

SITE DEVELOPMENT PLAN

FOR

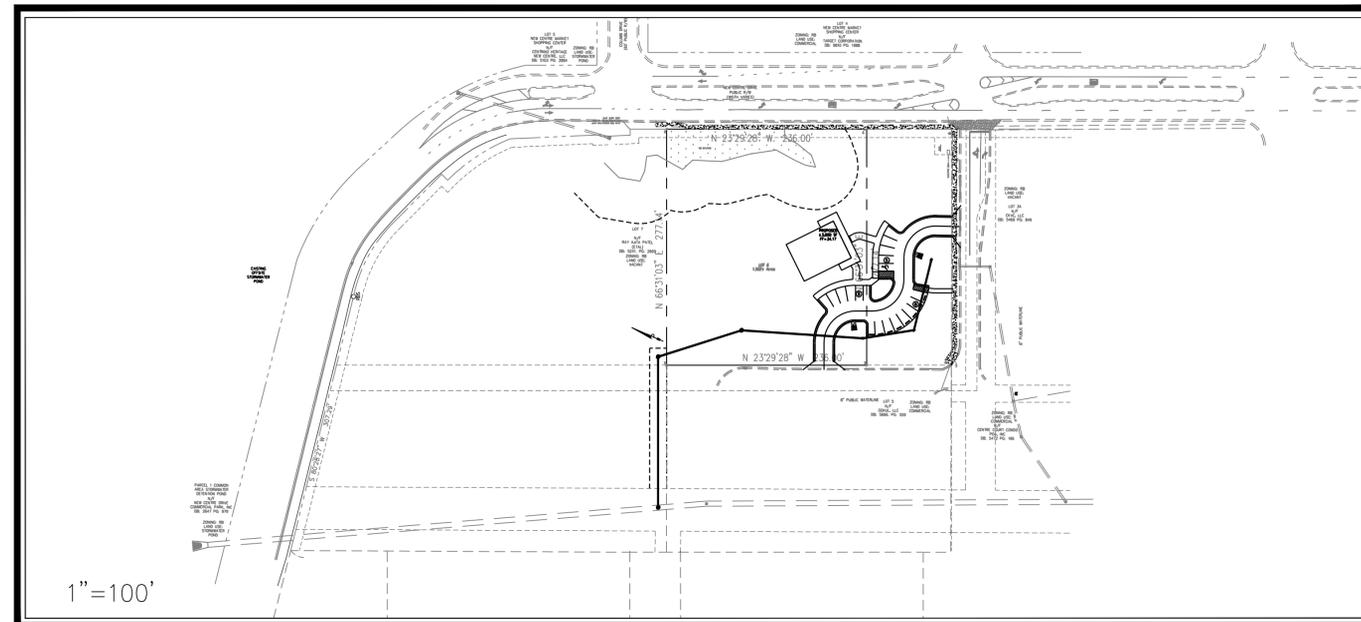
NEW CENTRE TSP

WILMINGTON, NORTH CAROLINA

DECEMBER 2012



VICINITY MAP
(NTS)



SITE DATA TABLE

- GENERAL NOTES:**
- NEW HANOVER CO. PARCEL NO.:
PIN 313816.73.7331
PID R04911-007-028-000
SITE ADDRESS: 4700 NEW CENTRE DRIVE
 - TOTAL TRACT AREA: 1.50 AC.±
 - EXISTING ZONING DISTRICT: RB
REQUIRED SETBACKS - 25' FRONT, 25' CORNER, 0' SIDE, 15' REAR
PROVIDED SETBACKS - 97' FRONT (NEW CENTRE DRIVE), 141' WEST SIDE, 7' EAST SIDE, 99' REAR
 - CAMA LAND CLASSIFICATION: URBAN
 - THIS PROPERTY DOES CONTAIN WETLANDS
 - THE TRACT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. REFERENCE NC FIRM MAP # 3720313800J, EFFECTIVE APRIL 3, 2006.

- DEVELOPMENT DATA:**
- LOT AREA - 1.50 AC.±
PROPOSED LAND USE: MEDICAL OFFICE (DENTAL)
BLDG. COVERAGE: 3,000 S.F. (4.59%)
GROSS FLOOR AREA: 3,000 S.F.
BLDG. HGT. - 1-STORY / 20'
PARKING -
MIN. REQ'D. @ 1 SP./250 S.F. GFA = 12
MAX. PERM'T'D. @ 1 SP./170 S.F. = 18
** 19 SPACES PROV'D. **
(H/C REQ'D. @ 1 FOR 1-25 SPACES)
** 1 H/C SPACE PROV'D. **
- COUNTRY INN SUITES (74 ROOMS)
MIN REQ'D @ 1 SP./ROOM = 74
MAX PERM'T'D @ 1.5 SP./ROOM = 111
** 74 SPACES (3HC) PROV'D. **

- TOTAL FOR BOTH SITES:
MIN REQ'D. 12 + 74 = 86
MAX PERM'T'D. 18 + 111 = 130
** 93 COMBINED SPACES PROV'D. **
- SEWER & WATER CAPACITY - 250 GPD
SEWER ESTIMATED AT 250 GPD/PRACTITIONER/SHIFT (1 PRACTITIONER)
PROPOSED WATER - 313 GPD (@ 1.25% SEWER USE)
- SURFACES -**
- | | |
|-------------------|-------------|
| ON-SITE NEW BUA - | |
| ROOFTOP/PORCH - | 3,746 S.F. |
| SIDEWALKS - | 1,249 S.F. |
| PAVEMENT - | 11,944 S.F. |
| SUBTOTAL - | 16,939 S.F. |
- (NOTE: NC DWQ STORMWATER PERMIT # SW8 980620 ALLOWS FOR UP TO 47,830 S.F. OF BUA COVERAGE FOR LOT 6.)
- PROPOSED BUA - 16,939 S.F.
FUTURE AVAILABLE BUA - 30,891 S.F.

- DEVELOPMENT NOTES:**
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE & TECHNICAL STANDARDS MANUAL.
 - PROJECT SHALL COMPLY WITH ALL CITY, STATE & FEDERAL REGULATIONS.

Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____

Signed: _____

12/09/2012

NOTE:
ALL DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE & THE STATE OF NORTH CAROLINA

LEGEND

DESCRIPTION	EXISTING	PROPOSED
1' CONTOUR INTERVAL	-----	-----
5' CONTOUR INTERVAL	-----	-----
PROPERTY LINE	-----	-----
ROADWAY CENTERLINE	-----	-----
RIGHT OF WAY LIMITS	-----	-----
EASEMENT LINE	-----	-----
CURB & GUTTER	-----	-----
SANITARY SEWER FACILITIES	-----	-----
STORM SEWER FACILITIES	-----	-----
WATERLINE	-----	-----
FIRE HYDRANT ASSEMBLY		
WATERWAYS	-----	N/A
PROPOSED LOT AND S.F.	X 5,000 s.f.	
OPEN SPACE LABEL		
OPEN SPACE		
BUILDING SET BACKS	-----	-----
PRIVATE SANITARY SET BACKS	-----	-----
	PROPOSED	
	STREET SIGN	
	404 WETLANDS	
	FLOW DIRECTION	

DEVELOPER/OWNER

TRIPLE SEA PROPERTIES, LLC
245 PALM GROVE DRIVE
WILMINGTON, NC 28411

PREPARED BY:

GSP CONSULTING, PLLC
ENGINEERING

6626 Gordon Road, Unit C, Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659 License # P-0718

INDEX OF SHEETS

SHT C-0	COVER SHEET
SHT C-1	GENERAL NOTES
SHT C-2	EXISTING CONDITIONS PLAN
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SHT C-3	SITE PLAN
SHT C-4	UTILITY PLAN
SHT C-5	GRADING, DRAINAGE & EROSION & SEDIMENT CONTROL PLAN
SHT C-6	STANDARD DETAILS
SHT C-7	STANDARD DETAILS
SHT L-1	LANDSCAPE PLAN

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

Approved Construction Plan

Name _____	Date _____
Planning _____	
Traffic _____	
Fire _____	

COORDINATION NOTES

1. THE CONTRACTOR IS REQUIRED TO OBTAIN ANY/ALL PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS.
2. ALL WORK IS TO BE IN ACCORDANCE WITH CITY OF WILMINGTON, NEW HANOVER COUNTY, THE CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) AND THE STATE OF NORTH CAROLINA.
3. THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THE PROJECT. IN ADDITION, THE CONTRACTOR IS TO COMPUTE THE LAYOUT OF THE ENTIRE SITE PLAN IN ADVANCE OF BEGINNING ANY WORK ASSOCIATED WITH THE SUBJECT PLANS. CONTRACTOR SHALL EMPLOY A PROFESSIONAL SURVEYOR TO PERFORM SITE IMPROVEMENT STAKEOUT(S).
4. ANYTIME WORK IS PERFORMED OFF-SITE OR WITHIN AN EXISTING EASEMENT, THE CONTRACTOR IS TO NOTIFY THE HOLDER OF SAID EASEMENT AS TO THE NATURE OF PROPOSED WORK, AND TO FOLLOW ANY GUIDELINES OR STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RECORDED EASEMENT.

GENERAL NOTES:

1. EXISTING TOPOGRAPHY, BOUNDARY AND UTILITIES, HAVE BEEN PREPARED BY A FIELD SURVEY BY ATLANTIC COAST SURVEY, PLLC, AND BY PREVIOUSLY APPROVED PLANS PREPARED BY NORRIS, KUSKE & TUNSTALL CONSULTING ENGINEERS, INC.
2. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF ALL EXISTING UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF DITCHING OPERATIONS BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES. IN ORDER TO LOCATE EXISTING UTILITIES IN ADVANCE OF TRENCHING OPERATIONS SO AS TO ELIMINATE OR MINIMIZE DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS RESULTING FROM ANY DAMAGE TO THE EXISTING UTILITY LINES INCLUDING LOSS OF UTILITY REVENUES. CONTRACTOR SHALL ARRANGE FOR TEMPORARY SUPPORT OF EXISTING UTILITIES, SUCH AS POLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE CABLES, WATER LINES, ETC....
3. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT.
4. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK, SUITABLE BARRIERS, FENCES, SIGNS OR OTHER ADEQUATE PROTECTION, INCLUDING FLAGMEN AND WATCHMEN AS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC AS WELL AS THOSE ENGAGED IN THE CONSTRUCTION WORK. CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "CONSTRUCTION AND MAINTENANCE OPERATIONS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE DOT.
5. ALL MATERIAL CLEARED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. ALL WORK BY THE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER THE OWNER ACCEPTS THE WORK.
7. CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL CENTER AT 1 (800) 632-4949 AND ALLOW THE CENTER TO LOCATE EXISTING UTILITIES BEFORE DIGGING.
8. CONTRACTOR SHALL REMOVE ASPHALT, AGGREGATE BASE COURSE, AND CONCRETE CURB & GUTTER WITHIN LIMITS OF DEMOLITION AS SHOWN ON PLAN.

DEMOLITION NOTES

1. CONTRACTOR TO COORDINATE WITH THE OWNER TO PROPERLY MAINTAIN OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN NECESSARY.
2. CONTRACTOR IS TO WALK THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF DEMOLITION REQUIRED. ALL DEMOLITION WORK REQUIRED TO CONSTRUCT NEW SITE IMPROVEMENTS WILL BE PERFORMED BY THE CONTRACTOR AND WILL BE UNCLASSIFIED EXCAVATION.
3. DEMOLITION SHALL INCLUDE BUT IS NOT LIMITED TO THE EXCAVATION, HAULING AND OFFSITE DISPOSAL OF CONCRETE PADS, CONCRETE DITCHES, FOUNDATIONS, SLABS, STEPS, AND STRUCTURES; ABANDONED UTILITIES, BUILDINGS, PAVEMENTS AND ALL MATERIALS CLEARED AND STRIPPED TO THE EXTENT NECESSARY AS DIRECTED BY THE SOILS ENGINEER FOR THE INSTALLATION OF THE NEW IMPROVEMENTS AND WITHIN THE LIMITS OF CLEARING AND GRADING AND AS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES AND UTILITIES ON THE PROPERTY NOT TO BE DEMOLISHED. DAMAGE TO PROPERTIES OF OTHERS DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NO COST TO OWNER.
5. ELECTRIC, TELEPHONE, SANITARY SEWER, WATER AND STORM SEWER UTILITIES THAT SERVICE OFF-SITE PROPERTIES SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
6. EXISTING UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING DEMOLITION.
7. ALL EXISTING IMPROVEMENTS INDICATED OR REQUIRED TO BE DEMOLISHED SHALL INCLUDE REMOVAL FROM THE PROPERTY AND PROPER DISPOSAL.
8. CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING OVER HEAD AND UNDERGROUND UTILITIES INCLUDING CABLE, GAS, TELEPHONE AND ELECTRIC AND ANY OTHER UTILITIES THROUGH THE SITE WITH THE RESPECTIVE COMPANIES.
9. PROVIDE SMOOTH SAW CUT OF EXISTING PAVEMENTS, CURBS AND GUTTERS AND SIDEWALKS TO BE DEMOLISHED.
10. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS OSHA REGULATIONS.
11. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS OF THE MAINS BY DIGGING TEST PITS BY HAND.

EROSION AND SEDIMENT CONTROL NOTES

GENERAL NOTES:

1. CLEAR AND REMOVE FROM SITE ALL TREES, ROOTS, ROOT MAT, ETC. FROM THE AREA WITHIN DESIGNATED CLEARING LIMITS.
2. PLANT GRASS OVER ALL GRADED AREAS AS SHOWN IN THE TABLE ON THIS SHEET OF CEASE OF ANY GRADING ACTIVITY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND RESTORING TO PRE-CONSTRUCTION CONDITIONS ANY AREAS OUTSIDE THE PROJECT LIMITS THAT MAY INADVERTENTLY BE DAMAGED DUE TO THE FAILURE OF THE EROSION MEASURES.
4. DURING GRADING AND AFTER GRADING HAS BEEN COMPLETED, CONTRACTOR SHALL CONTINUE TO MAINTAIN PERMANENT AND TEMPORARY EROSION CONTROL MEASURES UNTIL FINAL INSPECTION AND APPROVAL BY THE NCDENR DIVISION OF LAND QUALITY.
5. WATER, FERTILIZE, MOW AND MAINTAIN SPRIGGED, SODDED AND PLANTED AREAS UNTIL FINAL APPROVAL BY THE NCDENR DIVISION OF LAND QUALITY.
6. ANY BORROW MATERIAL BROUGHT ONTO SITE MUST BE FROM A LEGALLY OPERATED MINE OR OTHER APPROVED SOURCE.
7. ANY EXCESS MATERIAL REMOVED FROM SITE MUST BE HAULED TO A LEGALLY OPERATED MINE OR OTHER APPROVED SOURCE.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. ALL CONSTRUCTION ENTRANCES WILL BE PERIODICALLY TOP DRESSED WITH AN ADDITIONAL 2 INCHES OF #4 STONE TO MAINTAIN PROPER DEPTH. ANY SEDIMENT THAT IS TRACKED INTO THE STREET WILL BE IMMEDIATELY REMOVED.
3. SEDIMENT WILL BE REMOVED BEHIND THE SEDIMENT FENCE WHEN IT BECOMES 0.5 FEET DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. SILT FENCE STAKES WILL BE SPACED 6 FEET APART UNLESS A WIRE BACKING IS USED WITH 8 FOOT STAKE SPACING.
4. INSPECT INLET PROTECTION AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.
5. ALL SEEDED AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
6. INSPECT SKIMMER SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (ONE-HALF INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT ACCUMULATES TO ONE-HALF THE DESIGN DEPTH. PULL THE SKIMMER TO ONE SIDE SO THAT THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED. EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN, NOT JUST AROUND THE SKIMMER OR THE FIRST CELL. MAKE SURE VEGETATION GROWING IN THE BOTTOM OF THE BASIN DOES NOT HOLD DOWN THE SKIMMER.

IF THE SKIMMER IS CLOGGED WITH TRASH AND THERE IS WATER IN THE BASIN, USUALLY JERKING ON THE ROPE, WILL MAKE THE SKIMMER BOB UP AND DOWN AND DISLODGE THE DEBRIS AND RESTORE FLOW. IF THIS DOES NOT WORK, PULL THE SKIMMER OVER TO THE SIDE OF THE BASIN AND REMOVE THE DEBRIS.

IF THE SKIMMER ARM OR BARREL PIPE IS CLOGGED, THE ORIFICE CAN BE REMOVED AND THE OBSTRUCTION CLEARED WITH A PLUMBER'S SNAKE OR BY FLUSHING WITH WATER. BE SURE AND REPLACE THE ORIFICE BEFORE REPOSITIONING THE SKIMMER.

CHECK THE FABRIC LINED SPILLWAY FOR DAMAGE AND MAKE ANY REQUIRED REPAIRS WITH FABRIC THAT SPANS THE FULL WIDTH OF THE SPILLWAY. CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. MAKE ALL NECESSARY REPAIRS IMMEDIATELY. REMOVE ALL TRASH AND OTHER DEBRIS FROM THE SKIMMER AND POOL AREAS.

FREEZING WEATHER CAN RESULT IN ICE FORMING IN THE BASIN. SOME SPECIAL PRECAUTIONS SHOULD BE TAKEN IN THE WINTER TO PREVENT THE SKIMMER FROM PLUGGING WITH ICE.

7. INSPECT EXCELSIOR MATTING AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT REPAIR IMMEDIATELY. GOOD CONTACT WITH THE GROUND MUST BE MAINTAINED, AND EROSION MUST NOT OCCUR BENEATH THE MATTING. ANY AREAS OF THE MATTING THAT ARE DAMAGED OR NOT IN CLOSE CONTACT WITH THE GROUND SHALL BE REPAIRED AND STAPLED. IF EROSION OCCURS DUE TO POORLY CONTROLLED DRAINAGE, THE PROBLEM SHALL BE FIXED AND THE ERODED AREA PROTECTED. MONITOR AND REPAIR THE MATTING AS NECESSARY UNTIL GROUND COVER IS ESTABLISHED.

STABILIZATION NOTES

1. ALL DISTURBED AREAS WILL BE STABILIZED WITHIN 15 WORKING DAYS OF CEASE OF ANY PHASE OF ACTIVITY AND SLOPES WITHIN 21 CALENDAR DAYS.

PERMANENT SEEDING SCHEDULE - MIXTURE 5CP

SPECIES	RATE (LB./ACRE)
CENTPEDE GRASS	10-20

Seeding Dates
MARCH - JUNE

Soil Amendments
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 300 LB/ACRE 10-10-10 FERTILIZER.

Mulch
DO NOT MULCH.

Maintenance
FERTILIZE SPARINGLY LB/ACRE NITROGEN IN SPRING WITH NO PHOSPHORUS. CENTPEDE GRASS CANNOT TOLERATE HIGH PH OR EXCESS FERTILIZER.

TEMPORARY SEEDING-LATE WINTER/EARLY SPRING

WINTER AND EARLY SPRING

SPECIES	RATE (LB./ACRE)
Rye (GRAIN)	120
*ANNUAL LESPEDEZA (KOBÉ IN PIEDMONT AND COASTAL PLAIN, KOREAN IN MOUNTAINS)	50

*OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE.

SUMMER

SPECIES	RATE (LB./ACRE)
GERMAN MILLET	40

FALL

SPECIES	RATE (LB./ACRE)
RYE (GRAIN)	120

Seeding dates

COASTAL PLAIN - DEC.1-APR. 15 - LATE WINTER AND EARLY SPRING
APRIL 15 - AUG. 15 - SUMMER
AUG. 15 - DEC. 30 - FALL

Soil amendments

FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

Mulch

APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

Maintenance

REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

GENERAL GRADING NOTES

1. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF SUCH UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF THE DITCHING OPERATION BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES IN ORDER TO LOCATE EXISTING UTILITIES IN ADVANCE OF THE TRENCHING OPERATIONS SO AS TO AVOID AND PREVENT DAMAGE TO THE EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST RESULTING FROM ANY DAMAGE TO THE EXISTING UTILITY LINES INCLUDING BUT NOT LIMITED TO REPAIRS AND LOSS SERVICE REVENUE. CONTRACTOR SHALL ARRANGE FOR TEMPORARY SUPPORT OF EXISTING UTILITIES, SUCH AS POLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE CABLES, WATER LINES, ETC..
2. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT.
3. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK, SUITABLE BARRIERS, FENCES, SIGNS OR OTHER ADEQUATE PROTECTION, INCLUDING FLAG MEN AND WATCHMEN AS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC AS WELL AS THOSE ENGAGED IN THE CONSTRUCTION WORK. CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "CONSTRUCTION AND MAINTENANCE OPERATIONS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE NCDOT.
4. ALL MATERIAL CLEARED AND GRUBBED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK, SUCH AS TREES, VEGETATION, FENCING, ETC... SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE OR BURNED IF PROPER PERMITS ARE RECEIVED.

SITE NOTES

1. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND R.O.W.'S PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
3. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
4. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH THE RESPECTIVE UTILITY.
5. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
6. THE GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
7. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
8. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
9. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE GIVEN TO THE OWNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENT SHALL BE MADE WITHOUT THE PERMISSION OF THE OWNER.
10. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COST HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. CONTACT NORTH CAROLINA ONE CALL* TOLL FREE 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NONSUBSCRIBING UTILITIES.
11. ALL PERMITS RELATIVE TO PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION
12. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY, AND LOCAL CODES.
13. FOR BUILDING DIMENSIONS, SEE ARCHITECTURAL DRAWINGS.
14. ALL DIMENSIONS AND RADI ARE TO OUTSIDE FACE OF BUILDING OR TO FACE OF CURB UNLESS OTHERWISE NOTED.
15. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
16. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

GENERAL STORM SEWER NOTES

1. ALL STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WILMINGTON AND THE STATE OF NORTH CAROLINA REQUIREMENTS AS SPECIFIED ON THE DRAWINGS AND IN THE PROJECT SPECIFICATIONS.
2. BEDDING FOR ALL STORM SEWER PIPE SHALL BE AS SPECIFIED ON THE DRAWINGS, PROJECT SPECIFICATIONS, AND MANUFACTURER SPECIFICATIONS.
3. ALL STORM SEWER PIPES TO BE HDPE ADS N-12 OR EQUIVALENT, UNLESS OTHERWISE SPECIFIED.
4. ALL STORM SEWER PIPES SHOWN AS RCP ON THE PLANS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, UNLESS INDICATED OTHERWISE ON PLANS.

SITE AREA DESCRIPTION	GROUND STABILIZATION	
	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HOW) 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 HOW ZONES)

EXISTING UTILITY NOTES

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING AND PROPOSED UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.
2. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

UTILITY CONTACTS:

1. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING AND DIGGING. 1-800-632-4949

NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY CONTRACTOR PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO ANY EXCAVATION OR DEMOLITION.

CONTACT "CAROLINA ONE CALL" AT
1-800-632-4949

EMERGENCY DIAL 911

POLICE - FIRE - RESCUE

Approved Construction Plan

Name _____ Date _____

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.

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

Date: _____ Permit #: _____

Signed: _____



No.	Revision	Date	By

Designer	GSP	Scale	
Drawn By	GSP	Date	DECEMBER 2012
License #	P-0718	Job No.	2012-0015

Wilmington

NEW CENTRE TSP

New Hanover County

North Carolina

GENERAL NOTES

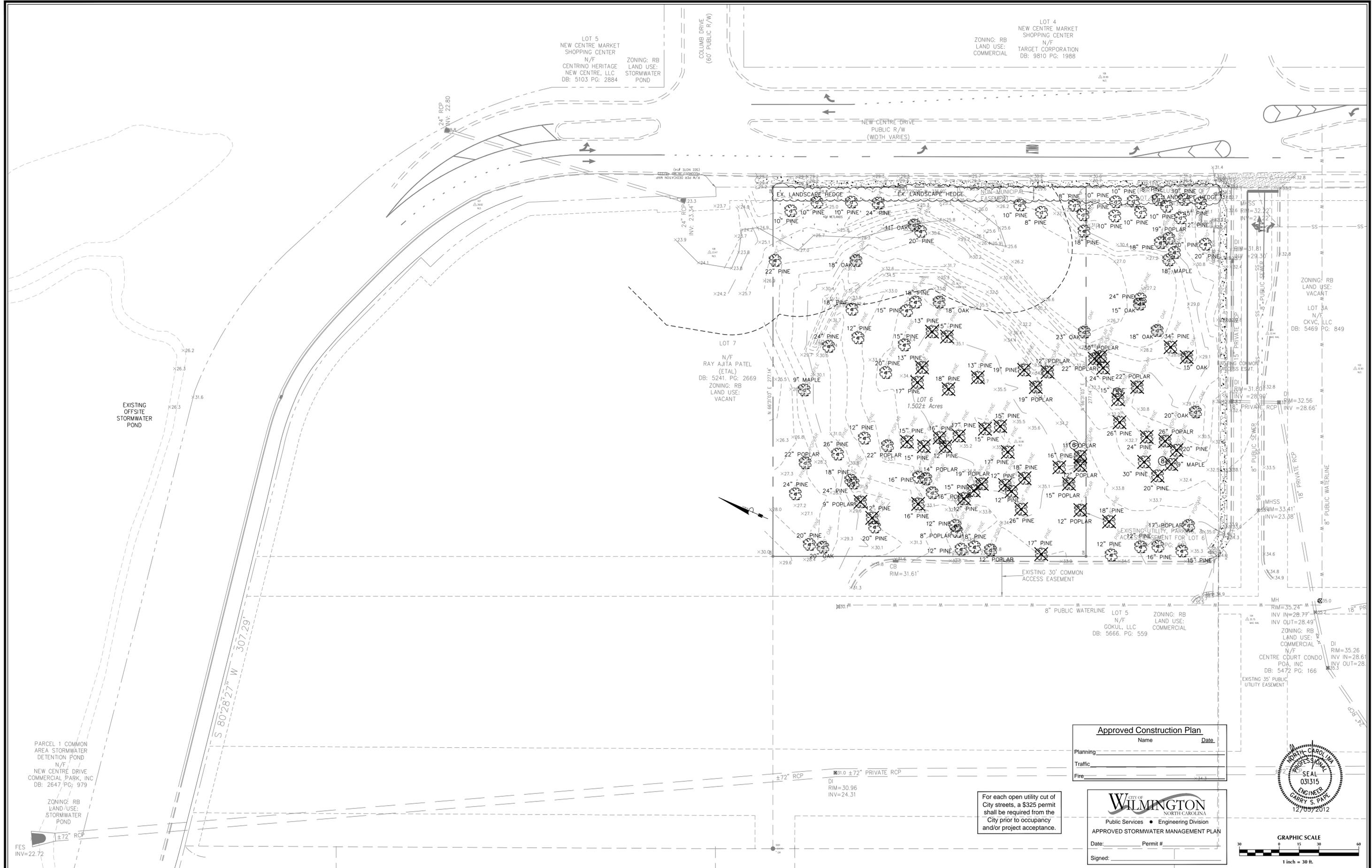
PREPARED FOR:
Triple Sea Properties, LLC.
245 Palm Grove Drive
Wilmington, NC 28411

GSP CONSULTING, PLLC
ENGINEERING

6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.

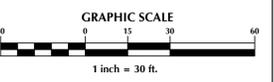
C-1



Approved Construction Plan
 Name _____ Date _____
 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.

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



No.	Revision	Date	By

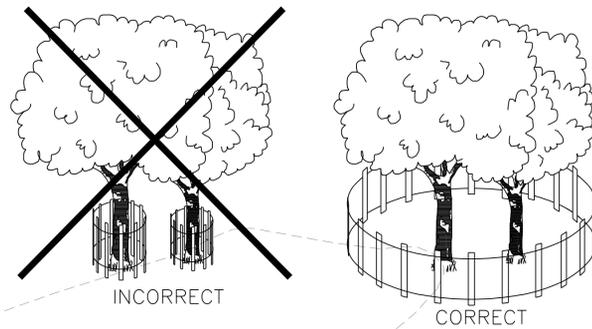
Designer: GSP Scale: 1" = 30'
 Drawn By: GSP Date: DECEMBER 2012
 License #: P-0718 Job No.: 2012-0015

NEW CENTRE TSP
 Existing Conditions
 Wilmington New Hanover County North Carolina

PREPARED FOR:
 Triple Sea Properties, LLC.
 245 Palm Grove Drive
 Wilmington, NC 28411

GSP CONSULTING, PLLC
 ENGINEERING
 6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. **C-2**

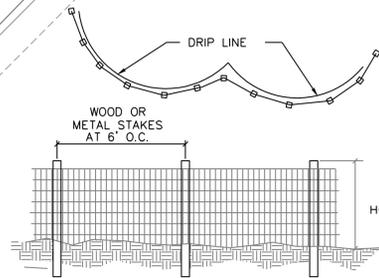


NOTES:

- IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR. IN SUCH CASES REPAIR ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM IMMEDIATELY.
- FENCE SHALL BE PLACED 1.5 TIMES THE DIAMETER OF THE PLANT
- REPAIR ROOTS BY REMOVING THE DAMAGED AREAS WITH A CLEAN CUT.
- REPAIR DAMAGE TO BARK BY TRIMMING AROUND THE DAMAGED AREAS.
- CUT OFF ALL DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN BRANCH.

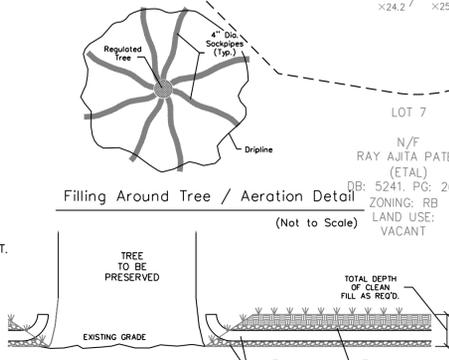
EXAMPLE OF TREE PROTECTION FENCING

N.T.S.



Tree Protection Fence Detail

(Not to Scale)



Filling Around Tree / X-Section

(Not to Scale)

NOTE: ALL TREES ON ADJACENT PROPERTY, NO MORE THAN 40% OF ROOT ZONE TO BE ENCROACHED

TREE INVENTORY & CREDITS

TREE / SIZE	QUANTITY	REMOVED	SAVED	REASON FOR REMOVAL	TREE / SIZE	QUANTITY	REMOVED	SAVED	REASON FOR REMOVAL
12" PINE	11	4	7	ESSENTIAL SITE IMPROVEMENTS	8" POPLAR	1	1	1	ESSENTIAL SITE IMPROVEMENTS
13" PINE	3	3		ESSENTIAL SITE IMPROVEMENTS	9" POPLAR	1	1	1	ESSENTIAL SITE IMPROVEMENTS
15" PINE	10	6	4	ESSENTIAL SITE IMPROVEMENTS	11" POPLAR	1	1	1	ESSENTIAL SITE IMPROVEMENTS
16" PINE	5	3	2	ESSENTIAL SITE IMPROVEMENTS	12" POPLAR	4	3	1	ESSENTIAL SITE IMPROVEMENTS
17" PINE	4	4		ESSENTIAL SITE IMPROVEMENTS	14" POPLAR	1	1	1	ESSENTIAL SITE IMPROVEMENTS
18" PINE	10	5	5	ESSENTIAL SITE IMPROVEMENTS	15" POPLAR	1	1	1	ESSENTIAL SITE IMPROVEMENTS
19" PINE	1	1		ESSENTIAL SITE IMPROVEMENTS	16" POPLAR	1	1	1	ESSENTIAL SITE IMPROVEMENTS
20" PINE	8	2	6	ESSENTIAL SITE IMPROVEMENTS	17" POPLAR	1	1	1	ESSENTIAL SITE IMPROVEMENTS
22" PINE	1	1		ESSENTIAL SITE IMPROVEMENTS	19" POPLAR	3	2	1	ESSENTIAL SITE IMPROVEMENTS
24" PINE	7	2	5	ESSENTIAL SITE IMPROVEMENTS	22" POPLAR	4	2	2	ESSENTIAL SITE IMPROVEMENTS
26" PINE	3	2	1	ESSENTIAL SITE IMPROVEMENTS	26" POPLAR	1	1	1	ESSENTIAL SITE IMPROVEMENTS
30" PINE	1	1		ESSENTIAL SITE IMPROVEMENTS	30" POPLAR	1	1	1	ESSENTIAL SITE IMPROVEMENTS
34" PINE	1	1		ESSENTIAL SITE IMPROVEMENTS	9" MAPLE	2	1	1	ESSENTIAL SITE IMPROVEMENTS
11" OAK	1	1		ESSENTIAL SITE IMPROVEMENTS	18" MAPLE	1	1	1	ESSENTIAL SITE IMPROVEMENTS
15" OAK	2	1	1	ESSENTIAL SITE IMPROVEMENTS					
18" OAK	3	3							
20" OAK	2	2							
23" OAK	1	1							

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

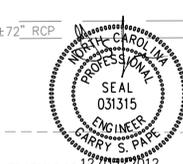
Fire _____

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

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

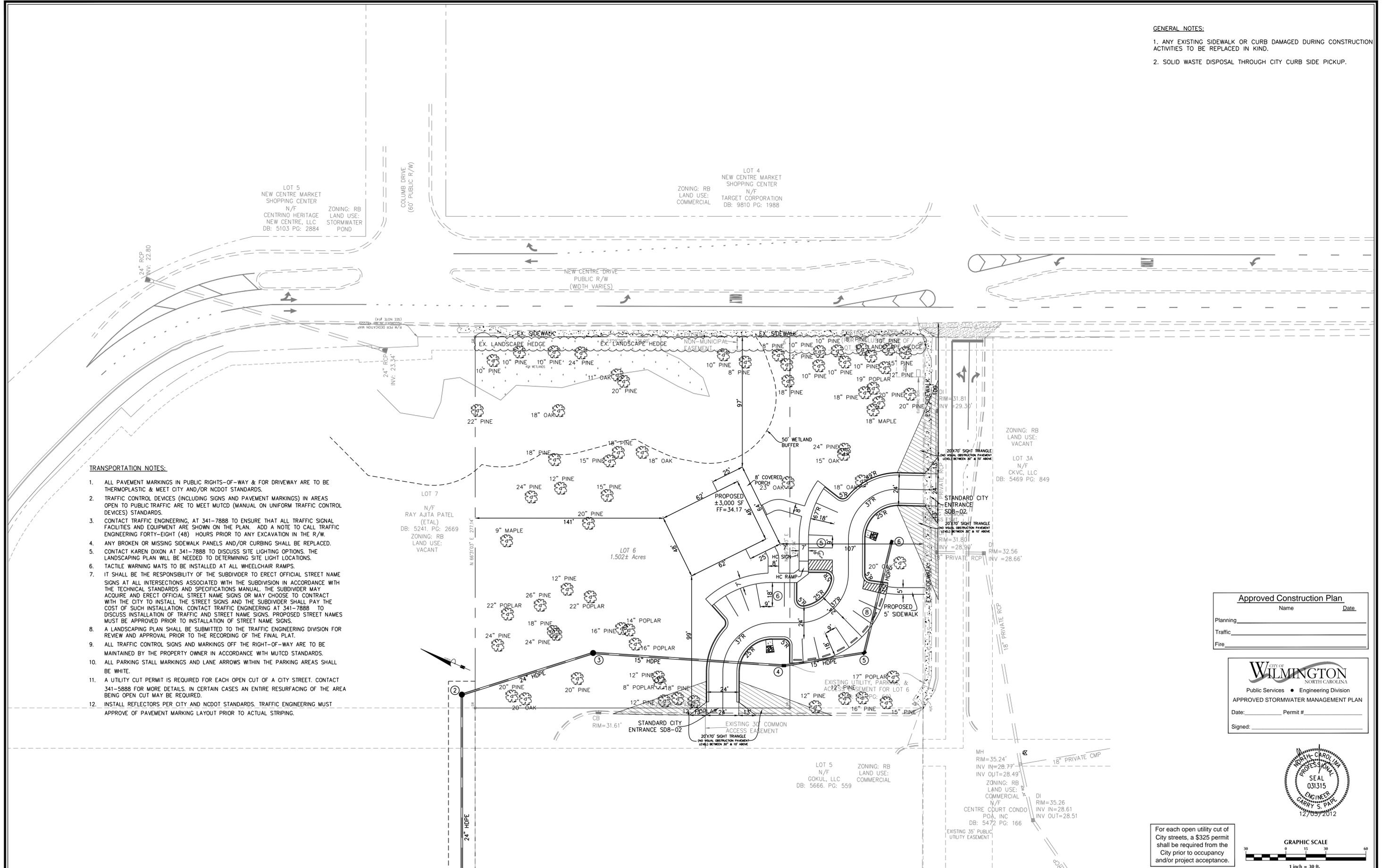
Site Inventory Notes:

- Soils Types:
Se - Seagate
No - Norfolk
JO - Johnston
- This property is not impacted by any AEC.
- There are no Conservation Overlay Resources affecting this property.
- This site is not impacted by any recognized historic or archeological significance.
- No cemeteries were evidenced on the site.
- Existing vegetation has been located and is labeled.
- Wetlands do exist on-site.
- There is no evidence of endangered species or habitat issues on the site.
- The tract is not within a Special Flood Hazard Area. Reference NC FIRM Map # 3720313800J, Effective April 3, 2006.
- Research resulted in no findings of proposed thoroughfares, bike routes, pedestrian sidewalks or trails, or transit facilities affecting this project.



GENERAL NOTES:

1. ANY EXISTING SIDEWALK OR CURB DAMAGED DURING CONSTRUCTION ACTIVITIES TO BE REPLACED IN KIND.
2. SOLID WASTE DISPOSAL THROUGH CITY CURB SIDE PICKUP.



TRANSPORTATION NOTES:

1. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY & FOR DRIVEWAY ARE TO BE THERMOPLASTIC & MEET CITY AND/OR NCDOT STANDARDS.
2. 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.
3. CONTACT TRAFFIC ENGINEERING, AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN. ADD A NOTE TO CALL TRAFFIC ENGINEERING FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION IN THE R/W.
4. ANY BROKEN OR MISSING SIDEWALK PANELS AND/OR CURBING SHALL BE REPLACED.
5. CONTACT KAREN DIXON AT 341-7888 TO DISCUSS SITE LIGHTING OPTIONS. THE LANDSCAPING PLAN WILL BE NEEDED TO DETERMINING SITE LIGHT LOCATIONS.
6. TACTILE WARNING MATS TO BE INSTALLED AT ALL WHEELCHAIR RAMPS.
7. IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO ERECT OFFICIAL STREET NAME SIGNS AT ALL INTERSECTIONS ASSOCIATED WITH THE SUBDIVISION IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL. THE SUBDIVIDER MAY ACQUIRE AND ERECT OFFICIAL STREET NAME SIGNS OR MAY CHOOSE TO CONTRACT WITH THE CITY TO INSTALL THE STREET SIGNS AND THE SUBDIVIDER SHALL PAY THE COST OF SUCH INSTALLATION. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
8. A LANDSCAPING PLAN SHALL BE SUBMITTED TO THE TRAFFIC ENGINEERING DIVISION FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT.
9. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
10. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
11. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
12. INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

CITY OF WILMINGTON
NORTH CAROLINA

Public Services • Engineering Division

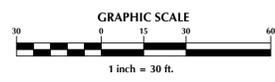
APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____

Signed: _____



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No.	Revision	Date	By

Designer	GSP	Scale	1" = 30'
Drawn By	GSP	Date	DECEMBER 2012
License #	P-0718	Job No.	2012-0015

NEW CENTRE TSP
New Hanover County
North Carolina

SITE PLAN

PREPARED FOR:
Triple Sea Properties, LLC.
245 Palm Grove Drive
Wilmington, NC 28411

GSP CONSULTING, PLLC
ENGINEERING

6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-3

CFPUA STANDARD SEWER NOTES

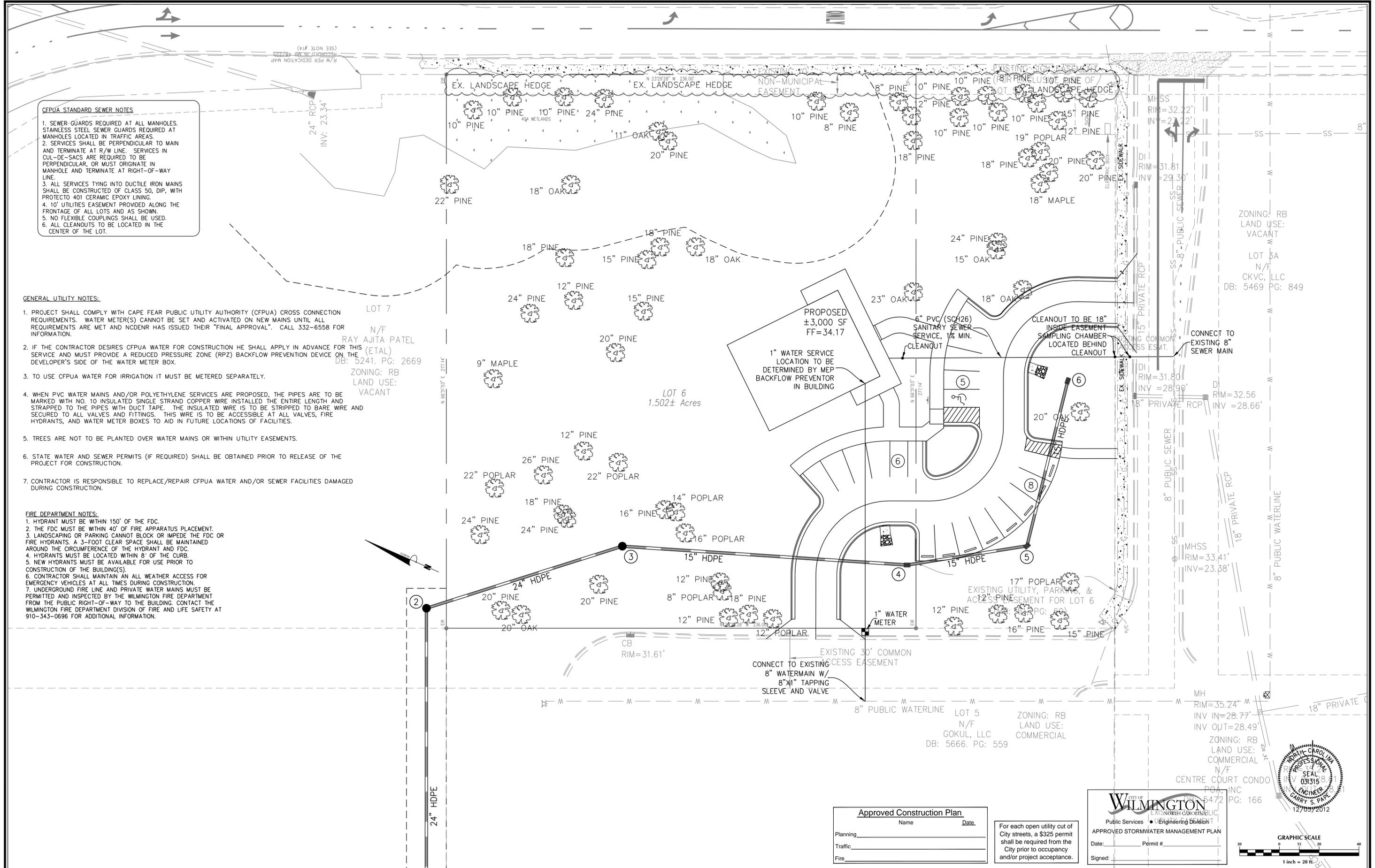
- SEWER GUARDS REQUIRED AT ALL MANHOLES. STAINLESS STEEL SEWER GUARDS REQUIRED AT MANHOLES LOCATED IN TRAFFIC AREAS.
- SERVICES SHALL BE PERPENDICULAR TO MAIN AND TERMINATE AT R/W LINE. SERVICES IN CUL-DE-SACS ARE REQUIRED TO BE PERPENDICULAR, OR MUST ORIGINATE IN MANHOLE AND TERMINATE AT RIGHT-OF-WAY LINE.
- ALL SERVICES TYING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF CLASS 50, DIP, WITH PROTECTO 401 CERAMIC EPOXY LINING.
- 10' UTILITIES EASEMENT PROVIDED ALONG THE FRONTAGE OF ALL LOTS AND AS SHOWN.
- NO FLEXIBLE COUPLINGS SHALL BE USED.
- ALL CLEANOUTS TO BE LOCATED IN THE CENTER OF THE LOT.

GENERAL UTILITY NOTES:

- PROJECT SHALL COMPLY WITH CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) CROSS CONNECTION REQUIREMENTS. WATER METER(S) CANNOT BE SET AND ACTIVATED ON NEW MAINS UNTIL ALL REQUIREMENTS ARE MET AND NCDENR HAS ISSUED THEIR "FINAL APPROVAL". CALL 332-6558 FOR INFORMATION.
- IF THE CONTRACTOR DESIRES CFPUA WATER FOR CONSTRUCTION HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
- TO USE CFPUA WATER FOR IRRIGATION IT MUST BE METERED SEPARATELY.
- WHEN PVC WATER MAINS AND/OR POLYETHYLENE SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED SINGLE STRAND COPPER WIRE INSTALLED THE ENTIRE LENGTH AND STRAPPED TO THE PIPES WITH DUCT TAPE. THE INSULATED WIRE IS TO BE STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES AND FITTINGS. THIS WIRE IS TO BE ACCESSIBLE AT ALL VALVES, FIRE HYDRANTS, AND WATER METER BOXES TO AID IN FUTURE LOCATIONS OF FACILITIES.
- TREES ARE NOT TO BE PLANTED OVER WATER MAINS OR WITHIN UTILITY EASEMENTS.
- STATE WATER AND SEWER PERMITS (IF REQUIRED) SHALL BE OBTAINED PRIOR TO RELEASE OF THE PROJECT FOR CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO REPLACE/REPAIR CFPUA WATER AND/OR SEWER FACILITIES DAMAGED DURING CONSTRUCTION.

FIRE DEPARTMENT NOTES:

- HYDRANT MUST BE WITHIN 150' OF THE FDC.
- THE 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.
- HYDRANTS MUST BE LOCATED WITHIN 8' OF THE CURB.
- NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO CONSTRUCTION OF THE BUILDING(S).
- CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- UNDERGROUND FIRE LINE AND PRIVATE WATER MAINS MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-343-0696 FOR ADDITIONAL INFORMATION.



No.	Revision	Date	By

Designer	GSP	Scale	1" = 20'
Drawn By	GSP	Date	DECEMBER 2012
License #	P-0718	Job No.	2012-0015

NEW CENTRE TSP
 Wilmington North Carolina
 New Hanover County

UTILITY PLAN

PREPARED FOR:
 Triple Sea Properties, LLC.
 245 Palm Grove Drive
 Wilmington, NC 28411

GSP CONSULTING, PLLC
 ENGINEERING
 6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-4

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

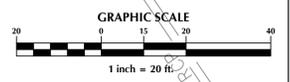
Fire _____

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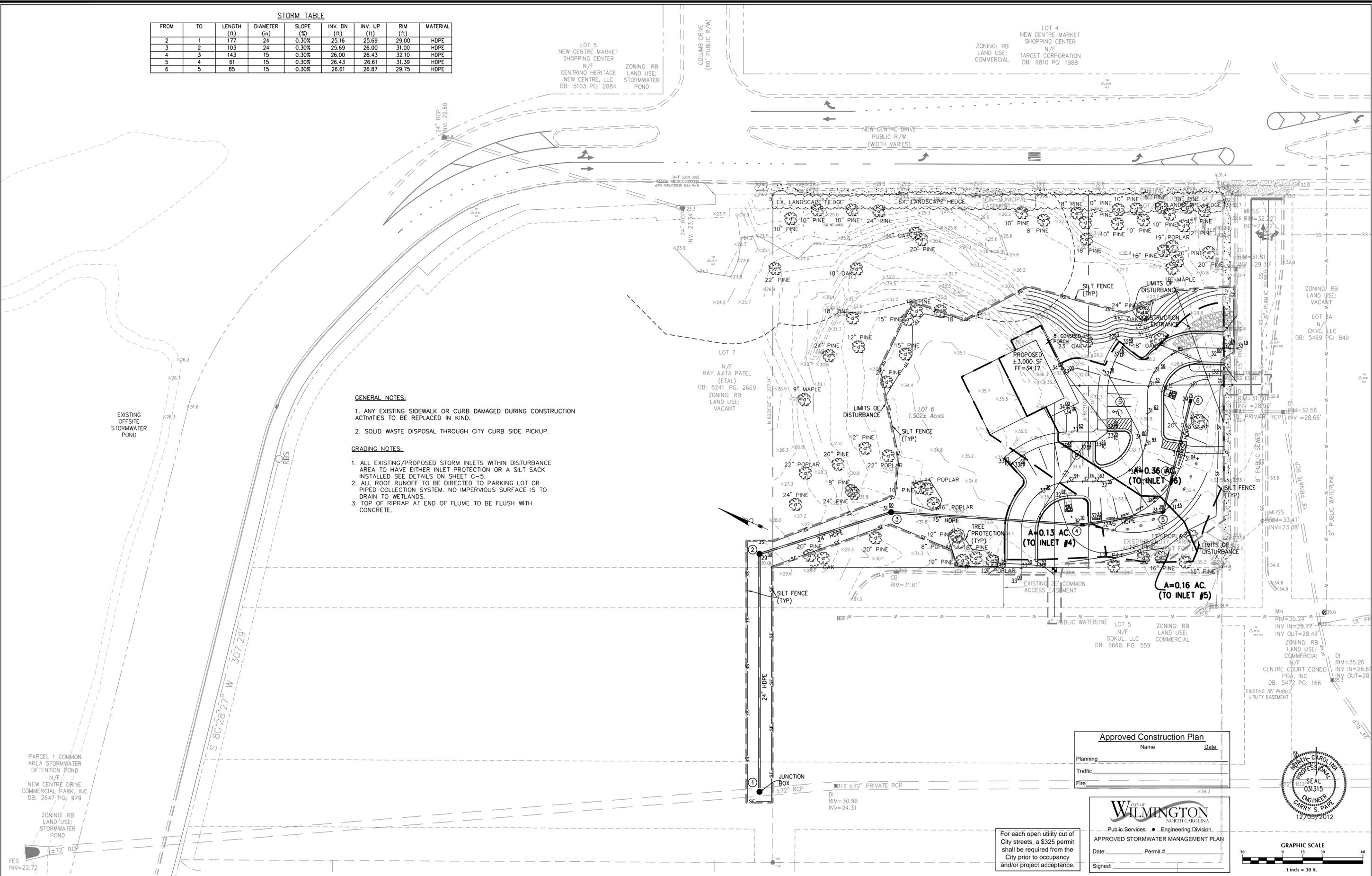
APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____

Signed: _____



STORM TABLE								
FROM	TO	LENGTH (ft)	DIAMETER (in)	SLOPE (%)	INV. DN (ft)	INV. UP (ft)	RIM (ft)	MATERIAL
2	1	177	24	0.30%	25.16	25.69	29.00	HDPE
3	2	103	24	0.30%	25.69	26.00	31.00	HDPE
4	3	143	15	0.30%	26.00	26.43	32.10	HDPE
5	4	61	15	0.30%	26.43	26.61	31.39	HDPE
6	5	85	15	0.30%	26.61	26.87	29.75	HDPE



- GENERAL NOTES:**
1. ANY EXISTING SIDEWALK OR CURB DAMAGED DURING CONSTRUCTION ACTIVITIES TO BE REPLACED IN KIND.
 2. SOLID WASTE DISPOSAL THROUGH CITY CURB SIDE PICKUP.
- GRADING NOTES:**
1. ALL EXISTING/PROPOSED STORM INLETS WITHIN DISTURBANCE AREA TO HAVE EITHER INLET PROTECTION OR A SILT SACK INSTALLED SEE DETAILS ON SHEET C-5.
 2. ALL ROOF RUNOFF TO BE DIRECTED TO PARKING LOT OR PIPED COLLECTION SYSTEM. NO IMPERVIOUS SURFACE IS TO DRAIN TO WETLANDS.
 3. TOP OF RIPRAP AT END OF FLUME TO BE FLUSH WITH CONCRETE.

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

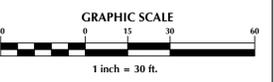
WILMINGTON
NORTH CAROLINA

Public Services • Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN

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Designer	GSP	Scale	1" = 30'
Drawn By	GSP	Date	DECEMBER 2012
License #	P-0718	Job No.	2012-0015

Wilmington **New Hanover County** **North Carolina**

NEW CENTRE TSP

GRADING, DRAINAGE & EROSION & SEDIMENT CONTROL PLAN

PREPARED FOR:
Triple Sea Properties, LLC.
245 Palm Grove Drive
Wilmington, NC 28411

GSP CONSULTING, PLLC
ENGINEERING

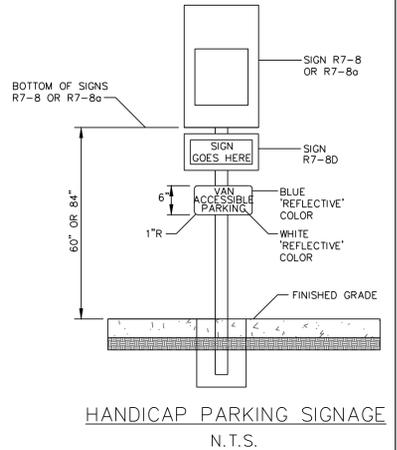
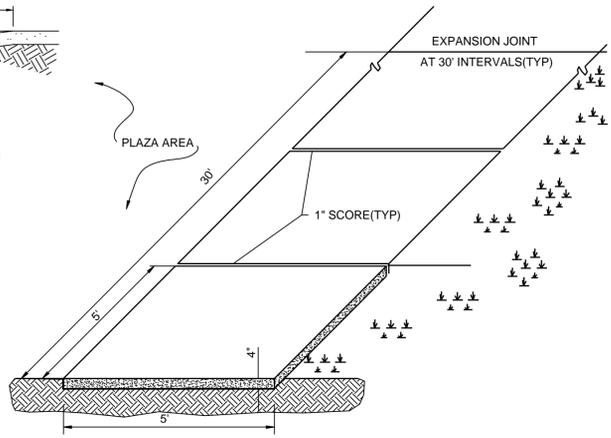
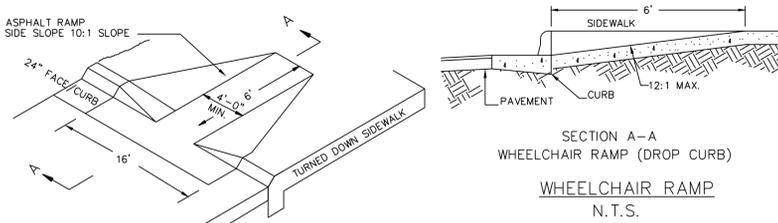
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-5

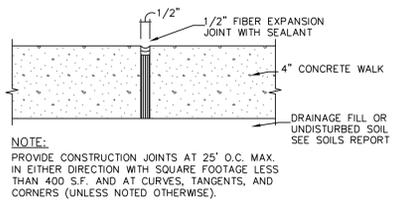
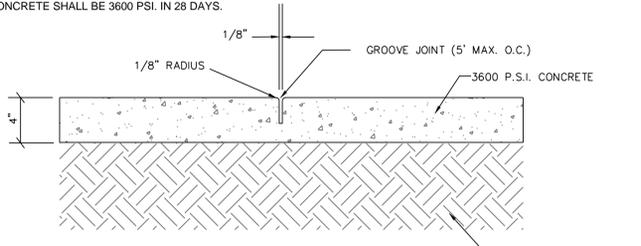
GENERAL NOTES

- LOCATION OF WHEELCHAIR RAMPS:
 - IN ACCORDANCE WITH THE RATIFIED HOUSE BILL 1296, ALL STREET CURBS IN NORTH CAROLINA BEING CONSTRUCTED OR RECONSTRUCTED FOR MAINTENANCE PROCEDURES, TRAFFIC OPERATIONS, REPAIRS, CORRECTION OF UTILITIES OR ALTERED FOR ANY REASON AFTER SEPTEMBER 1, 1973 SHALL PROVIDE WHEELCHAIR RAMPS FOR THE PHYSICALLY HANDICAPPED AT ALL INTERSECTIONS WHERE BOTH CURB AND GUTTERS AND SIDEWALKS ARE PROVIDED AND AT OTHER MAJOR POINTS OF PEDESTRIAN FLOW.
 - WHEELCHAIR RAMPS SHOULD BE LOCATED AS INDICATED IN DETAIL DRAWINGS, HOWEVER EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. MAY AFFECT PLACEMENT.
- CONSTRUCTION NOTES:
 - NO SLOPE SHALL EXCEED 1"=1' (12:1) ON THE RAMP OR SIDEWALK.
 - IN NO CASE SHALL THE WIDTH OF WHEELCHAIR RAMPS BE LESS THAN 40" (3'-4"). WIDTHS MAY EXCEED 40" IF NECESSARY.
 - USE CLASS "A" CONCRETE WITH THE SURFACE HAVING A ROUGH, NON-SKID TYPE FINISH.
 - 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE CONCRETE WHEELCHAIR RAMP JOINS ANY RIGID PAVEMENT OR STRUCTURE.
 - CONSTRUCTION METHODS SHALL CONFORM WITH THOSE OF THE GOVERNING BODY WHICH HAS JURISDICTION OF THE PARTICULAR STREET.
- ADDITIONAL NOTES:
 - THE INSIDE PEDESTRIAN CROSSWALK LINES SHALL BE ESTABLISHED BY BISECTING THE INTERSECTION RADII WHERE MARKED (SEE NOTE 6).
 - THE WHEELCHAIR RAMP SHALL BE LOCATED SO THAT THE BEGINNING OF THE WHEEL CHAIR RAMP WILL BE TWO FEET FROM THE INSIDE PEDESTRIAN CROSSWALK LINE.
 - THE WIDTH OF THE PEDESTRIAN CROSSWALK SHALL BE 10 FEET UNLESS A GREATER WIDTH IS REQUIRED TO ACCOMMODATE THE PEDESTRIAN TRAFFIC.
 - STOP BARS SHALL BE USED WHERE IT IS IMPORTANT TO INDICATE THE POINT BEHIND WHICH VEHICLES ARE REQUIRED TO STOP IN COMPLIANCE WITH A TRAFFIC SIGNAL, STOP SIGN, OR OTHER LEGAL REQUIREMENTS.
 - PARKING SHALL BE ELIMINATED A MINIMUM OF 20 FEET BACK OF PEDESTRIAN CROSSWALK.
 - ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION. THIS IS AVAILABLE FROM THE SUPERINTENDENT OF DOCUMENTS, U.S. GOVERNMENT PRINTING OFFICE, WASHINGTON, D.C. 20402.

GUIDELINES FOR WHEELCHAIR RAMPS

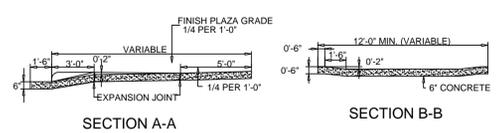
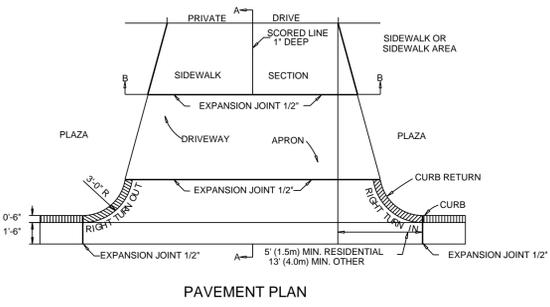
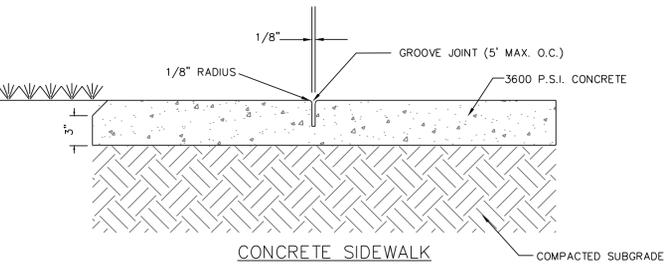
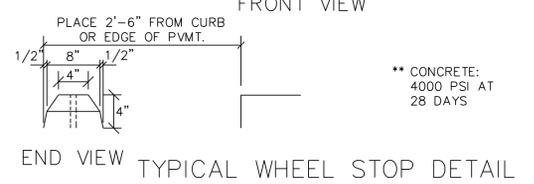
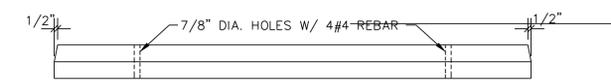
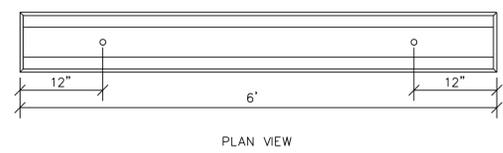


- GENERAL NOTES:
- A GROOVE JOINT 1" DEEP WITH 1/8" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 45' INTERVALS. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK ABUTS ANY CURB & GUTTER AND ANY RIGID STRUCTURES.
 - IN SIDEWALKS & PLAZA AREAS EXPANSION JOINTS ARE REQUIRED AT NO GREATER THAN 30' INTERVALS.
 - CONCRETE SHALL BE 3600 PSI. IN 28 DAYS.

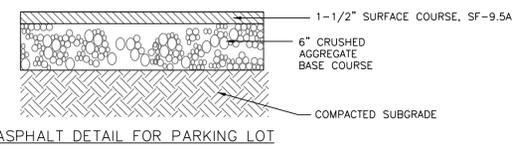


NOTE: PROVIDE CONSTRUCTION JOINTS AT 25' O.C. MAX. IN EITHER DIRECTION WITH SQUARE FOOTAGE LESS THAN 400 S.F. AND AT CURVES, TANGENTS, AND CORNERS (UNLESS NOTED OTHERWISE).

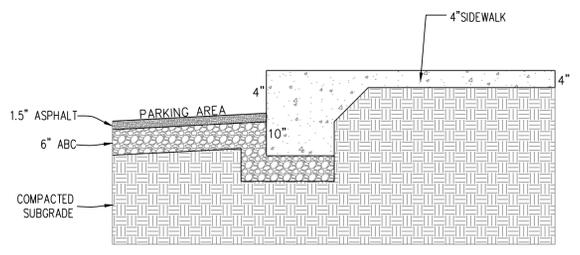
STANDARD SIDEWALK DETAIL SD 8-15 NOT TO SCALE



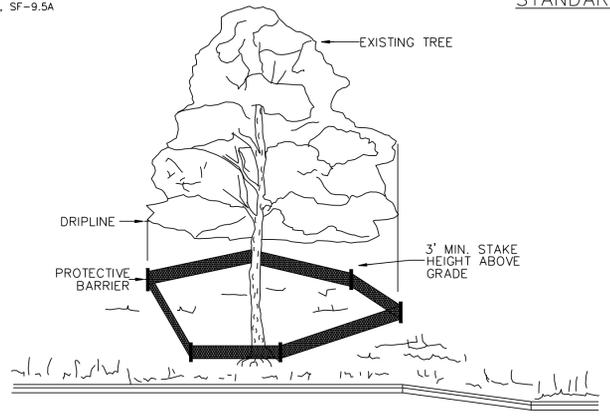
STANDARD DRIVEWAY DETAIL SD 8-02 N.T.S.



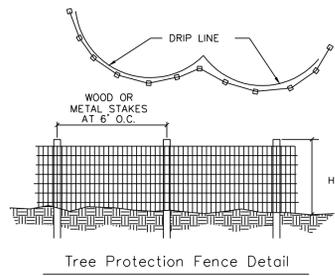
PAVEMENT DETAIL N.T.S.



TURNDOWN SIDEWALK DETAIL N.T.S.

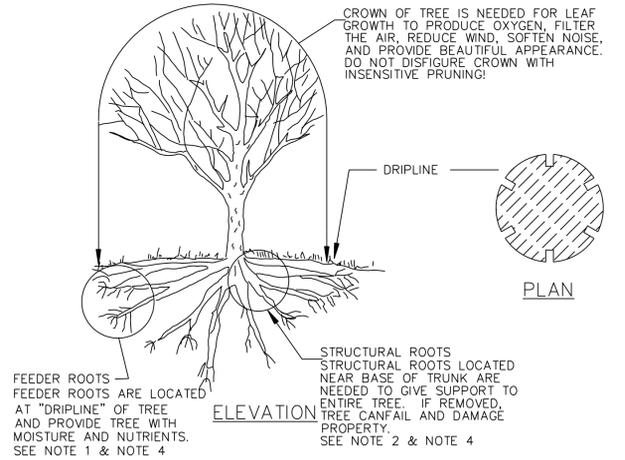


METHOD OF TREE PROTECTION DURING CONSTRUCTION SD 15-08 NOT TO SCALE



Tree Preservation Notes:

- Tree Preservation / Removal Permit is required prior to clearing & land disturbance.
- Prior to any clearing, grading or construction activity, tree protection fencing will be installed around protected trees or groves of trees the location is approved by a zoning inspector.
- No construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.
- Protective fencing is to be maintained throughout the duration of the project. Land clearing and construction contractors shall receive adequate instruction on tree protection requirements and methods.



FEEDER ROOTS ARE LOCATED AT "DRIPLINE" OF TREE AND PROVIDE TREE WITH MOISTURE AND NUTRIENTS. SEE NOTE 1 & NOTE 4

STRUCTURAL ROOTS LOCATED NEAR BASE OF TRUNK ARE NEEDED TO GIVE SUPPORT TO ENTIRE TREE. IF REMOVED, TREE CAN FAIL AND DAMAGE PROPERTY. SEE NOTE 2 & NOTE 4

TREE PROTECTION DURING CONSTRUCTION

- DO NOT COMPACT SOIL BENEATH TREES. NO VEHICLE SHALL BE ALLOWED TO PARK UNDER TREES. NO HEAVY MATERIALS SHALL BE STORED BENEATH TREES. RESULTS OF COMPACTION CAUSE WATER AND AIR NOT TO REACH THE ROOTS AND THE TREE WILL DIE. THESE FEEDING ROOTS OCCUR WELL AWAY FROM THE BASE OF THE TREE TO THE EDGE OF THE OVERHEAD BRANCH CANOPY. DAMAGING THE BARK WITH LAWNMOWERS, CONSTRUCTION EQUIPMENT, OR ANYTHING ELSE IS PROHIBITED. PROTECTIVE BARRIER SHOULD PREVENT DAMAGE FROM OCCURRING DURING CONSTRUCTION.
- NO CUTTING OF LARGE STRUCTURAL ROOTS LOCATED NEAR THE BASE OF THE TRUNK. THESE ARE ESSENTIAL IN SUPPORTING THE TREE AND HOLDING IT UPRIGHT IN HIGH WINDS. REMOVAL OF THESE ROOTS ALONG ONE SIDE IS OFTEN DONE BECAUSE OF A WALK, PAVING OR BUILDING WHICH IS BEING CONSTRUCTED.
- AVOID CUT AND FILL WITHIN DIAMETER OF TREE CROWN DURING EXCAVATION.

METHOD OF TREE PROTECTION DURING CONSTRUCTION SD 15-09 NOT TO SCALE

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

Approved Construction Plan
Name _____ Date _____
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.



No.	Revision	Date	By

Designer	GSP	Scale	NO SCALE
Drawn By	GSP	Date	DECEMBER 2012
License #	P-0718	Job No.	2012-0015

Wilmington New Hanover County North Carolina

NEW CENTRE TSP STANDARD DETAILS

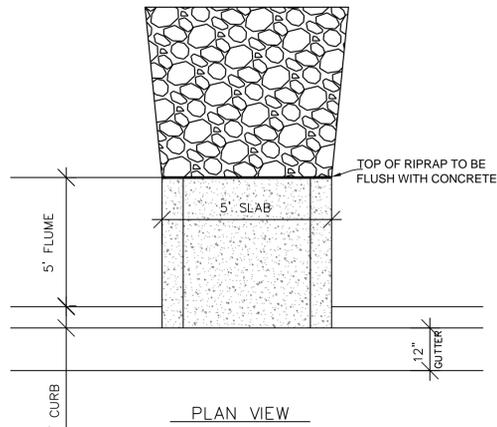
PREPARED FOR:
Triple Sea Properties, LLC.
245 Palm Grove Drive
Wilmington, NC 28411

GSP CONSULTING, PLLC ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. C-6

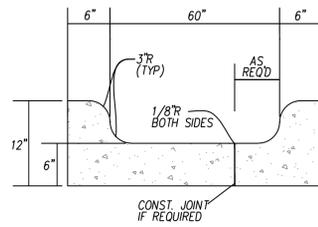
SEQUENCE OF CONSTRUCTION

- LIMITS OF CONSTRUCTION = 1.22 ACRES
- INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON EROSION & SEDIMENT CONTROL PLAN.
 - INSTALL PERIMETER CONTROLS (TEMPORARY SILT FENCE, TREE PROTECTION FENCING) AS SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN. THIS STEP NEEDS TO BE COMPLETED PRIOR TO UPSLOPE LAND DISTURBING ACTIVITIES.
 - ONCE PERIMETER CONTROLS AND SEDIMENT TRAPPING MEASURES ARE INSTALLED CLEAR AND GRUB SITE WITHIN LIMITS OF DISTURBANCE.
 - UPON BRINGING THE SITE TO ROUGH GRADE, STABILIZE ALL AREAS WITH TEMPORARY VEGETATION IF LEFT UNDISTURBED FOR 15 WORKING DAYS AND ALL SLOPES WITHIN 21 CALENDAR DAYS.
 - UPON BRINGING THE PARKING AREA TO SUBGRADE ELEVATIONS, STABILIZE THE AREAS BY PLACING STONE BASE AS EARLY AS POSSIBLE.
 - FOR TEMPORARY VEGETATIVE STABILIZATION OF ALL DENUDED AREAS SEE NOTE REFERENCING THE EROSION CONTROL PROGRAM AND SPECIFICATIONS ON SHEET C-1.
 - AFTER CONSTRUCTION OPERATIONS HAVE ENDED AND ALL DISTURBED AREAS HAVE BEEN STABILIZED, MECHANICAL SEDIMENT CONTROLS SHALL BE REMOVED. SEDIMENT FROM TEMPORARY SEDIMENT TRAPPING DEVICES SHALL BE DISPOSED OF BY SPREADING ON THE SITE OR HAULING AWAY IF NOT SUITABLE FOR FILL. ALL DENUDED AREAS ARE TO BE PERMANENTLY STABILIZED WITH PERMANENT VEGETATION.

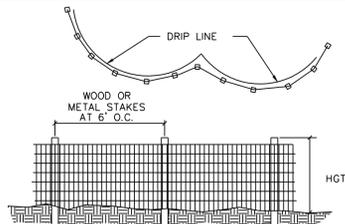


STORM DRAINAGE FLUME

N.T.S.

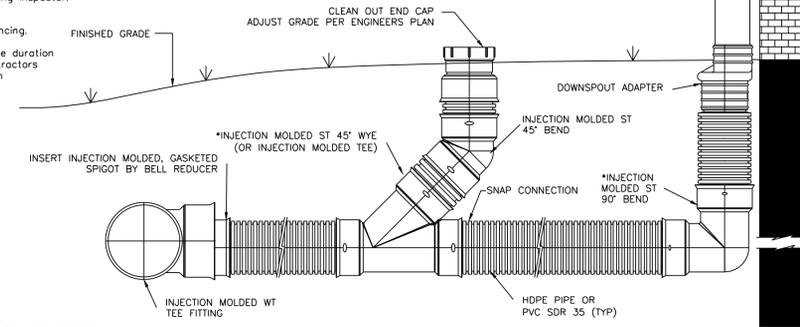


Tree Protection Fence Detail



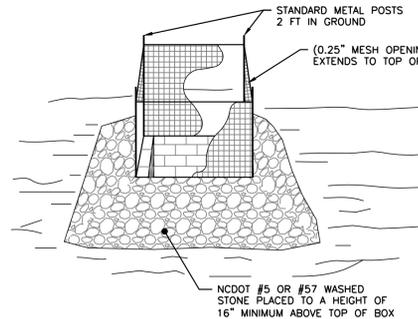
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ROOF DRAIN DETAIL WITH CLEANOUT

N.T.S.

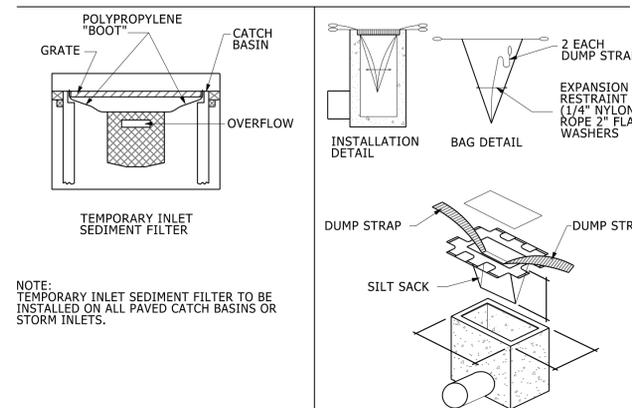


STANDARD INLET PROTECTION

NOT TO SCALE

NOTES:

- DRIVE 5-FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.
- SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM. PLACING A 1-FOOT FLAP OF THE WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
- PLACE CLEAN GRAVEL (NO DOT #5 OR #57 STONE) ON A 2:1 SLOPE WITH A MIN HEIGHT OF 16 INCHES AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.



SILT SACK DETAIL

NOT TO SCALE

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

CONCRETE GRATED DROP INLET TYPE 'A' 12" THRU 72" PIPE

GENERAL NOTES:
 USE CLASS "B" CONCRETE THROUGHOUT.
 PROVIDE ALL GRATED DROP INLETS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.
 OPTIONAL CONSTRUCTION - MONOLITHIC POUR, 2" KEYWAY, OR #4 BAR DOMELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.
 USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.
 1" REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.
 CONSTRUCT WITH PIPE CROWNS MATCHING.
 USE STANDARD FRAMES AND GRATES 840.22 (SHOWN), 840.24 (SHOWN), 840.25 (NOT SHOWN) OR 840.28 (NOT SHOWN).
 SEE STANDARD DRAWING 840.25 FOR ATTACHMENT OF FRAMES AND GRATES.
 CHAMFER ALL EXPOSED CORNERS 1".
 DRAWING NOT TO SCALE.
 MAX. DEPTH OF THIS STRUCTURE FROM TOP OF BOTTOM SLAB TO TOP ELEVATION IS 12 FEET.

NCDOT DETAIL 840.17
MODIFIED WITH MANHOLE TOP

CONCRETE GRATED DROP INLET TYPE 'A' 12" THRU 72" PIPE

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

PUBLIC ROAD

TEMPORARY CONSTRUCTION ENTRANCE

N.T.S.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

CONCRETE GRATED DROP INLET TYPE 'A' 12" THRU 30" PIPE

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 USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.
 1" REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.
 CONSTRUCT WITH PIPE CROWNS MATCHING.
 INSTALL 2" WEEPHOLES AS DIRECTED BY THE ENGINEER.
 INSTALL STONE DRAINS OF A MINIMUM OF 1 CUBIC FOOT OF NO. 20M STONE IN A POROUS FABRIC BAG OR BOX, AT EACH WEEP HOLE OR AS DIRECTED BY THE ENGINEER.
 CHAMFER ALL EXPOSED CORNERS 1".
 DRAWING NOT TO SCALE.

NCDOT DETAIL 840.14

CONCRETE GRATED DROP INLET TYPE 'A' 12" THRU 30" PIPE

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

CONCRETE GRATED DROP INLET TYPE 'A' 12" THRU 30" PIPE

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 CHAMFER ALL EXPOSED CORNERS 1".
 DRAWING NOT TO SCALE.

NCDOT DETAIL 840.14

CONCRETE GRATED DROP INLET TYPE 'A' 12" THRU 30" PIPE

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

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 DRAWING NOT TO SCALE.

NCDOT DETAIL 840.14

CONCRETE GRATED DROP INLET TYPE 'A' 12" THRU 30" PIPE

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

WILMINGTON NORTH CAROLINA

Public Services • Engineering Division

APPROVED DRAINAGE PLAN

Date: _____ Permit # _____

Signed: _____

Approved Construction Plan

Name _____ Date _____

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.

WILMINGTON PROFESSIONAL SEAL 031315 ENGINEER GARRY S. PIERCE 12/19/2012

No.	Revision	Date	By

Designer	GSP	Scale	NO SCALE
Drawn By	GSP	Date	DECEMBER 2012
License #	P-0718	Job No.	2012-0015

NEW CENTRE TSP

Wilmington New Hanover County North Carolina

STANDARD DETAILS

PREPARED FOR:
 Triple Sea Properties, LLC.
 245 Palm Grove Drive
 Wilmington, NC 28411

GSP CONSULTING, PLLC
 ENGINEERING

6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. **C-7**

LANDSCAPE AREAS

- STREET YARD LANDSCAPING
- FOUNDATION LANDSCAPING
- PARKING INTERIOR PLANTING

TREE PRESERVATION

PRESERVED TREES



Plant Key

- Trees**
- LI SOUTHERN CRAPE MYRTLE
 - IA (FOSTER'S HOLLY)
- Shrubs**
- LP (LOROPETALUM)
 - ND (COMMON NANDINA)

LANDSCAPE NOTES:

1. EXISTING REGULATED & SIGNIFICANT TREES HAVE BEEN LOCATED BY FIELD SURVEY.
 2. KEY LETTERS REFER TO PLANT LIST.
 3. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET FORTH IN "THE AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 4. ALL PLANTING BEDS SHALL RECEIVE A MIN. OF 4" MULCH.
 5. ALL AREAS DISTURBED AND NOT SPECIFIED AS PLANTING BEDS WILL BE GRASSED.
 6. DUMPSTER AREA WILL BE ENCLOSED ON AT LEAST THREE (3) SIDES WITH A FENCE.
 7. ALL MECHANICAL EQUIPMENT, INCLUDING ANY ROOFTOP EQUIPMENT, SHALL BE SCREENED.
 8. CONTRACTOR SHALL USE WHATEVER METHOD OF TREE STAKING HE DEEMS FIT, HOWEVER, HE WILL BE HELD LIABLE FOR ANY DAMAGES CAUSED TO TREES BY IMPROPER STAKING METHODS (OR ABSENCE OF STAKING) AND IS RESPONSIBLE FOR UPRIGHT AND REPLANTING TREES WHICH ARE BLOWN OVER.
 9. CONTRACTOR SHALL WARRANTY ALL TREES AND SHRUBS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK OF THE LANDSCAPE PLAN.
 10. IF DISCREPANCIES OR AVAILABILITIES ARE FOUND IN THE PLANT SPECIES AND/OR MIN. SIZES REQ'D., CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. SUBSTITUTIONS MAY BE MADE WITH AUTHORIZATION AS LONG AS THE PLANTS FOLLOW THE INTENDED FORM AND FUNCTION.
 11. THE USE OF FABRIC DURING INSTALLATION OF PLANTINGS IS RECOMMENDED FOR WEED CONTROL. CONTRACTOR SHALL MAKE EFFORTS TO INCLUDE AND DISCLOSE TO OWNER UPON INSTALLATION OF PLANTINGS IF LANDSCAPE FABRIC OR OTHER ALTERNATIVE IS TO BE USED.
 12. CONTRACTOR WILL NOT USE PLASTIC AS COMPARED TO LANDSCAPE FABRIC DURING PLANT INSTALLATION FOR WEED CONTROL.
 13. IRRIGATION OF LANDSCAPED AREAS IS RECOMMENDED BUT NOT REQUIRED. OWNER SHALL CONTACT DESIGNER OR IRRIGATION SPECIALIST FOR INPUT.
 14. ANY OVERHANGING LIVE OAKS SHALL BE PRUNED BY A CERTIFIED ARBORIST, AS ADVISED BY THE URBAN FORESTER.
- CITY REQUIREMENTS:**
1. ALL INTERIOR PLANTINGS SHALL BE CURBED OR OTHERWISE PHYSICALLY PROTECTED FROM VEHICULAR TRAFFIC.
 2. THE OWNER IS RESPONSIBLE FOR MAINTAINING ALL REQUIRED PLANT MATERIAL AND PLANTING AREAS IN GOOD HEALTH AND APPEARANCE. ANY DEAD, UNHEALTHY OR MISSING PLANTS MUST BE REPLACED WITHIN 180 DAYS WITH VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING RATES AND STANDARDS.
 3. CONTRACTOR IS RESPONSIBLE FOR MAKING SURE ALL SIGNIFICANT TREES WILL BE PROTECTED DURING CONSTRUCTION BY UTILIZING TREE PROTECTION FENCING, AT ALL TIMES.
 4. 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.
 5. NO DISTURBANCE IS PERMITTED ON SITE UNTIL A TREE PERMIT IS ISSUED IN CONJUNCTION WITH ANY COUNTY, CITY, STATE AND FEDERAL PERMITS.
 6. NO LAND DISTURBANCE INCLUDING TREE REMOVAL IS TO OCCUR OUTSIDE THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS.
 7. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND ALL LAND CLEARING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS.
 8. NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED.

ZONING: RB
LAND USE:
VACANT

LOT 3A
N/F
CKVC, LLC
DB: 5469 PG: 849

Landscape Calculations: (Note: All regulated & significant trees have been field located and are labeled.)

	Req'd.	Prov'd.
New Centre Drive Streetyard = 337 l.f. x 25 (RB District factor) ● 1 tree / 600 s.f. ● 6 shrubs / 600 s.f.	8,425 s.f. 14 84	12,627 s.f. 3,900 SF EXISTING 20-EXISTING TREES
Parking Area Interior (20% Shading) - 11,944 s.f. x 20% 6 PROPOSED GRAPE MYRTLES AT HALF CREDIT (●314 SF) 2 EXISTING TREES	2,389 s.f.	1,884 s.f. 706 s.f. 2,590 s.f.
Foundation Plantings - 110 l.f. x 20' facade x 12%	264 s.f.	804 s.f.
Bufferyards -	None Req'd.	
Overall Development Area - 1.50 ac. ± development area x 15 trees/ac.	23	10 PROPOSED 51 EXISTING 61 TOTAL

GENERAL NOTES:

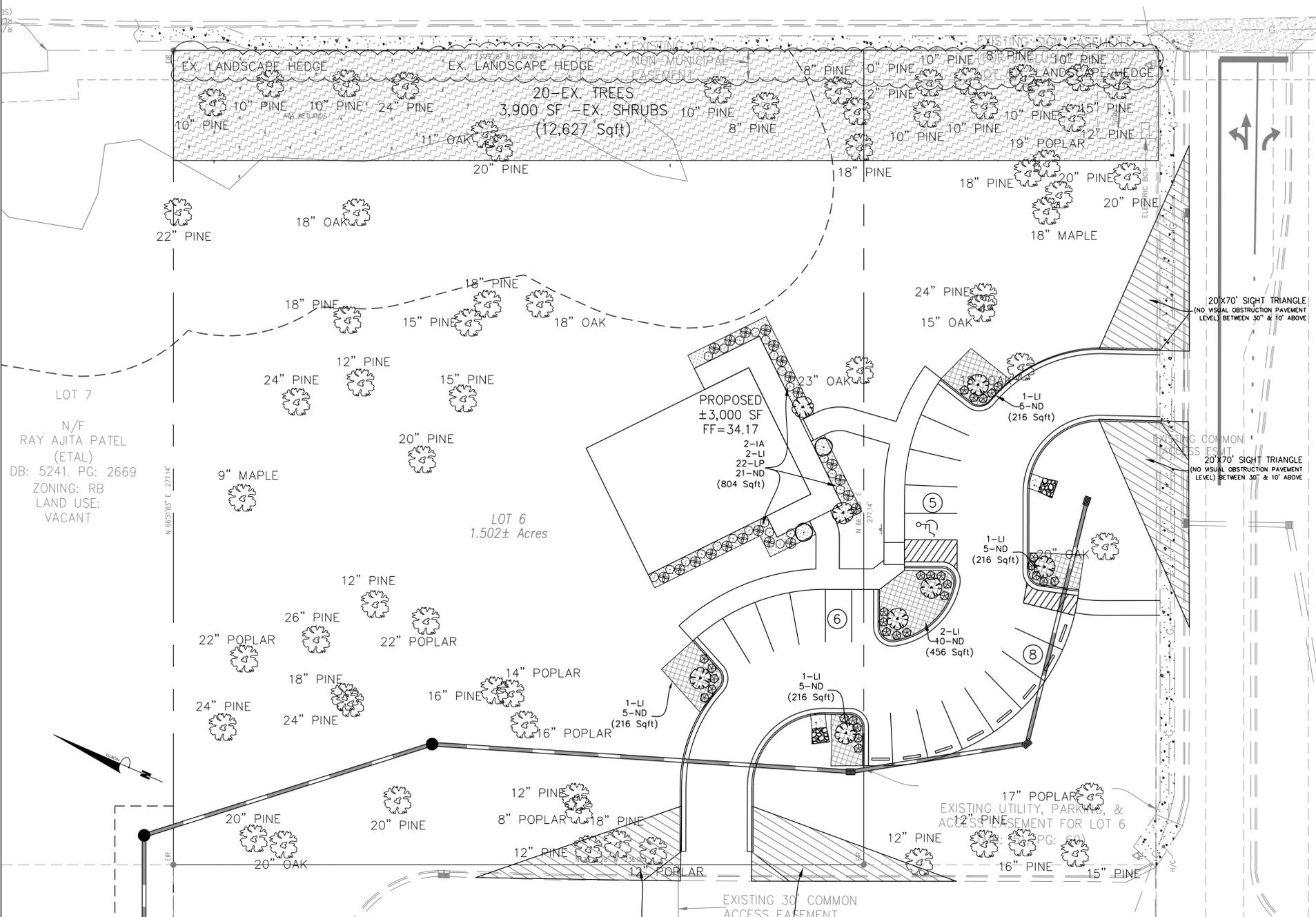
1. NEW HANOVER CO. PARCEL NO.: PIN 313816.73.7331
PID: R04911-007-028-000
SITE ADDRESS: 4700 NEW CENTRE DRIVE
2. TOTAL TRACT AREA: 1.50 AC. ±
3. EXISTING ZONING DISTRICT: RB
REQUIRED SETBACKS - 25' FRONT
25' CORNER
0' SIDE
15' REAR
PROVIDED SETBACKS - 97' FRONT (NEW CENTRE DRIVE)
141' WEST SIDE
7' EAST SIDE
99' REAR
4. CAMA LAND CLASSIFICATION: URBAN
5. THIS PROPERTY DOES CONTAIN WETLANDS
6. THE TRACT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. REFERENCE NC FIRM MAP # 3720313800J, EFFECTIVE APRIL 3, 2006.

DEVELOPMENT NOTES:

1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE & TECHNICAL STANDARDS MANUAL.
2. PROJECT SHALL COMPLY WITH ALL CITY, STATE & FEDERAL REGULATIONS.

DEVELOPMENT DATA:

LOT AREA - 1.50 AC. ±
PROPOSED LAND USE: MEDICAL OFFICE (DENTAL)
BLDG. COVERAGE: 3,000 S.F. (4.59%)
GROSS FLOOR AREA: 3,000 S.F.
BLDG. HGT. - 1-STORY / 20'
PARKING - MIN. REQ'D. ● 1 SP./250 S.F. G.F.A = 12
MAX. PERM'TD. ● 1 SP./170 S.F. = 18
** 17 SPACES PROV'D. **
(H/C REQ'D. ● 1 FOR 1-25 SPACES)
** 1 H/C SPACE PROV'D. **
SURFACES -
ON-SITE NEW BUA - 3,746 S.F.
ROOFTOP/PORCH - 1,249 S.F.
SIDEWALKS - 11,944 S.F.
PAVEMENT - 16,939 S.F.
SUBTOTAL - 16,939 S.F.
(NOTE: NC DWQ STORMWATER PERMIT # SW8 980620 ALLOWS FOR UP TO 47,830 S.F. OF BUA COVERAGE FOR LOT 6.)
PROPOSED BUA - 16,939 S.F.
FUTURE AVAILABLE BUA - 30,891 S.F.



PLANT LIST-OR EQUIVALENTS

KEY	NO.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TYPE (SHRUB, CANOPY TREE OR UNDERSTORY TREE)	SIZE (LARGE OR SMALL)	SHADING SF GIVEN (TREES ONLY)	PLANTING REMARKS
LI	2	LAGERSTROEMIA INDICA 'NATCHEZ'	SOUTHERN CRAPE MYRTLE	10-12' HT. 2.5" CAL.	UNDERSTORY	SMALL	314	SPACING AS SHOWN
IA	2	ILEX ATTENUATA 'FOSTERI'	FOSTER'S HOLLY	6'-8' HT.	UNDERSTORY	SMALL	314	SPACING AS SHOWN
LP	22	LOROPETALUM CHINESE 'RUBY'	RUBY CHINESE FRINGE FLOWER	3 GAL.	SHRUB			4' O.C.
ND	51	NANDINA DOMESTICA	COMMON NANDINA	36"-48"	SHRUB			3' O.C.

O.C. - "ON CENTER" CAL. - "CALIPER AT 6" ABOVE GRADE" GAL. - "GALLON CONTAINER"
MIN. PLANTING SIZE: SHADE TREES=2-2.5" CAL. MULTI-STEM= 8-10" SHRUBS= 12"

LOT 5
N/F
GOKUL, LLC
DB: 5666. PG: 559

ZONING: RB
LAND USE:
COMMERCIAL

ZONING: RB
LAND USE:
COMMERCIAL
N/F
CENTRE COURT CONDO
POA, INC
DB: 5472 PG: 166

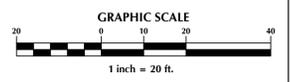
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Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

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

Date: _____ Permit # _____
Signed: _____



No.	Revision	Date	By

Designer: GSP
Scale: 1" = 20'
Date: DECEMBER 2012
Drawn By: GSP
Job No.:
License #: P-0718
2012-0015

Wilmington **New Hanover County** **North Carolina**

LANDSCAPE PLAN, CALCULATIONS, NOTES & PLANTING DETAILS

PREPARED FOR:
Triple Sea Properties, LLC.
245 Palm Grove Drive
Wilmington, NC 28411

GSP CONSULTING, PLLC
ENGINEERING

6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
L-1