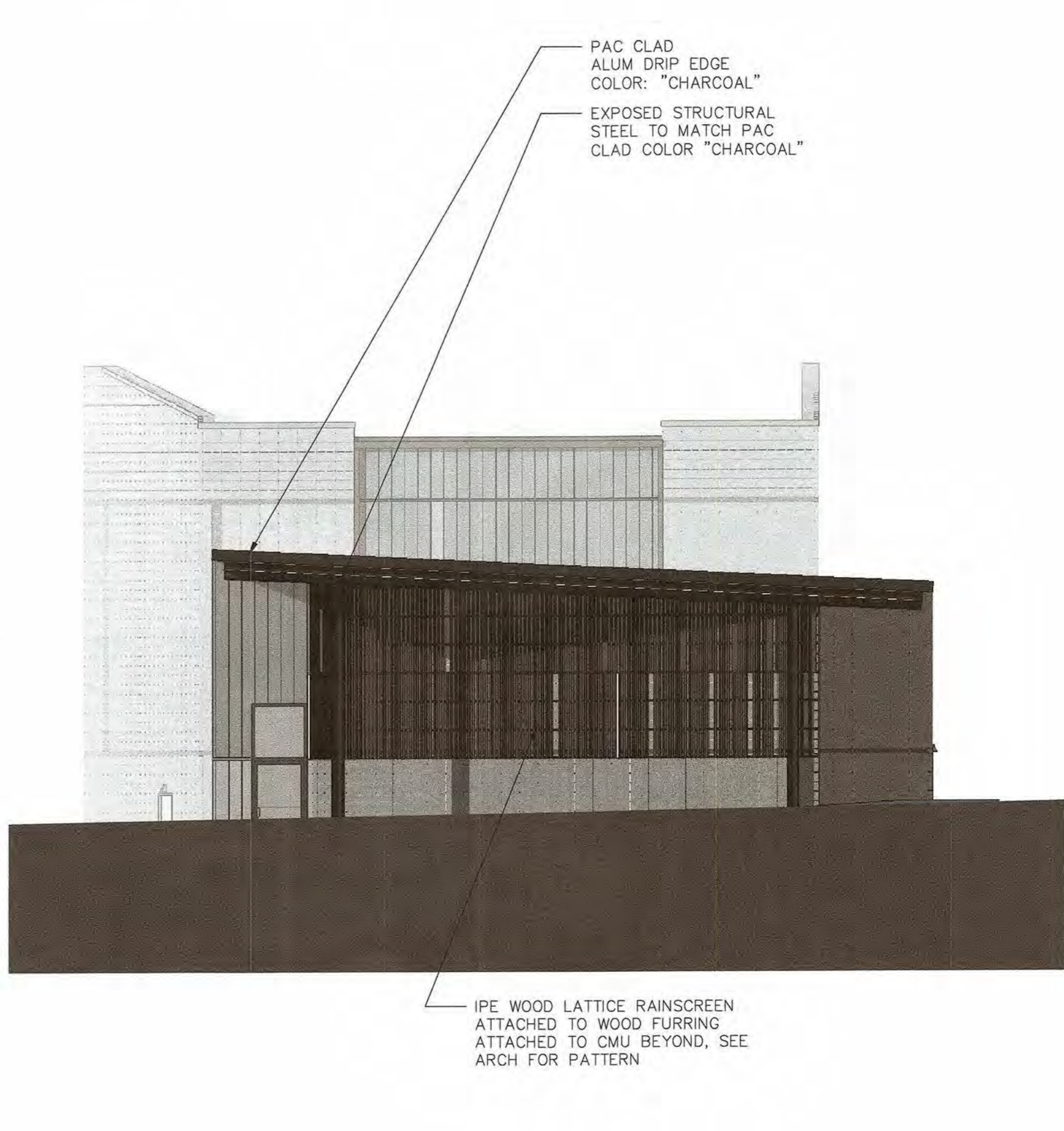
**WILMINGTON**  
Public Services • Engineering Division  
APPROVED STORMWATER MANAGEMENT PLAN  
Date: 12/13/18  
Signed: [Signature]



TRASH ENCLOSURE PLAN  
N.T.S.



02 PARTIAL NORTH ELEVATION (EAST END)  
SCALE: 1/8" = 1'-0"



01 EAST ELEVATION (FACING FRONT ST)  
SCALE: 1/8" = 1'-0"



DRAWING SET:  
TRC REVIEW

RELEASE DATE: 09.10.18

SHEET REVISED:

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DTL  
ELEVS  
A2.01





STACKED BOND STANDARD GRADE CMU @ PLANTERS W/ SOLID HALF-HIGH CAP

**01 EAST ELEVATION**  
SCALE: 1/8" = 1'-0" (FACING SURRY ST)

GALVANIZED STEEL RAILING (PTD) W/ INFILL STAINLESS CABLE RAIL

PAC CLAD NON STRUCTURAL 11"W(TYP) FLUSH/REVEAL" ALUM PANELS, COLOR: "SLATE GRAY"

PAC CLAD NON STRUCTURAL 7"W) FLUSH/REVEAL" ALUM PANELS, COLOR: "CITYSCAPE" MIXED INTO UPPER FIELD SEE ARCH FOR DIMENSIONED LOCATIONS

PAC CLAD ALUM DRIP EDGE COLOR: "CITYSCAPE"

PAC CLAD NON STRUCTURAL 11"W(TYP) FLUSH/REVEAL" ALUM PANELS, COLOR: "CITYSCAPE"

HALF-HIGH HORIZONTAL ACCENT BAND (FLUSH W/ FIELD) ECHELON MASONRY TRENDSTONE "RAVENSTONE" GROUND FACE BLOCK

STACKED BOND STANDARD GRADE 8HX16W X 4" THICK CONCRETE MASONRY UNIT (FIELD) W/ VERT EXPANSION JOINTS MIN. 32' O.C., SEE ARCH FOR LOCATION

8HX16W X 4" THICK VERT ACCENT (RECESSED 1" FROM FIELD) ECHELON MASONRY TRENDSTONE "RAVENSTONE" GROUND FACE BLOCK

**02 PARTIAL SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0" (WEST END)

NOTE: ALL SIGNAGE REMOVED FROM THESE PLANS, AS THOSE ELEMENTS WILL BE SUBMITTED FOR APPROPRIATE PERMITTING

WEST EAST

PAC CLAD NON STRUCTURAL 11"W(TYP) FLUSH/REVEAL" ALUM PANELS, COLOR: "SLATE GRAY"

PAC CLAD NON STRUCTURAL 7"W) FLUSH/REVEAL" ALUM PANELS, COLOR: "CITYSCAPE" MIXED INTO UPPER FIELD SEE ARCH FOR DIMENSIONED LOCATIONS

PAC CLAD ALUM DRIP EDGE COLOR: "CITYSCAPE"

PAC CLAD NON STRUCTURAL 11"W(TYP) FLUSH/REVEAL" ALUM PANELS, COLOR: "CITYSCAPE"

HALF-HIGH HORIZONTAL ACCENT BAND (FLUSH W/ FIELD) ECHELON MASONRY TRENDSTONE "RAVENSTONE" GROUND FACE BLOCK

STACKED BOND STANDARD GRADE 8HX16W X 4" THICK CONCRETE MASONRY UNIT (FIELD) W/ VERT EXPANSION JOINTS MIN. 32' O.C., SEE ARCH FOR LOCATION

8HX16W X 4" THICK VERT ACCENT (RECESSED 1" FROM FIELD) ECHELON MASONRY TRENDSTONE "RAVENSTONE" GROUND FACE BLOCK

IPE WOOD LATTICE RAINSCREEN ATTACHED TO WOOD FURRING ATTACHED TO CMU BEYOND, SEE ARCH FOR PATTERN

**03 PARTIAL SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0" (EAST END)

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**  
Approved Construction Plan

Name	Date
Planning <i>M. Walter</i>	12-12-18
Traffic <i>M. Walter</i>	12-13-18
Fire <i>David Anderson</i>	12/14/18

**WILMINGTON**  
Public Services • Engineering Division  
APPROVED STORMWATER MANAGEMENT PLAN  
Date: 12/13/18 Permit # 2018056  
Signed: *[Signature]*

WEST EAST

**MICHAEL ROSS KERSTING ARCHITECTURE, P.A.**  
REGISTERED ARCHITECTS  
CERT. NO. 50739  
NORTH CAROLINA  
WILMINGTON, NC

**MICHAEL ROSS KERSTING**  
REGISTERED ARCHITECTS  
7103  
NORTH CAROLINA  
WILMINGTON, NC

DRAWING SET:  
TRC REVIEW

RELEASE DATE: 09.10.18

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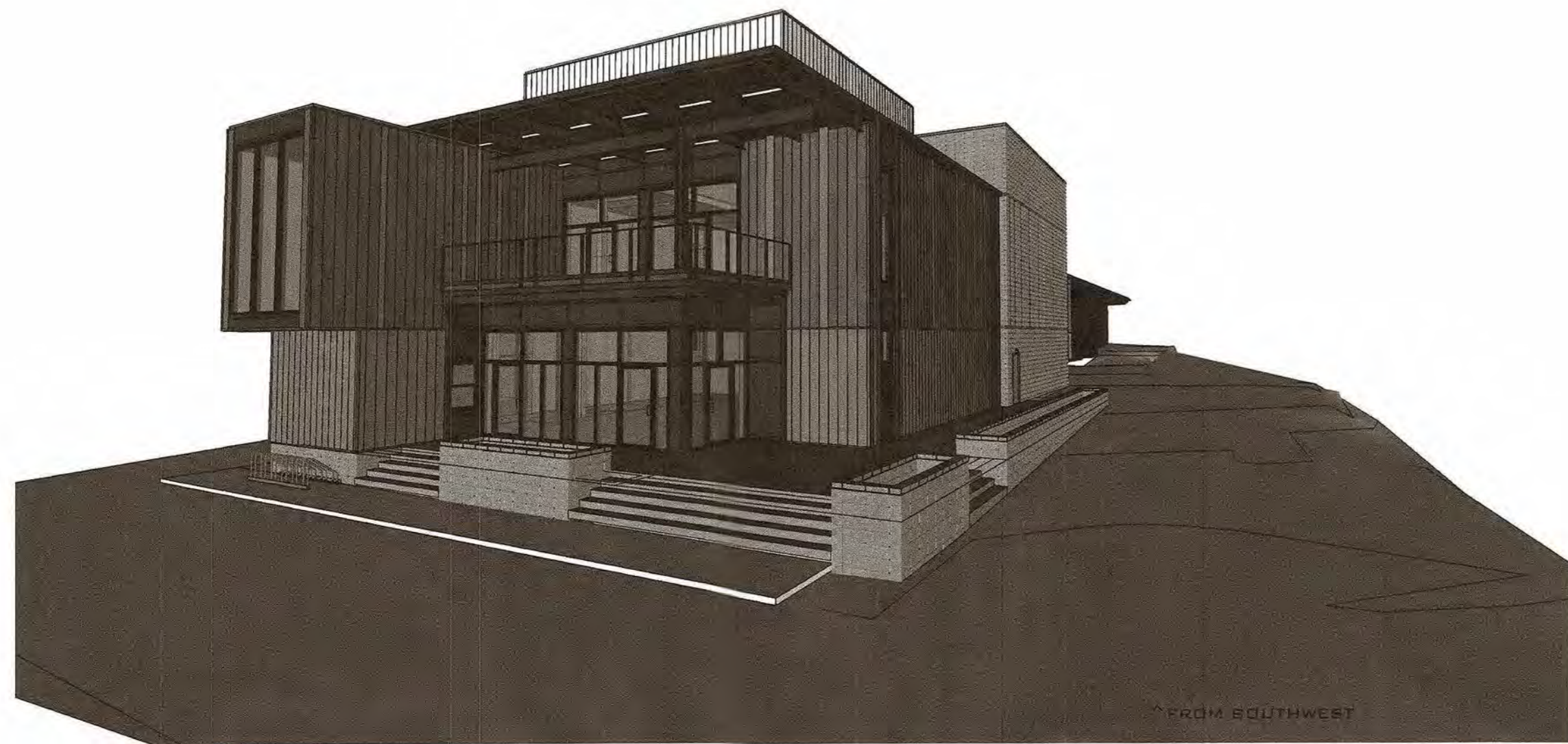
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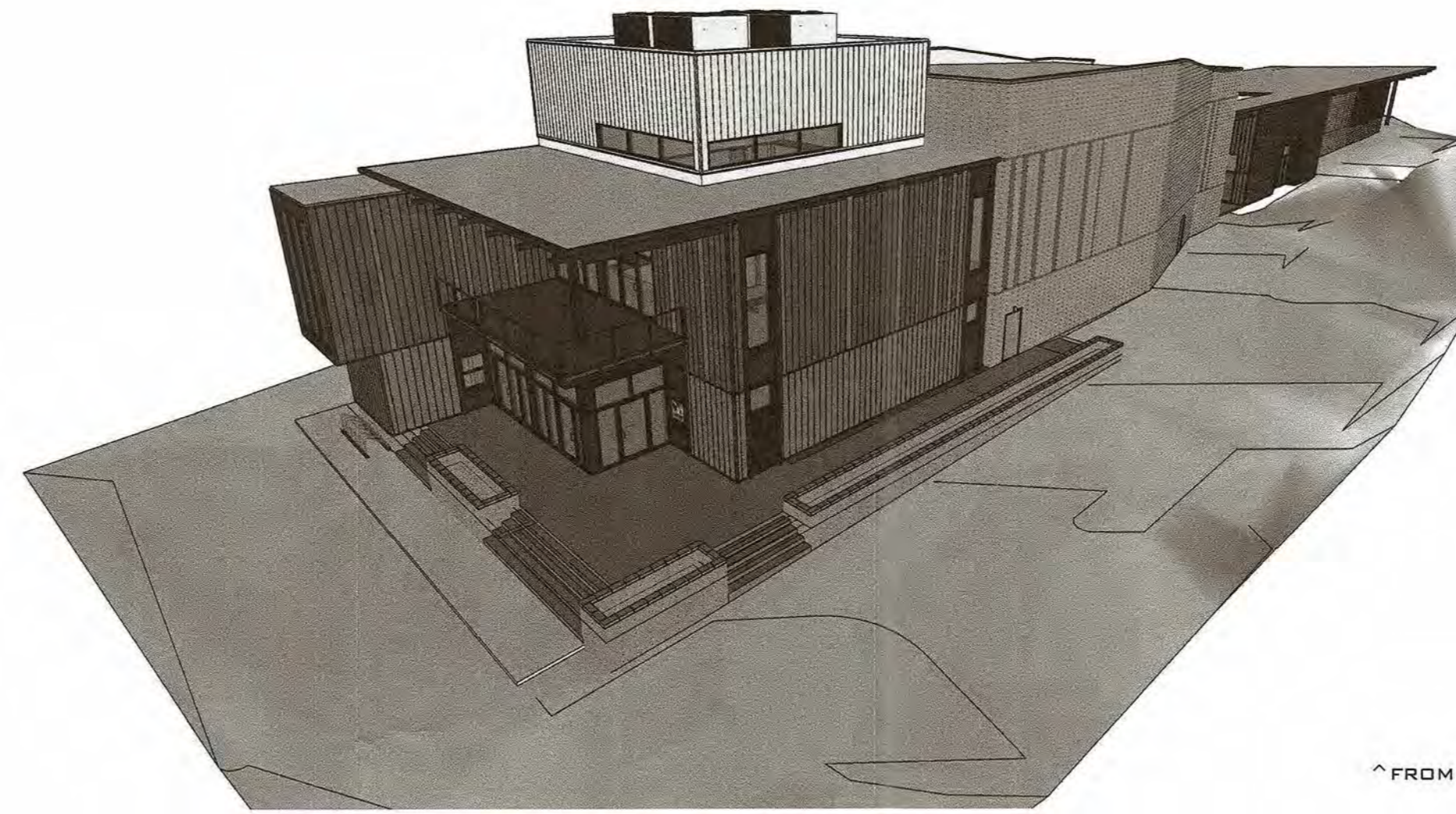


DTL ELEVATIONS  
**A2.02**

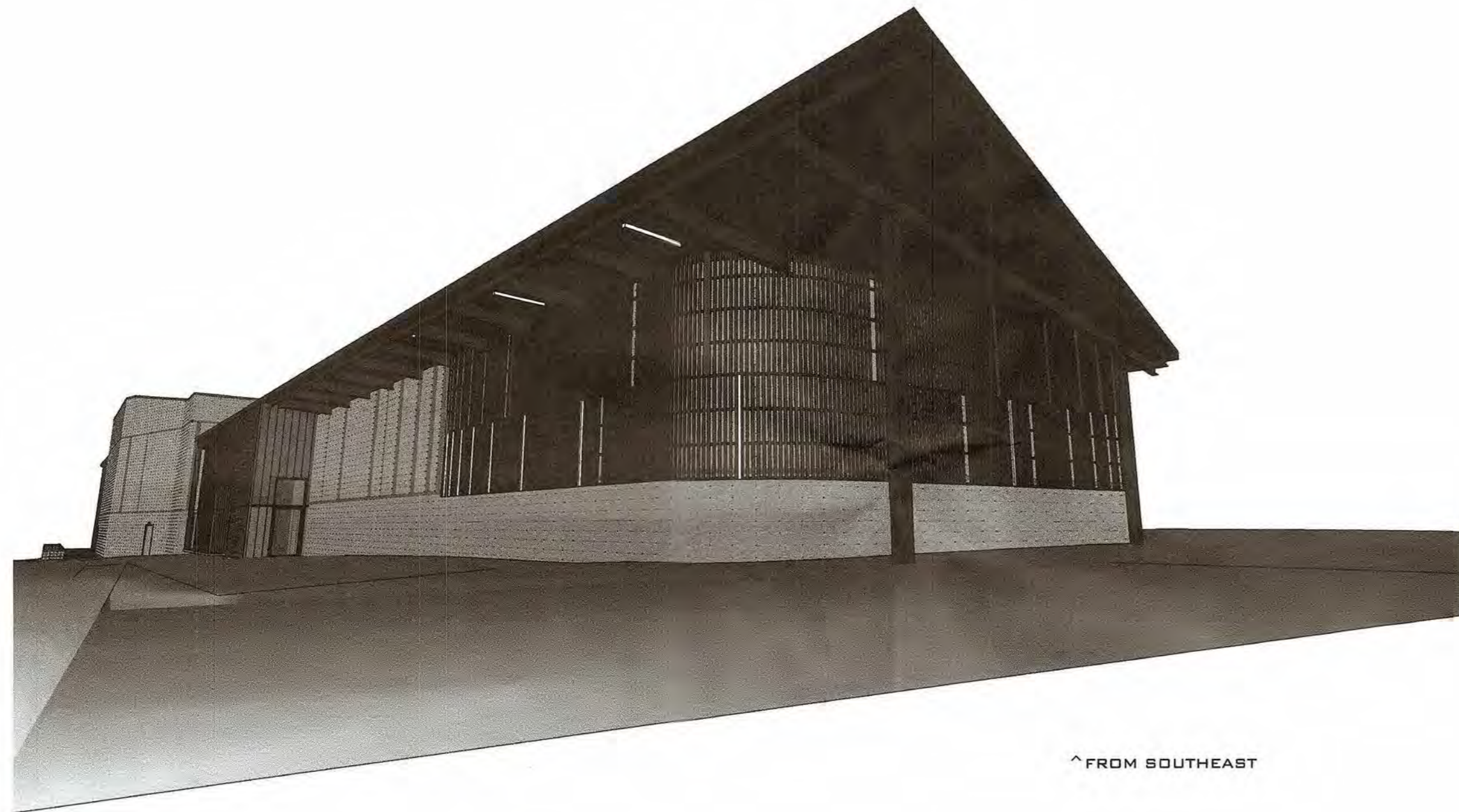




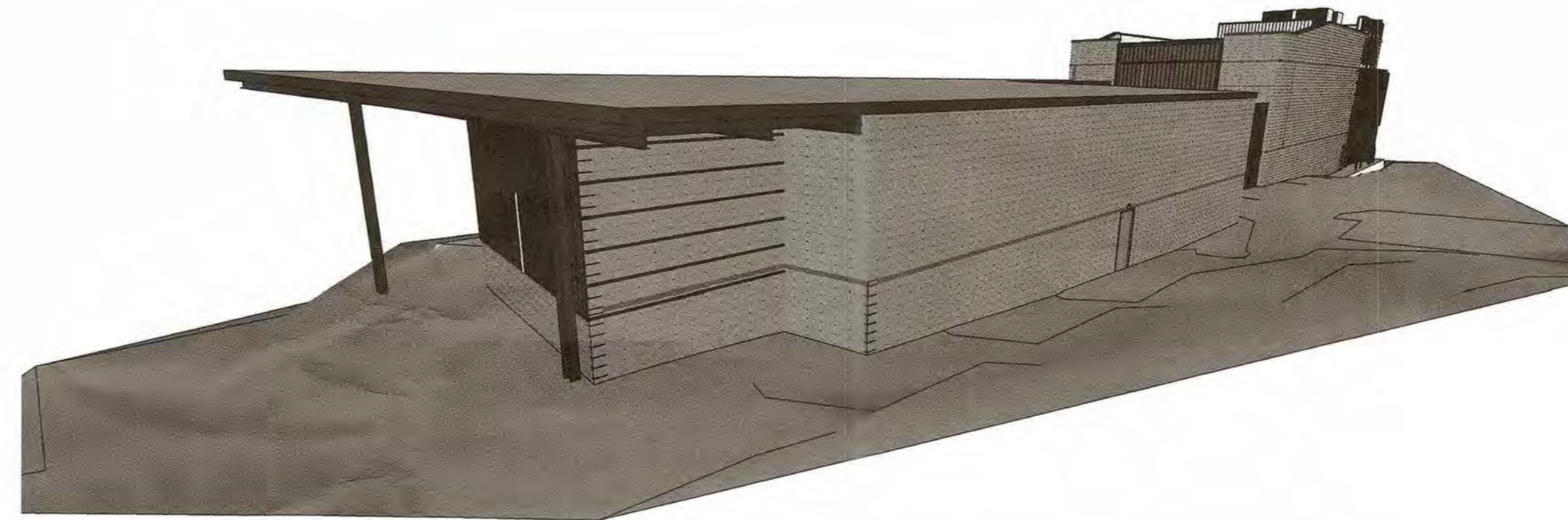
^ FROM SOUTHWEST



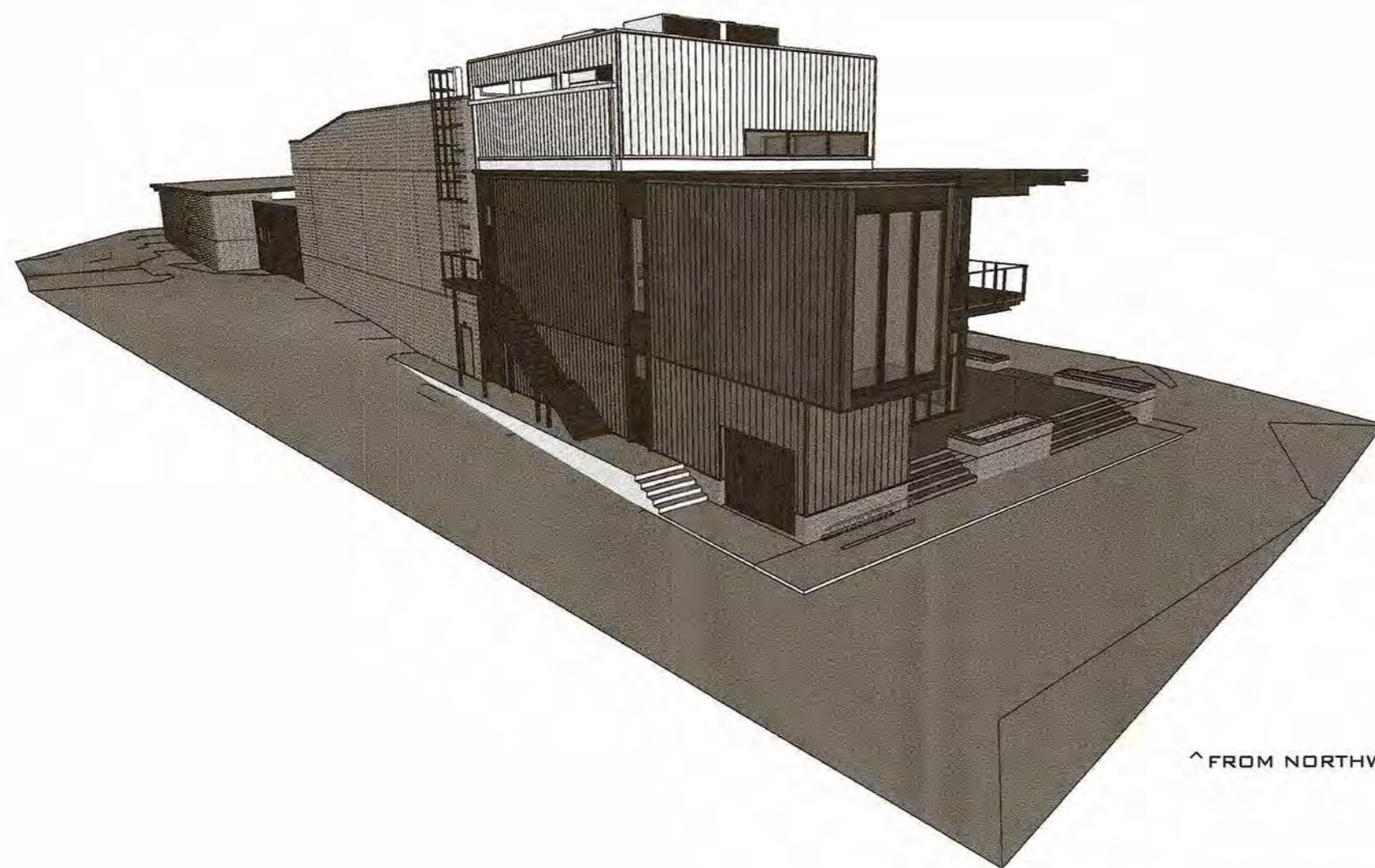
^ FROM SOUTHWEST



^ FROM SOUTHEAST



^ FROM NORTHEAST



^ FROM NORTHWEST

01 3D REFERENCE VIEWS  
A2.03 SCALE: 1/8" = 1'-0"

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

WILMINGTON	
Approved Construction Plan	
Name	Date
Planned	12-12-18
Traffic	12-13-18
Fire	12-14-18

CITY OF WILMINGTON NORTH CAROLINA	
Public Services • Engineering Division	
APPROVED STORMWATER MANAGEMENT PLAN	
Date:	12/13/18
Signed:	[Signature]



DRAWING SET:  
TRC REVIEW

RELEASE DATE: 09.10.18

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3D  
REF  
A2.03