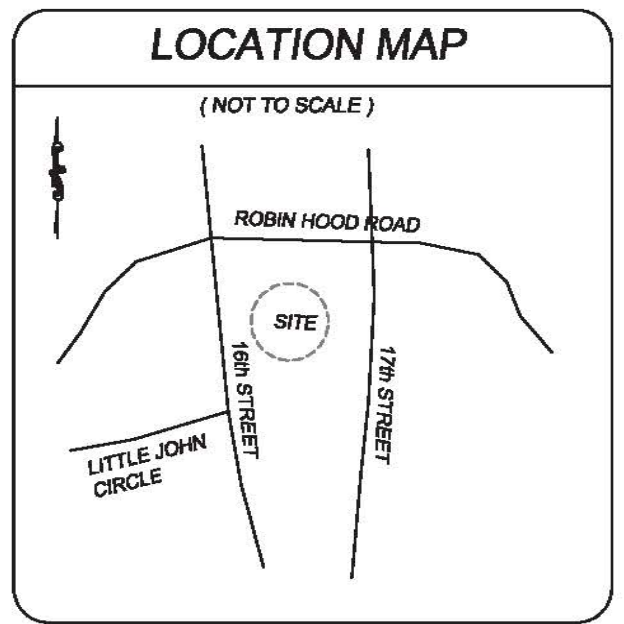


WESCP LLC

1915 & 1919 S. 16th STREET
 LOCATED IN THE CITY OF WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA
 DESCRIPTION OF WORK: GRADING, PAVING, DRAINAGE, AND UTILITIES
 OWNER: WESCP LLC
 1279 NEW HANOVER MEDICAL PARK
 WILMINGTON, N.C. 28403



LEGEND

- WV = WATER VALVE
- WM = WATER METER
- CO = SANITARY SEWER CLEAN OUT
- INV. = INVERT
- B/O = BLOW OFF ASSEMBLY
- BFP = BACK FLOW PREVENTOR
- GW = GUY WIRE
- SWMH = STORM MANHOLE
- GT. = GREASE TRAP
- FH = FIRE HYDRANT ASSEMBLY
- I.S. = IRON SET
- CR = CURB RAMP
- SS = SANITARY SEWER MH
- CI = CURB INLET
- TR = TREE TO BE PRESERVED
- TR = TREE TO BE REMOVED
- WS = WATER SERVICE
- SC = SEWER CLEANOUT
- WV = WATER VALVE
- SL = SIGN LOCATION
- LP = LIGHT POLE
- PROPERTY LINE
- BUILDING SETBACK
- CENTERLINE
- EASEMENT
- COMPUTED PROPERTY LINE
- LIMITS OF DISTURBANCE/PROJECT LIMITS
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- WETLAND
- PROPOSED SIDEWALK

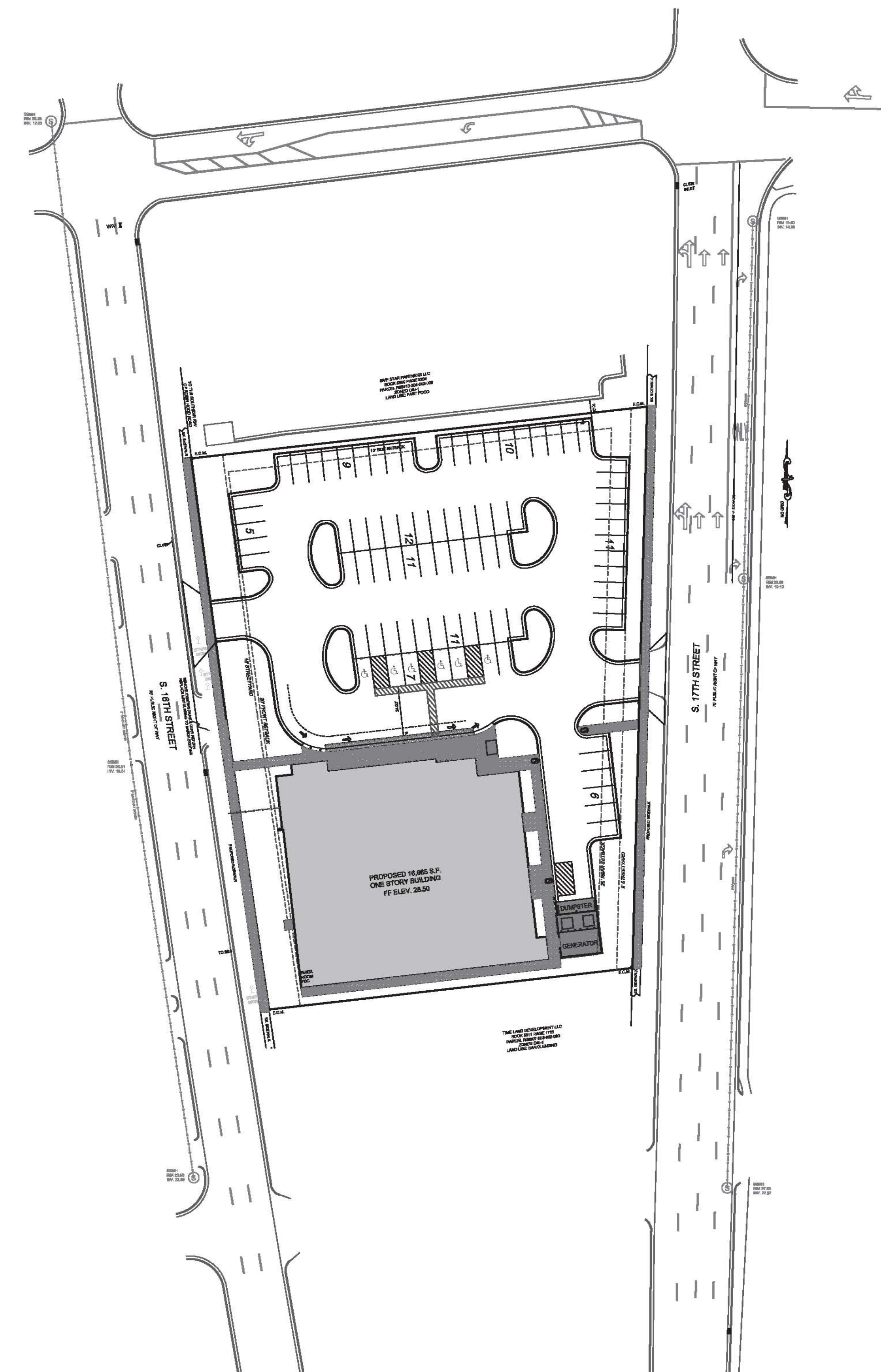
STABILIZATION TIME FRAMES:

SITE AREA DESCRIPTION	STABILIZATION
Perimeter dikes, swales, ditches and slopes	7 DAYS
High Quality Water (HQW) Zones	7 DAYS
Slopes steeper than 3:1	7 DAYS
Slopes 3:1 or flatter	14 DAYS
All other areas with slopes flatter than 4:1	14 DAYS

NOTE WELL:
 ANY AREAS ON-SITE WITHOUT ACTIVITY SHALL BE STABILIZED WITHIN 15 WORKING DAYS OR 21 CALENDAR DAYS AND AS ABOVE. ALL SLOPES MUST BE STABILIZED WITHIN 21 CALENDAR DAYS OF CEASE OF ANY ACTIVITY.
 DETAILS SHOWN ARE TYPICAL OF INSTALLATIONS REQUIRED BY THE TOWN AND COUNTY. THIS SHEET DOES NOT PURPORT TO SHOW ALL REQUIRED CONSTRUCTION DETAILS, BUT RATHER SERVES AS A GUIDE. THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL CITY, COUNTY AND STATE CODES AND CONSTRUCTION STANDARDS.
 No geotechnical testing has been performed on site. No warranty is made for suitability of subgrade, and undercut and any required replacement with suitable material shall be the responsibility of the contractor.

INDEX TO DRAWINGS

SHEET No.	DESCRIPTION
1 OF 8	COVER SHEET
2 OF 8	GENERAL NOTES & DETAILS
3 OF 8	GENERAL NOTES & DETAILS
4 OF 8	GENERAL NOTES & DETAILS
5 OF 8	EXISTING CONDITIONS & TREE SURVEY
6 OF 8	SITE PLAN
7 OF 8	GRADING PLAN
8 OF 8	STORM PROFILES
1 OF 2	INFILTRATION CHAMBER DETAILS
2 OF 2	INFILTRATION CHAMBER DETAILS
EC-1	EROSION AND DRAINAGE
EC-2	EROSION CONTROL AND DRAINAGE
EC-3	EROSION CONTROL AND DRAINAGE
EC-4	EROSION CONTROL AND DRAINAGE
TS-1	TREE INVENTORY
LT	LANDSCAPE PLAN



- GENERAL NOTES:**
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES AT ALL CROSSINGS PRIOR TO COMMENCING TRENCH EXCAVATION. IF ACTUAL CLEARANCES ARE LESS THAN INDICATED ON PLAN, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. ANY CONDITION DISCOVERED OR EXISTING THAT WOULD NECESSITATE A MODIFICATION OF THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
 - NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NO ONE-CALL" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION.
 - ALL TREES WHICH ARE NOT REQUIRED TO BE CLEARED FOR CONSTRUCTION SHALL BE PRESERVED WHEREVER POSSIBLE UNLESS OTHERWISE DIRECTED.
 - CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE AND CURB BOXES TO THE FINAL GRADE UPON COMPLETION OF ALL CONSTRUCTION. ANY BOXES DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
 - THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST AND EROSION DURING CONSTRUCTION AT HIS EXPENSE. PARKING AREAS SHALL BE WATERED TO CONTROL DUST WHEN ORDERED BY THE ENGINEER.
 - NO GEOTECHNICAL TESTING HAS BEEN PERFORMED ON SITE. NO WARRANTY IS MADE FOR SUITABILITY OF SUBGRADE, AND UNDERCUT AND ANY REQUIRED REPLACEMENT WITH SUITABLE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - CONTRACTOR RESPONSIBLE FOR GEOTECHNICAL TESTING AS NECESSARY.
 - EXTREME CARE SHALL BE TAKEN TO ENSURE MINIMUM SEPARATIONS AT ALL UTILITY CROSSINGS.
 - CONTRACTOR TO ENSURE THAT STREET PAVEMENT IS PLACED SO AS TO DRAIN POSITIVELY TO THE ROADWAY INLETS AND CATCH BASINS.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
 - THIS PLAN IS FOR SITE UTILITIES, GRADING, ROADWORK, AND DRAINAGE ONLY.
 - AFFECTED NON-MUNICIPAL UTILITIES SHALL BE CONTACTED AND PROVIDED WITH PLANS AND OTHER PERTINENT INFORMATION, WHEN FEASIBLE, TO COORDINATE APPROPRIATE SCHEDULING AND PLACEMENT. AT THE MINIMUM THIS SHOULD INCLUDE AT&T AND DUKE (PROGRESS) ENERGY.
 - ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND ALL APPLICABLE STATE & LOCAL CODES.
 - CONTRACTOR TO COORDINATE ANY REQUIRED TRAFFIC CONTROL WITH THE STATE AND CITY. CONTRACTOR RESPONSIBLE FOR ANY ADDITIONAL REQUIRED PERMITS.
 - CARE SHALL BE TAKEN DURING FINAL GRADING TO ENSURE POSITIVE DRAINAGE TO RECEIVING STRUCTURES. ALL STORM WATER RUNOFF FROM BUILT UPON AREAS (i.e. IMPERVIOUS SURFACES AND ROOF DRAINAGE) TO BE DIRECTED TO STORM SEWER COLLECTION SYSTEM (i.e. STORM INLETS OR PONDS) BY SWALES, OVERLAND FLOW, ADDITIONAL GRADING, OR LANDSCAPING INLETS.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY RELOCATIONS, REALIGNMENTS, DISCONNECTIONS OR CONNECTIONS OF EXISTING UTILITIES WITH APPLICABLE AUTHORITIES.
 - CLEARING AND GRUBBING OF SITE TO INCLUDE REMOVAL OF EXISTING CURB, ASPHALT, INLETS, AND ANY OTHER STRUCTURES INCLUDING TREES, STUMPS AND DEBRIS EXISTING ON SITE. TREES NOT REQUIRED TO BE CLEARED FOR CONSTRUCTION SHALL REMAIN UNLESS OTHERWISE DIRECTED.
 - ALL SIGNS AND PAVEMENT MARKINGS SHALL MEET NCDOT AND MUTCD STANDARDS.
 - SANITARY SERVICES SMALLER THAN 8" SHALL HAVE CLEANOUTS AT INTERVALS OF NOT MORE THAN 100'. CLEANOUTS SHALL BE PROVIDED FOR SERVICE LINES AND BUILDING DRAINS THAT HAVE HORIZONTAL DIRECTION CHANGES GREATER THAN 45 DEGREES.
 - SEE 2018 IPC FOR FURTHER GUIDANCE ON UTILITY SERVICE REQUIREMENTS.

- This map is not for conveyance, recordation, or sales.
- A portion of this property is located within in the 0.2% SFHA according to Flood Insurance Rate Map Community ID# 3720314900 suffix K effective date 8/29/2018
- This property is zoned CB-COMMUNITY BUSINESS, City of Wilmington.
- Water service to be CFPLUA (public).
- Sewer service to be CFPLUA (public).
- Topographic data furnished by Bateman Civil Survey Company.
- No Wetlands exist on site

Digitally signed by Adam H. Grady
 DN: cn=Adam H. Grady,
 o=Hanover Design Services, PA, ou=HDS,
 email=ag@hdsdesign.com, c=US,
 Date: 2020.07.21 16:59:17 -0400

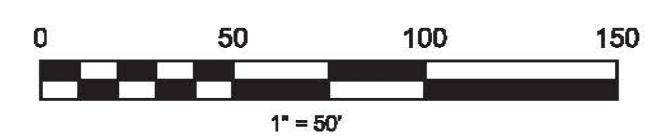
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED STORMWATER MANAGEMENT PLAN
 Date: _____ Permit # _____
 Signed: _____

Approved Construction Plan
 Date: 7/22/20
 # 2020015
 SWP #: 2020021
 PO, ES, BM, MB, CW

REV. NO.	REVISIONS	DATE
2	SHEET INDEX UPDATE/FINAL DESIGN	7-21-20
1	TREE UPDATE	7-2-20

Copyright © Hanover Design Services, P.A. All rights reserved. Reproduction or use of the contents of this document, or addition or deletion to this document, in whole or part, without written consent of the Land Surveyor or Engineer, is prohibited. Only copies from the original of this document, marked with the original signature and original seal of the Surveyor or Engineer, shall be considered to be valid and true copies.



WESCP LLC
 City of Wilmington
 NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: WESCP LLC
 1279 NEW HANOVER MEDICAL PARK
 WILMINGTON, N.C. 28403

HANOVER DESIGN SERVICES, P.A.
 LAND SURVEYORS, ENGINEERS & LAND PLANNERS
 1123 FLORAL PARKWAY
 WILMINGTON, N.C. 28403
 PHONE: (910) 343-0029
 LICENSE # C-2687

Date: 6-29-20
 Scale: HORIZ.: 1"= 50'
 Drawn: GW
 Checked: AHG
 Project No: 15017
 Sheet No: 1
 of 8

CITY STANDARD 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, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

TRAFFIC ENGINEERING

- 4. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY, MUTCD, AND/OR NCDOT STANDARDS.

GENERAL UTILITY NOTES

- 19. WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CPFA) DETAILS AND SPECIFICATIONS.

ADDITIONAL NOTES:

- 1. THIS MAP IS PRELIMINARY, NOT INTENDED FOR RECORDATION, SALES, OR CONVEYANCE.

ADDITIONAL NOTES CONT.:

- 14. This property is not located within a special flood hazard area according to Flood Insurance Rate Map Community Panel #272031261, effective date April 3, 2006.

UTILITY NOTES

SEWER AND WATER TO BE PUBLIC AND PROVIDED BY CPFA. SPECIFIC LOCATION, SIZING, AND DETAILS WILL BE PROVIDED ON THE CONSTRUCTION PLANS AND ARE TO BE APPROVED BY CPFA AND CITY ENGINEERS.

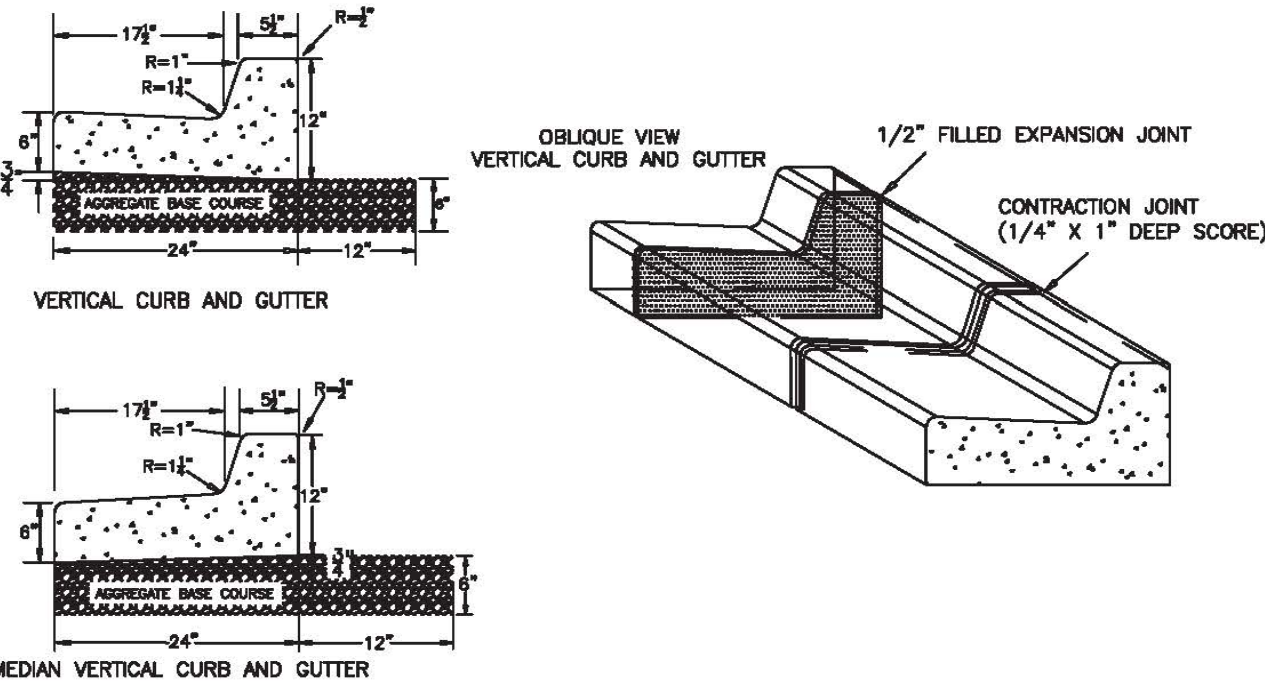
- 1. CPFA STANDARD DETAIL SHEETS FOR SEWER AND WATER TAPS TO BE INCLUDED AS PART OF THIS PLAN, ATTACHED.

CAPE FEAR PUBLIC UTILITY AUTHORITY STANDARD NOTES:

- 1. SEWER GUARDS REQUIRED AT ALL MANHOLES. STAINLESS STEEL SEWER GUARDS REQUIRED AT MANHOLES LOCATED IN TRAFFIC AREAS.

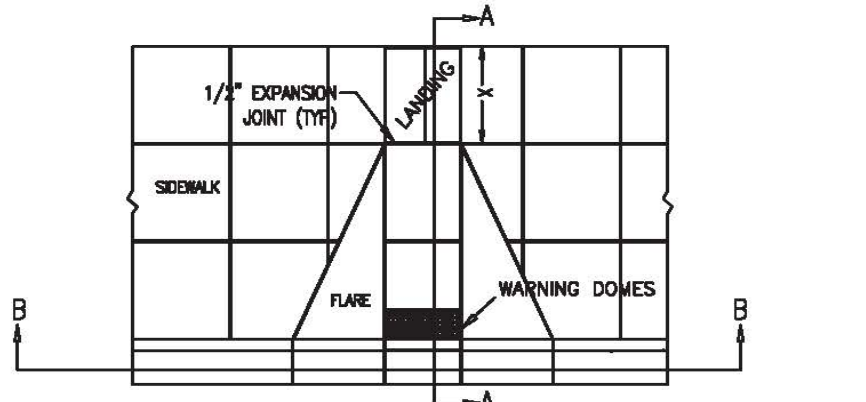
ADDITIONAL NOTES:

CPFA PERMIT REQUIRED FOR ANY UTILITY SERVICES WORK. CONTRACTOR RESPONSIBLE FOR PERMIT AND COORDINATION WITH CPFA. ALL SERVICES TO BE INSTALLED IN ACCORDANCE WITH CITY AND CPFA TECHNICAL STANDARDS.



- 1. EXPANSION JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.

CITY OF WILMINGTON TYPICAL CURB RAMP: SD 3-07



ADDITIONAL ADA NOTES:

- 1. REFER TO 2018 NCDOT ROADWAY STANDARD DRAWINGS NUMBER 848.05-848.06 FOR RAMP DESIGN AND DETAILS.

ADDITIONAL UTILITY/GRADING NOTES

- 1. CARE SHALL BE TAKEN DURING FINAL GRADING TO ENSURE POSITIVE DRAINAGE TO RECEIVING STRUCTURES. ALL STORM WATER RUNOFF FROM BUILT UPON AREAS (I.E. IMPERVIOUS SURFACES AND ROOF DRAINAGE) TO BE DIRECTED TO STORM SEWER COLLECTION SYSTEM (I.E. STORM INLETS OR PONDS) BY SWALES, OVERLAND FLOW, ADDITIONAL GRADING, OR LANDSCAPING INLETS.

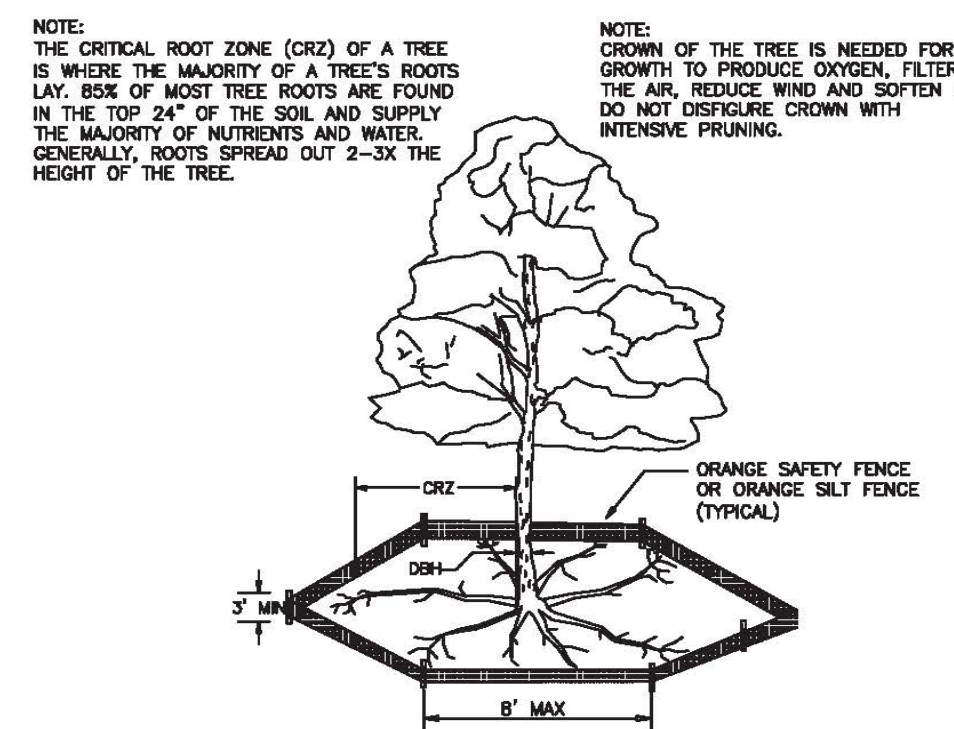
ADA NOTES

- I. LOCATION OF WHEELCHAIR RAMPS: 1. IN ACCORDANCE WITH THE RATIFIED HOUSE BILL 1296, ALL STREET CURBS IN NORTH CAROLINA BEING CONSTRUCTED OR RECONSTRUCTED FOR MAINTENANCE PROCEDURES, TRAFFIC OPERATIONS, CORRECTION OF UTILITIES OR ALTERED FOR ANY REASON AFTER SEPTEMBER 1973 SHALL PROVIDE WHEELCHAIR RAMPS FOR THE PHYSICALLY HANDICAPPED AT ALL INTERSECTIONS WHERE BOTH CURB AND GUTTER AND SIDEWALKS ARE PROVIDED AND AT OTHER MAJOR POINTS OF PEDESTRIAN FLOW.

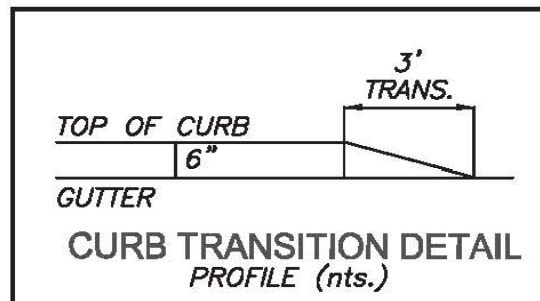
- II. CONSTRUCTION NOTES: 1. NO SLOPE SHALL EXCEED 1"=1 (12:1) ON THE RAMP OR SIDEWALK.

ADDITIONAL FIRE DEPARTMENT NOTES:

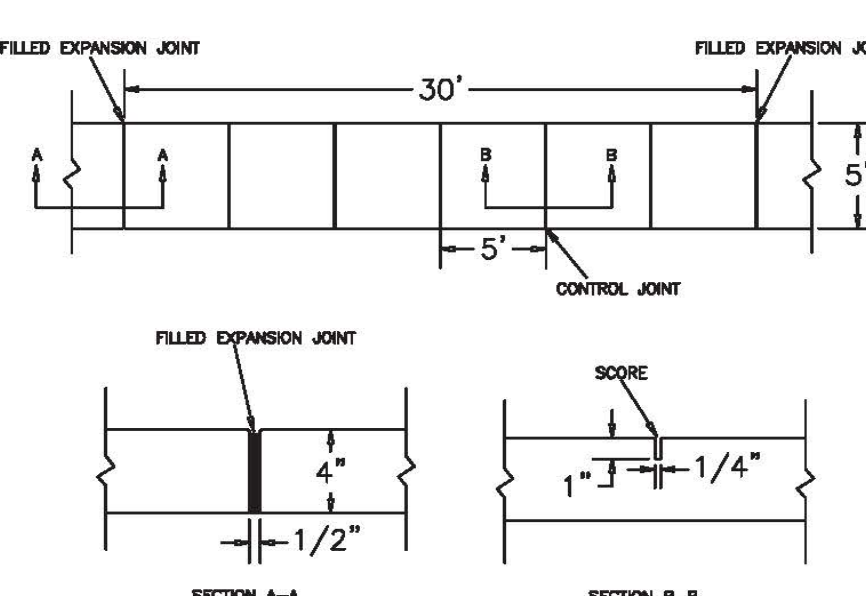
- HYDRANTS MUST BE WITHIN 150' OF THE FDC



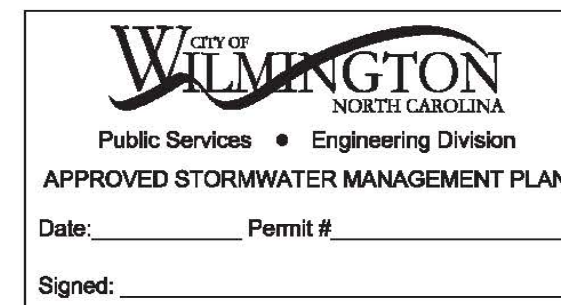
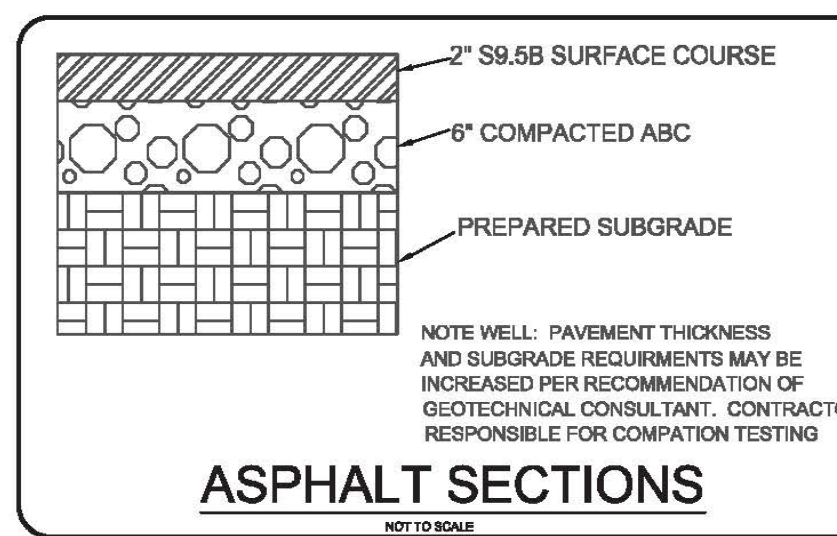
- 1. PROTECT CRITICAL ROOT ZONE (CRZ) OF TREES PRIOR TO CONSTRUCTION. CLEARLY MARK THE TREES AND ERECT A PROTECTIVE BARRIER AT THE CRZ. BARRIER SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.



CITY OF WILMINGTON TYPICAL SIDEWALK SD 3-10 NTS



- 1. JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.



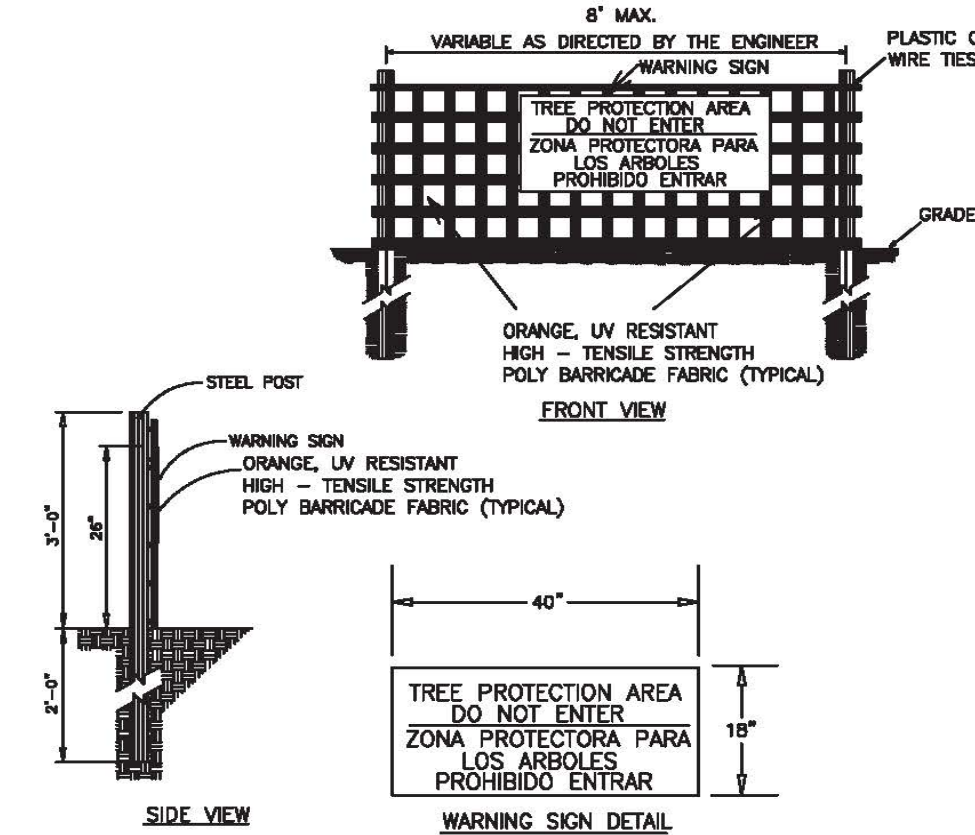
Approved Construction Plan Date: 7/22/20 # 2020015 SWP # 2020021 PO, ES, BM, MB, CW

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

ADDITIONAL STORM WATER NOTES:

- 1. ALL STORM WATER RUNOFF FROM BUILT UPON AREAS (I.E. IMPERVIOUS SURFACES AND ROOF DRAINAGE) TO BE DIRECTED TO THE STORM SEWER COLLECTION SYSTEM (I.E. STORM INLETS OR PONDS) BY SWALES, OVERLAND FLOW, ADDITIONAL GRADING OR LANDSCAPE INLETS.

CITY OF WILMINGTON TREE PROTECTION STD DETAIL: SD 15-09



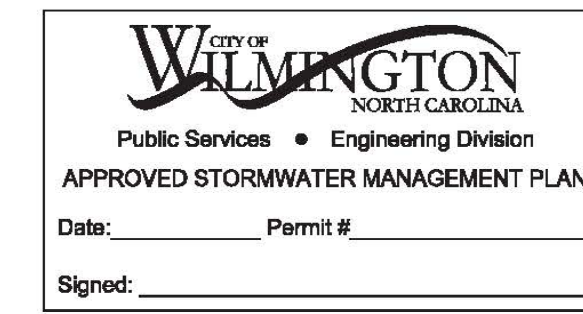
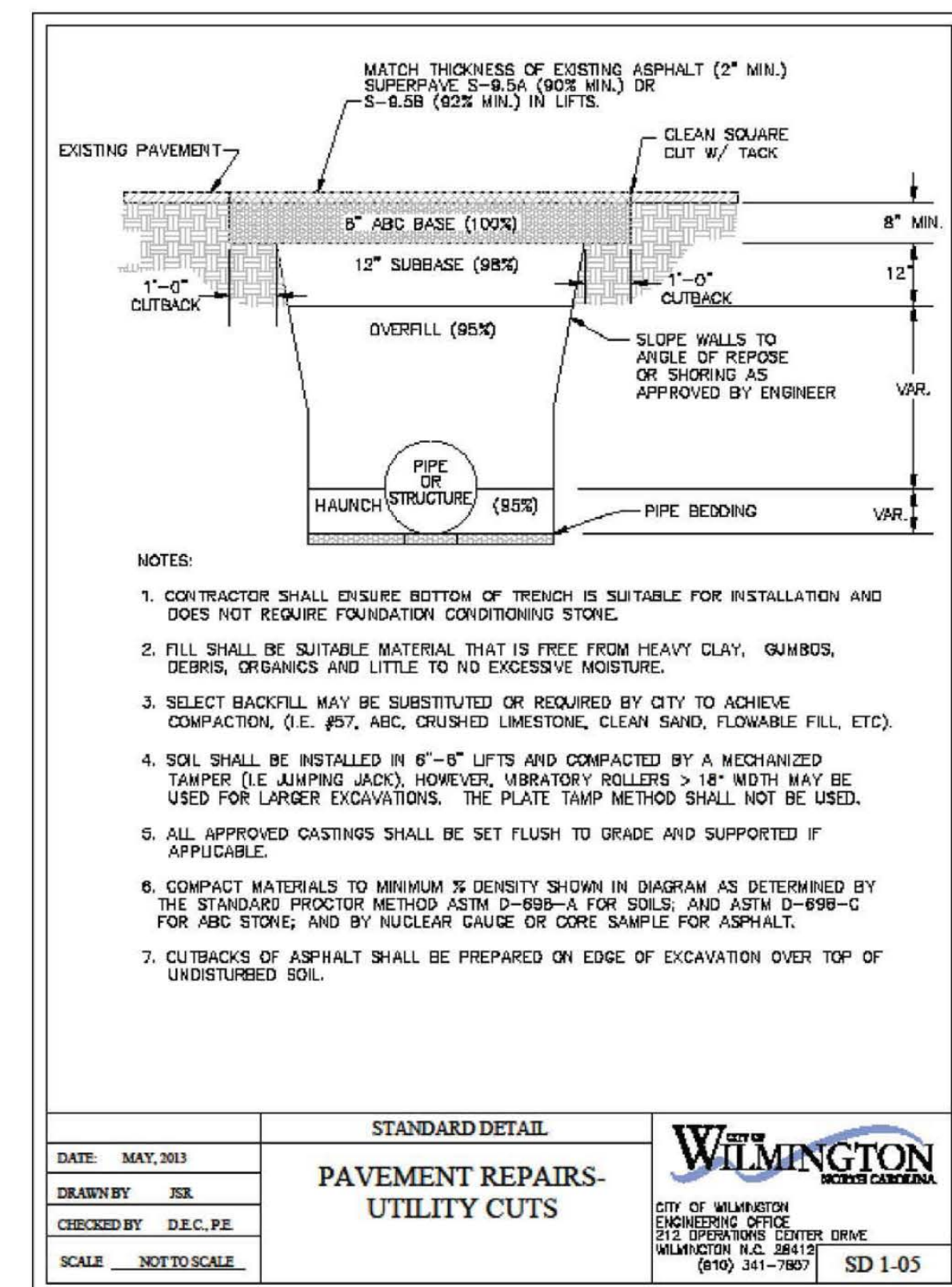
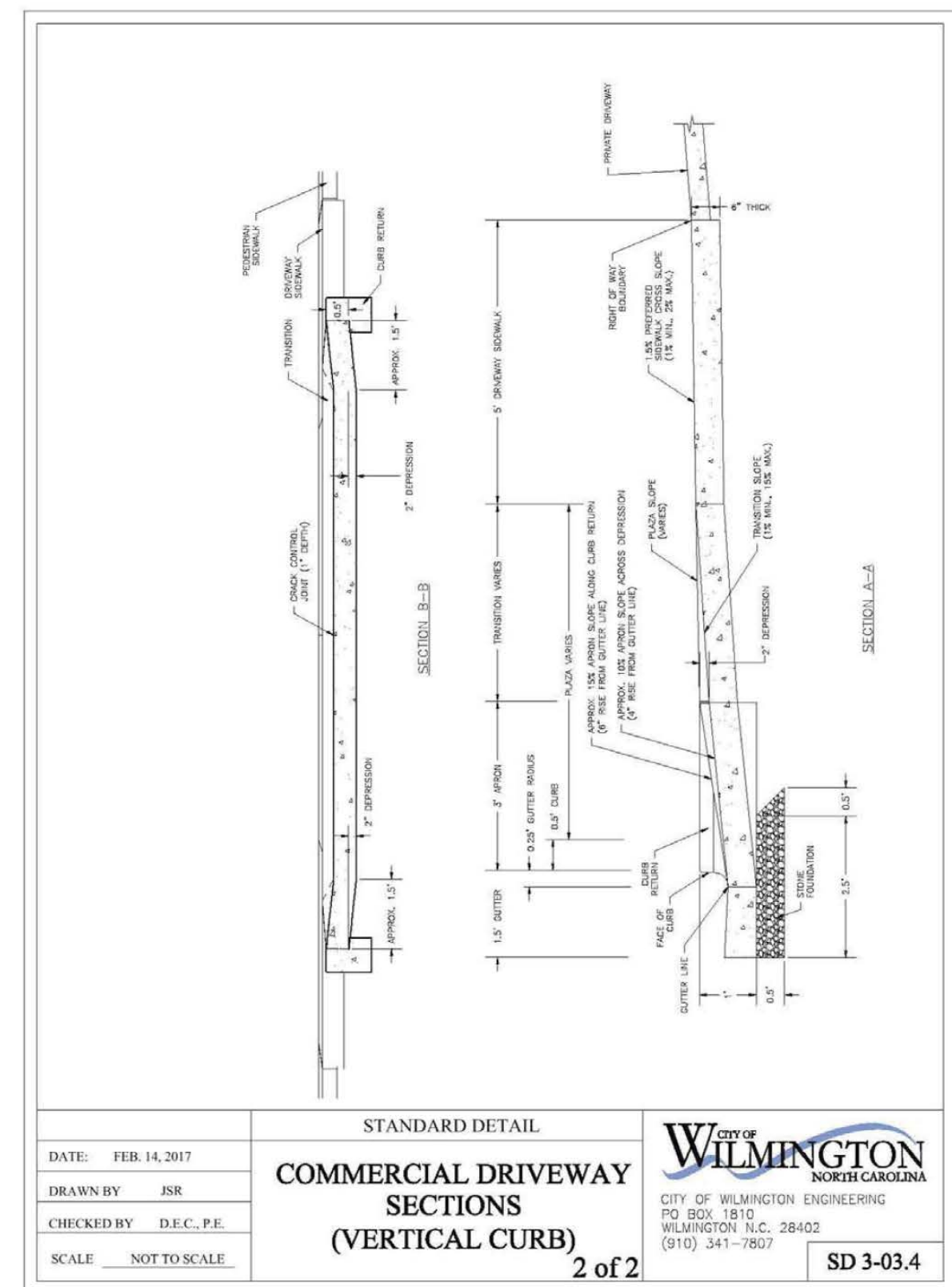
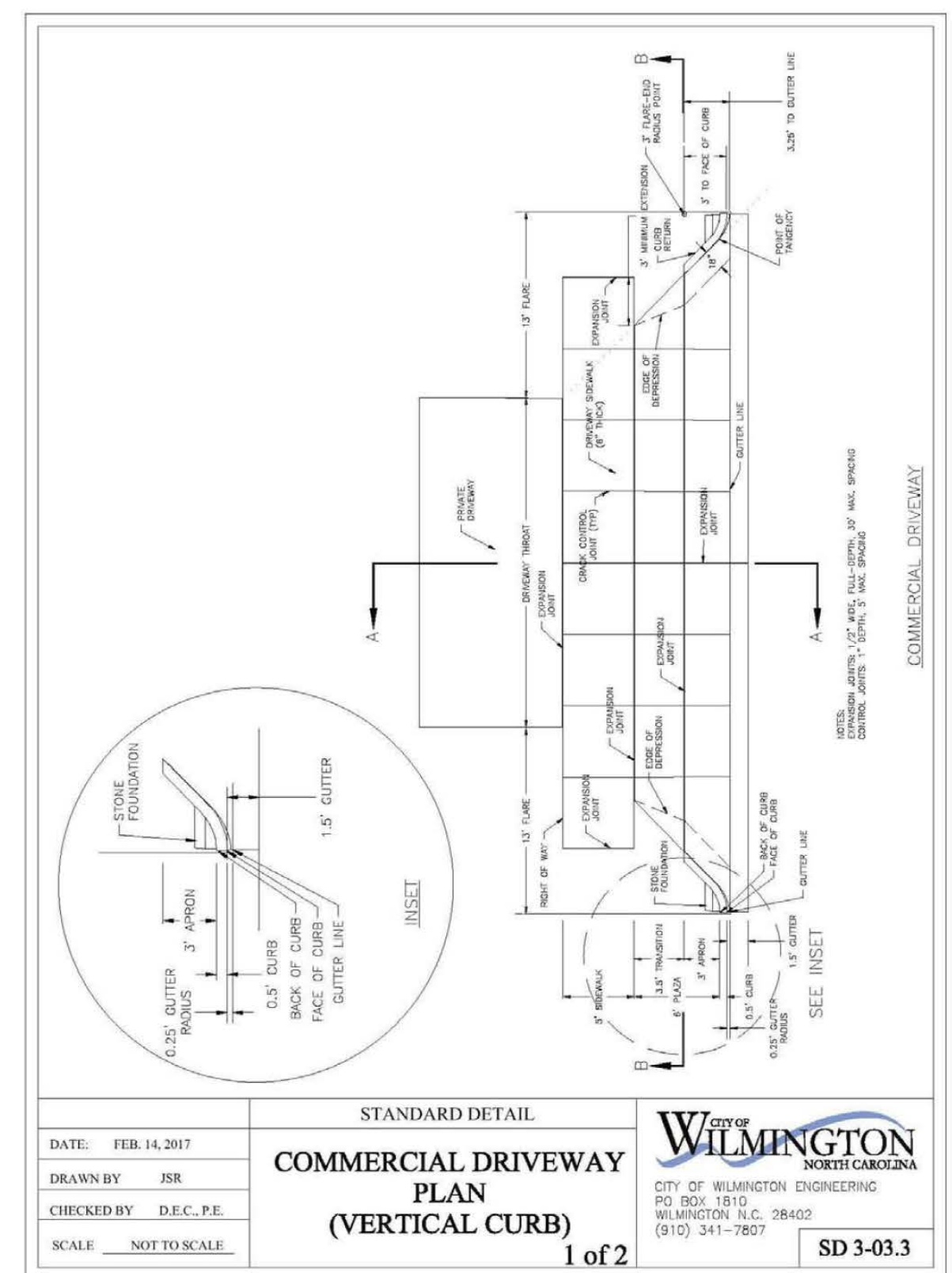
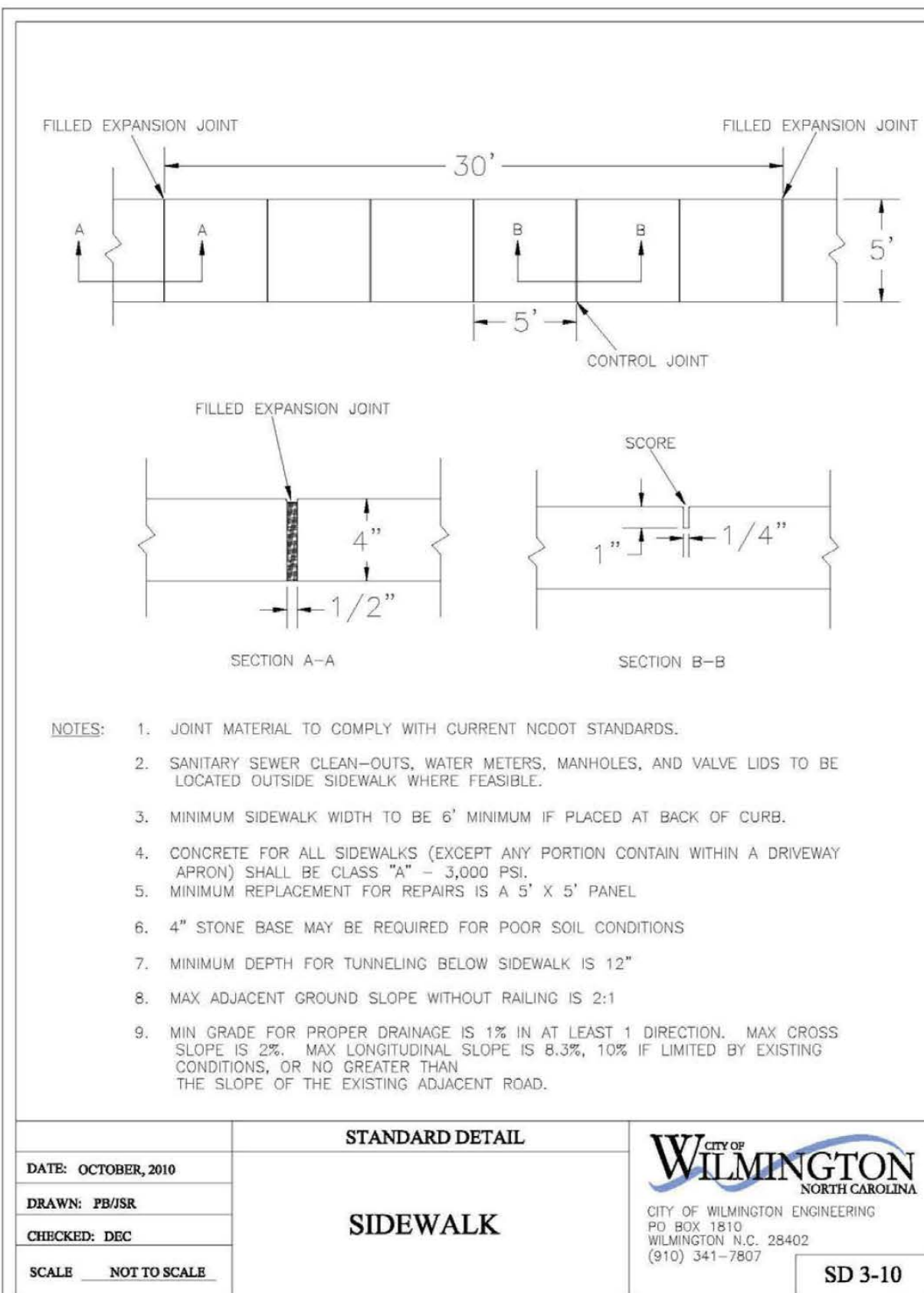
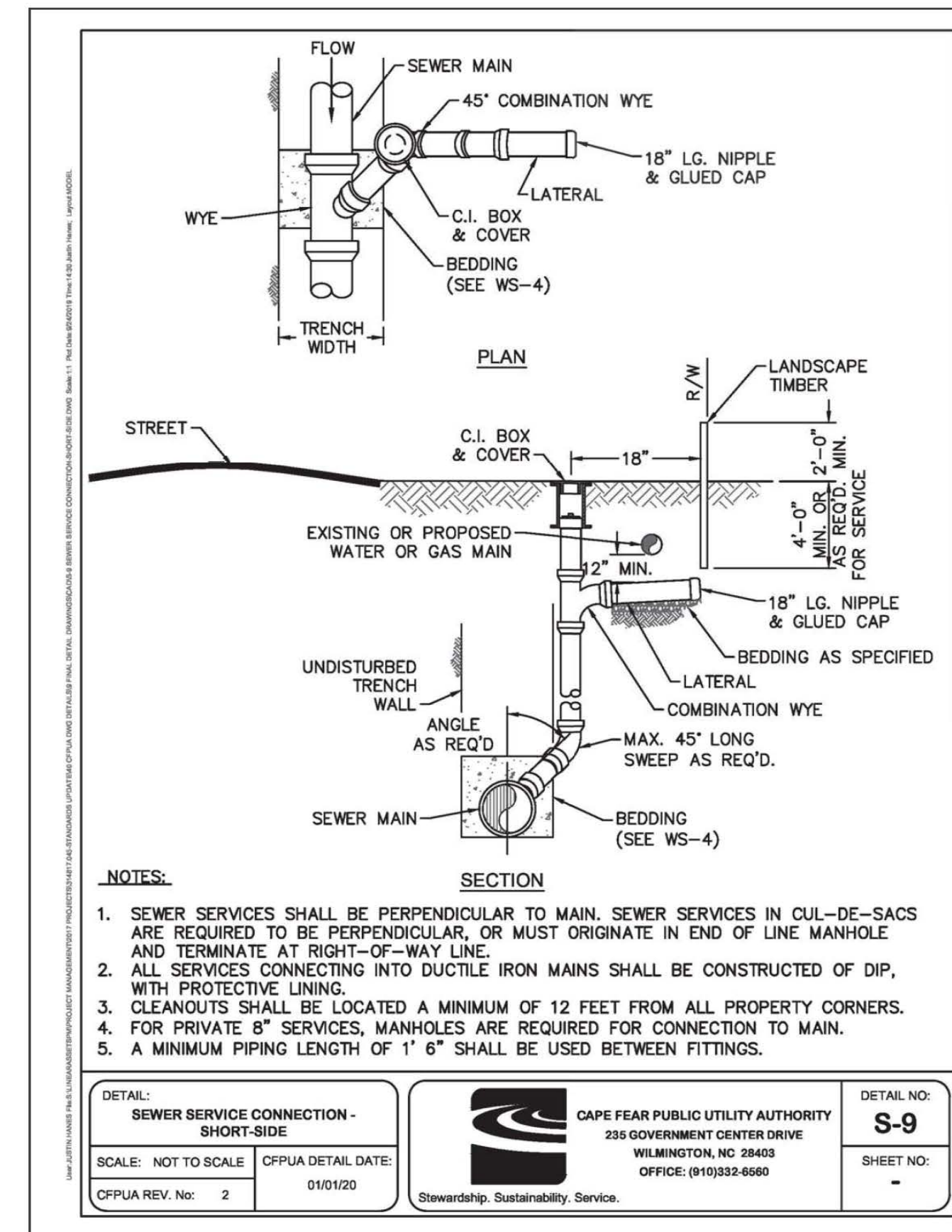
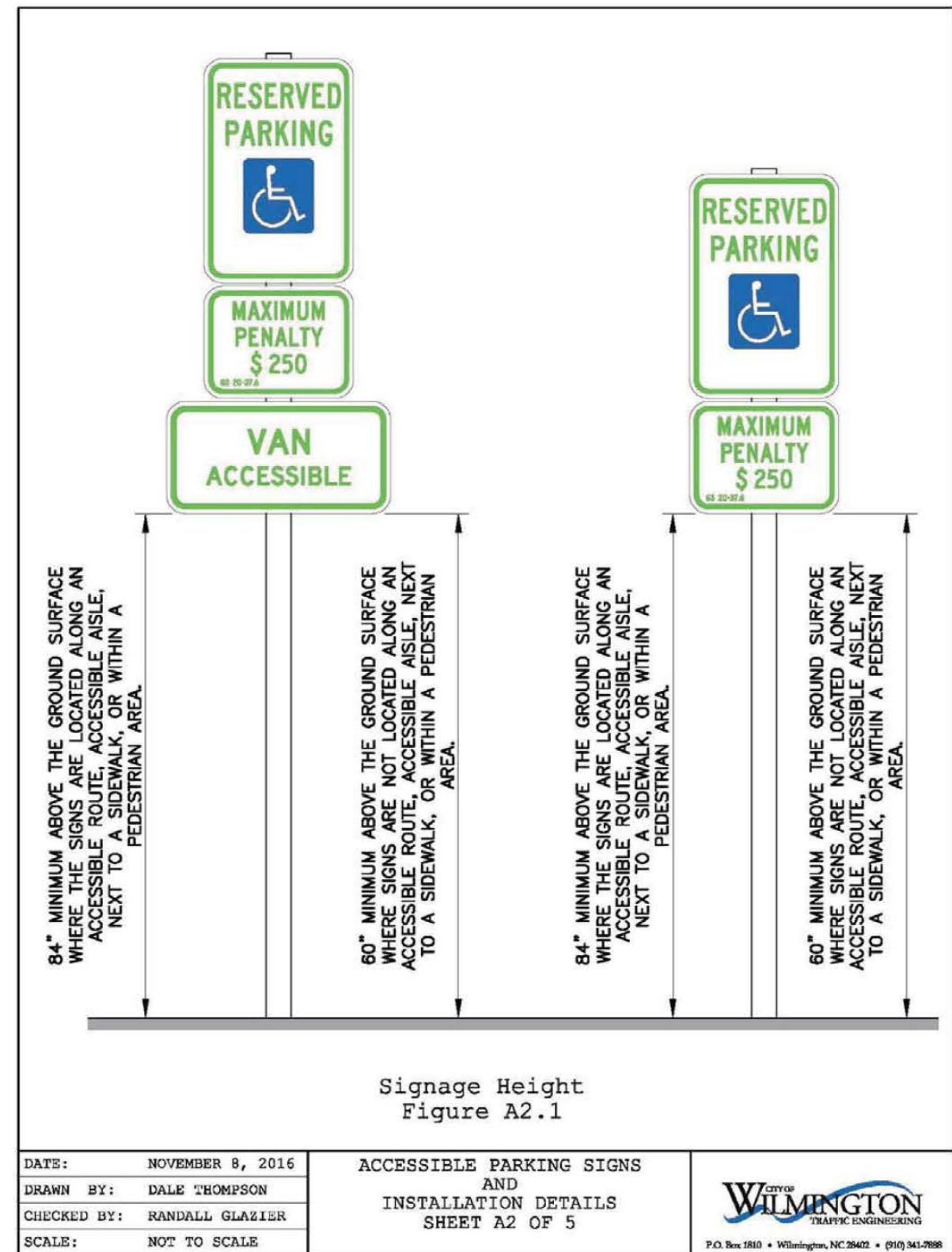
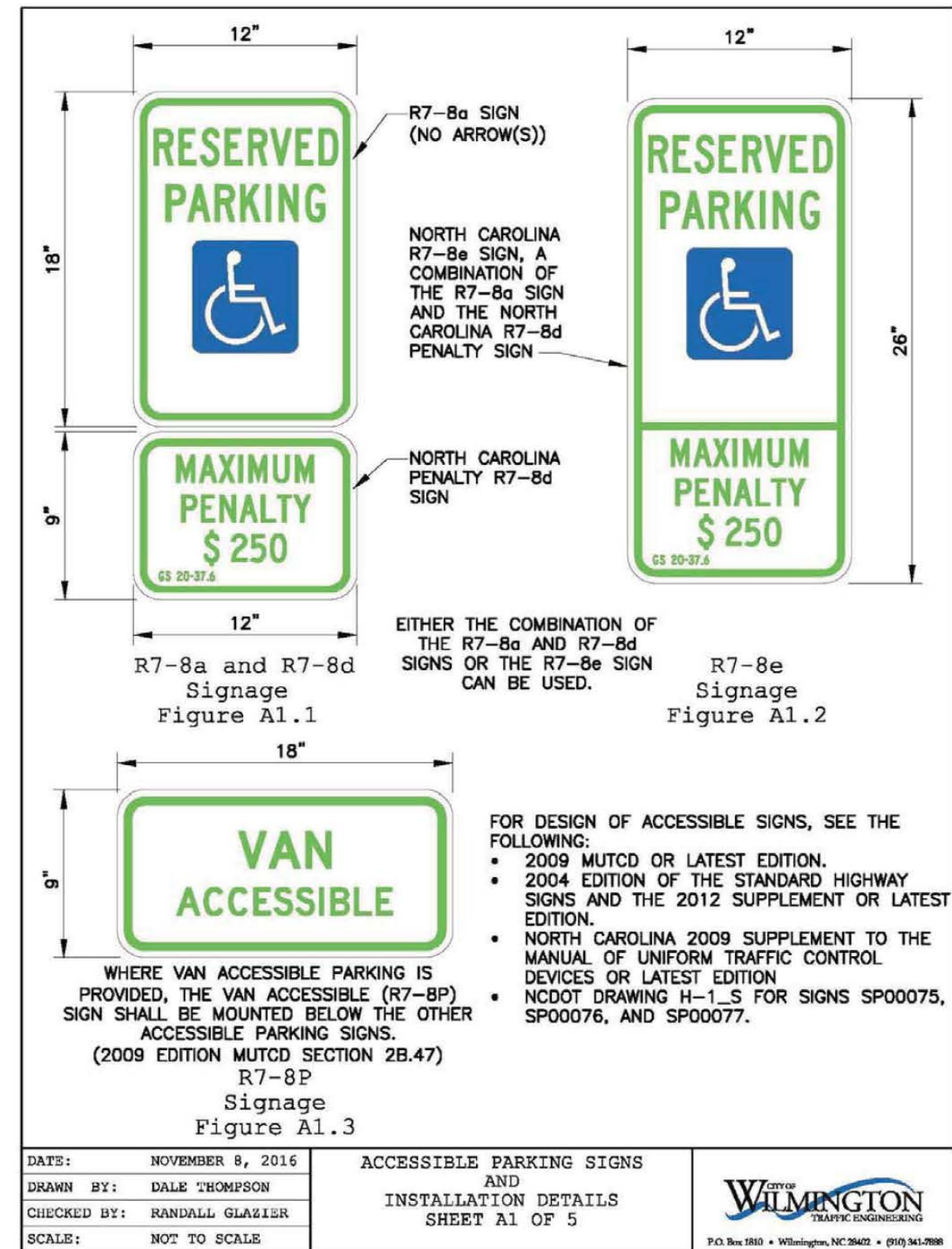
- 1. THE TREE PROTECTION FENCING SHALL NOT BE VIOLATED FOR THE ENTIRE DURATION OF THE PROJECT WITHOUT APPROVAL FROM USMA FORESTRY STAFF.

Table with columns for Final Design, Revisions, and Date, showing revision 1 on 7-21-20.

Project information including site plan for Wescp LLC, address 1915 & 1919 S. 16th Street, and owner Wescp LLC.

SITE PLAN

Scale information: Scale: 1"=20', Date: 7-21-20, and a large number 28 in a box.



Approved Construction Plan
Date: 7/22/20
2020015
SWP #: 2020021
PO, ES, BM, MB, CW

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

HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS, ENGINEERS & LAND PLANNERS
WILMINGTON, N.C. 28403
OFFICE: (910) 333-6660
LICENSE # 410-2087

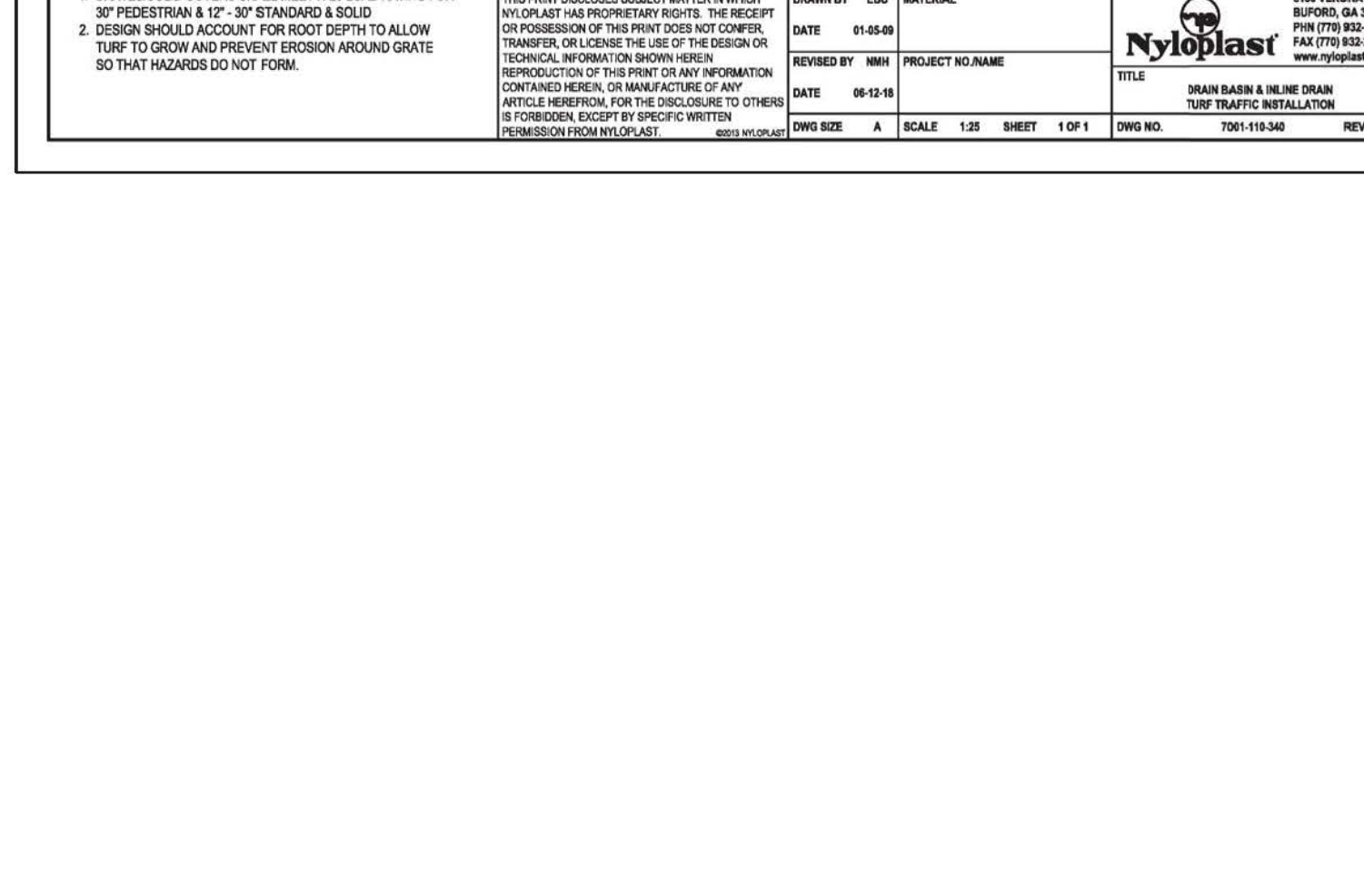
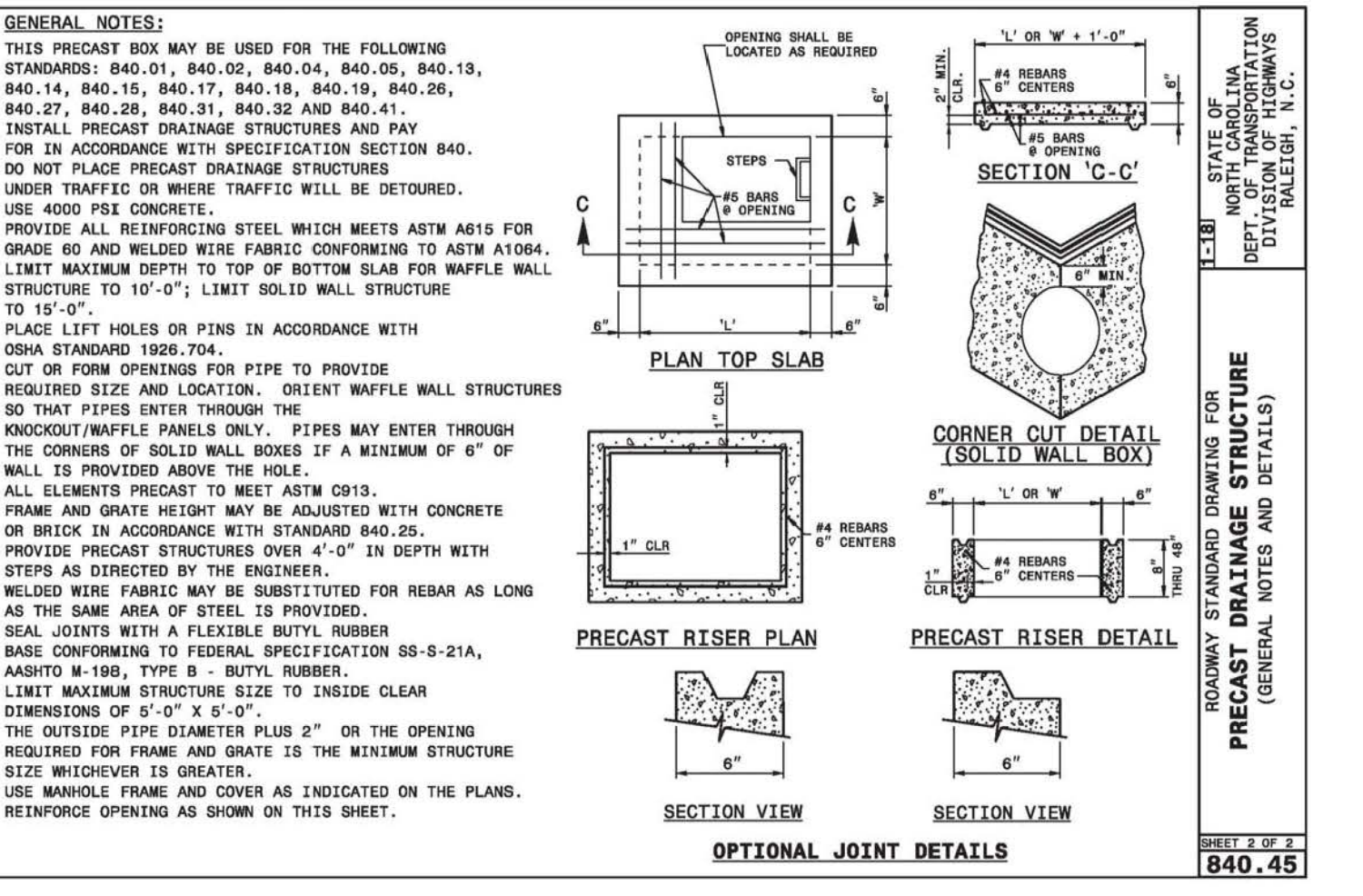
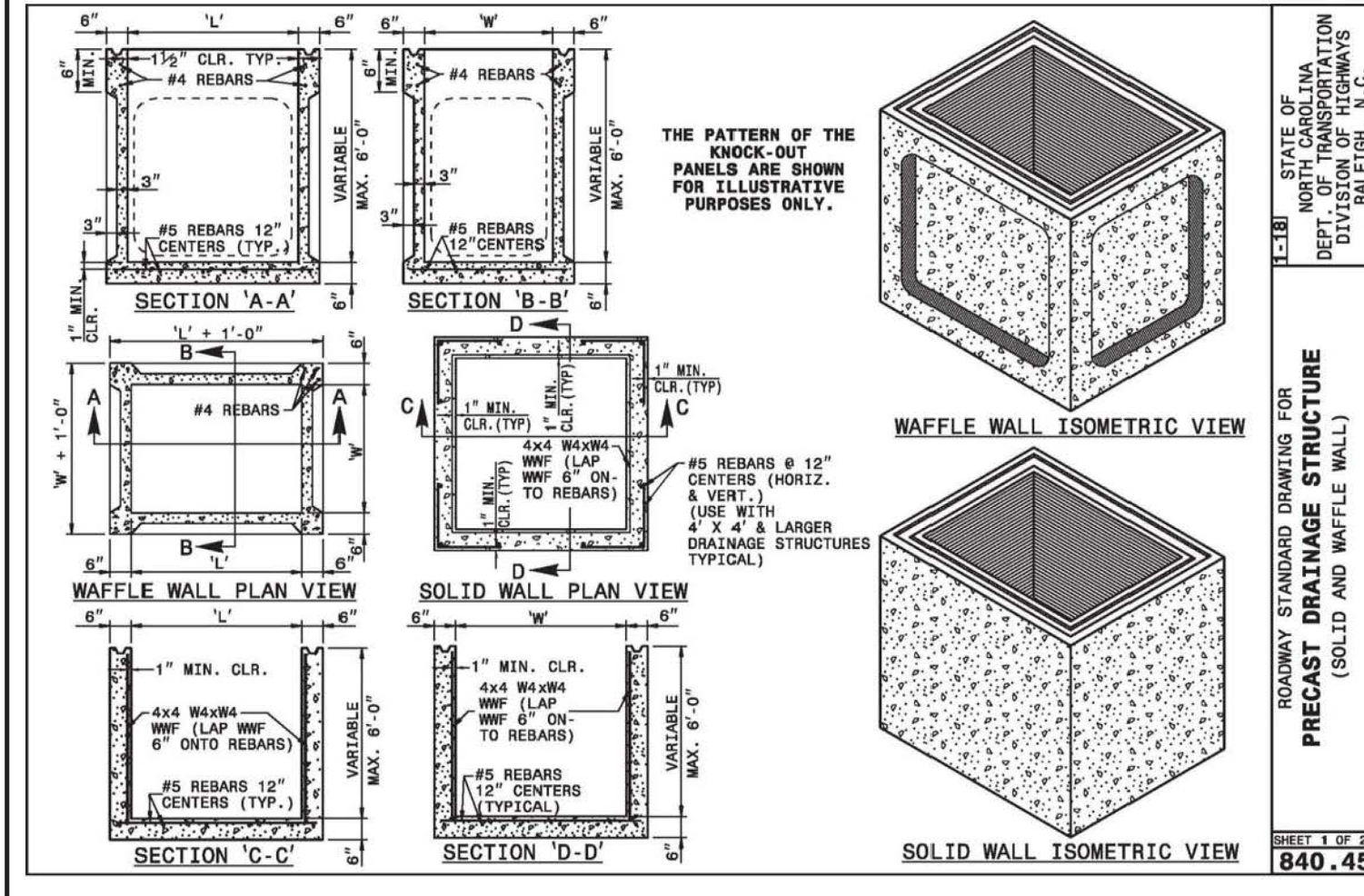
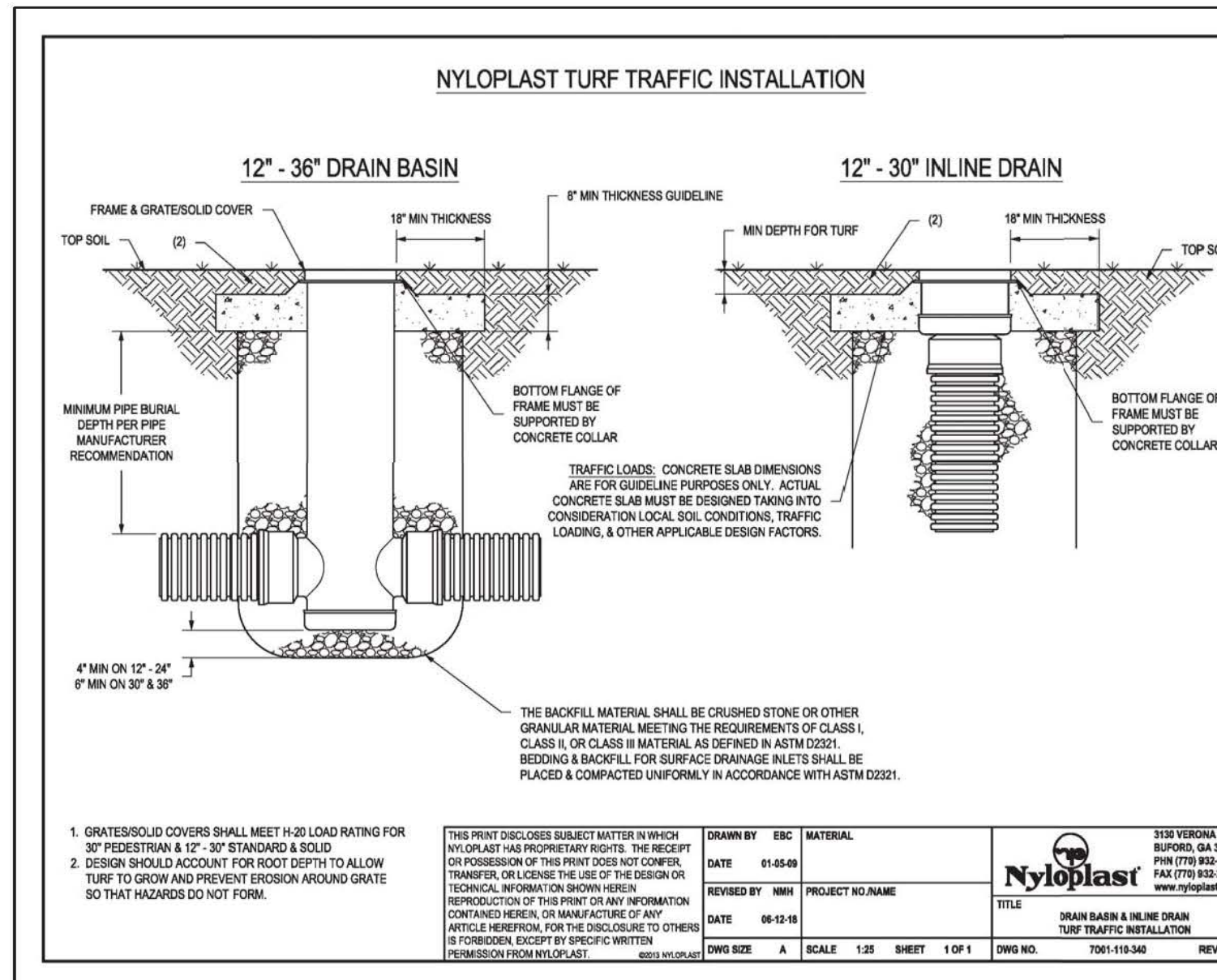
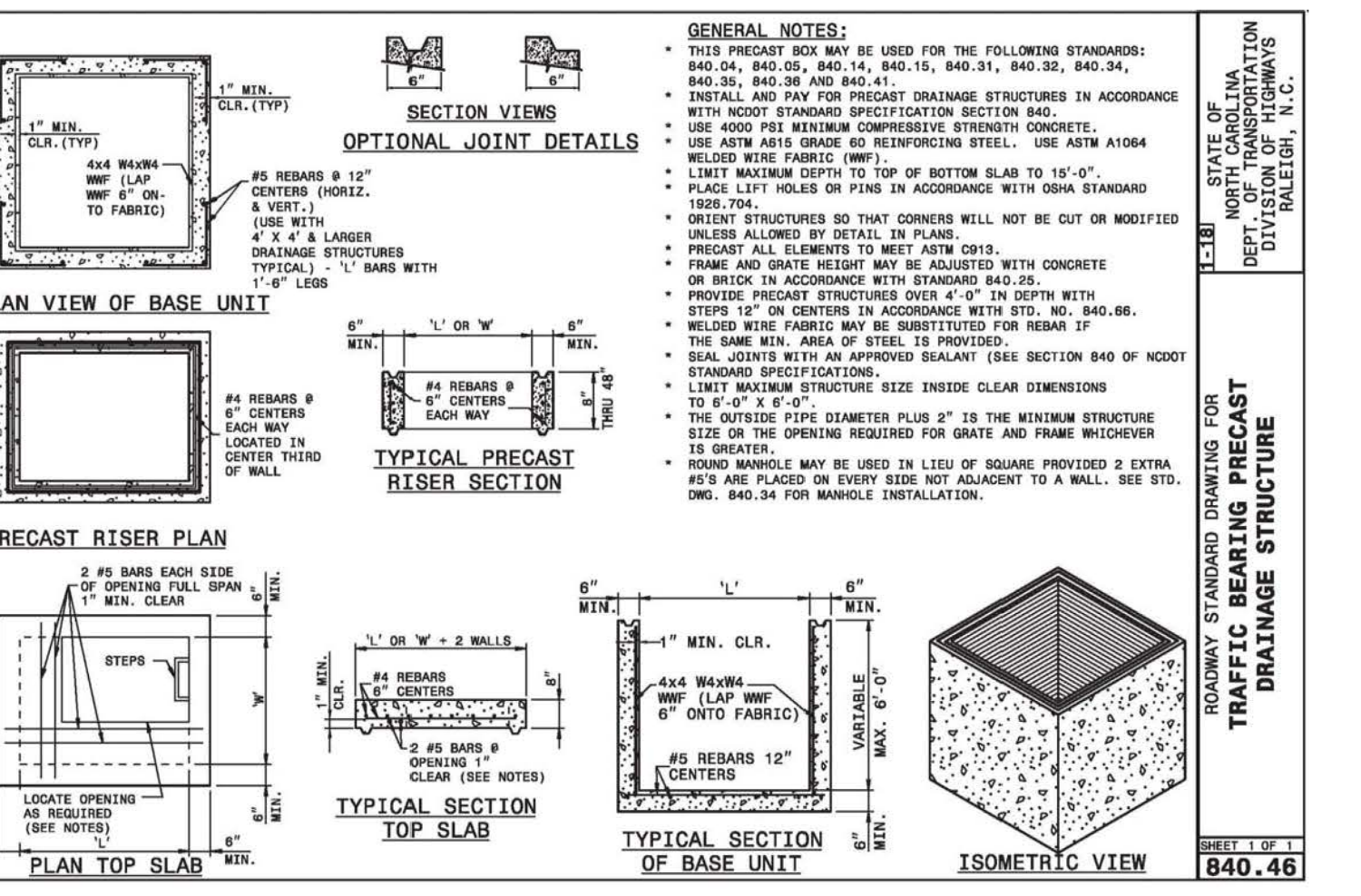
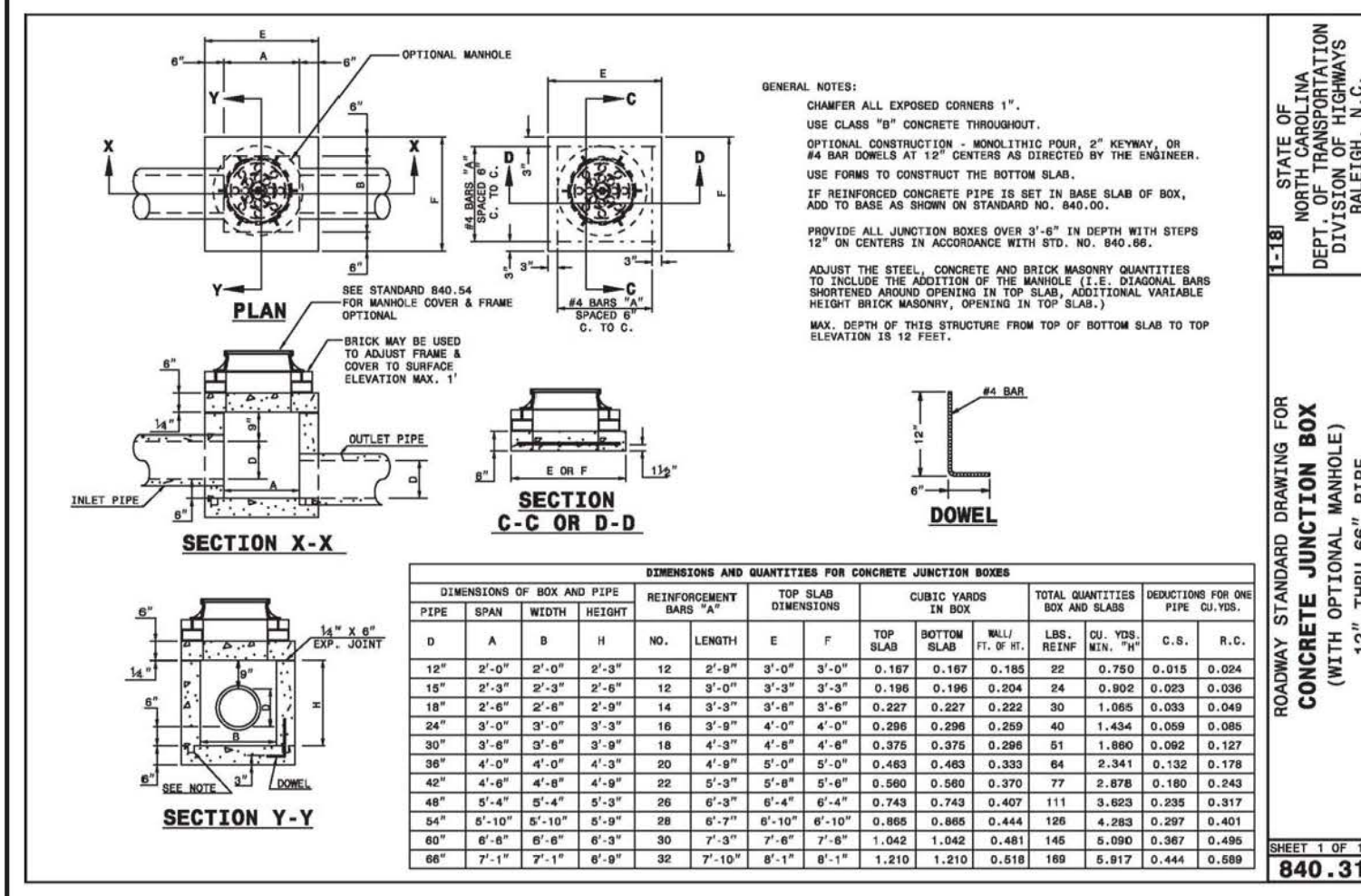
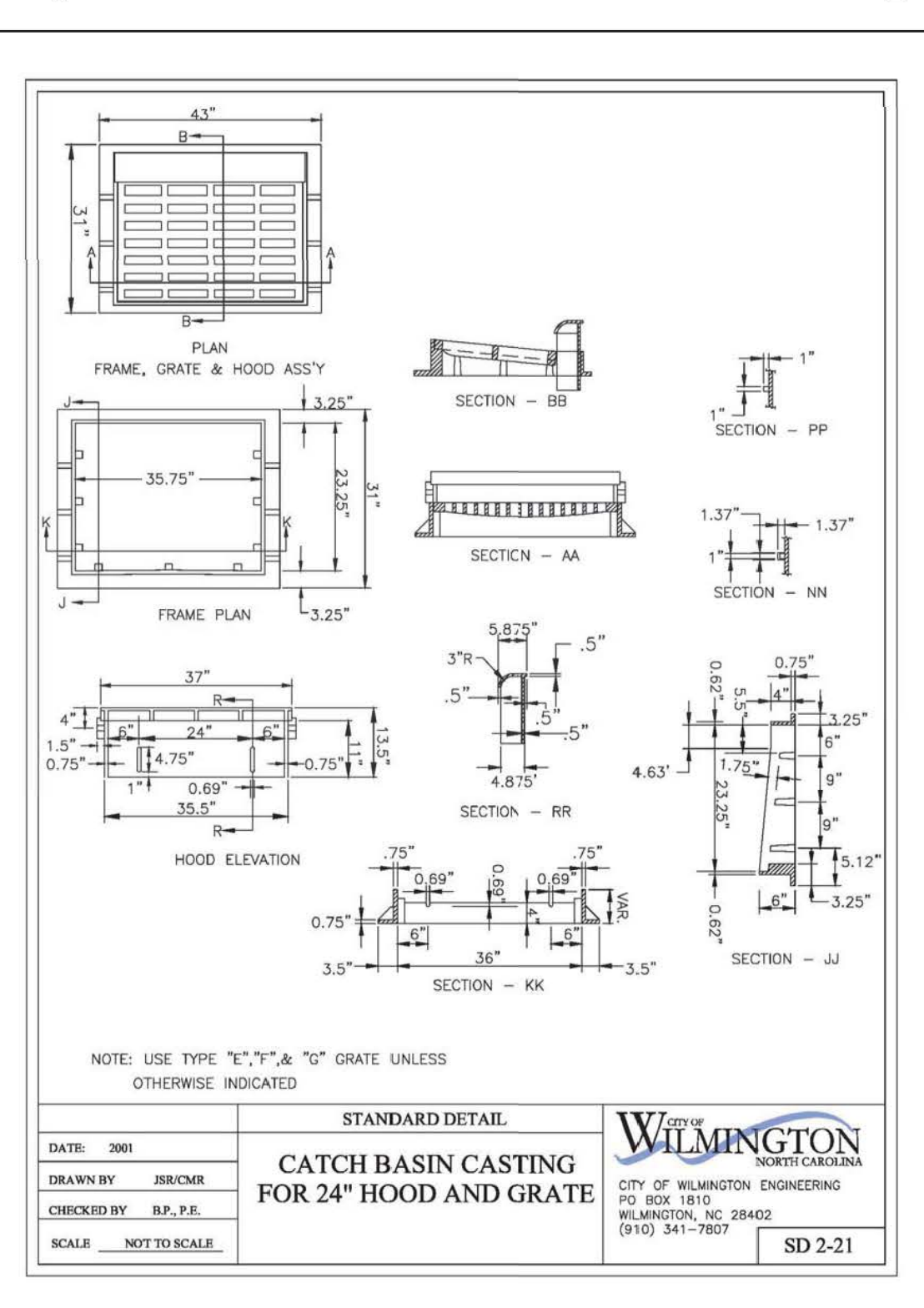
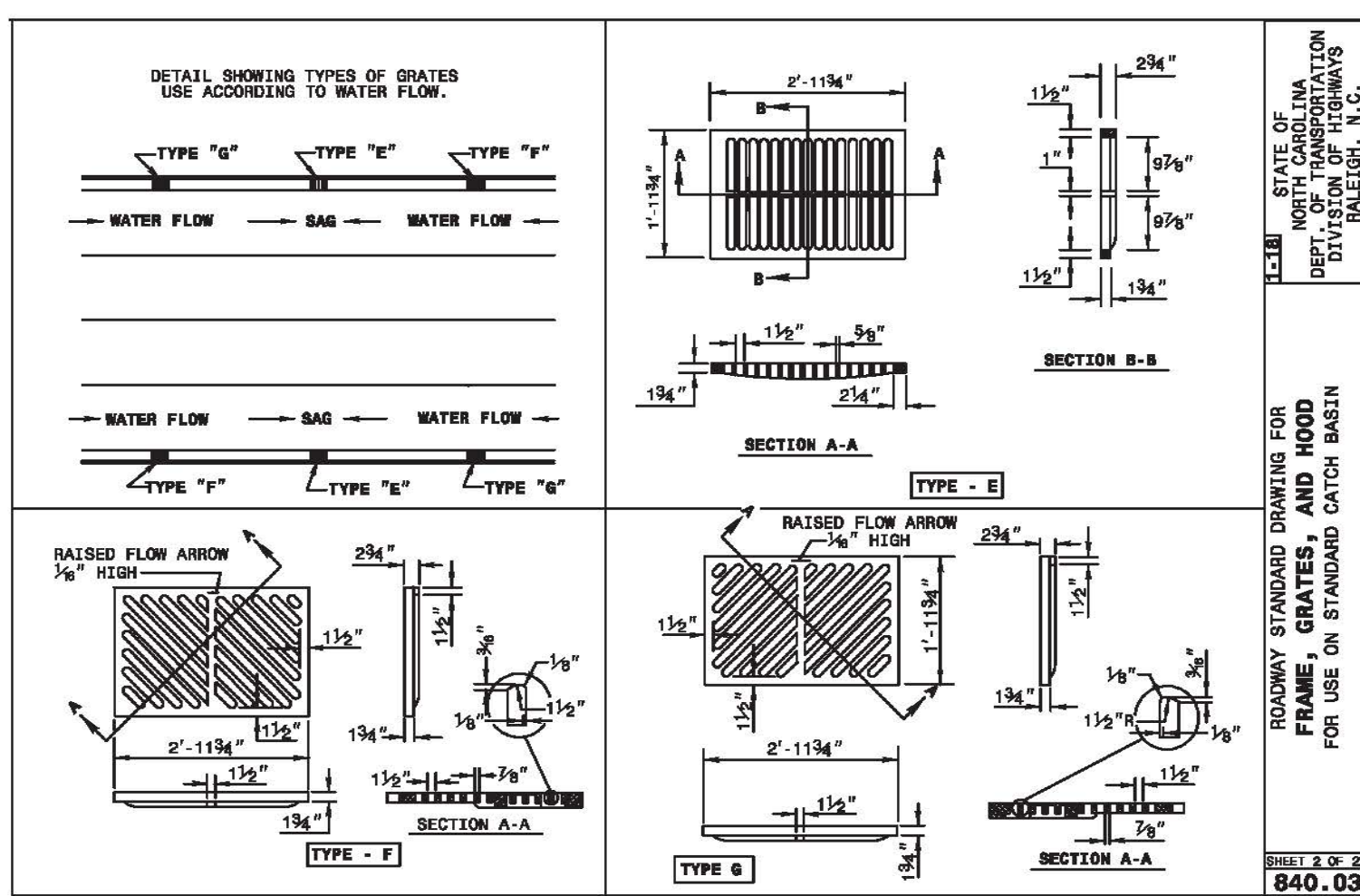
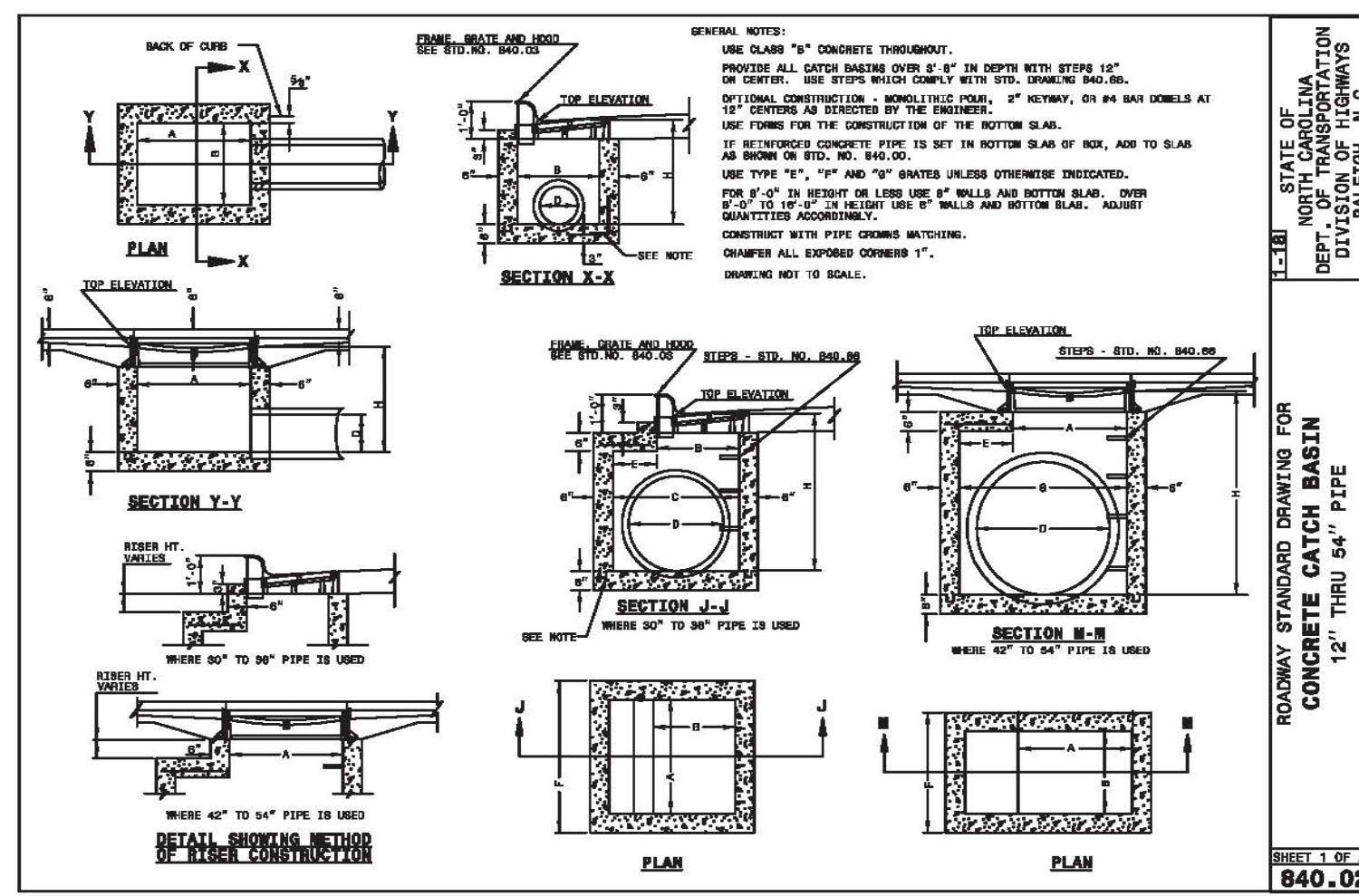
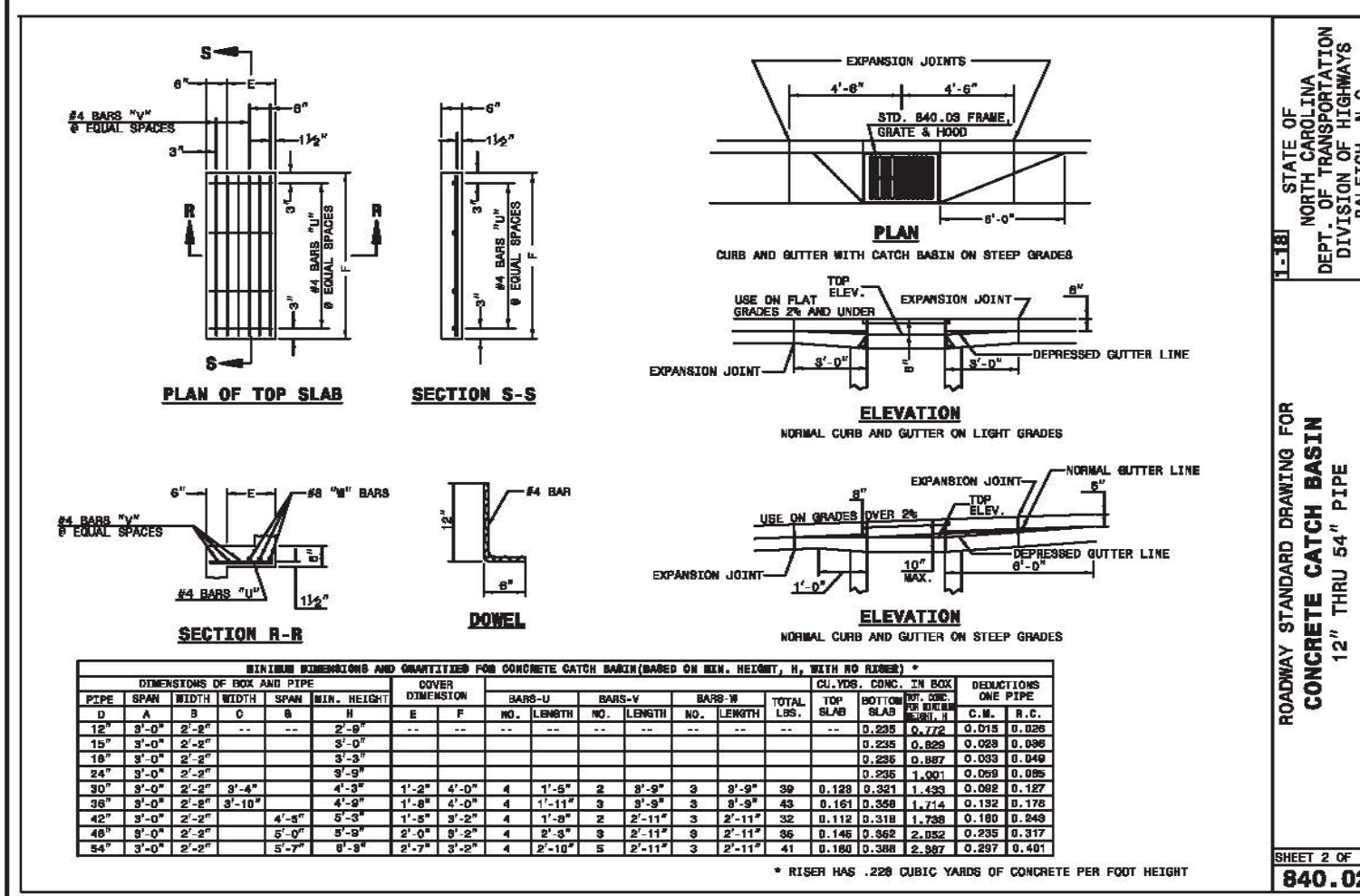
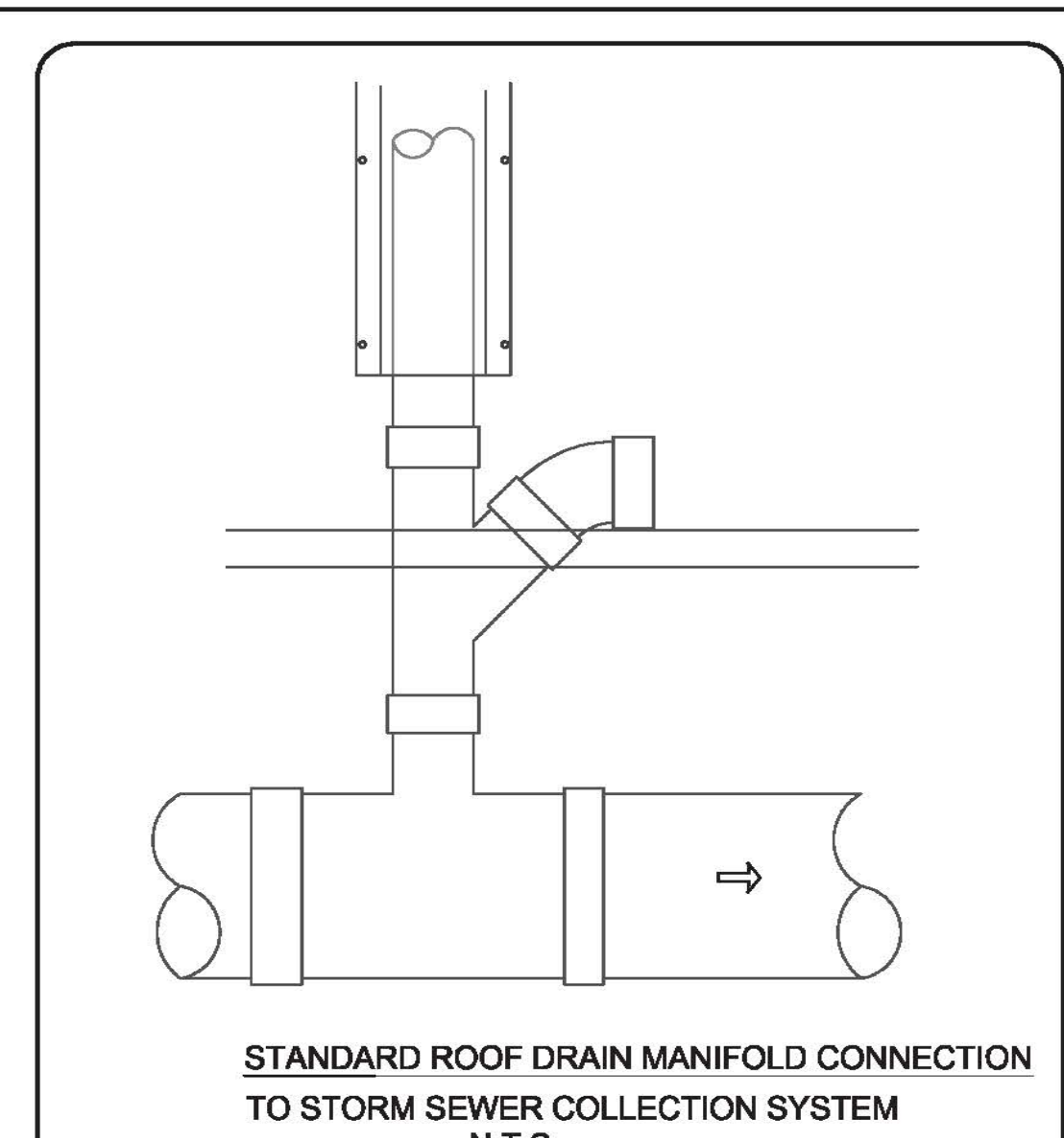
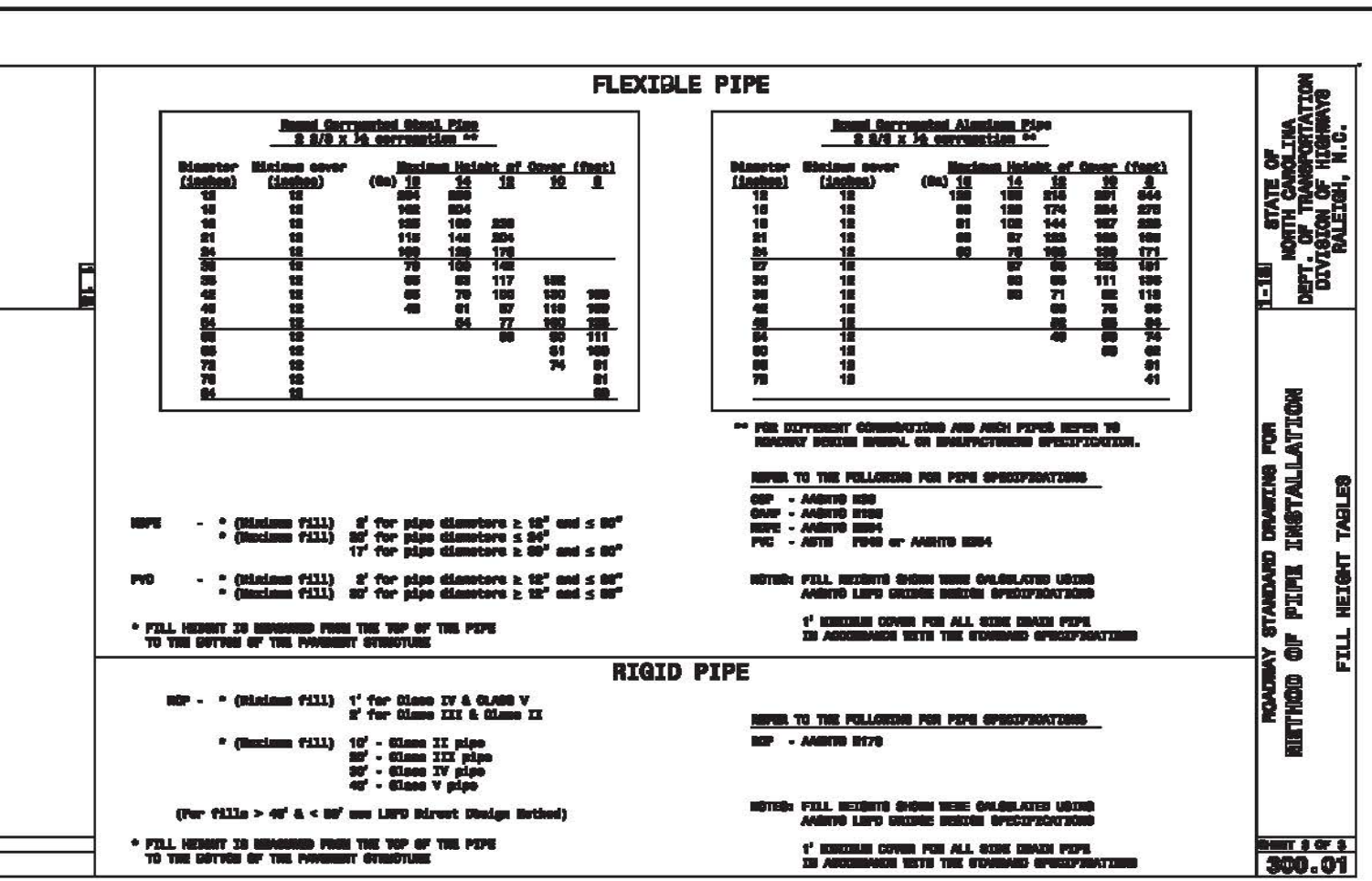
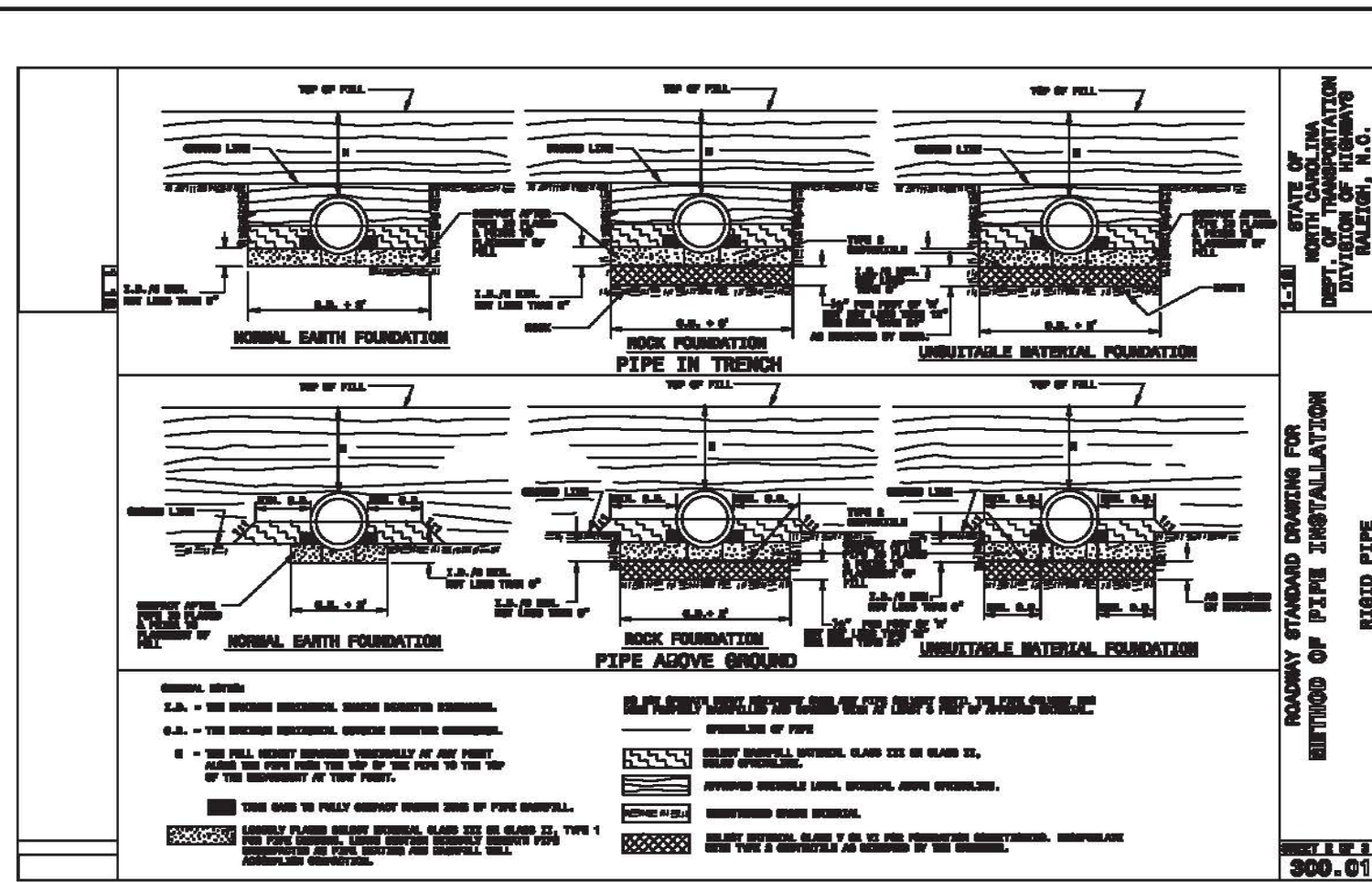
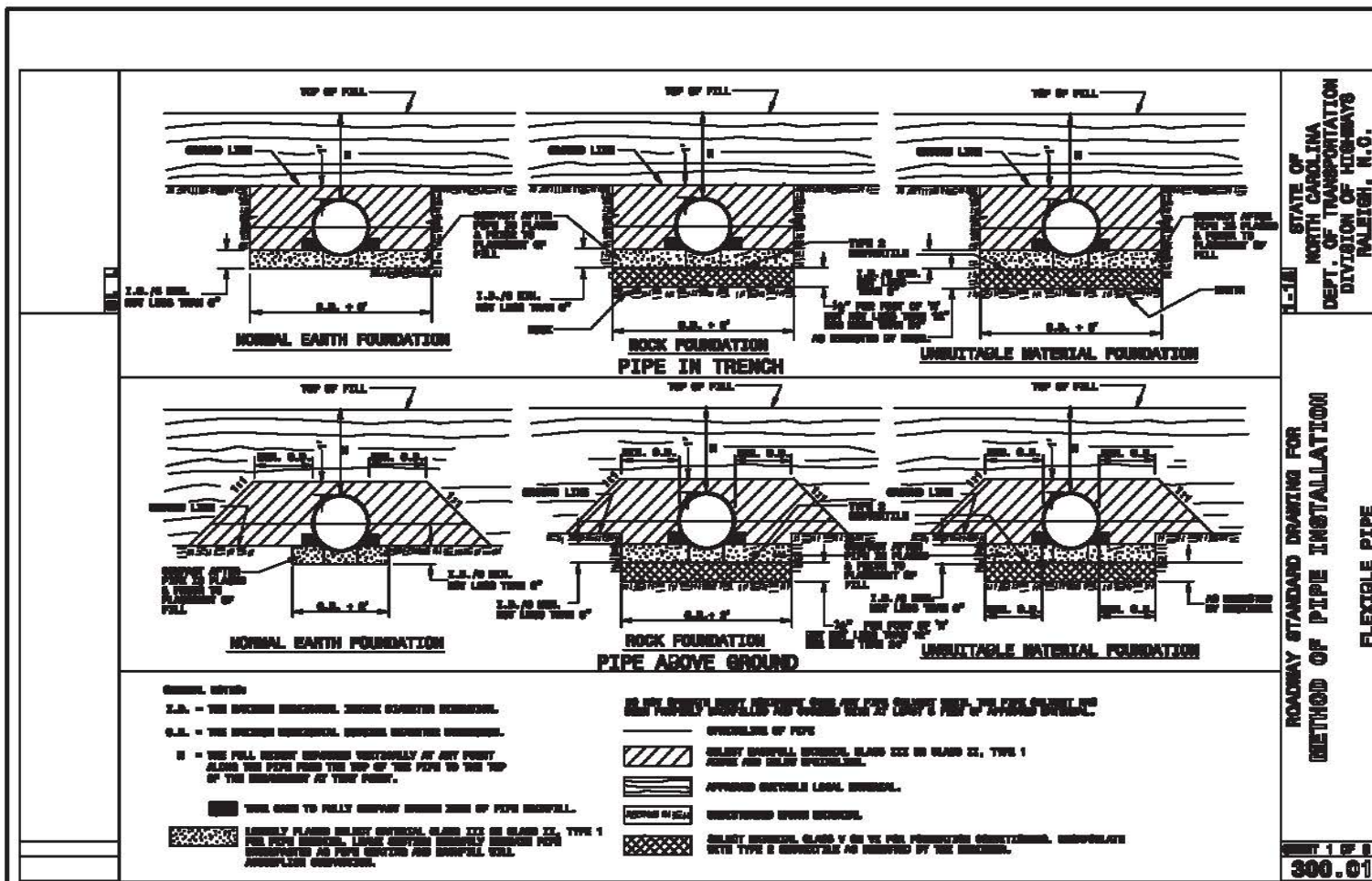
WESCP LLC
1915 & 1919 S. 16th STREET
CAPE FEAR TOWNSHIP, NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: WESCP LLC
WILMINGTON, N.C. 28403

Date: 6-29-20
Scale: 1" = 20'
Drawn: gw
Checked: gw
Project No: 15017

SITE PLAN

Sheet No: **3**
8



7-21-20	DATE
	REVISIONS
	FINAL DESIGN

6-29-20	DATE
1"=20'	SCALE
DR	Drawn By
GW	Checked By
GW	Project No.
15017	Project No.

NO. 1	7-21-20	7-20-20
NO. 2	NO. 1	NO. 1
NO. 3	NO. 2	NO. 2
NO. 4	NO. 3	NO. 3
NO. 5	NO. 4	NO. 4
NO. 6	NO. 5	NO. 5
NO. 7	NO. 6	NO. 6
NO. 8	NO. 7	NO. 7
NO. 9	NO. 8	NO. 8
NO. 10	NO. 9	NO. 9
NO. 11	NO. 10	NO. 10
NO. 12	NO. 11	NO. 11
NO. 13	NO. 12	NO. 12
NO. 14	NO. 13	NO. 13
NO. 15	NO. 14	NO. 14
NO. 16	NO. 15	NO. 15
NO. 17	NO. 16	NO. 16
NO. 18	NO. 17	NO. 17
NO. 19	NO. 18	NO. 18
NO. 20	NO. 19	NO. 19

EXISTING CONDITIONS SURVEY
WESCP LLC
 1915 & 1919 S. 16TH STREET
 WILMINGTON, N.C. 28403

OWNER: WESCP LLC
 WILMINGTON, N.C. 28403

Date: 6-29-20
 Scale: HORIZ: 1" = 20'
 Drawn: gw
 Checked: gw
 Project No: 15017

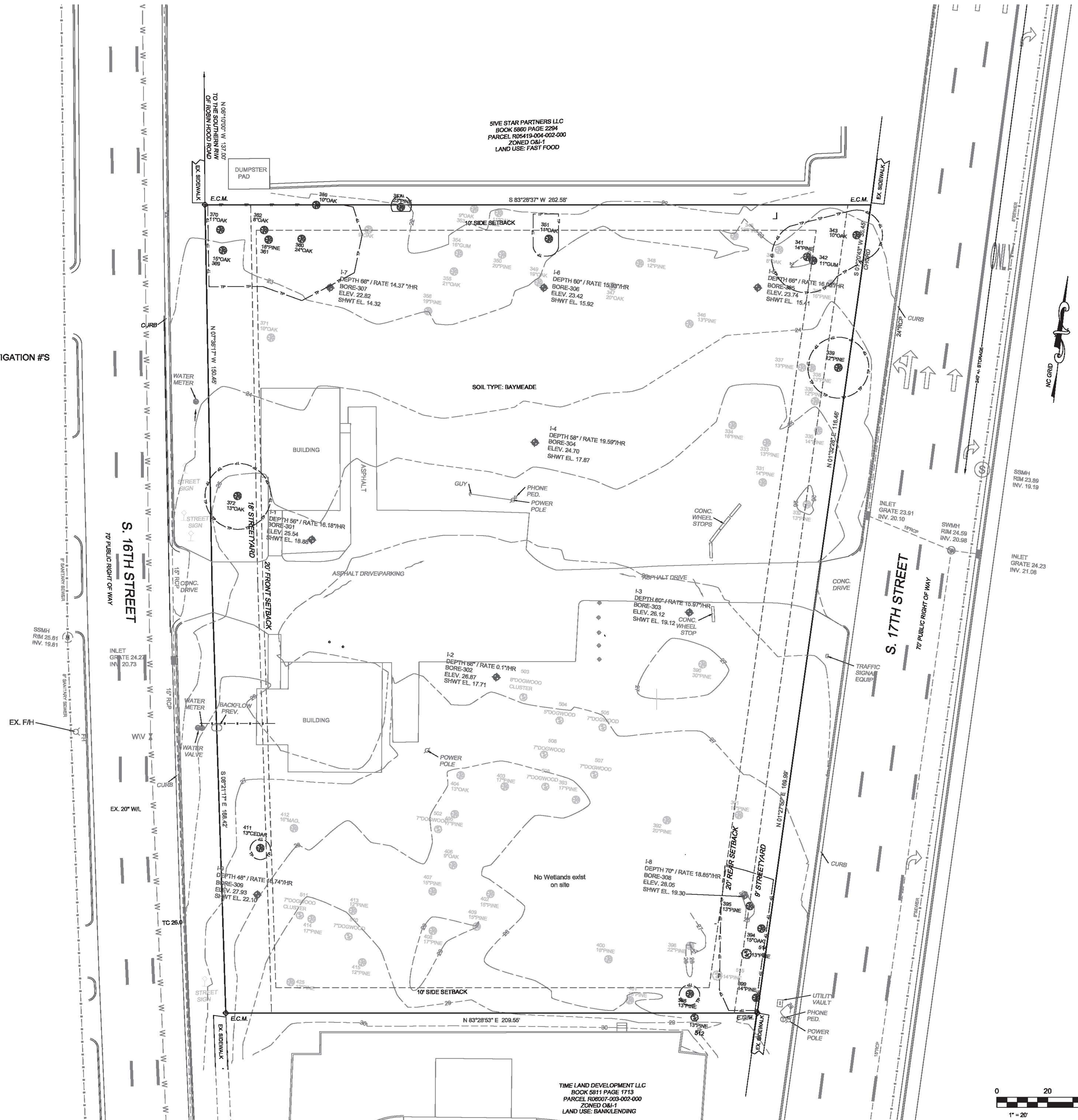
EXISTING
 CONDITIONS

Sheet No:
5
8

☉ TREE TO BE PERSERVED

☹ TREE TO BE REMOVED

NOTE: SEE SHEET LS 1.1 FOR TREE REMOVAL AND MITIGATION #S



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

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

Date: _____ Permit # _____
 Signed: _____

Approved Construction Plan
 Date: 7/22/20
 # 2020015
 SWP # 2020021
 PO, ES, BM, MB, CW

TIME LAND DEVELOPMENT LLC
 BOOK 5811 PAGE 1713
 PARCEL R08807-003-002-000
 ZONED O&I-1
 LAND USE: BANKLENDING

SITE DATA

1915 & 1919 16TH STREET, WILMINGTON, N.C.
 PARCEL ID NOS. R05419-004-001-000 & R06007-003-001-000
 OWNER: WESCP LLC
 ZONED O&I-1 OFFICE & INSTITUTIONAL (GENERAL)
 PROPOSED USE: MEDICAL SERVICES
 BUILDING CONSTRUCTION TYPE: TYPE II-B
 BUILDING LOT COVERAGE 22.6%
 PROPOSED BLDG. HEIGHT ONE STORY LESS THAN 45'
 FRONT SETBACK MINIMUM 20'
 SIDE SETBACK MINIMUM 10'
 REAR SETBACK MINIMUM 20'
 PROPOSED AREA OF DISTURBANCE 75,144 S.F.
 ESTIMATED TRIP GENERATION (LAND USE 720):
 A.M. 46 PER HOUR P.M.; 58 PER HOUR; 580 ADT
 (PER TRIP GEN. MANUAL 10TH EDITION)
 PROPOSED BLDG. SIZE 16,665 S.F.
 PARCEL AREA 1.73 ACRES (75,414 S.F.)

PARKING

MINIMUM PARKING REQUIRED (1 PER 250 SF OF BLDG.) 67 SPACES
 MAXIMUM PARKING ALLOWED (1 PER 170 SF OF BLDG.) 98 SPACES
 TOTAL PARKING SHOWN 82 TOTAL SPACES
 ALL PARKING AND DRIVEWAY STRIPING TO COMPLY WITH CURRENT CITY STANDARDS.
 ACCESSIBLE PARKING REQUIRED: 4
 ACCESSIBLE PARKING PROVIDED: 6 (4 STANDARD; 2 VAN)
 BICYCLE PARKING REQUIRED: 5
 BICYCLE PARKING PROVIDED: 5

NO WETLANDS EXIST ON SITE
 SITE IS NOT WITHIN THE 100 YR. FLOOD BOUNDARY
 SOIL TYPE: BAYMEADE
 CAMA LAND USE CLASSIFICATION: URBAN

IMPERVIOUS SURFACE CALCULATION PRE DEMOLITION

	S.F.
1915 16TH ST	1465
1919 16TH ST	1875
PARKING AND DRIVES	8920
CONC. PAD	15
TOTAL AREA	12275
TOTAL IMPERVIOUS PRE DEMOLITION	

PROPOSED IMPERVIOUS

	S.F.
BUILDING	16,665
SIDEWALKS	3060
PARKING	37,777
DUMPSTER PAD	275
GENERATOR PAD	283
FUTURE	940
TOTAL IMPERVIOUS	59000
TOTAL PROPOSED IMPERVIOUS	

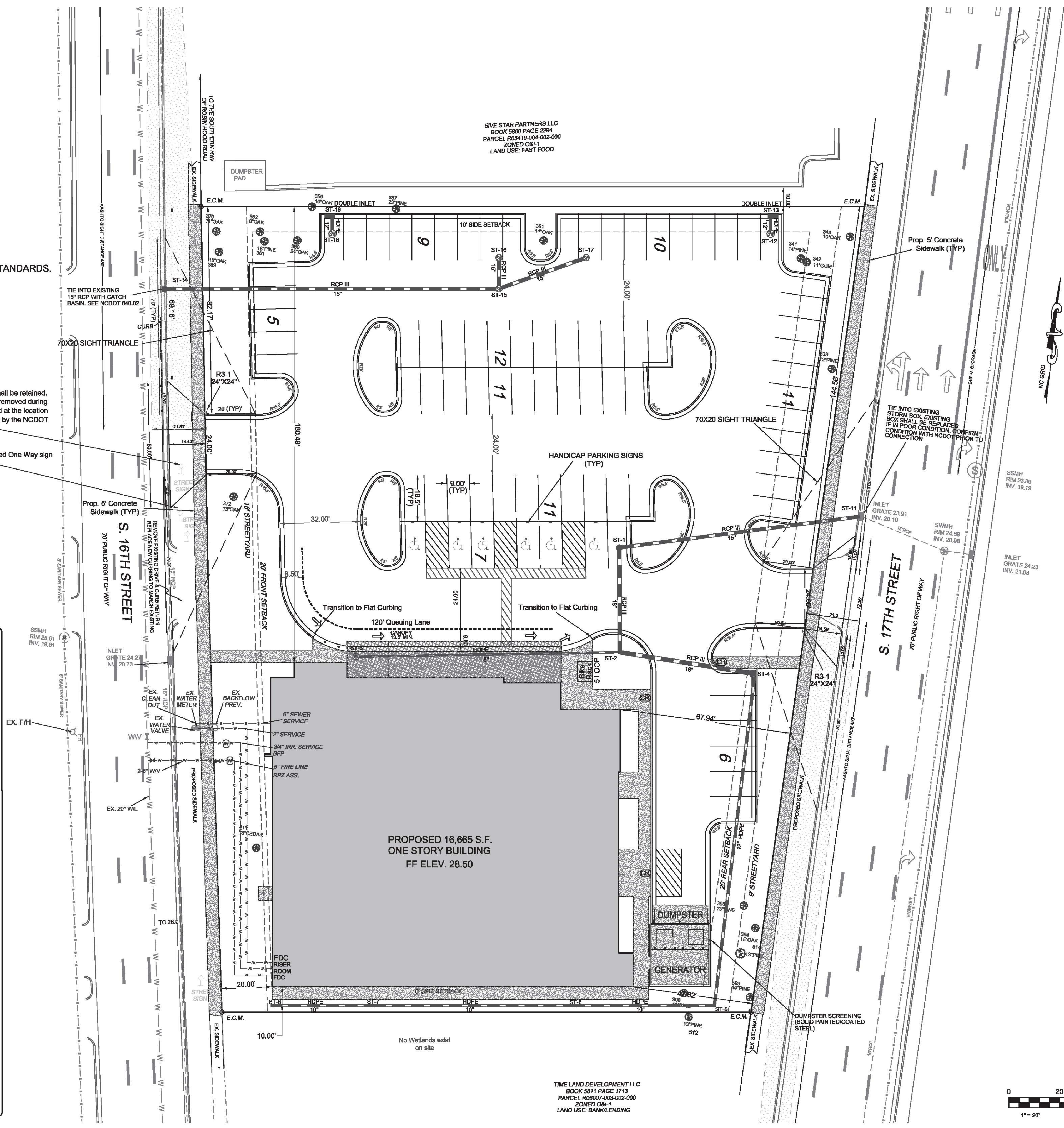
LEGEND

- WV = WATER VALVE
 - WM = WATER METER
 - CIO = SANITARY SEWER CLEAN OUT
 - INV. = INVERT
 - B/O = BLOW OFF ASSEMBLY
 - BFP = BACK FLOW PREVENTOR
 - GW = GUY WIRE
 - SMWH = STORM MANHOLE
 - GT. = GREASE TRAP
 - FH = FIRE HYDRANT ASSEMBLY
 - I.S. = IRON SET
 - CR = CURB RAMP
 - SMWH = SANITARY SEWER MH
 - CI = CURB INLET
 - T = TREE TO BE PRESERVED
 - R = TREE TO BE REMOVED
 - W = WATER SERVICE
 - SC = SEWER CLEANOUT
 - WV = WATER VALVE
 - SL = SIGN LOCATION
 - LP = LIGHT POLE
- PROPERTY LINE**
- BUILDING SETBACK**
- CENTERLINE**
- EASEMENT**
- COMPUTED PROPERTY LINE**
- LIMITS OF DISTURBANCE/PROJECT LIMITS**
- PROPOSED STORM DRAIN**
- PROPOSED SANITARY SEWER**
- WETLAND
 - PROPOSED SIDEWALK

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

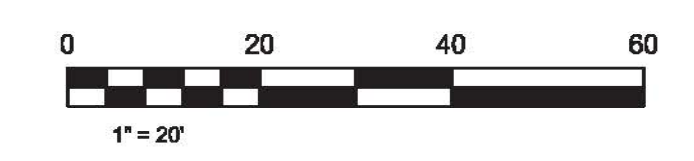
Approved Construction Plan
 Date: 7/22/20
 # 2020015
 SWP #: 2020021
 PO, ES, BM, MB, CW

CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED STORMWATER MANAGEMENT PLAN
 Date: _____ Permit # _____
 Signed: _____



SIVE STAR PARTNERS LLC
 BOOK 5860 PAGE 2294
 PARCEL R05419-004-002-000
 ZONED O&I-1
 LAND USE: FAST FOOD

TRIE LAND DEVELOPMENT LLC
 BOOK 5811 PAGE 1713
 PARCEL R06007-003-002-000
 ZONED O&I-1
 LAND USE: BANGLKLENDING



HANOVER DESIGN SERVICES, P.A.
 LAND SURVEYORS, ENGINEERS & LAND PLANNERS
 1123 GLOBAL PARKWAY
 WILMINGTON, NC 28403
 PHONE: (703) 345-0020
 LICENSE # C-0687

7-21-20	7-16-20	7-9-20
CITY COMMENTS/REVISION DESIGN	NC DOT	TREE UPDATE
2	2	1

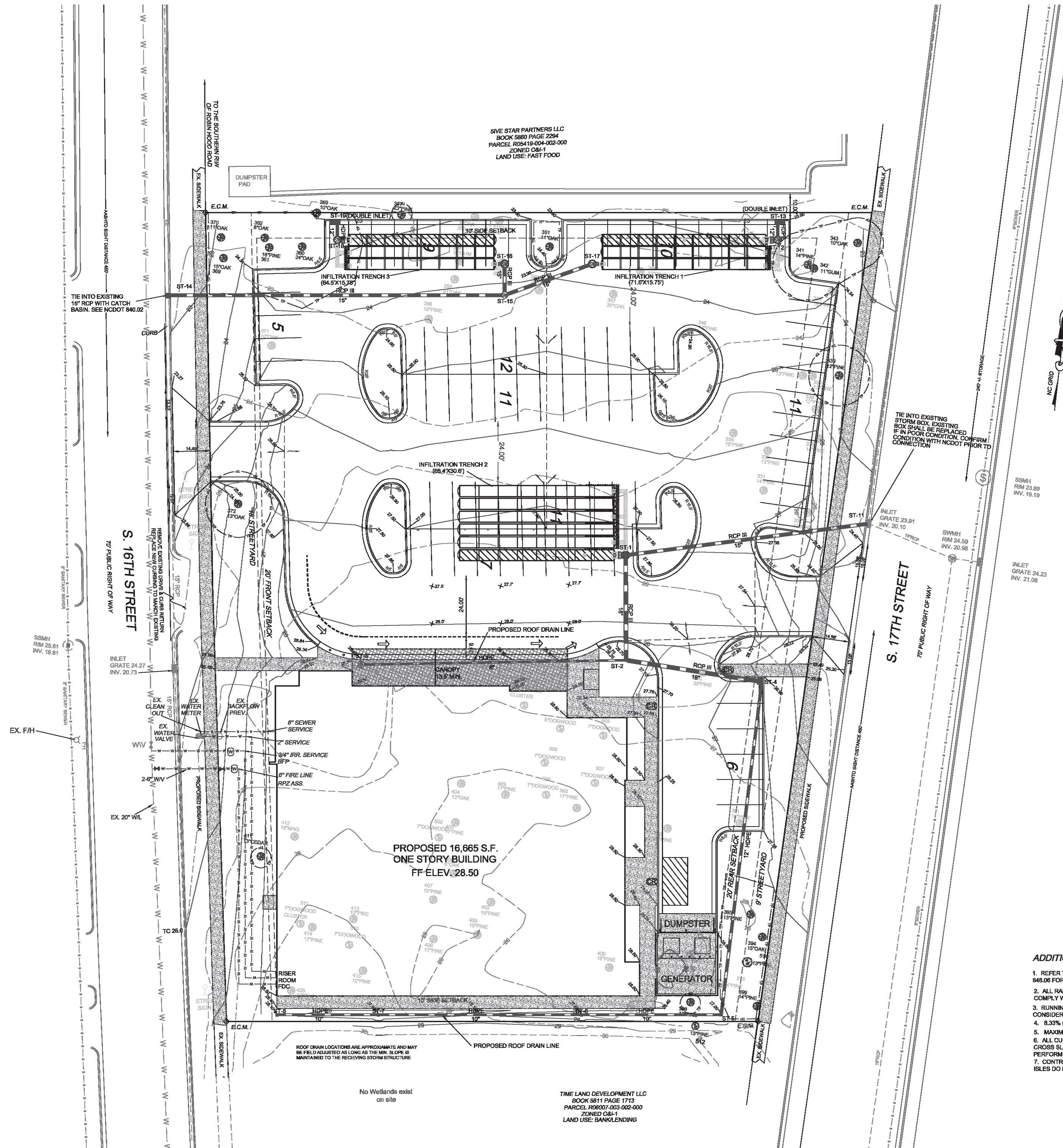
OWNER: WESCP LLC
 WILMINGTON, N.C. 28403

DATE: 6-29-20
SCALE: HORZ: 1"=20'
DRAWN: gw
CHECKED: gw
PROJECT NO.: 15017

SITE PLAN FOR
WESCP LLC
1915 & 1919 S. 16th STREET
 CAPE FEAR TOWNSHIP, NEW HANOVER COUNTY, NORTH CAROLINA

SITE PLAN

Sheet No: **6**
 Of: **8**



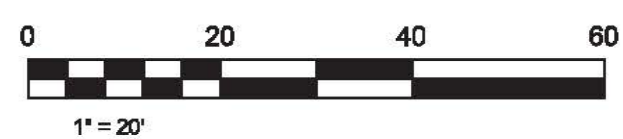
SIVE STAR PARTNERS LLC
 BOOK 5880 PAGE 2294
 PARCEL R05416-004-002-000
 ZONED O&I-1
 LAND USE: FAST FOOD

PROPOSED 16,665 S.F.
 ONE STORY BUILDING
 FF ELEV. 28.50

TIME LAND DEVELOPMENT LLC
 BOOK 5811 PAGE 1713
 PARCEL R08007-003-002-000
 ZONED O&I-1
 LAND USE: BANKLENDING

No Wetlands exist
 on site

- ADDITIONAL ADA NOTES:**
1. REFER TO 2018 NCDOT ROADWAY STANDARD DRAWINGS NUMBER 848.05 - 848.06 FOR RAMP DESIGN AND DETAILS.
 2. ALL RAMPS, RAMPERS, HANDICAP PARKING, AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE LATEST ADA GUIDELINES.
 3. RUNNING SLOPES ALONG AN ACCESSIBLE ROUTE EXCEEDING 1/4" SHALL BE CONSIDERED A RAMP.
 4. 8.33% (12:1) MAX RAMP SLOPE
 5. MAXIMUM CROSS SLOPE ALLOWED ALONG ACCESSIBLE ROUTES: 2.00%
 6. ALL CURB RAMPS REQUIRE A (4'-0") MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SLOPE TO DRAIN TO CURB.
 7. CONTRACTOR TO ENSURE SLOPES IN HANDICAP PARKING STALLS AND ACCESSIBLE ISLES DO NOT TO EXCEED 2% IN ANY DIRECTION.



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

City of WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED STORMWATER MANAGEMENT PLAN
 Date: _____ Permit # _____
 Signed: _____

Approved Construction Plan
 Date: 7/22/20
 # 2020015
 SWP # 2020021
 PO, ES, BM, MB, CW

WESCP LLC
 1915 & 1919 S. 16th STREET
 CAPE FEAR TOWNSHIP, NEW HANOVER COUNTY, NORTH CAROLINA
 OWNER: WESCP LLC
 WILMINGTON, N.C. 28403

HANOVER DESIGN SERVICES, P.A.
 LAND SURVEYORS, ENGINEERS & LAND PLANNERS
 WILMINGTON, N.C. 28403
 LICENSE # 02007

CITY/NCDDOT COMMENTS/FINAL DESIGN	7-21-20
TREE UPDATE	7-20-20
2	1

DATE: 6-29-20
 SCALE: HORIZ.: 1" = 20'
 DRAWN: gw
 CHECKED: gw
 PROJECT NO: 15017

GRADING PLAN

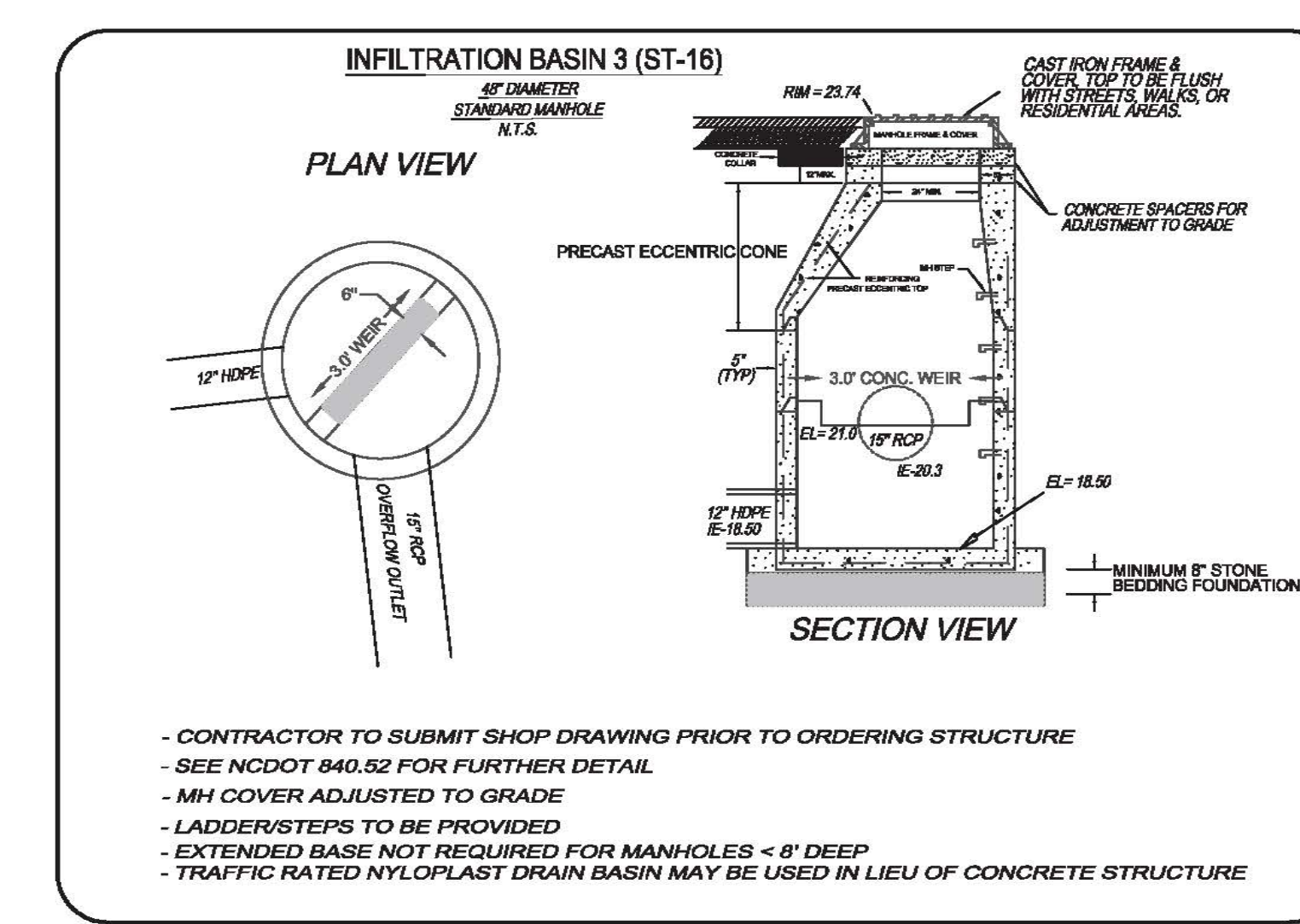
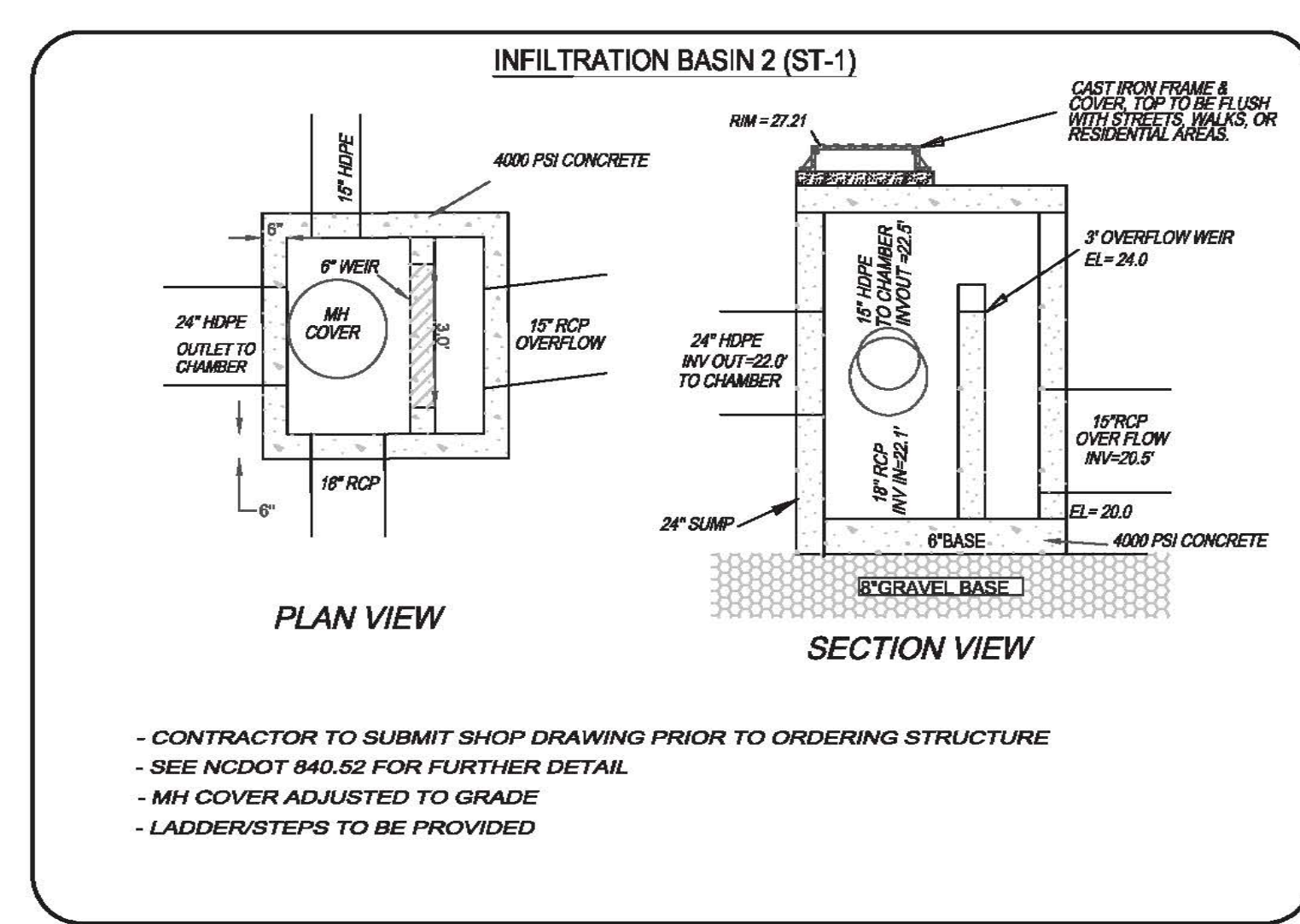
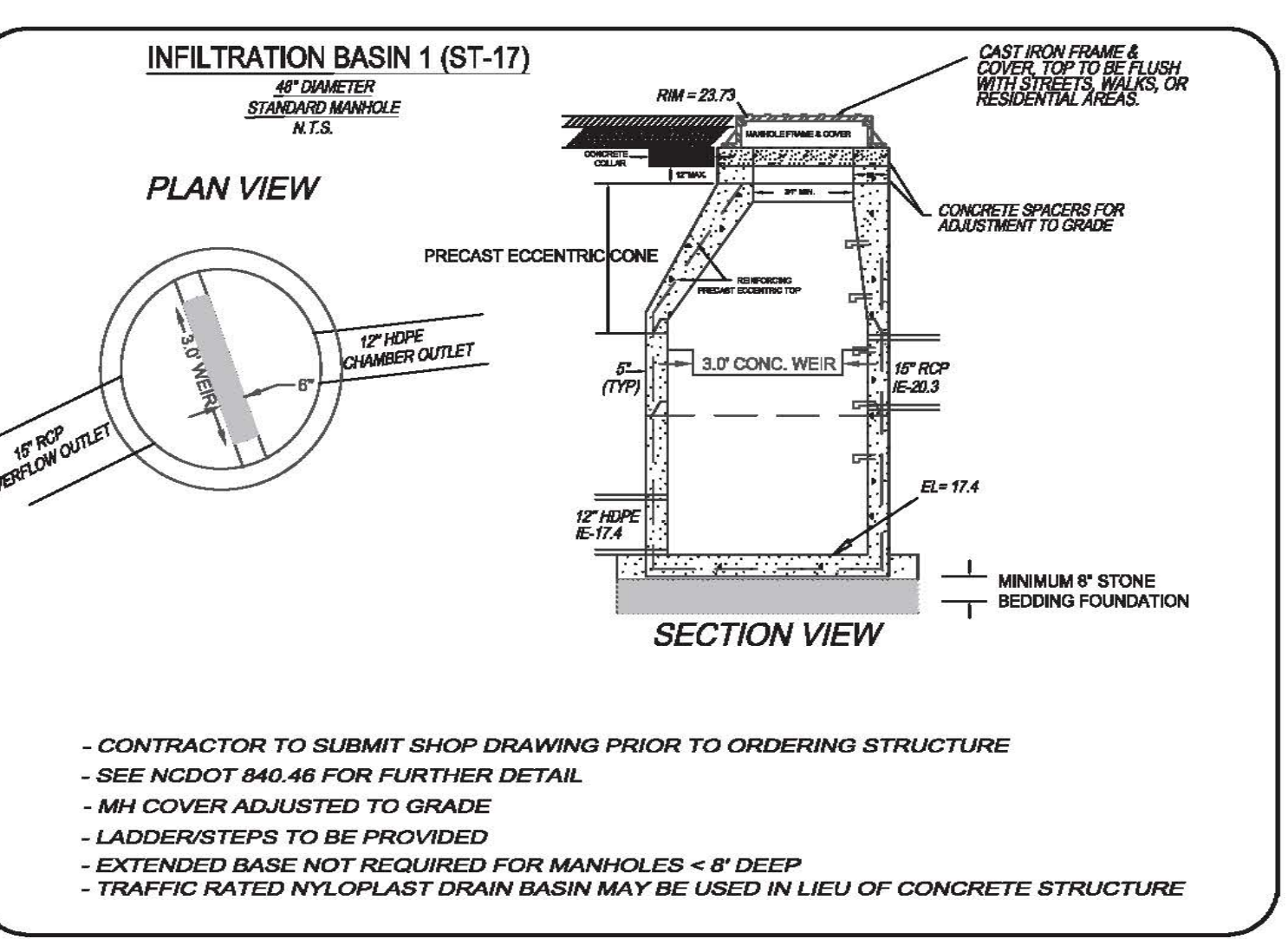
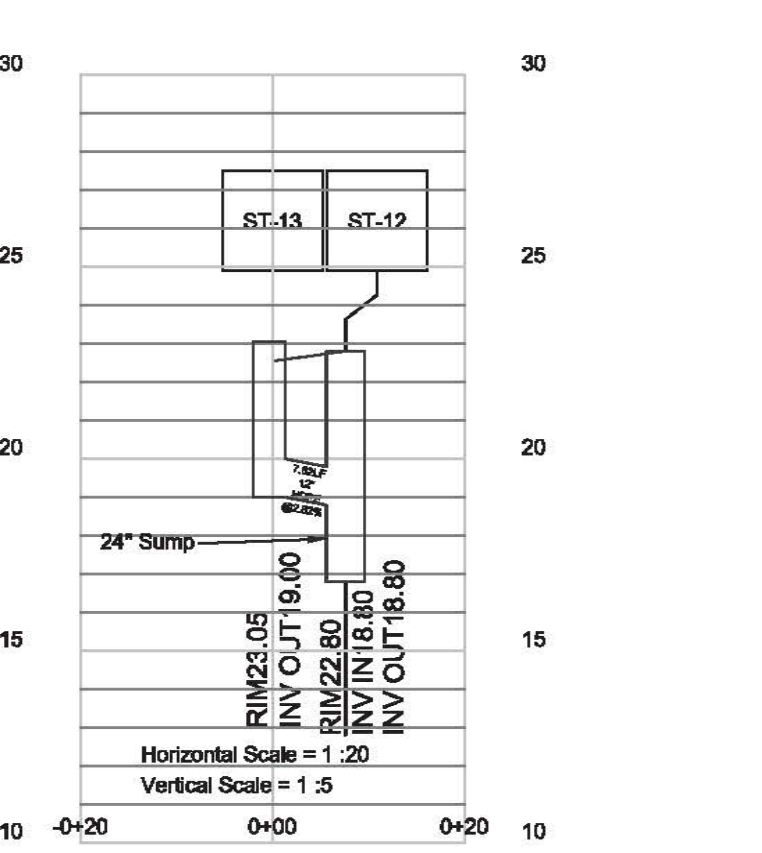
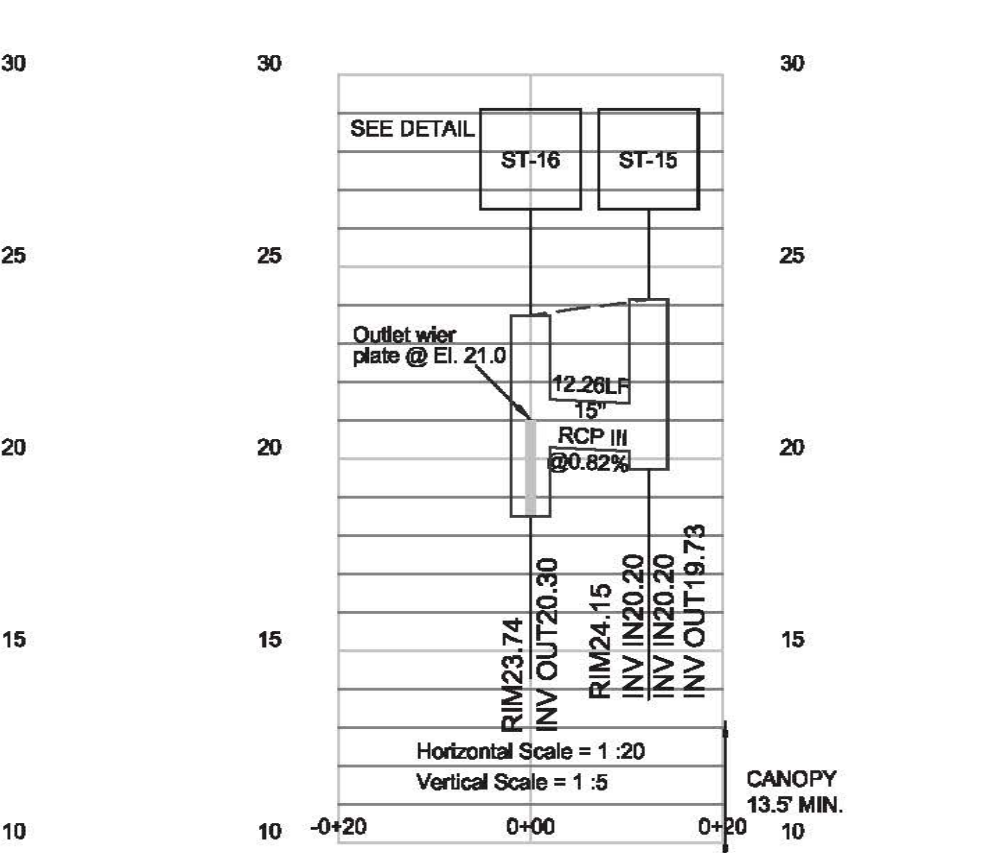
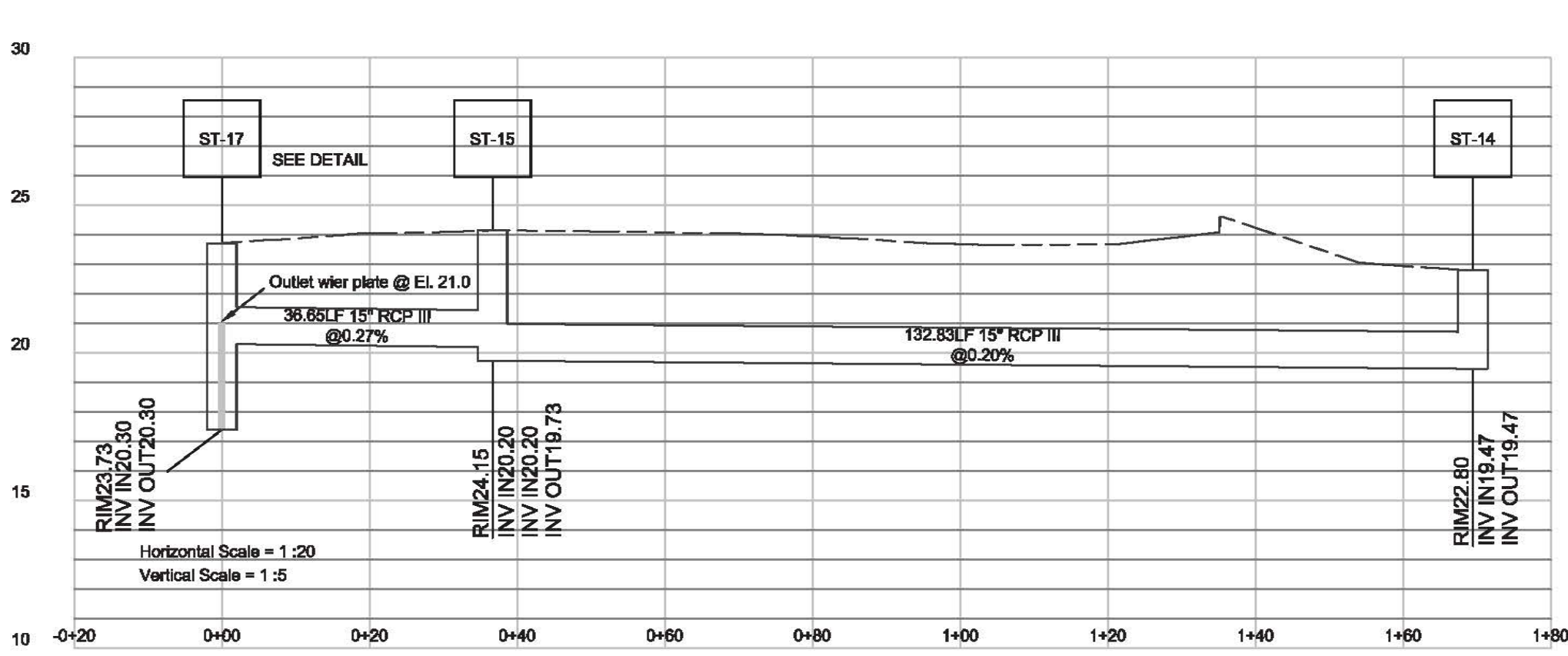
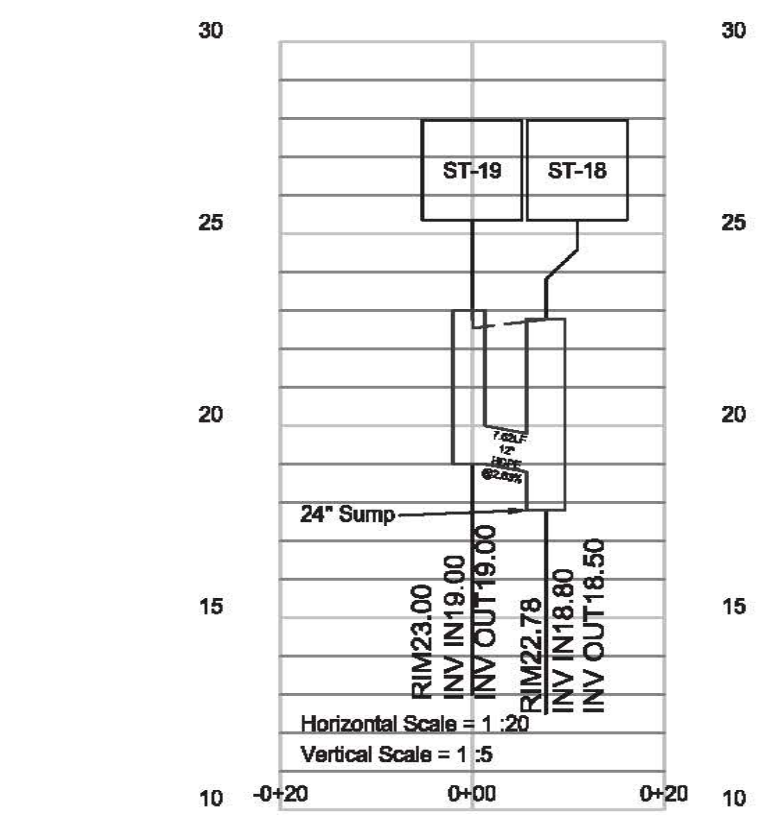
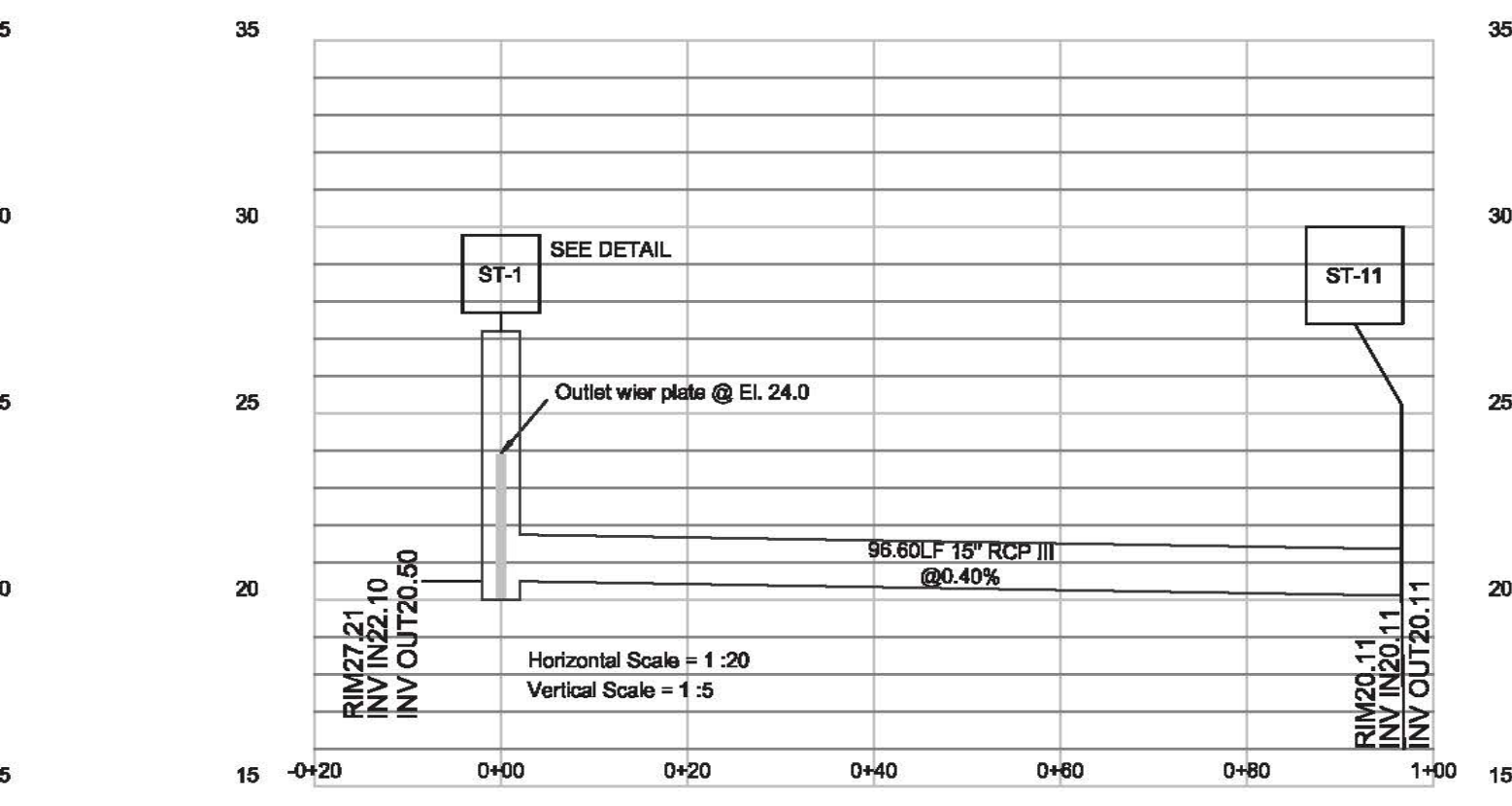
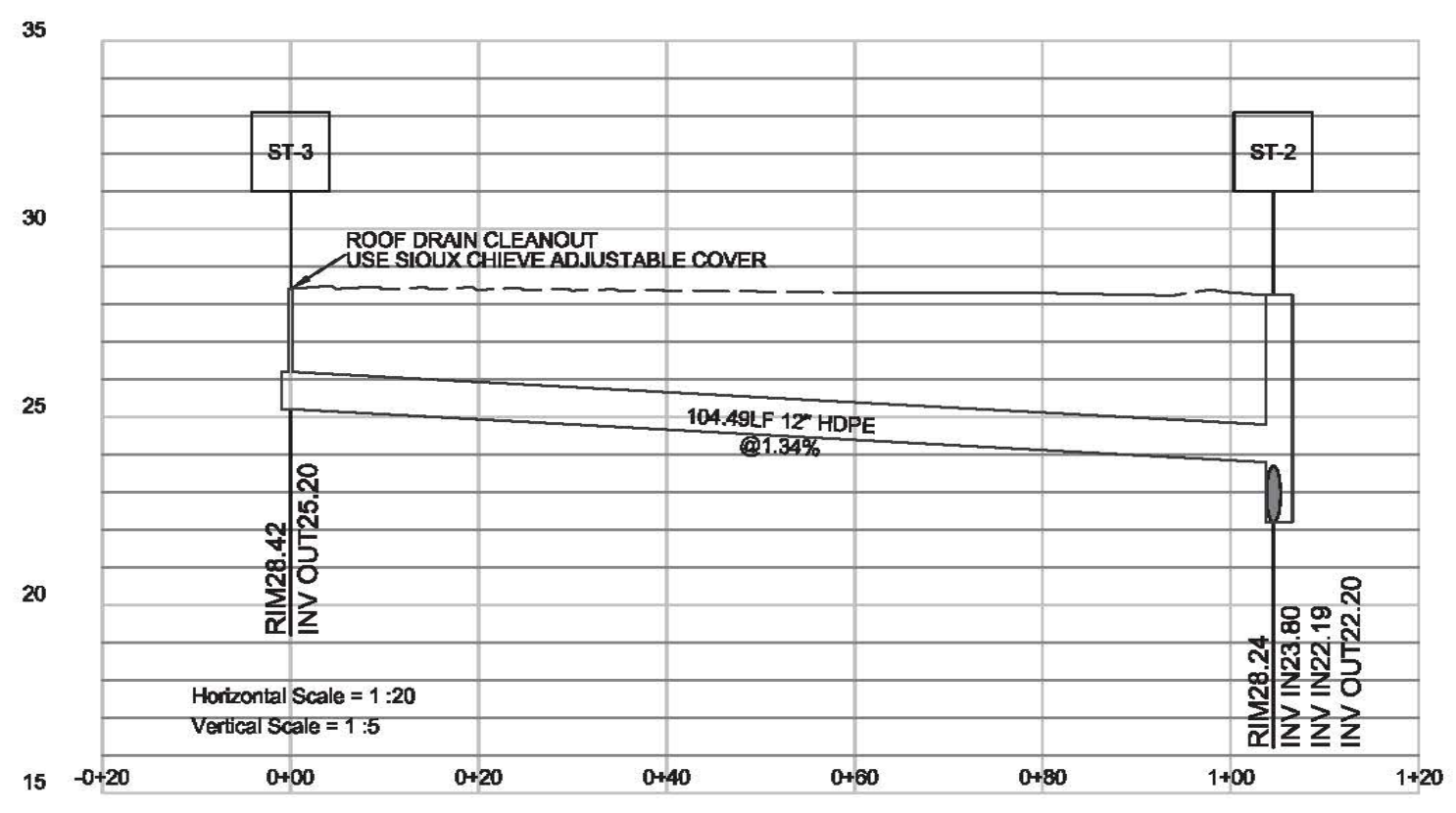
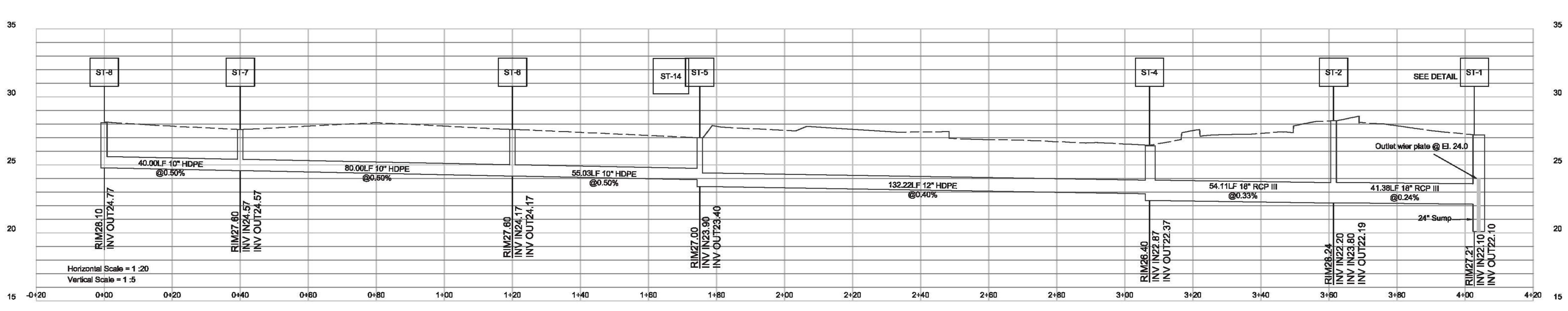
Sheet No: **7**
 of **8**

STORM NETWORK SUMMARY

DN STRUCTURE	UP STRUCTURE	DOWN INVERT (FT)	UP INVERT (FT)	LENGTH (FT)	SLOPE (%)	SIZE (IN)
ST-12	ST-13	18.80	19.00	7.82	2.82	12.0
ST-18	ST-19	18.50	19.00	7.82	5.56	12.0
ST-11	ST-1	20.11	20.50	96.60	0.40	15.0
ST-1	ST-2	22.10	22.20	41.38	0.24	18.0
ST-2	ST-4	22.19	22.37	54.11	0.33	18.0
ST-2	ST-3	23.80	25.20	104.49	1.34	8.0
ST-4	ST-5	22.87	23.40	132.22	0.40	12.0
ST-5	ST-6	23.80	24.17	65.03	0.50	10.0
ST-6	ST-7	24.17	24.57	80.00	0.50	10.0
ST-7	ST-8	24.57	24.77	40.00	0.50	10.0
ST-14	ST-15	18.47	18.73	132.83	0.20	15.0
ST-15	ST-16	20.20	20.30	12.58	0.82	18.0
ST-15	ST-17	20.20	20.30	36.65	0.27	15.0

STORM NETWORK SUMMARY

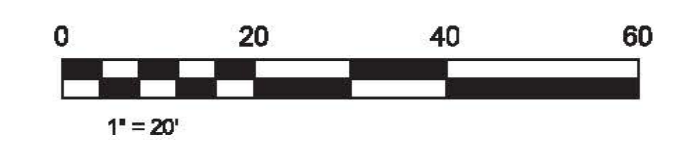
NAME	RIM ELEV.(FT)	INLET ID
ST-12	22.80	CHAMBER INLET JUNCTION MH
ST-13	23.05	DOUBLE GRATE/CURB
ST-18	22.78	CHAMBER INLET JUNCTION MH
ST-19	23.00	DOUBLE GRATE/CURB
ST-11	23.91	EXISTING GRATE/CURB GRADE
ST-1	27.21	CHAMBER INLET/OUTLET SEE DETAIL
ST-2	28.24	24" YARD INLET (NYOPLAST 24" OR EQUIVALENT)
ST-4	28.40	GRATE/CURB
ST-5	27.00	24" YARD INLET (NYOPLAST 24" OR EQUIVALENT)
ST-6	27.80	24" YARD INLET (NYOPLAST 24" OR EQUIVALENT)
ST-7	27.80	24" YARD INLET (NYOPLAST 24" OR EQUIVALENT)
ST-8	28.10	24" YARD INLET (NYOPLAST 24" OR EQUIVALENT)
ST-3	28.42	ROOF DRAIN C/O
ST-14	22.80	GRATE/CURB
ST-15	24.15	JUNCTION BOX/MH
ST-16	23.74	CHAMBER OUTLET SEE DETAIL
ST-17	23.73	CHAMBER OUTLET SEE DETAIL



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

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: _____ Permit # _____
Signed: _____

Approved Construction Plan
Date: 7/22/20
2020015
SWP # 2020021
PO, ES, BM, MB, CW



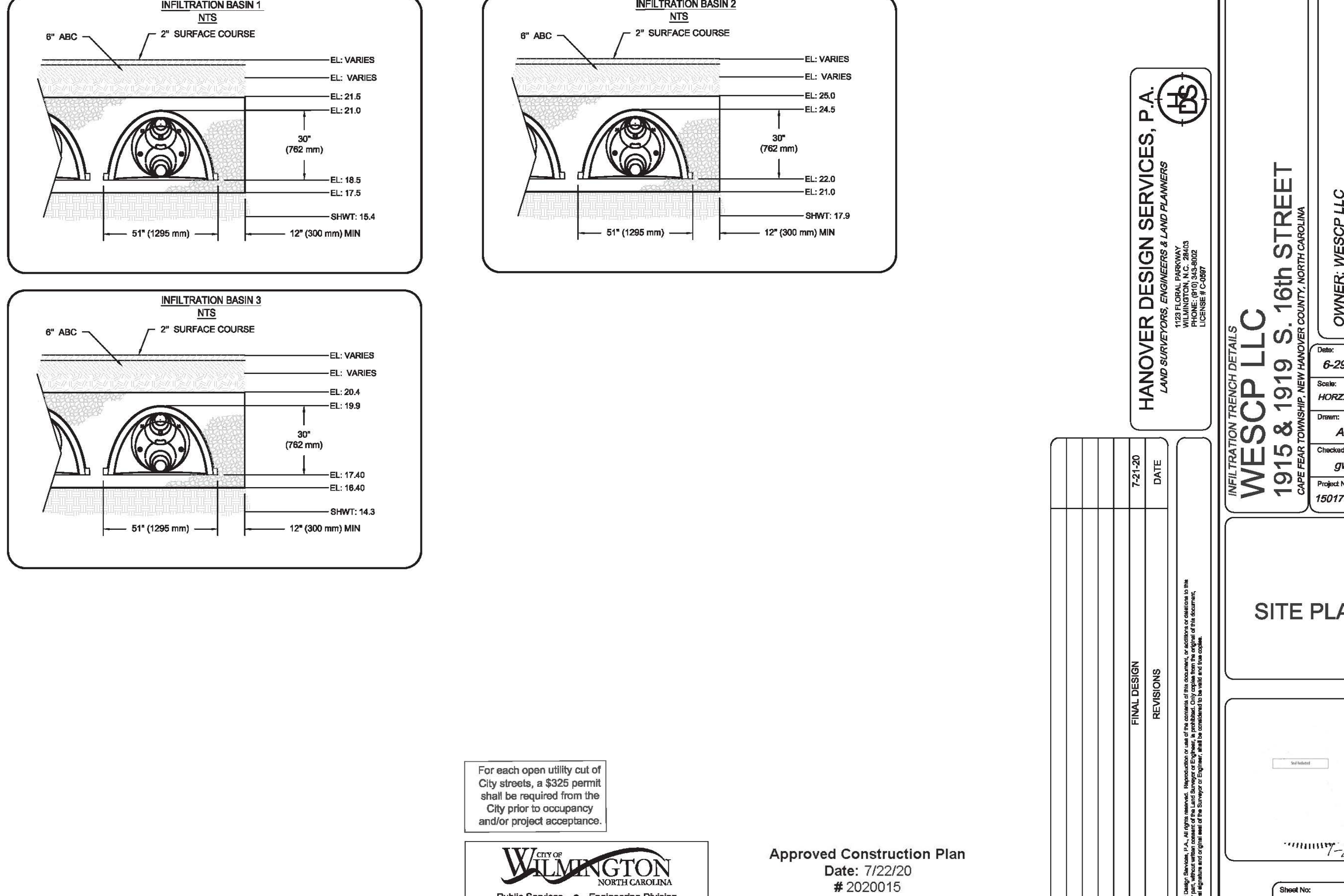
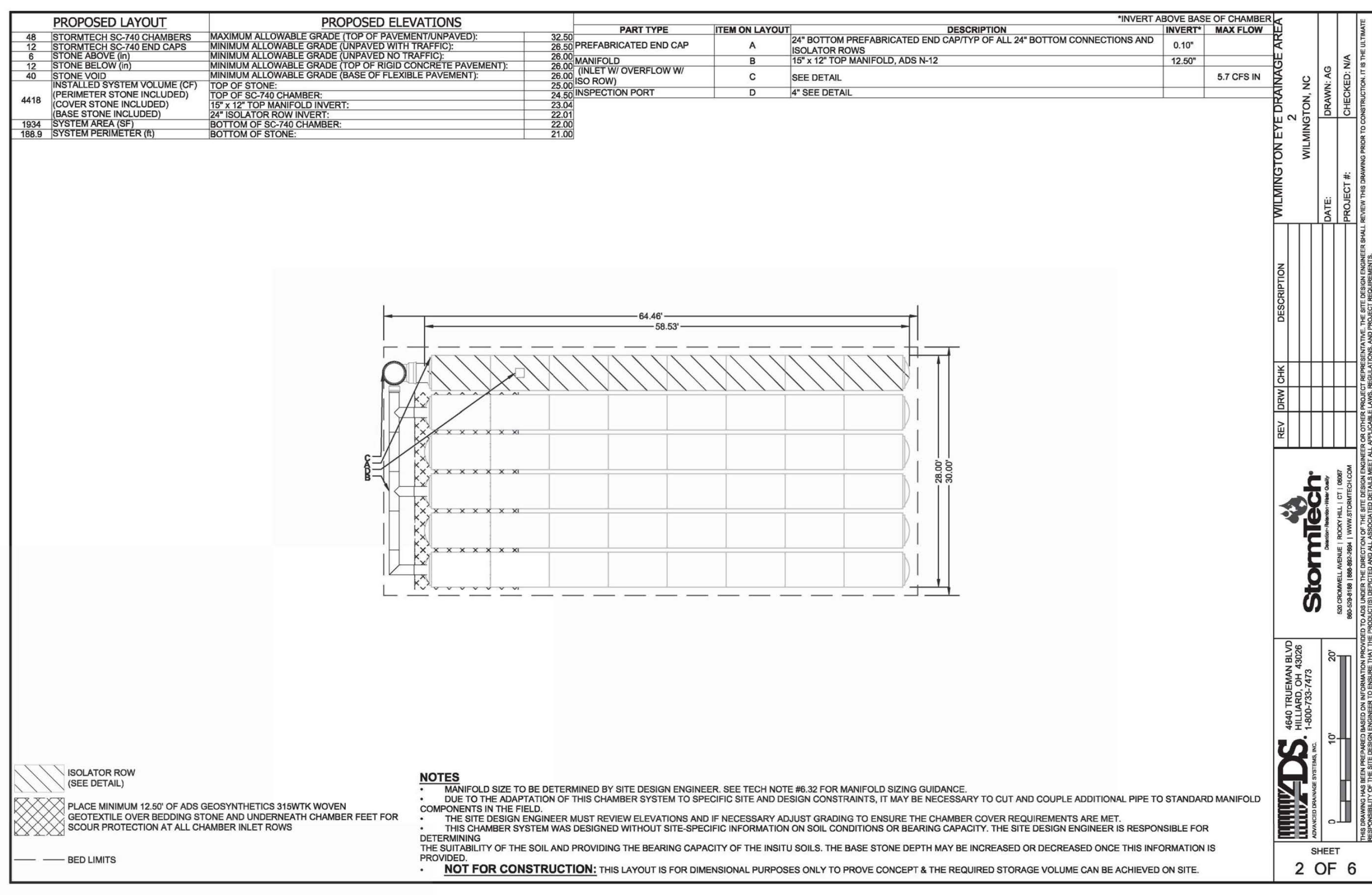
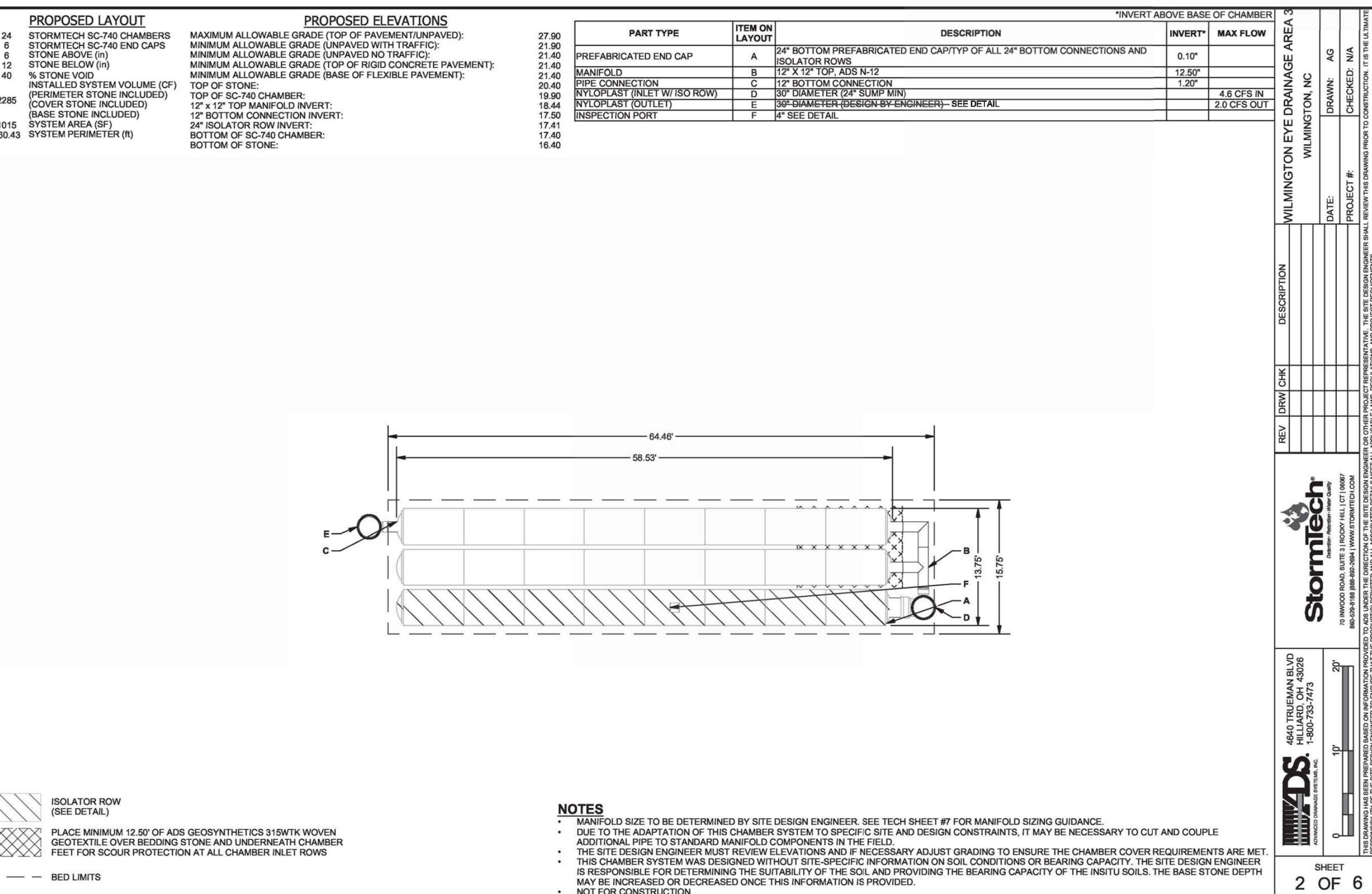
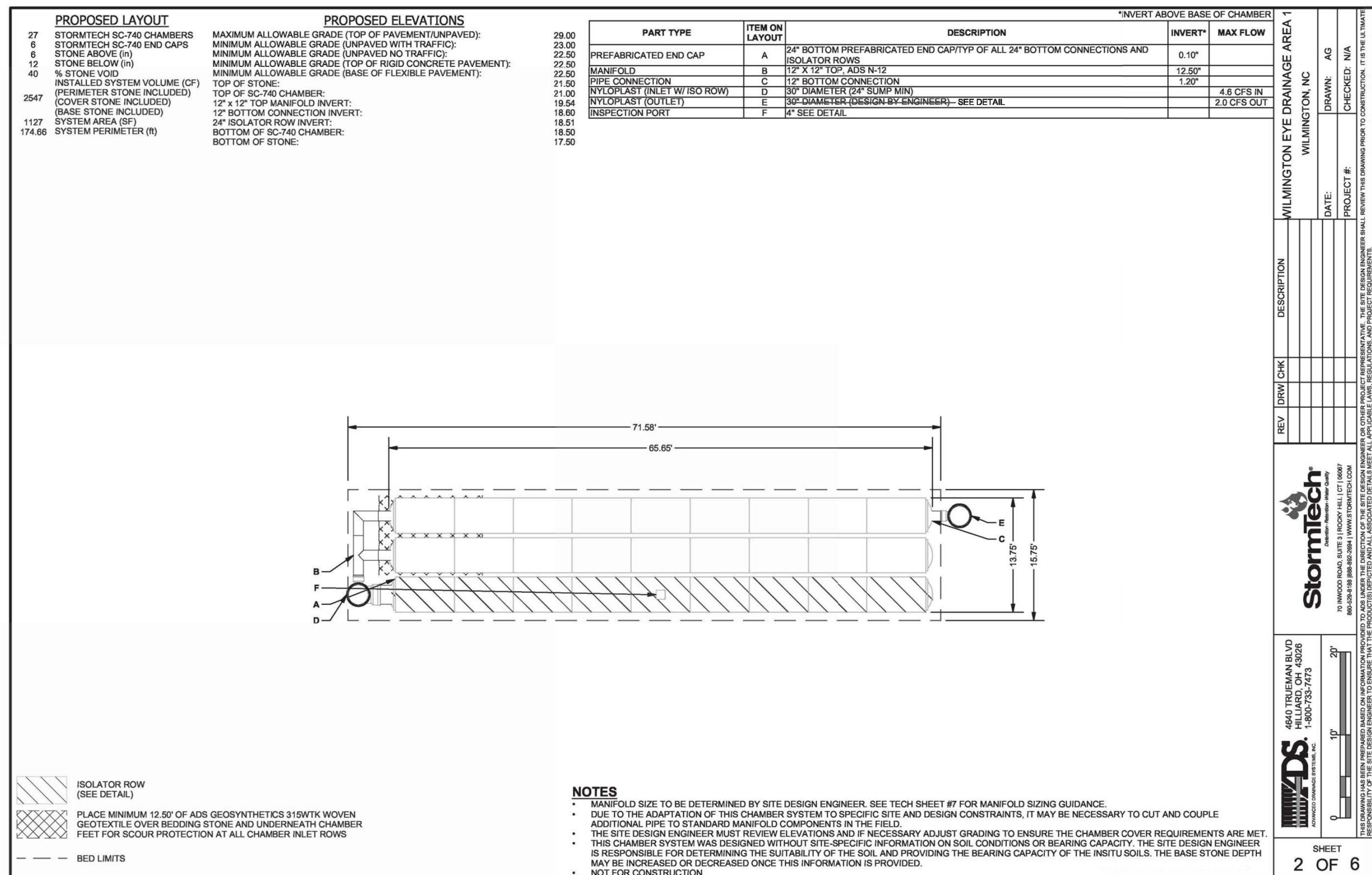
WESCP LLC
1915 & 1919 S. 16th STREET
CAPE FEAR TOWNSHIP, NEW HANOVER COUNTY, NORTH CAROLINA
OWNER: WESCP LLC
WILMINGTON, N.C. 28403

DATE: 6-29-20
SCALE: HORIZ.: 1" = 20'
DRAWN: gw
CHECKED: gw
PROJECT NO.: 15017

STORM PROFILES

1915 & 1919 S. 16th STREET

Sheet No: **8**



WESCP LLC

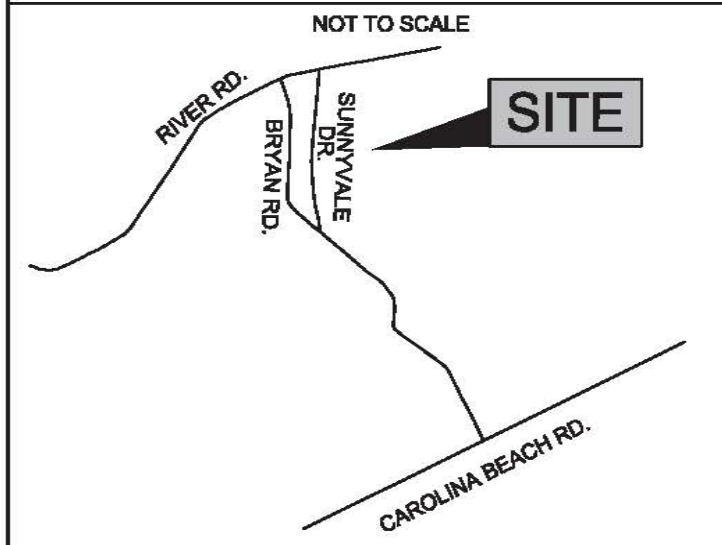
1915 & 1919 S. 16th STREET

EROSION AND SEDIMENT CONTROL

OWNER: WESCP LLC
 1279 NEW HANOVER MEDICAL PARK
 WILMINGTON, N.C. 28403

DISTURBED AREA = 1.94 ACRE

LOCATION MAP



LEGEND

- WV = WATER VALVE
- WM = WATER METER
- C/O = SANITARY SEWER CLEAN OUT
- INV. = INVERT
- B/O = BLOW OFF ASSEMBLY
- BFP = BACK FLOW PREVENTOR
- GW = GUY WIRE
- SWMH = STORM MANHOLE
- GT = GREASE TRAP
- FH = FIRE HYDRANT ASSEMBLY
- I.S. = IRON SET
- ⊙ = SANITARY SEWER MH
- ⊠ = CURB INLET
- ⊙ = TREE
- ⊕ = CURB RAMP
- ⊠ = WATER SERVICE
- ⊕ = SEWER CLEANOUT
- ⊕ = WATER VALVE
- ⊠ = SIGN LOCATION

- PROPERTY LINE
 BUILDING SETBACK
 CENTERLINE
 EASEMENT
 COMPUTED PROPERTY LINE
 EXISTING CONTOUR
 STORM DRAIN
 PROPOSED SANITARY SEWER
 TREE PROTECTION FENCING
- IP INLET PROTECTION
 - CE CONSTRUCTION ENTRANCE (TYPICAL)
 - — — — — LIMITS OF DISTURBANCE
 - SF SILT FENCE (TYPICAL)
 - CW CONCRETE WASHOUT

NOTE WELL:
 1) CLASS V RCP SHALL BE USED WHEN COVER IS LESS THAN 2.0' FOR STORM SEWER

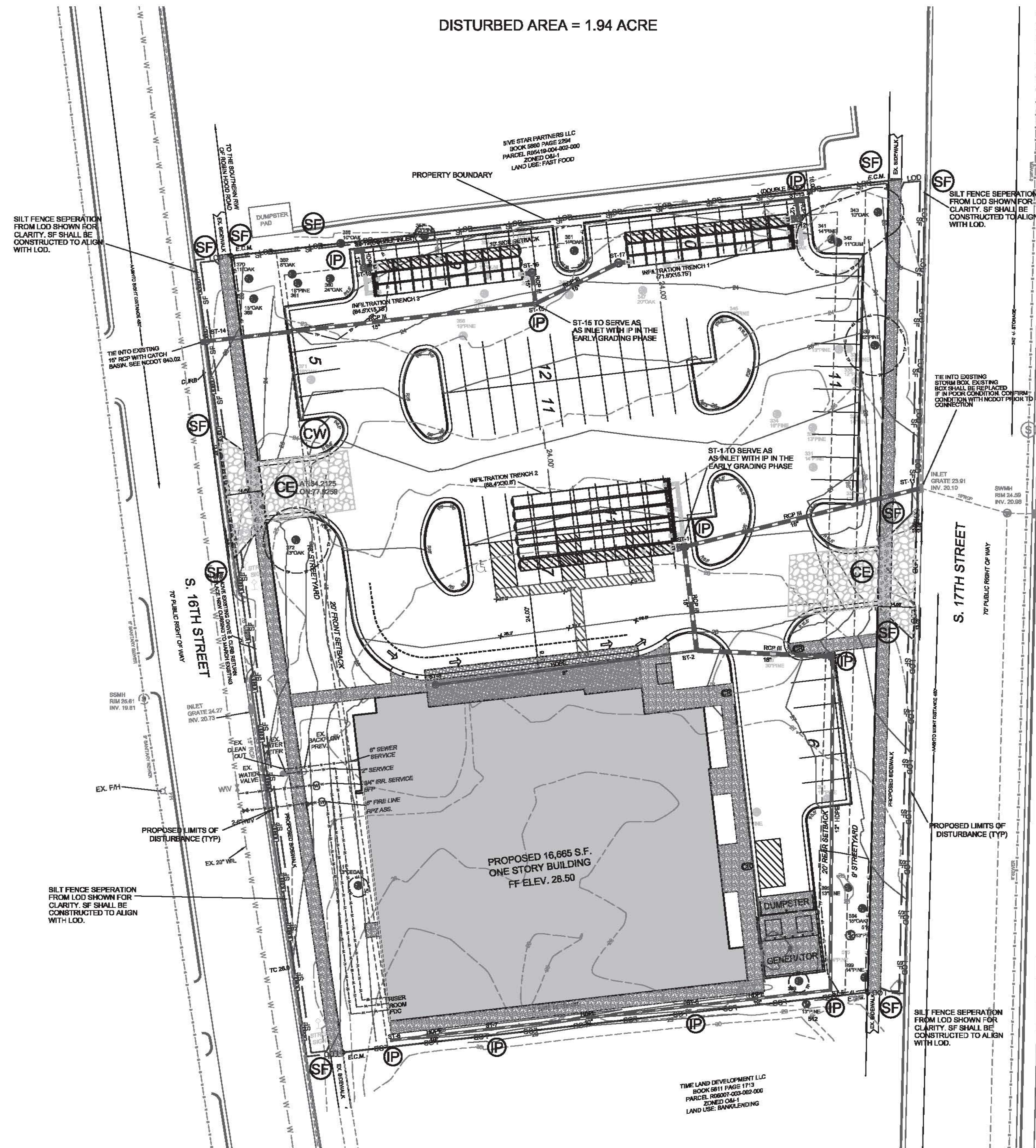
NOTE WELL:
 1) CONTRACTOR TO ENSURE THAT STREET PAVEMENT & CURBING IS PLACED SO AS TO DRAIN POSITIVELY TO CURB INLETS AND DRAINAGE STRUCTURES.

NOTE WELL:
 MULTIPLE UTILITIES SHOWN GRAPHICALLY IN PROFILE. DEVIATIONS NOTED AS SHOWN. MAINTAIN 30" COVER AND USE DPT AT CROSSINGS WHEN REQUIRED. SEE COVER SHEET NOTES.

GENERAL NOTES:
 1. This map is not for conveyance, recordation, or sales.

NOTE WELL:
 1. EQUIPMENT CLEARANCE MINIMUM 16' FROM TRANSMISSION LINES TO BE MAINTAINED AT ALL TIMES. (REFERENCE: OSHA 1910.269)
 2. ANY TREE, OR SHRUB CAN BE PLANTED WITHIN THE RIGHT-OF-WAY AS LONG AS THE MATURE HEIGHT IS 12 FEET OR LESS. WHEN PLANTING TREES AND SHRUBS, PLEASE REMEMBER TO LEAVE SUFFICIENT SPACING TO ALLOW UTILITY MAINTENANCE VEHICLES ACCESS WITHIN THE RIGHT-OF-WAY.

SHEET No.	DESCRIPTION
EC-1 OF EC-4	EROSION CONTROL PLANS
EC-2 OF EC-4	EROSION CONTROL DETAILS
EC-3 OF EC-4	EROSION CONTROL DETAILS
EC-4 OF EC-4	EROSION CONTROL DETAILS
B-1 OF B-1	BASEIN DETAILS



CONSTRUCTION SCHEDULE -

- Obtain approval of Plan and any necessary permits, and hold a pre-construction conference prior to commencing any work.
- Flag work limits and stakes-out measures for preliminary grading. Install silt fencing along wetland boundary and as shown, prior to clearing and grubbing site.
- Install Gravel Construction Entrance.
- The storm drain system shall be extended early in the process as possible so runoff can be directed to the inlets with inlet protection.
- Maintain Sediment fence and Inlet protection as this will be the main source of sediment control.
- Immediately stabilize all non-construction areas.
- Construct any other sediment control Practices shown, prior to rough grading site, stockpiling topsoil as necessary.
- Establish final grades.
- All erosion and sediment control Practices are to be inspected weekly and after any rainfall, and repaired as necessary.
- Upon completion of grading, all areas are to be permanently vegetative stabilized. After site stabilization, temporary measures are to be removed. The temporary sediment basin shall be cleaned out to three design elevations.
- Additional specific erosion control measures updates will be required as the site-specific plans are available for each lot.

MAINTENANCE PLAN -

- All measures to be inspected weekly and after any rainfall event and needed repairs made immediately.
- Sediment to be removed from behind the Silt Fence when it becomes 0.5' deep. Fencing to be repaired as needed to maintain a barrier.
- Inspect inlets at least weekly and after each significant (1/4 inch or greater) rainfall event. Repair any defects in wire and mesh. Replace stone as needed per specification as needed.
- All seeded areas shall be fertilized, mulched, and reseeded as necessary, according to specifications provided, to maintain a suitable vegetative cover.
- Construction entrances are to be maintained in a condition to prevent mud or sediment from leaving the construction site. Periodic topdressing with 2" stone may be required. Remove all objectionable material spilled, washed, or tracked onto public roadways immediately.

City of WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED STORMWATER MANAGEMENT PLAN
 Date: _____ Permit # _____
 Signed: _____

Approved Construction Plan
 Date: 7/22/20
 # 2020015
 SWP # 2020021
 PO, ES, BM, MB, CW

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

NOTE:
 THIS PLAN TO BE UTILIZED AND REVIEWED ONLY IN CONJUNCTION WITH THE WRITTEN NARRATIVE, WHICH IS AN INTEGRAL PART OF THIS EROSION AND SEDIMENT CONTROL PLAN.

BENCHMARK LOCATIONS AND ELEVATIONS	ELEVATION
1 CENTER OF GRATE 60' NORTH OF HYDRANT	37.1



SITE AREA DESCRIPTION	STABILIZATION
Perimeter dikes, swales, ditches and slopes	7 DAYS
High Quality Water (HQW) Zones	7 DAYS
Slopes steeper than 3:1	7 DAYS
Slopes 3:1 or flatter	14 DAYS
All other areas with slopes flatter than 4:1	14 DAYS

STABILIZATION TIME FRAMES:
 ANY AREAS ON-SITE WITHOUT ACTIVITY SHALL BE STABILIZED WITHIN 15 WORKING DAYS OR 21 CALENDAR DAYS AND AS ABOVE. ALL SLOPES MUST BE STABILIZED WITHIN 21 CALENDAR DAYS OF CEASE OF ANY ACTIVITY.
 DETAILS SHOWN ARE TYPICAL OF INSTALLATIONS REQUIRED BY THE TOWN AND COUNTY. THIS SHEET DOES NOT PURPORT TO SHOW ALL REQUIRED CONSTRUCTION DETAILS, BUT RATHER SERVES AS A GUIDE. THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL CITY, COUNTY AND STATE CODES AND CONSTRUCTION STANDARDS.
 No geotechnical testing has been performed on site. No warranty is made for suitability of materials, and undersoil and any required replacement with suitable material shall be the responsibility of the contractor.
 NOTE WELL:

REV. NO.	REVISIONS	DATE
4	NCDDOT COMMENTS/FINAL DESIGN	7-21-20
3	TREE UPDATE	7-2-20
2	EARLY GRADING RELEASE	6-29-20
1	ADDED SILT FENCE NOTE	6-2-20

Copyright ©, Hanover Design Services, P.A. All rights reserved. Reproduction or use of the contents of this document, or additions or deletions to this document, in whole or part, without written consent of the Land Surveyor or Engineer, is prohibited. Only copies from the original of this document, marked with the original signature and original seal of the Surveyor or Engineer, shall be considered to be valid and true copies.

EROSION CONTROL PLAN

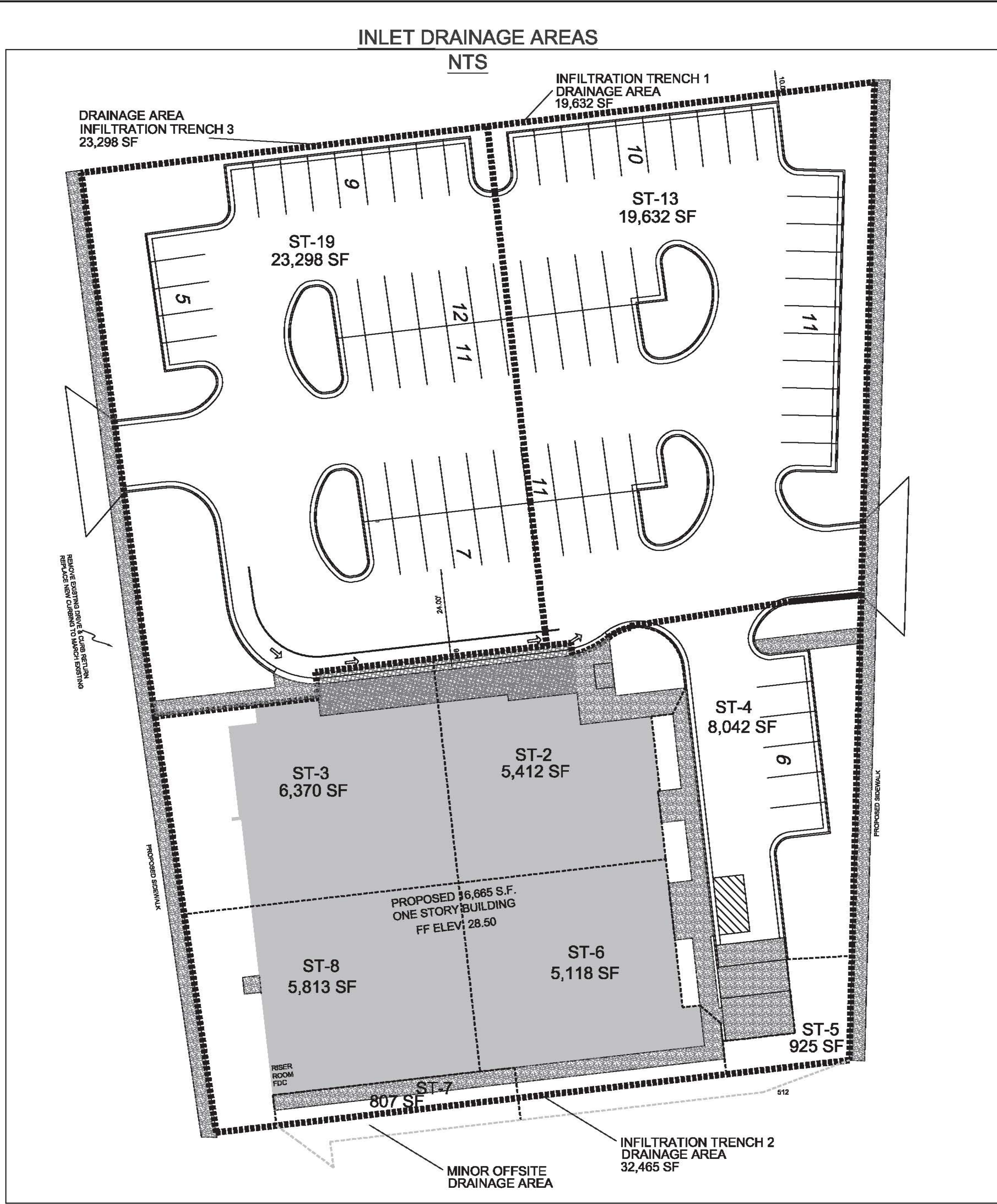
WESCP LLC

City of Wilmington NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: WESCP LLC
 1279 NEW HANOVER MEDICAL PARK
 WILMINGTON, N.C. 28403

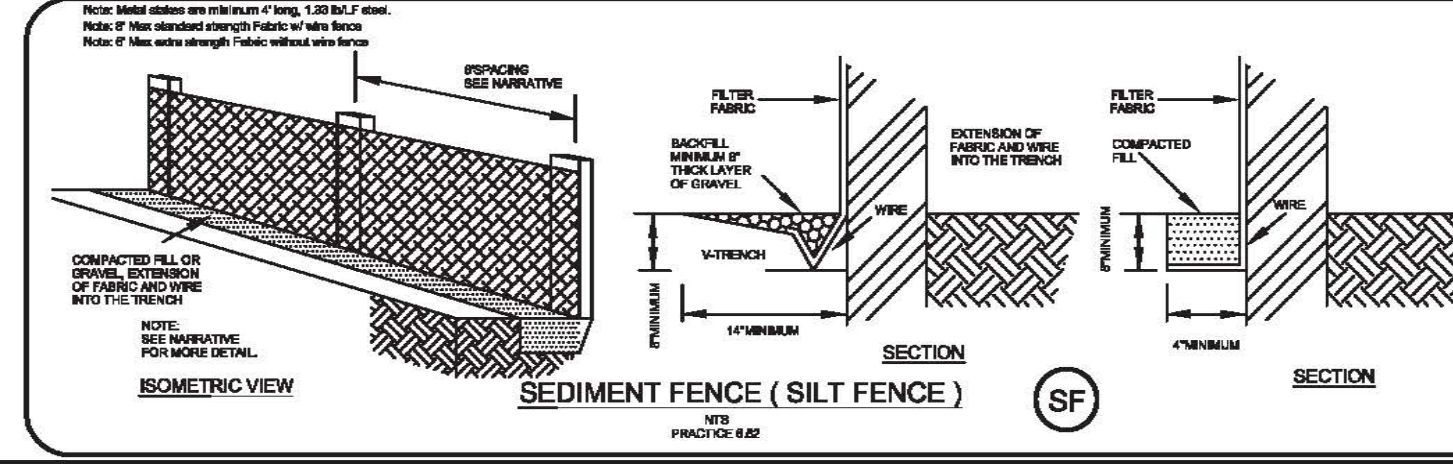
HANOVER DESIGN SERVICES, P.A.
 LAND SURVEYORS, ENGINEERS & LAND PLANNERS
 1123 FLORAL PARKWAY
 WILMINGTON, N.C. 28403
 PHONE: (910) 345-9022
 LICENSE # C-6987

Date: 5-7-20
 Scale: HORIZ: 1" = 30'
 Drawn: GW
 Checked: AHG
 Project No: 11499
 Sheet No: EC-1
 EC-4



10-YEAR STORM NETWORK REPORT

Downstream Node	Upstream Node	Pipe Length (ft)	Drainage Area (Acres)	Total Area (Acres)	Runoff Coef.	Tc (min)	Rainfall Intensity (in/hr)	Runoff (cfs)	Diameter (in)	Slope (%)	Downstream Pipe Invert (ft)	Upstream Pipe Invert (ft)	Downstream HGL (ft)	Upstream HGL (ft)	Upstream Rim Elev (ft)	Downstream Rim Elev (ft)
ST-12	ST-13	7.62	0.45	0.45	0.81	5.00	7.23	2.64	12.00	2.62	18.80	19.00	19.25	19.45	23.05	22.80
ST-18	ST-19	7.62	0.53	0.53	0.76	5.00	7.23	2.94	12.00	8.56	18.50	19.00	18.87	19.37	23.00	22.78
ST-7	ST-8	40.00	0.13	0.13	0.71	5.00	7.23	0.69	10.00	0.50	24.57	24.77	25.02	25.13	28.10	27.60
ST-6	ST-7	80.00	0.22	0.15	0.55	5.00	7.23	0.67	10.00	0.50	24.17	24.57	24.87	24.95	27.60	27.60
ST-5	ST-6	55.03	0.12	0.27	0.89	5.00	7.23	0.76	10.00	0.50	23.90	24.17	24.44	24.81	27.60	27.00
ST-4	ST-5	132.22	0.02	0.29	0.15	5.00	7.23	0.02	12.00	0.40	22.87	23.40	23.40	23.99	27.00	26.40
ST-2	ST-4	54.11	0.16	0.48	0.74	5.00	7.23	0.99	18.00	0.33	22.19	22.37	23.26	23.29	26.40	28.24
ST-1	ST-2	41.38	0.12	0.75	0.88	5.00	7.23	0.79	18.00	0.24	22.10	22.20	22.85	23.14	28.24	27.21
ST-11	ST-1	96.60	0.00	0.75	0.50	5.00	7.23	0.00	15.00	0.40	20.11	20.50	20.90	21.53	27.21	23.91
ST-2	ST-3	104.49	0.15	0.15	0.75	5.00	7.23	0.79	8.00	1.34	23.80	25.20	24.14	25.54	28.24	28.24
ST-15	ST-17	36.65	0.00	0.00	0.50	5.00	7.23	0.00	15.00	0.27	20.20	20.30	20.20	20.30	23.73	24.15
ST-14	ST-15	132.83	0.00	0.00	0.50	5.00	7.23	0.00	15.00	0.20	19.47	19.73	19.59	20.15	24.15	22.80
ST-15	ST-16	12.26	0.00	0.00	0.50	5.00	7.23	0.00	15.00	0.82	20.20	20.30	20.31	20.41	23.74	24.15



Soil Stabilization
Specification # 8.01 - Construction Specifications

1. Site preparation - Clear, grub and strip topsoil from areas under the establishment to remove trees, stumps, rocks, and other debris. Do not remove topsoil from the site. Apply the appropriate erosion control measures. After clearing the site, the soil surface shall be graded to a minimum depth of 2 inches to a maximum depth of 4 inches. Slope of topsoil or soil containing organic matter for use on the soil surface of the establishment to facilitate vegetation establishment. Place temporary erosion control measures below the grade as needed.

2.04-ft trench - Excavate a cut-off trench along the centerline of the slope. The trench shall be 2.04 feet deep, 18 inches wide, and 2 inches high. The trench shall be placed at least 6 inches from the edge of the slope. The trench shall be placed at least 6 inches from the edge of the slope. The trench shall be placed at least 6 inches from the edge of the slope.

3.6-inches - Place fill material from the approved areas on the site. It shall be clean mineral soil, free of roots, woody vegetation, rocks and other objectionable material. Spread the fill material in a uniform layer 6 inches deep. The fill material shall contain sufficient organic matter so it can be formed by hand into a ball without crumbling. If water can be formed by hand it is too wet for proper compaction. Place fill material in 4-in. lifts and compact each lift with a hand tamp. Place fill material in 4-in. lifts and compact each lift with a hand tamp. Place fill material in 4-in. lifts and compact each lift with a hand tamp.

Seeding
Specification # 8.10 - Specifications

Complete grading before seeding and install all necessary erosion control practices, such as straw, mulch and stakes. Minimum slope above seeding area shall be 2% or greater. Seeding shall be completed within 30 days of grading. Seeding shall be completed within 30 days of grading. Seeding shall be completed within 30 days of grading.

Good seedbed preparation is essential to successful plant establishment. A good seedbed is well-tilled, loose and uniform. Where hydroseeding methods are used, the surface may be left with a rougher surface of large clods and stones.

Apply - Apply lime according to soil test recommendations. If the pH (acidity) of the soil is not known, an application of ground agricultural limestone of the rate of 1 to 1 1/2 tons/acre on coarse-textured soils and 2-3 tons/acre on fine-textured soils is usually sufficient. Apply limestone uniformly and incorporate into the top 4-6 inches of soil. Soil with a pH of 6.5 or higher need not be limed.

Soil Stabilization
Specification # 8.02 - Construction Specifications

1. Complete grading and installation of all erosion control practices and measures in accordance with the approved sedimentation control plan and construction schedule.

2. Prepare good finished area to be graded and filled, and preserve it for use in finishing the grading of all critical areas.

3. Scarify areas to be seeded to a minimum depth of 2 inches before planting grass (Practice 6.04, Topsoiling).

4. Clear and grub areas to be filled to remove trees, vegetation, rocks, or other objectionable material that would affect the growth stability of the fill.

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

CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED STORMWATER MANAGEMENT PLAN
 Date: _____ Permit #: _____
 Signed: _____

Approved Construction Plan
 Date: 7/22/20
 # 2020015
 SWP #: 2020021
 PO, ES, BM, MB, CW

Stormwater and Erosion & Sediment Control Details

WESCP LLC

City of Wilmington | NEW HANOVER COUNTY, NORTH CAROLINA

2	NC DOT COMMENTS/FINAL DESIGN	7-21-20
1	EARLY GRADING RELEASE	6-29-20
REV. NO.	REVISIONS	DATE

OWNER: WESCP LLC
 1278 NEW HANOVER MEDICAL PARK
 WILMINGTON, N.C. 28403

HANOVER DESIGN SERVICES, P.A.
 LAND SURVEYORS, ENGINEERS & LAND PLANNERS
 1123 FLORAL PARKWAY
 WILMINGTON, N.C. 28403
 PHONE: (910) 343-8002
 LICENSE # C-5887

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes		
Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
<ul style="list-style-type: none"> Temporary grass seed covered with straw or other mulches and tackifiers Hydroseeding Rolled erosion control products with or without temporary grass seed Appropriately applied straw or other mulch Plastic sheeting 	<ul style="list-style-type: none"> Permanent grass seed covered with straw or other mulches and tackifiers Geotextile fabrics such as permanent soil reinforcement matting Hydroseeding Shrubs or other permanent plantings covered with mulch Uniform and evenly distributed ground cover sufficient to restrain erosion Structural methods such as concrete, asphalt or retaining walls Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

- Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
- Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
- Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
- Provide ponding area for containment of treated Stormwater before discharging offsite.
- Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

- Maintain vehicles and equipment to prevent discharge of fluids.
- Provide drip pans under any stored equipment.
- Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
- Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
- Remove leaking vehicles and construction equipment from service until the problem has been corrected.
- Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

- Never bury or burn waste. Place litter and debris in approved waste containers.
- Provide a sufficient number and size of waste containers (e.g. dumpster, trash receptacle) on site to contain construction and domestic wastes.
- Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
- Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
- Anchor all lightweight items in waste containers during times of high winds.
- Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
- Dispose waste off-site at an approved disposal facility.
- On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

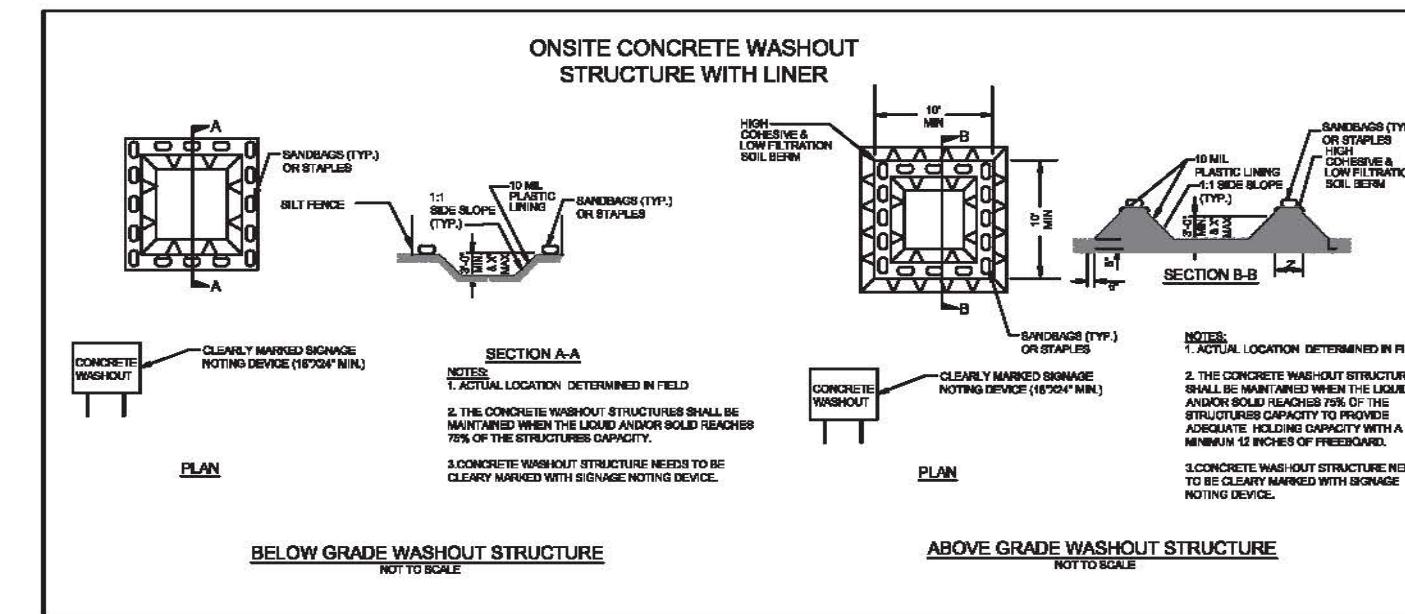
- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
- Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Contain liquid wastes in a controlled area.
- Containment must be labeled, sized and placed appropriately for the needs of site.
- Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

- Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
- Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
- Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

- Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
- Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
- Provide stable stone access point when feasible.
- Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS

- Do not discharge concrete or cement slurry from the site.
- Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
- Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
- Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
- Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
- Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
- Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
- Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
- Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
- At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

- Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
- Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
- Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
- Do not stockpile these materials onsite.

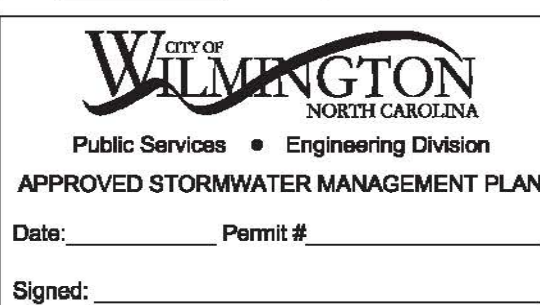
HAZARDOUS AND TOXIC WASTE

- Create designated hazardous waste collection areas on-site.
- Place hazardous waste containers under cover or in secondary containment.
- Do not store hazardous chemicals, drums or bagged materials directly on the ground.

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

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
Date: 7/22/20
2020015
SWP #: 2020021
PO, ES, BM, MB, CW

REV. NO.	REVISIONS	DATE
2	FINAL DESIGN	7-21-20
1	UPDATED DETAIL	6-2-20

Copyright © Wesover Design Services, P.A. All rights reserved. Reproduction or use of the contents of this document, in whole or in part, without written consent of the Land Designer or Engineer, is prohibited. Only copies that bear the original signature and official seal of the Designer or Engineer, shall be considered to be valid and not copies.

EROSION CONTROL-DETAILS

WESCP LLC

City of Wilmington NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: WESCP LLC
1279 NEW HANOVER MEDICAL PARK
WILMINGTON, N.C. 28403

HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS, ENGINEERS & LAND PLANNERS
1122 FLORENCE PARKWAY
WILMINGTON, N.C. 28403
PHONE: (910) 342-6062
LICENSE # 02567

Date: 5-7-20
Scale: N/A
Drawn: AHG
Checked: AHG
Project No: 15040
Sheet No: EC-3
EC-4

**PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

SECTION A: SELF-INSPECTION
Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those unattended days (and this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the measures inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Indication of whether the measures were operating properly, 5. Description of maintenance needs for the measure, 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 5. Indication of visible sediment leaving the site, 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If visible sedimentation is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits, 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Item 2(a) of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover), 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

**PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation
The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Documentation Requirements
(a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.	Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC plan.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation to be Kept on Site
In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

(a) This General Permit as well as the Certificate of Coverage, after it is received.

(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years
All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

**PART II, SECTION G, ITEM (4)
DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT**

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

(a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items,

(b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item 2(c) and (d) of this permit,

(c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems,

(d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above,

(e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and

(f) Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

**PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

SECTION C: REPORTING

1. Occurrences that Must be Reported
Permittees shall report the following occurrences:

(a) Visible sediment deposition in a stream or wetland.

(b) Oil spills if:

- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or
- They are within 100 feet of surface waters (regardless of volume).

(c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.

(d) Anticipated bypasses and unanticipated bypasses.

(e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements
After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	<ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	<ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	<ul style="list-style-type: none"> A report at least ten days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	<ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment [40 CFR 122.41(l)(7)]	<ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. [40 CFR 122.41(l)(6)]. Division staff may waive the requirement for a written report on a case-by-case basis.

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING EFFECTIVE: 04/01/19

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

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: _____ Permit # _____
Signed: _____

Approved Construction Plan
Date: 7/22/20
2020015
SWP # 2020021
PO, ES, BM, MB, CW

REV. NO.	FINAL DESIGN / REVISIONS	DATE
1		7-21-20

Copyright © Erosion Design Services, P.A. All rights reserved. Reproduction or use of the contents of this document, or portions or sections to be created, in whole or in part, without written consent of the Surveyor or Engineer, is prohibited. Only copies from the original of this document, marked with the original signature and original seal of the Surveyor or Engineer, shall be considered to be valid and true copies.

EROSION CONTROL-DETAILS

WESCP LLC
City of Wilmington
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: WESCP LLC
1279 NEW HANOVER MEDICAL PARK
WILMINGTON, N.C. 28403

HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS, ENGINEERS & LAND PLANNERS
1125 FLORENCE PARKWAY
WILMINGTON, N.C. 28403
PHONE: (910) 343-8822
LICENSE # 02-0587

Date: 5-7-20
Scale: N/A
Drawn: AHG
Checked: AHG
Project No: 15040
Sheet No: EC-4
EC-4

7-21-20

NO.	DESCRIPTION	NO.	DESCRIPTION
331	14" PINE	362	8" OAK-CLUSTER
332	13" PINE	369	15" SPLIT-OAK
333	13" PINE	370	11" OAK
334	16" PINE	371	10" OAK
335	14" PINE	372	13" OAK
336	12" PINE	390	30" LONG LEAF PINE
337	13" PINE	391	19" PINE
338	13" PINE	392	20" PINE
339	12" PINE	393	17" PINE
340	16" PINE	394	15" OAK (DEAD)
341	14" PINE	395	13" PINE
342	11" GUM	396	22" PINE
343	10" OAK	514	13" PINE
344	8" OAK	398	13" PINE
345	13" PINE	399	14" PINE
346	13" PINE	400	16" PINE
347	20" OAK	401	18" PINE
348	12" PINE	402	15" PINE
349	19" OAK	403	17" PINE
350	20" PINE	404	13" OAK
351	11" OAK	405	17" PINE
352	11" OAK	406	9" OAK
353	9" OAK	407	15" PINE
354	16" SPLIT-GUM	408	17" PINE
355	21" OAK	409	15" PINE
356	19" PINE	411	13" CEDAR
357	23" PINE	412	16" MAG
358	9" OAK	413	12" PINE
359	10" OAK	414	17" PINE
360	24" OAK	415	12" PINE
361	18" PINE	425	12" PINE
504	5" DOGWOOD	503	8" DOGWOOD
506	7" DOGWOOD	505	7" DOGWOOD
508	7" DOGWOOD	507	7" DOGWOOD
502	7" DOGWOOD	510	7" DOGWOOD
511	7" DOGWOOD	515	14" PINE
	SIGNIFICANT TREE	4	
	REGULATED TREE	49	
	TO BE RETAINED	18	

TREE PRESERVATION

NO. OF TREES	CALIPER (INCHES)	TYPE	TOTL (INCHES)
1	8	OAK	8
2	10	OAK	20
2	11	OAK	22
1	13	OAK	13
1	15	OAK	15
1	11	GUM	11
1	13	CEDAR	13
1	12	PINE	12
3	13	PINE	39
2	14	PINE	28
1	18	PINE	18
1	23	PINE	23
	TOTAL RETAINED		222
	TOTAL CREDITS		37

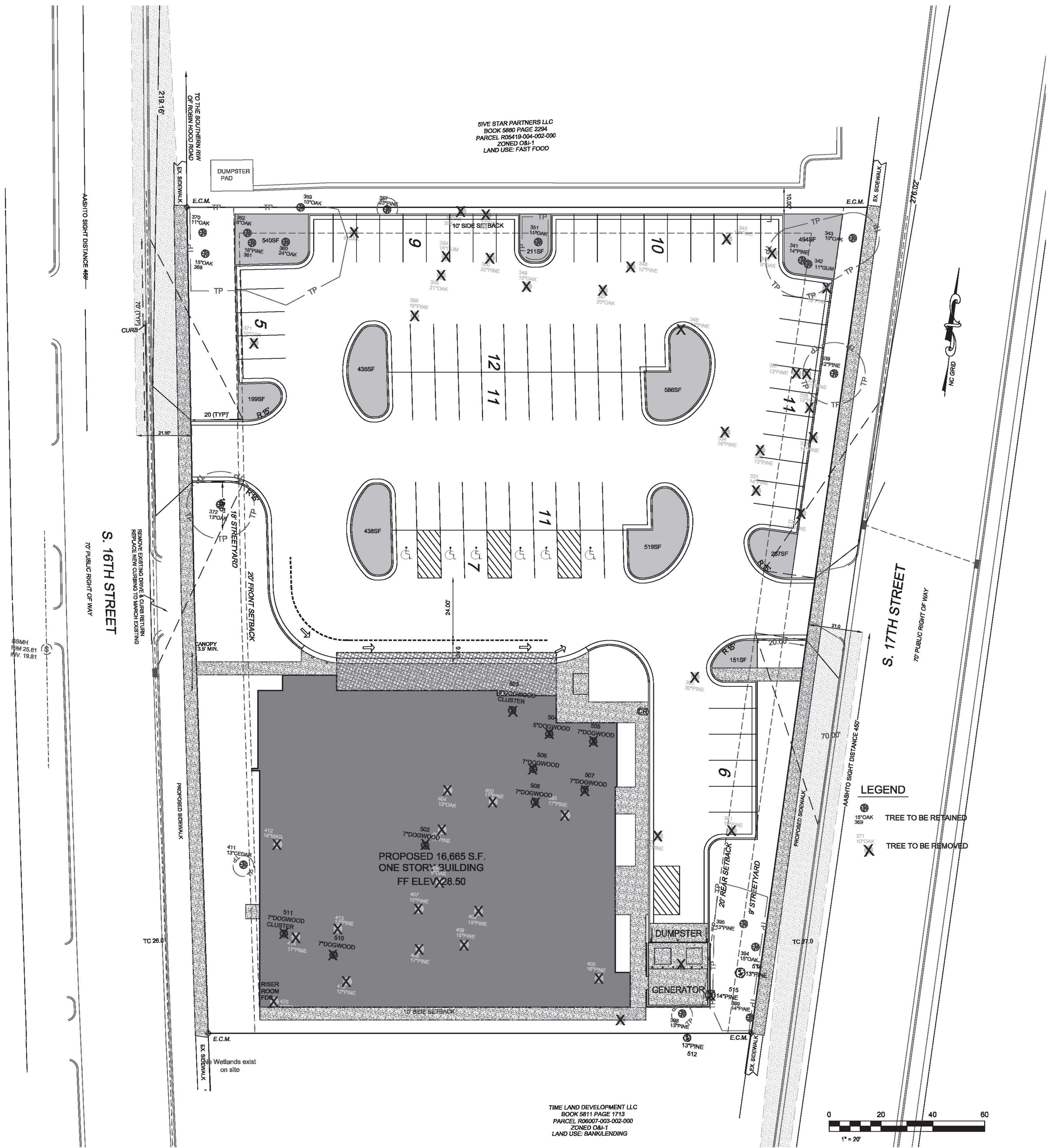
TREE REMOVAL

NO. OF TREES	CALIPER (INCHES)	TYPE	CLASSIFICATION	TOTAL (INCHES)	MITIGATION (%)	SIGNIFICANT	MITIGATION NO. REQ.
1	8	OAK	HARDWOOD	8	100	NO	0
3	9	OAK	HARDWOOD	27	100	NO	0
1	10	OAK	HARDWOOD	10	100	NO	0
1	11	OAK	HARDWOOD	11	100	NO	0
1	13	OAK	HARDWOOD	13	100	NO	0
1	19	OAK	HARDWOOD	19	100	NO	0
1	20	OAK	HARDWOOD	20	100	NO	0
1	21	OAK	HARDWOOD	21	100	NO	0
1	16	GUM	HARDWOOD	16	100	NO	0
1	16	MAGNOLIA	FLOWERING	16	100	YES	11
5	12	PINE	CONIFER	60	100	NO	0
6	13	PINE	CONIFER	78	100	NO	0
3	14	PINE	CONIFER	42	100	NO	0
3	15	PINE	CONIFER	45	100	NO	0
3	16	PINE	CONIFER	48	100	NO	0
5	17	PINE	CONIFER	85	100	NO	0
1	18	PINE	CONIFER	18	100	NO	0
2	19	PINE	CONIFER	38	100	NO	0
2	20	PINE	CONIFER	40	100	NO	0
1	22	PINE	CONIFER	22	100	NO	0
1	30	PINE	CONIFER	30	100	YES	20
8	7	DOGWOOD	FLOWERING	56	100	NO	0
1	5	DOGWOOD	FLOWERING	5	100	NO	0
1	8	DOGWOOD	FLOWERING	8	100	YES	6
	TOTAL SIGNIFICANT TREE MITIGATION REQ.						3
	TOTAL REGULATED TREES TO BE REMOVED WITH ESSENTIAL SITE IMPROVEMENTS						49
	TOTAL NO. OF SIGNIFICANT TREE MITIGATION REQ.						37
	TOTAL TREE CREDITS						37
	TOTAL NO. OF MITIGATION TREES REQ. ON SITE						0

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

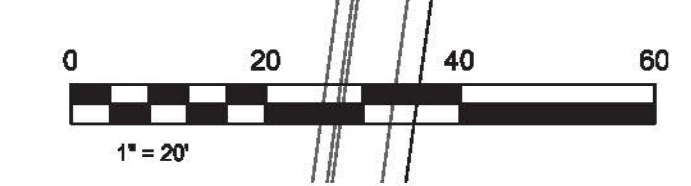
Approved Construction Plan
 Date: 7/22/20
 # 2020015
 SWP # 2020021
 PO, ES, BM, MB, CW

CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED STORMWATER MANAGEMENT PLAN
 Date: _____ Permit # _____
 Signed: _____



LEGEND

- 15" OAK 369 (circled X) TREE TO BE RETAINED
- 371 10" OAK (crossed X) TREE TO BE REMOVED



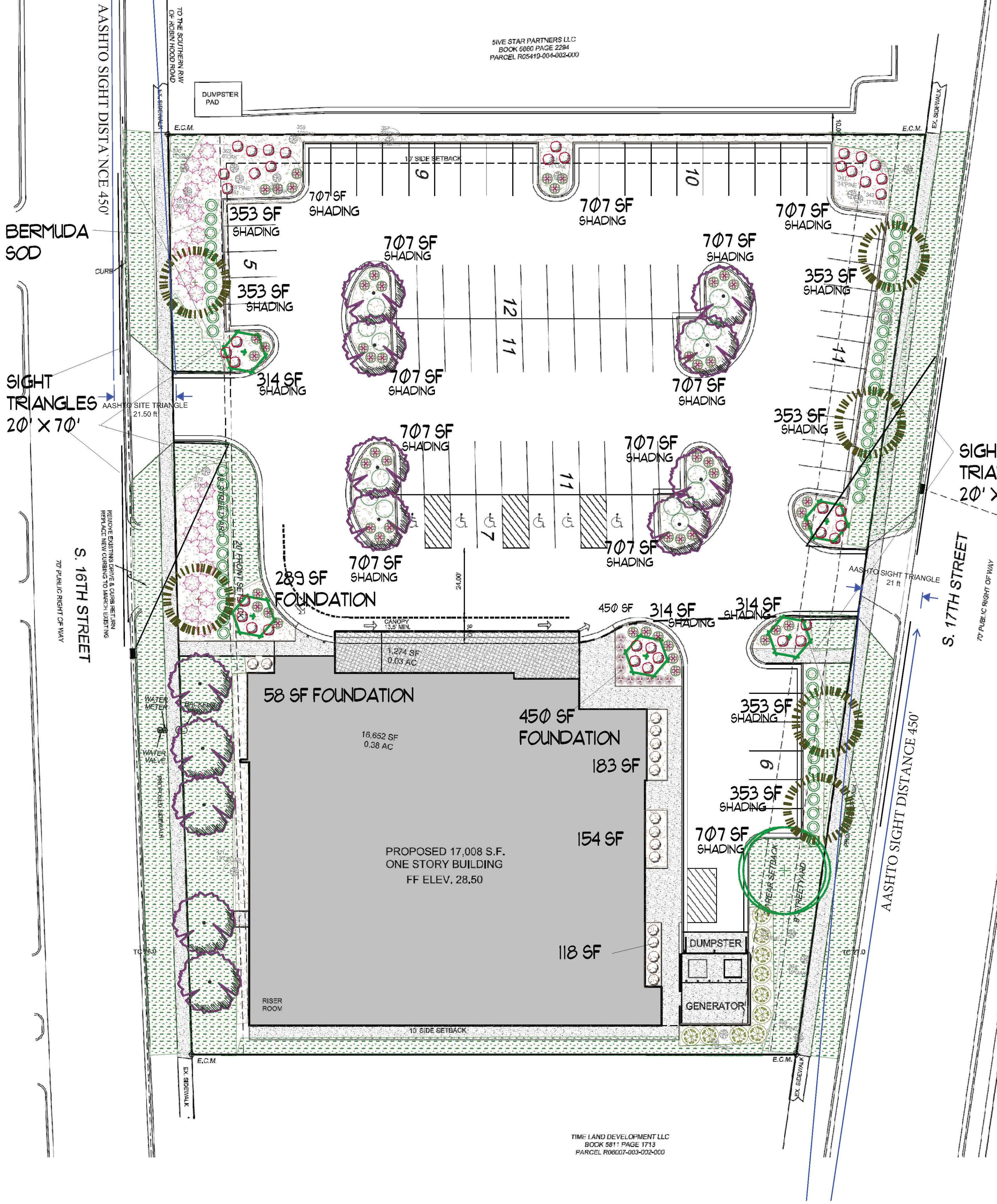
HANOVER DESIGN SERVICES, P.A.
 LAND SURVEYORS, ENGINEERS & LAND PLANNERS
 WILMINGTON, N.C. 28402
 PHONE: 910.348.0000
 LICENSE # 10000

WESCP LLC
 1915 & 1919 S. 16th STREET
 CAPE FEAR TOWNSHIP, NEW HANOVER COUNTY, NORTH CAROLINA

DATE: 06-19-20
 HORZ.: 1" = 20'
 OWNER: WESCP LLC WILMINGTON, N.C. 28403
 PROJECT NO: 15017

TREE INVENTORY

Sheet No: **TS-1**



SIVE STAR PARTNERS LLC
BOOK 0660 PAGE 2284
PARCEL R05419-004-002-000

TIME LAND DEVELOPMENT LLC
BOOK 5811 PAGE 1713
PARCEL R08607-003-002-000

LANDSCAPE NOTES:

1. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
2. THE AREAS WITHIN THE TRIANGULAR SIGHT DISTANCE SHALL BE MAINTAINED FREE OF ALL OBSTRUCTIONS BETWEEN 30" AND 10'.
3. A RAIN/FREEZE SENSOR SHALL BE USED IF THERE IS AN IRRIGATION SENSOR.
4. USING THE CREATIVE STANDARD OF THE CODE, 50% OF THE STREETYARD SHALL BE PLANTED AS CALLED OUT.
5. ALL PLANT BEDS ARE TO RECEIVE 3-4" OF PINESTRAW OR MULCH.
6. LANDSCAPING SHALL BE COMPLETE BEFORE ISSUANCE OF A CO.

Parking Lot Shading LS Requirements
37,953 SF x 20% = 7,590 SF Shading Req'd
353 x 6 = 2,118 SF
314 x 3 = 942 SF
157 x 0 = 0
707 x 12 = 8,484 SF
TOTAL SHADING PROVIDED = 11,544 SF

17TH ST. STREETYARD:
296 LF x 18 = 5328 SF / 600 =
9 TREES 2" CAL. REQ'D, 9 PROV'D.
& 53 PLANTS 12" HT., 53+ PROV'D.

16TH ST. STREETYARD:
298 LF x 9 = 2682 SF / 600 =
4 TREES 2" CAL. REQ'D 4 PROV'D.
& 27 PLANTS 12" HT., 34 PROV'D.

FOUNDATION PLANTINGS:
SOUTH SIDE: 32' HT. X 138 LF X .12 = 530 SF, 739 SF PROV'D.
WEST SIDE: 32' HT. X 110 X .12 = 422 SF, 455 SF PROV'D.

SITE DATA
1915 & 1919 16TH STREET, WILMINGTON, N.C.
PARCEL ID NOS. R05419-004-001-000 & R08607-003-001-000
OWNER: WESCP LLC
ZONED O&I OFFICE & INSTITUTIONAL (GENERAL)
PROPOSED USE: MEDICAL SERVICES
BUILDING CONSTRUCTION TYPE: TEXTURED CONCRETE
BUILDING LOT COVERAGE 22.6%
PROPOSED BLDG. HEIGHT ONE STORY LESS THAN 45'
FRONT SETBACK MINIMUM 20'
SIDE SETBACK MINIMUM 10'
REAR SETBACK MINIMUM 20'
PROPOSED AREA OF DISTURBANCE 75,144 S.F.
ESTIMATED TRIP GENERATION:
A.M. 41 PER HOUR P.M. 62 PER HOUR
(PER TRIP GEN. MANUAL 6TH EDITION VOL. 2 OF 3)
PROPOSED BLDG. SIZE 17,008 S.F.
PARCEL AREA 1.73 ACRES (75,414 S.F.) X 15 = 26 TREES 2" CALIPER REQ'D.
26 NEW TREES 2" CAL

PARKING
MINIMUM PARKING REQUIRED (1 PER 250 SF OF BLDG.) 67 SPACES
MAXIMUM PARKING ALLOWED (1 PER 170 SF OF BLDG.) 98 SPACES
TOTAL PARKING SHOWN 82 TOTAL SPACES
ALL PARKING AND DRIVEWAY STRIPING TO COMPLY WITH CURRENT CITY STANDARDS

NO WETLANDS EXIST ON SITE
SITE IS NOT WITHIN THE 100 YR. FLOOD BOUNDARY
SOIL TYPE: BAYMEADE
CAMA LAND USE CLASSIFICATION: URBAN

IMPERVIOUS SURFACE CALCULATION PRE DEMOLITION	
	S.F.
1915 16TH ST	1465
1919 16TH ST	1875
PARKING AND DRIVES	8920
CONC. PAD	15
TOTAL AREA	12275
TOTAL IMPERVIOUS PRE DEMOLITION	

PROPOSED IMPERVIOUS	
	S.F.
BUILDING	17008
SIDEWALKS	3090
PARKING	37953
DUMPSTER PAD	275
GENERATOR PAD	275
TOTAL IMPERVIOUS	58601
TOTAL PROPOSED IMPERVIOUS	

LEGEND

COMMON NAME	QTY	QTY REQ'D	HT	SIZE/CALIPER	
SHRUB, EVERGREEN BROADLEAF					
HOLLY, YAUPON, DWARF	16	0	NA	3 GAL.	NOT REQ'D.
LOROPETALUM, BLUSH	18	0	NA	3 GAL.	NOT REQ'D.
MISCANTHUS ADAGIO	21	21	12"	3 GAL.	
DRIFT ROSE	53	0	NA	3 GAL.	NOT REQ'D.
LIGUSTRUM RECURVE	10	10	12"	3 GAL.	
JAPANESE YEW	58	58	3'	7 GAL.	LOW BUFFER
WINTERGREEN BOXWOOD	10	10	12"	3 GAL.	
TREE, DECIDUOUS					
TRIDENT MAPLE	13	13	NA	2" CAL.	CANOPY
EAGLESTON HOLLY, T.F.	5	5	8'	NA	UNDERSTORY
LIVE OAK	2	2	NA	2" CAL.	CANOPY
ALLEE ELM	5	5	NA	2" CAL.	CANOPY

Approved Construction Plan
Date: 7/22/20
2020015
SWP #: 2020021
PO, ES, BM, MB, CW

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: _____ Permit # _____
Signed: _____

FREEMAN LANDSCAPE, INC.
Landscape Installation Professionals
JIM@FREEMANLANDSCAPE.COM
910-796-1166

Revision #: 4
Date: 7/20/2020

Scale:
1" = 20'

Landscape Plan:
WESCP LLC

Landscape Design by: Jim Freeman - NCLC# 0071
Freeman Landscape, Inc.