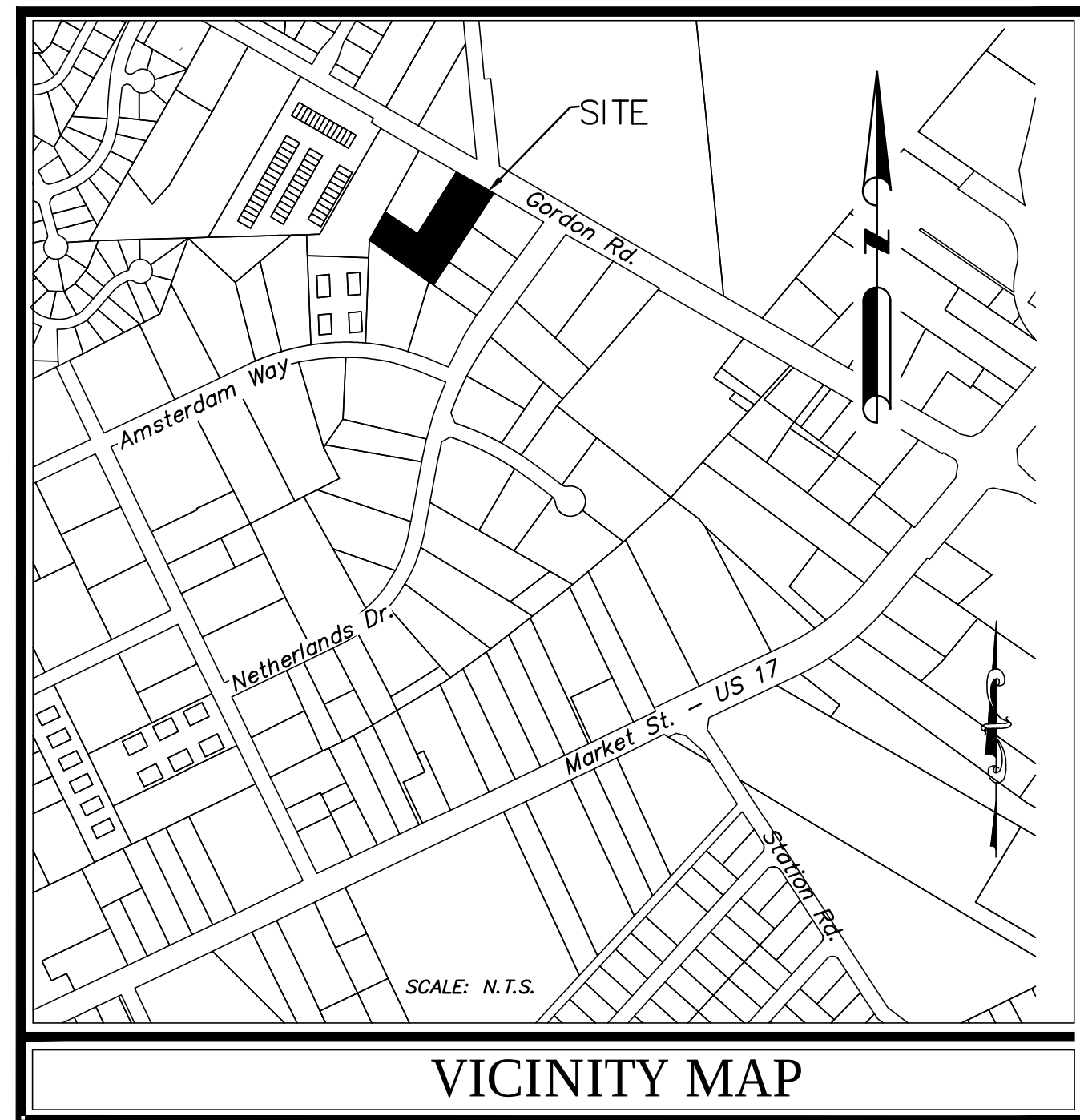
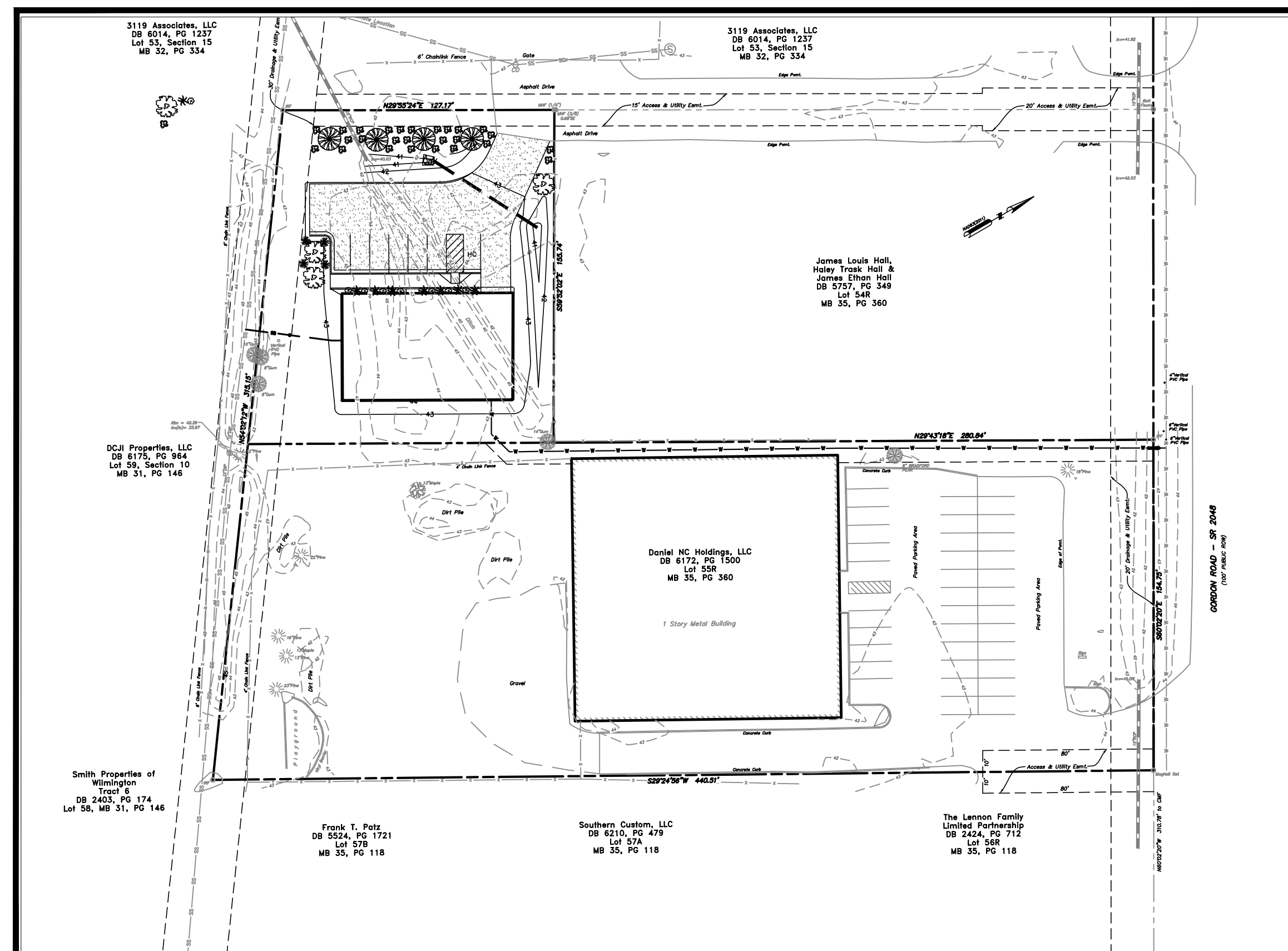


Site Development For
GORDON LTD
APRIL, 2020
WILMINGTON, NORTH CAROLINA



LEGEND		
DESCRIPTION	EXISTING	PROPOSED
PROPERTY BOUNDARY	_____	_____
EASEMENT	_____	_____
STREAM	_____	_____
STRUCTURE	_____	_____
MINOR CONTOURS	-----8-----	-----8-----
MAJOR CONTOURS	-----10-----	-----10-----
GAS LINE	--6-----6--	--C-----C--
OVERHEAD POWER	--OHP-----OHP--	_____
WATER LINE	--W-----W--	--W-----W--
SANITARY SEWER LINE	--SS-----SS--	--SS-----SS--
SANITARY SEWER MANHOLE	⊙	⊙
STORM DRAINAGE PIPE	_____	_____
STORM DRAINAGE STRUCTURE	○ □	● ■
TREE	11" OAK ●	⊗ ⊛ ⊙
CONCRETE	▨	▨
SILT FENCE	— SF —	— SF —
TREE PROTECTION FENCE	— TP —	— TP —
FIRE HYDRANT ASSEMBLY	⚡	⚡



N.T.S.

OWNER

DANIEL NC HOLDINGS, LLC
505 DUNGANNON BLVD.
WILMINGTON, NC 28403

PORT CITY CONSULTING
ENGINEERS, PLLC
6216 STONEBRIDGE ROAD
WILMINGTON, NC 28409
910-599-1744 LICENSE No. P-1032
mhargrove@ec.rr.com



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

INDEX OF SHEETS	
SHT C-0	COVER SHEET
SHT C-1	GENERAL NOTES
SHT C-2	EXISTING CONDITIONS/DEMOLITION PLANS
SHT C-3	LAYOUT PLAN & GRADING & DRAINAGE PLAN
SHT C-4	UTILITY PLAN
SHT C-5	MISCELLANEOUS DETAILS
SHT L-1	LANDSCAPE PLAN

SITE DATA TABLE	
GENERAL NOTES:	
1. NEW HANOVER COUNTY PARCEL NOS.: PARCEL ID# R04316-002-003-000	
2. TOTAL AREA: 2.03 AC.±	
3. EXISTING ZONING: I-1	
4. BUILDING USE: OFFICE/WAREHOUSE	
4. NO PART OF THIS PROPERTY IS WITHIN ZONE X OR ZONE AE PER FEMA FLOOD INSURANCE RATE MAP #3720315800K, EFFECTIVE DATE AUGUST 28, 2018.	
DEVELOPMENT DATA:	
Total Development Area = 2.03 ac	
Totals Disturbed Area = 0.55 ac	
Max. Bldg. Hgts. - 14' Mean Roof	
Setbacks:	
Front	25 ft
Side	10 ft
Rear	10 ft
IMPERVIOUS SURFACES - PROPOSED	
BLDG -	4,000 S.F.
PARKING -	5,014 S.F.
SIDEWALK -	490 S.F.
TOTAL -	9,504 S.F.
PARKING REQUIREMENTS:	
OFFICE SPACE - 900 SF: 1/SP PER 400 SF = 2 SP REQUIRED	
WAREHOUSE SPACE - 3,100 SF: 1.5 SP PER 2 EMPLOYEES	
ASSUME 4 EMPLOYEES - 3 SP REQUIRED	
TOTAL REQUIRED = 5	
TOTAL PROVIDED = 6 + 1 HC	
NOTE: ALL DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH CFPUA, NEW HANOVER COUNTY & THE STATE OF NORTH CAROLINA	

3119 Associates, LLC
DB 6014, PG 1237
Lot 53, Section 15
MB 32, PG 334

3119 Associates, LLC
DB 6014, PG 1237
Lot 53, Section 15
MB 32, PG 334

James Louis Hall,
Haley Trask Hall &
James Ethan Hall
DB 5757, PG 349
Lot 54R
MB 35, PG 360

DCJI Properties, LLC
DB 6175, PG 964
Lot 59, Section 10
MB 31, PG 146

Daniel NC Holdings, LLC
DB 6172, PG 1500
Lot 55R
MB 35, PG 360

Smith Properties of
Wilmington
Tract 6
DB 2403, PG 174
Lot 58, MB 31, PG 146

Frank T. Patz
DB 5524, PG 1721
Lot 57B
MB 35, PG 118

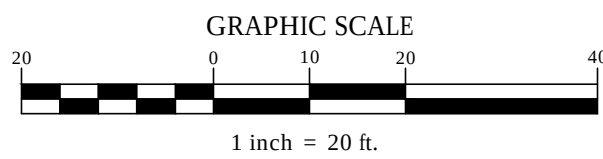
Southern Custom, LLC
DB 6210, PG 479
Lot 57A
MB 35, PG 118

The Lennon Family
Limited Partnership
DB 2424, PG 712
Lot 56R
MB 35, PG 118

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



GORDON ROAD - SR 2048
(100' PUBLIC ROW)



GORDON LTD

NEW HANOVER COUNTY

NORTH CAROLINA

DANIEL NC HOLDINGS, LLC
505 DUNGANNON BLVD
WILMINGTON, NC 28403

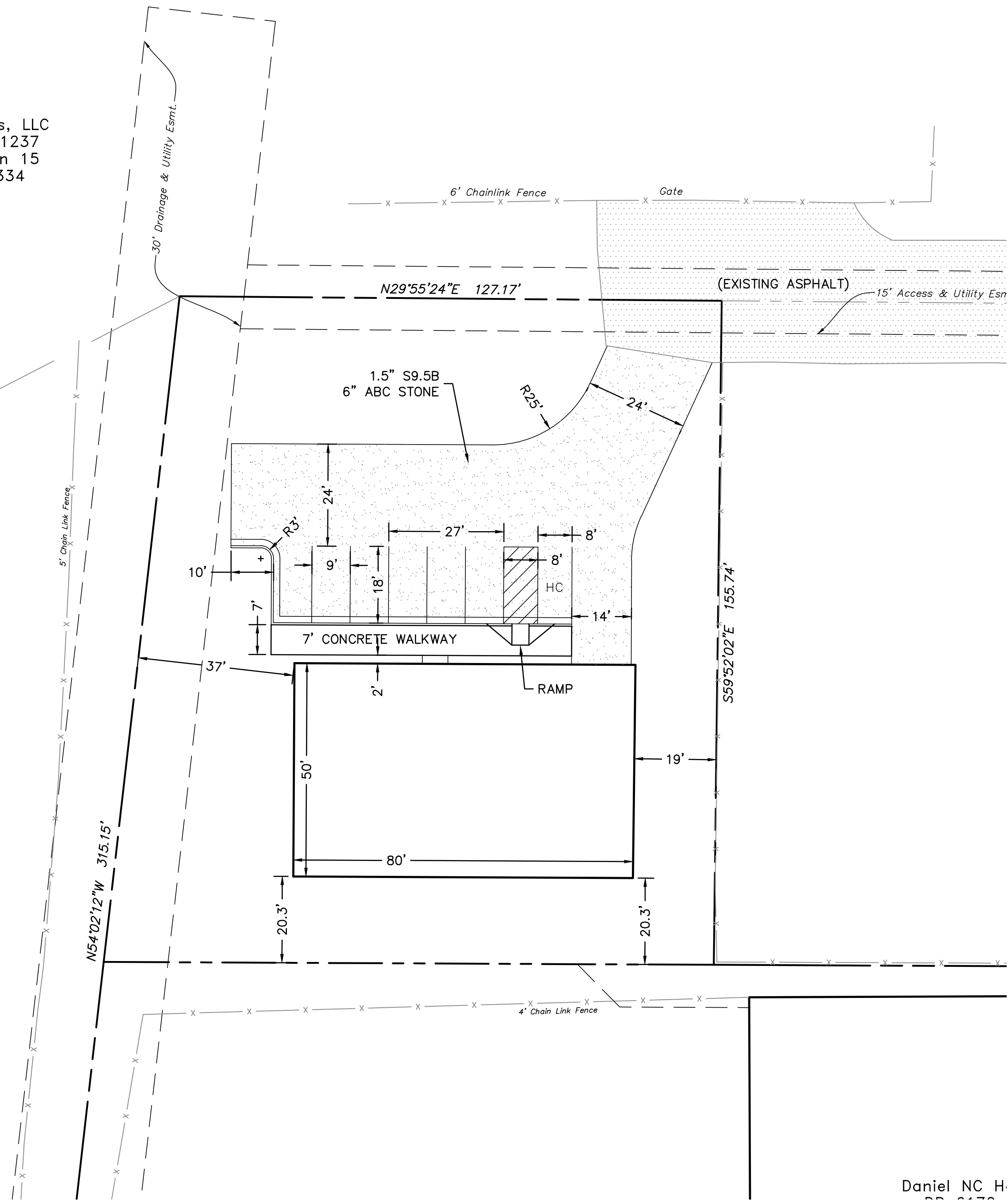
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6216 STONEBRIDGE ROAD
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EXISTING CONDITIONS
& DEMOLITION PLAN

Sheet No.
C-2

3119 Associates, LLC
DB 6014, PG 1237
Lot 53, Section 15
MB 32, PG 334

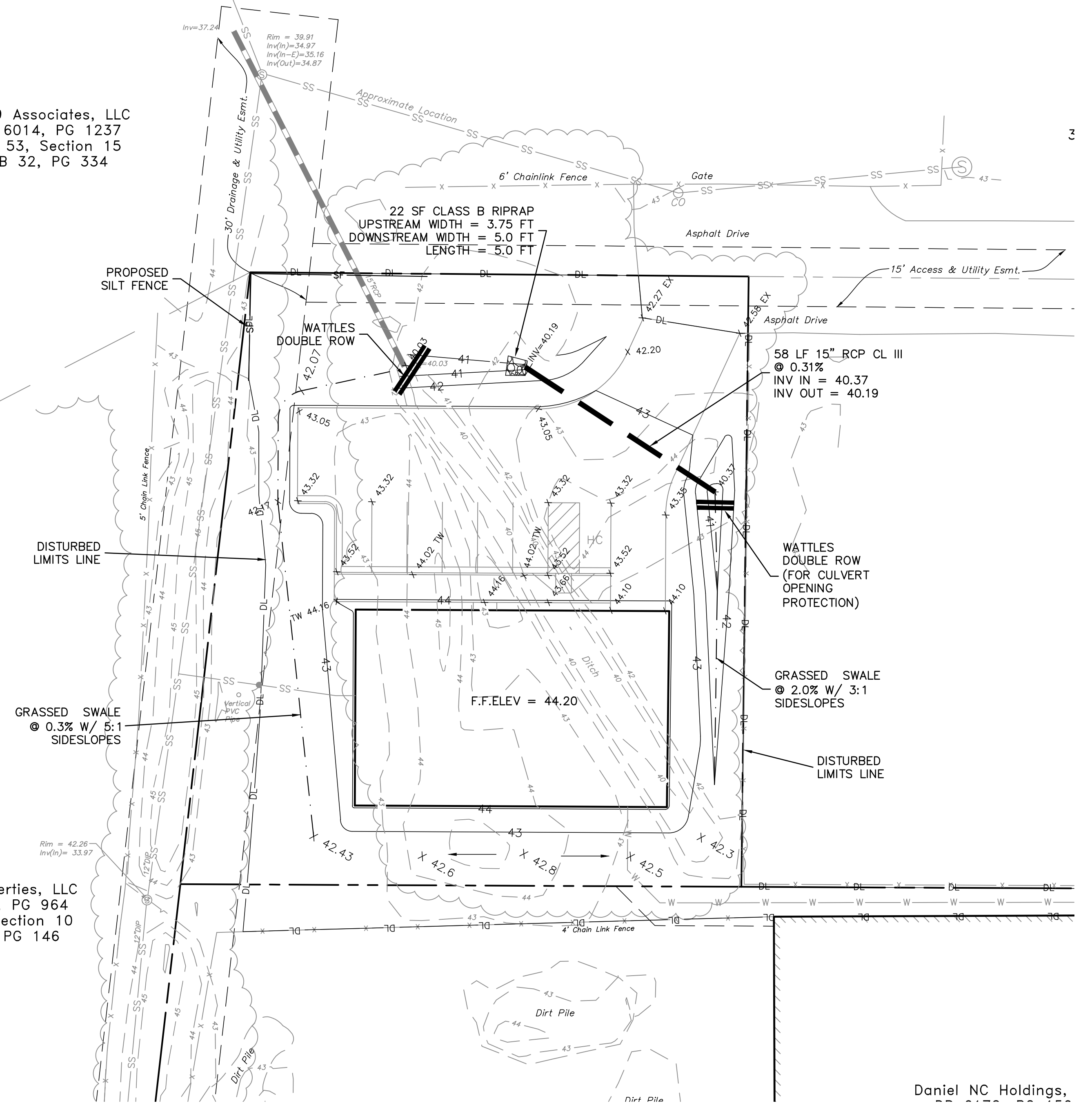
DCJI Properties, LLC
DB 6175, PG 964
Lot 59, Section 10
MB 31, PG 146



LAYOUT PLAN

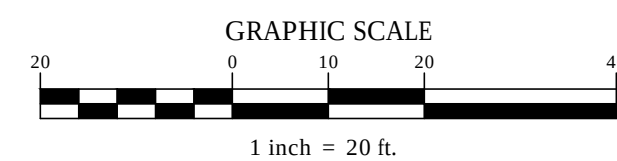
3119 Associates, LLC
DB 6014, PG 1237
Lot 53, Section 15
MB 32, PG 334

DCJI Properties, LLC
DB 6175, PG 964
Lot 59, Section 10
MB 31, PG 146



GRADING & EROSION CONTROL PLAN

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



No.	Revision	Date	By

Designer	MNH	Scale	AS SHOWN
Drawn By	MNH	Date	MARCH, 2020
Checked By	MNH	Job No.	

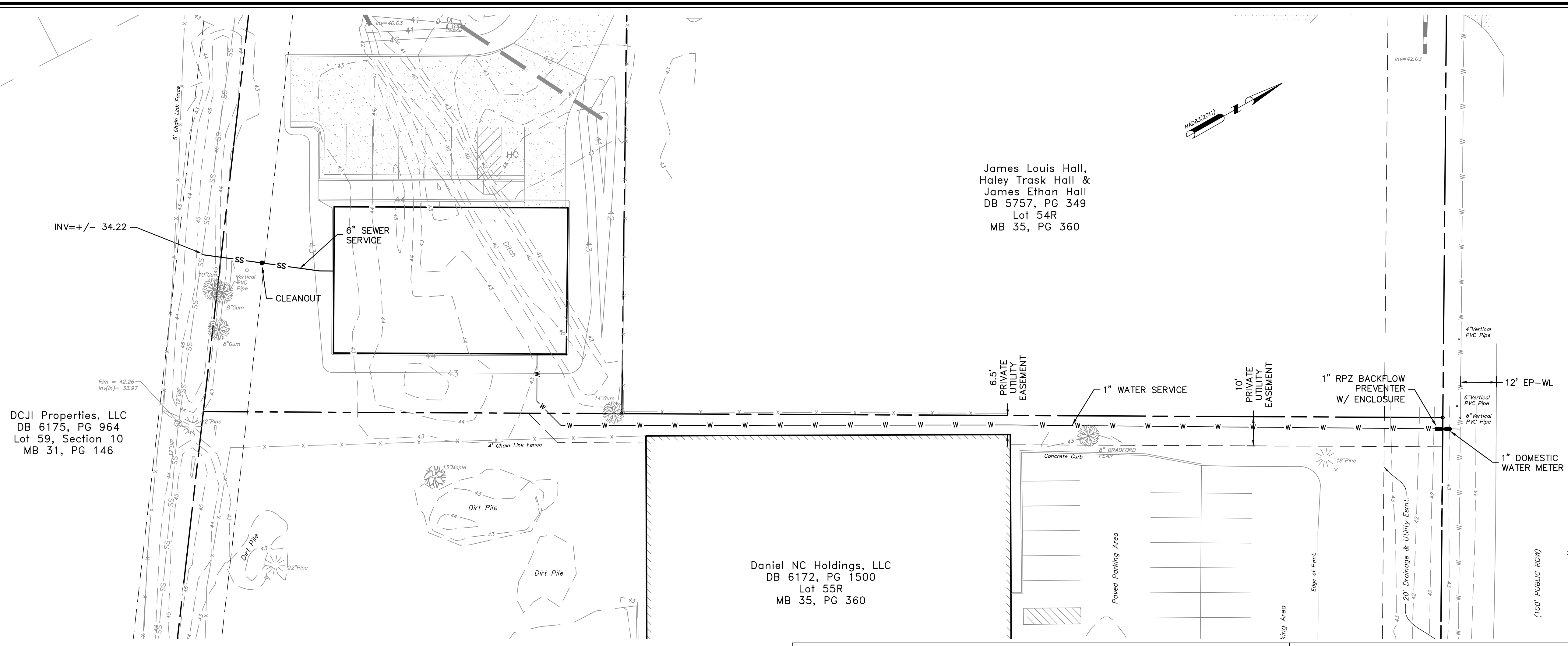
GORDON LTD	NORTH CAROLINA
NEW HANOVER COUNTY	

DANIEL NC HOLDINGS, LLC
505 DUNGANNON BLVD
WILMINGTON, NC 28403

PORT CITY CONSULTING
ENGINEERS, PLLC
6216 STONEBRIDGE ROAD
WILMINGTON, NC 28409
910-599-1744 LICENSE No. P-1032

LAYOUT, GRADING AND EROSION CONTROL PLAN

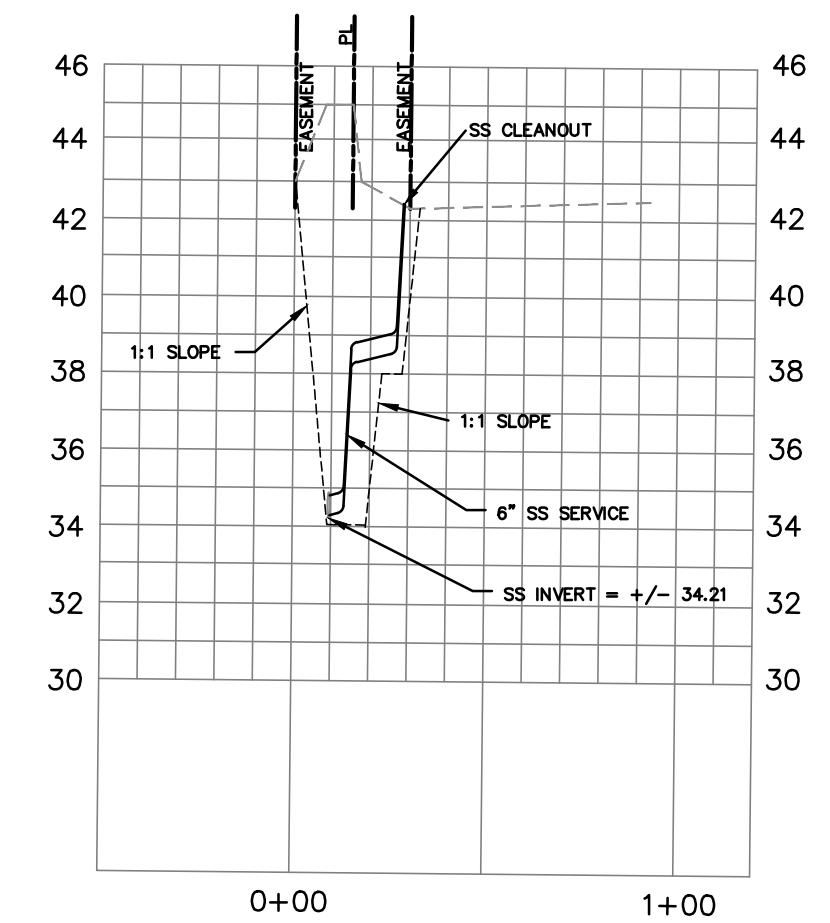
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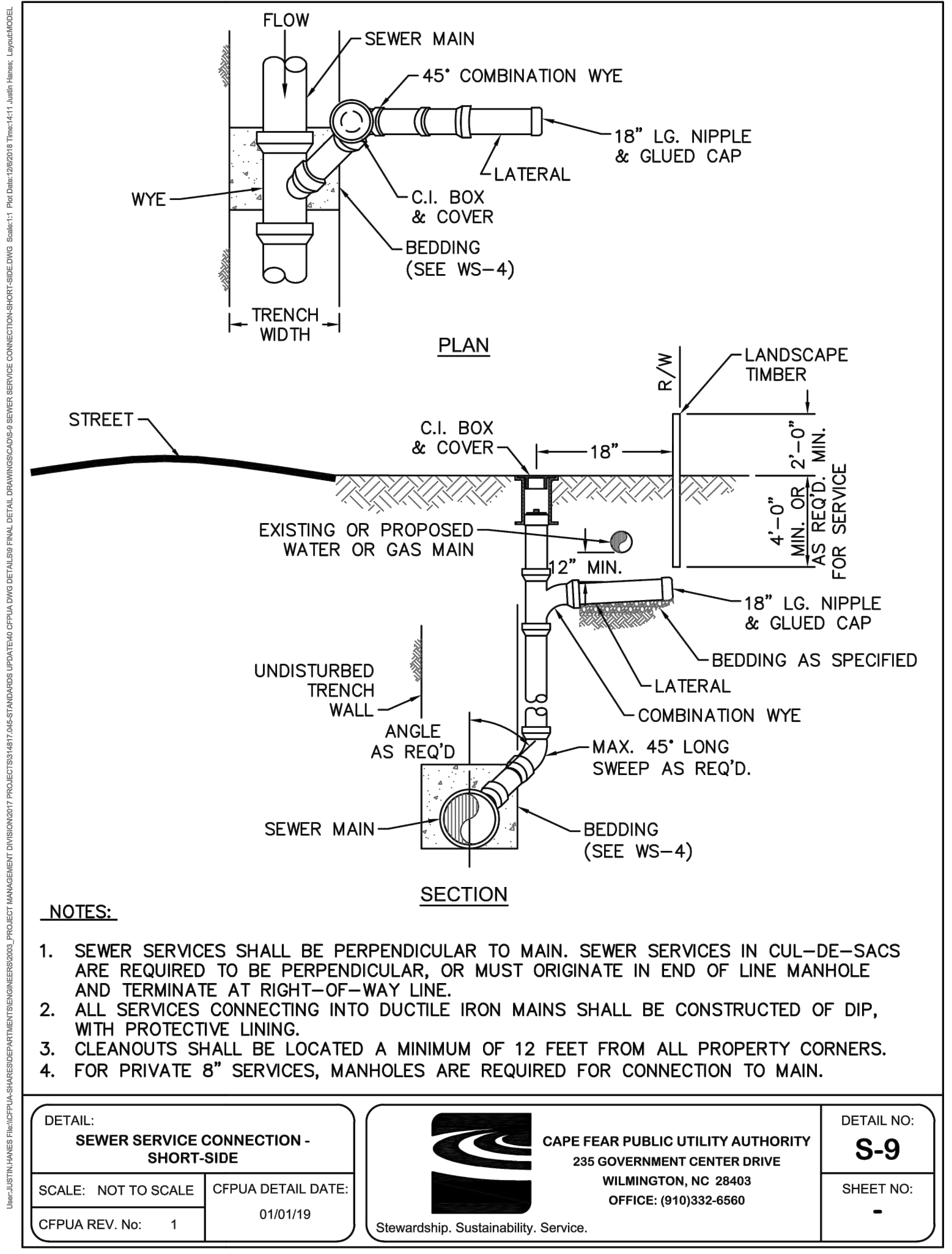
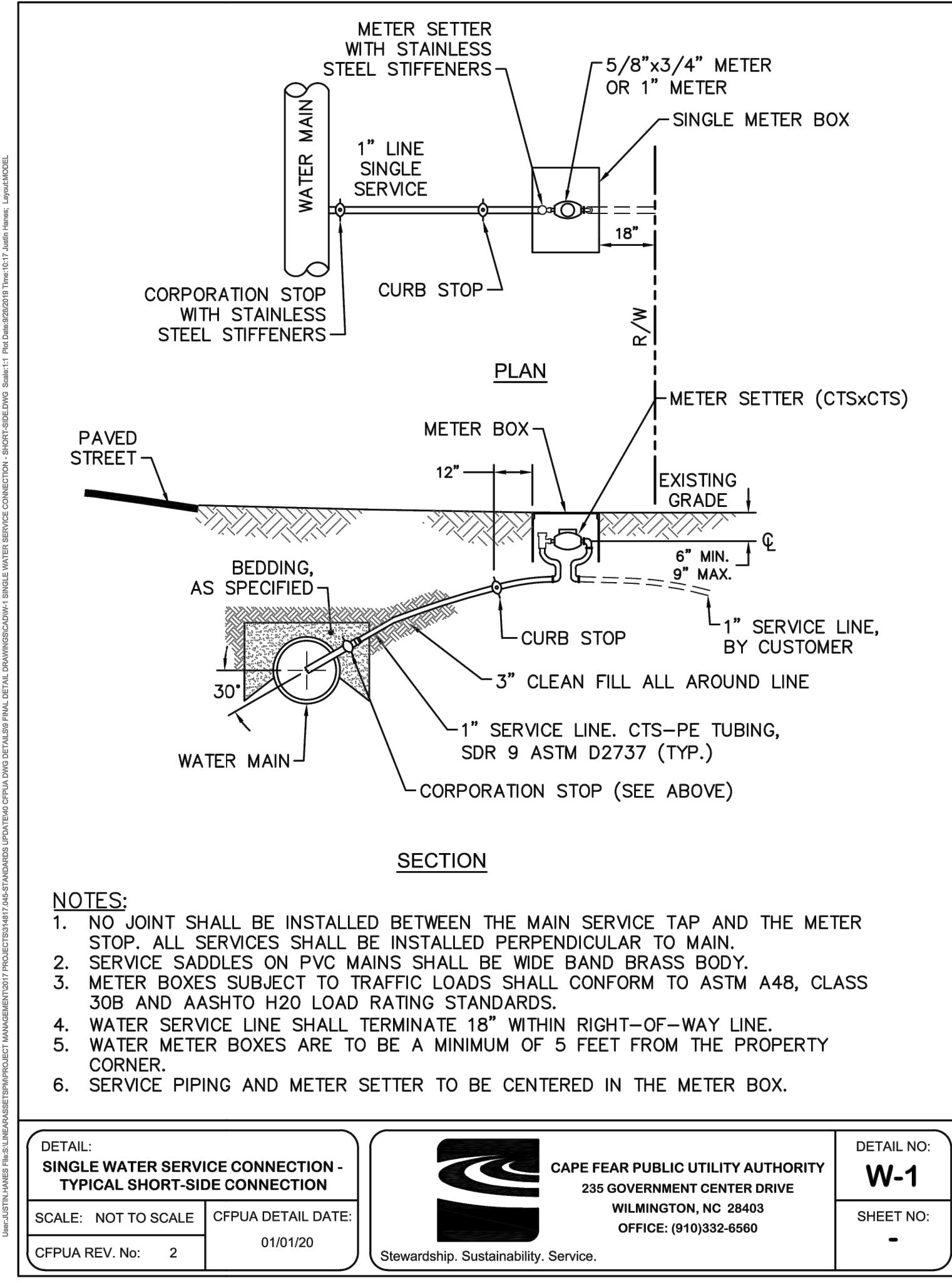
DCJI Properties, LLC
DB 6175, PG 964
Lot 59, Section 10
MB 31, PG 146

James Louis Hall,
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James Ethan Hall
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Lot 54R
MB 35, PG 360

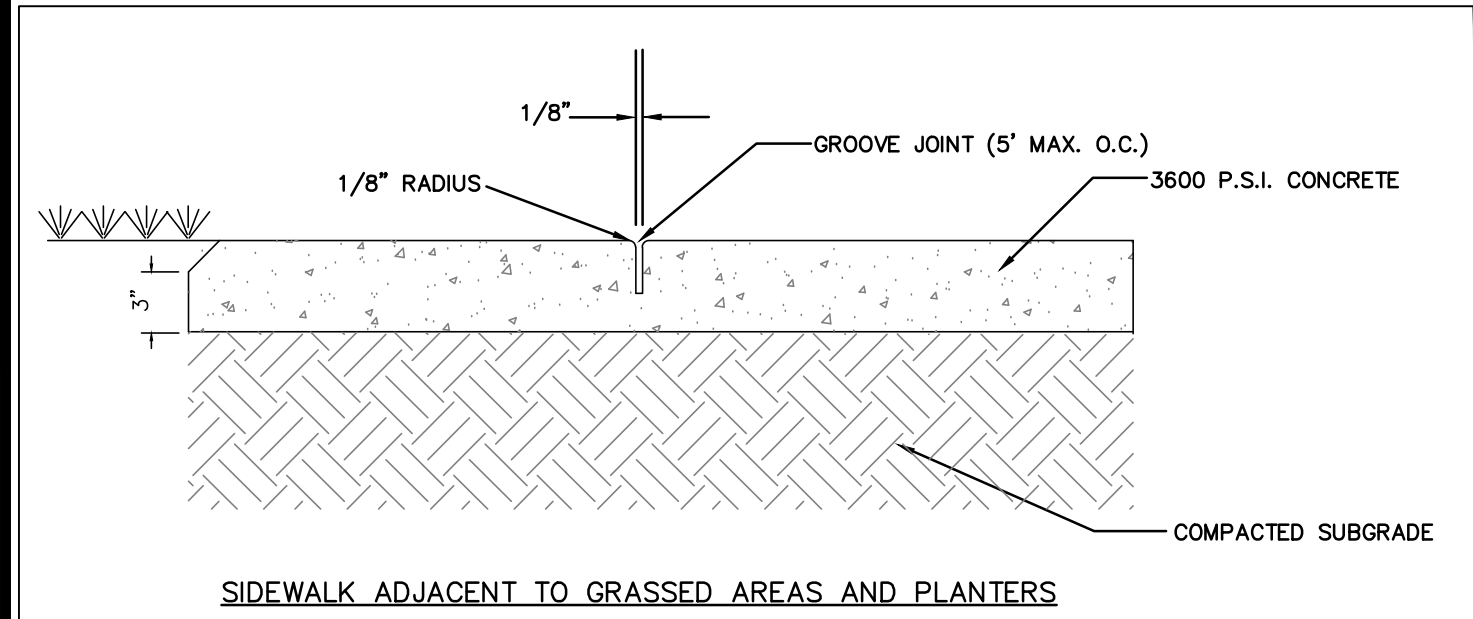
Daniel NC Holdings, LLC
DB 6172, PG 1500
Lot 55R
MB 35, PG 360



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



No.	Revision	Date	By	Designer	Scale	GORDON LTD	DANIEL NC HOLDINGS, LLC 505 DUNGANNON BLVD WILMINGTON, NC 28403	PORT CITY CONSULTING ENGINEERS, PLLC 6216 STONEBRIDGE ROAD WILMINGTON, NC 28409 910-599-1744 LICENSE No. P-1032	UTILITY PLAN	Sheet No. C-4
				MNH	AS SHOWN					
				MNH	MARCH, 2020					
				MNH	Job No.					
						NEW HANOVER COUNTY	NORTH CAROLINA			

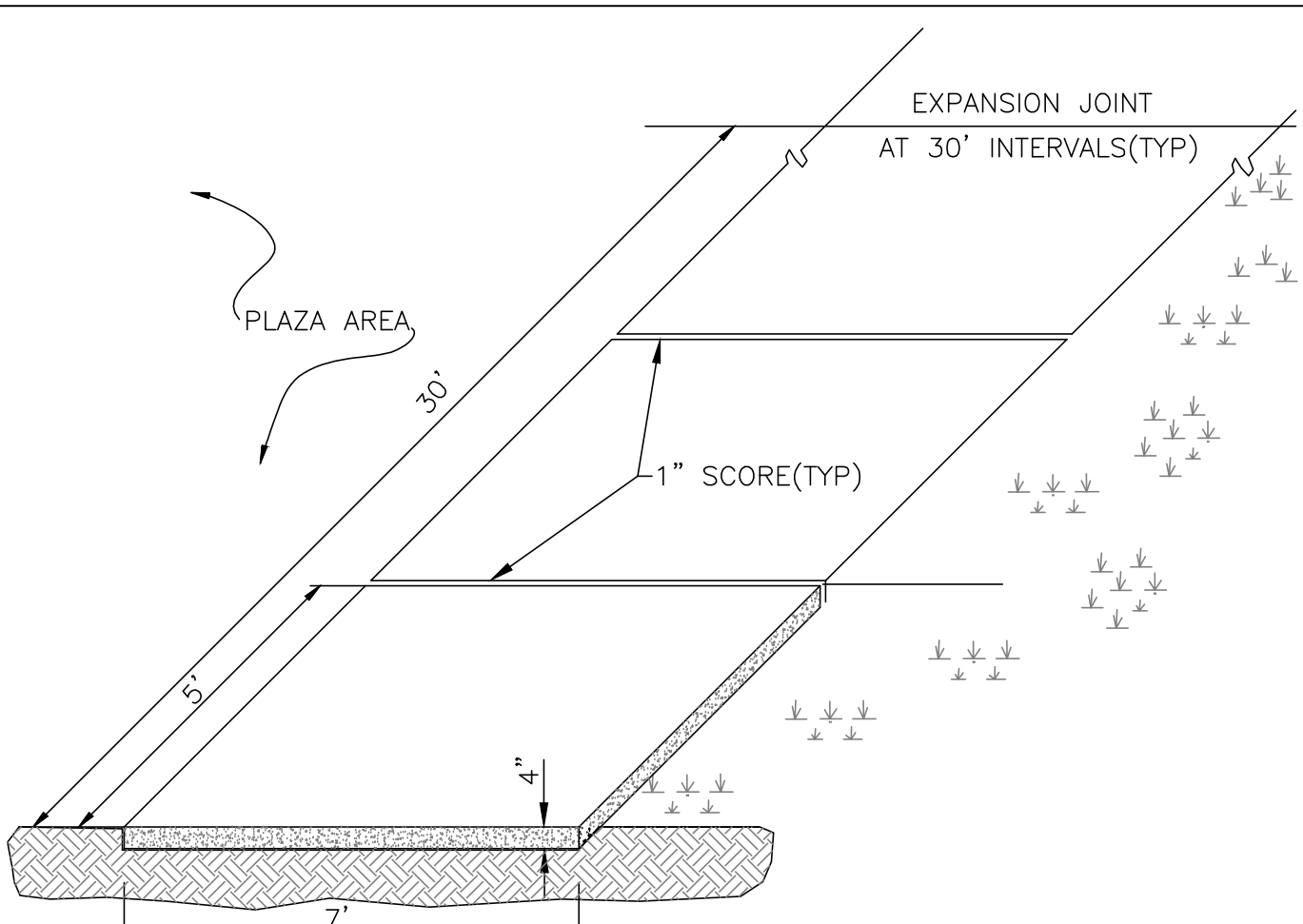


SIDEWALK ADJACENT TO GRASSED AREAS AND PLANTERS

CONCRETE SIDEWALK

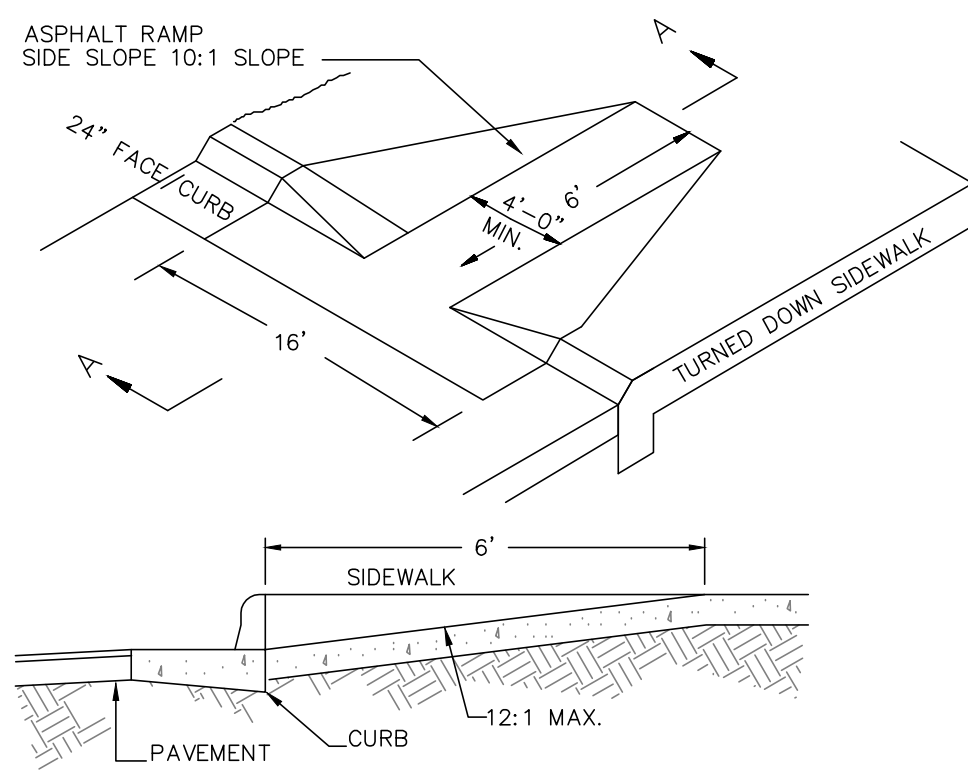
N.T.S.

GENERAL NOTES:
A GROOVE JOINT 1" DEEP WITH 1/8" RADI 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.



STANDARD SIDEWALK DETAIL

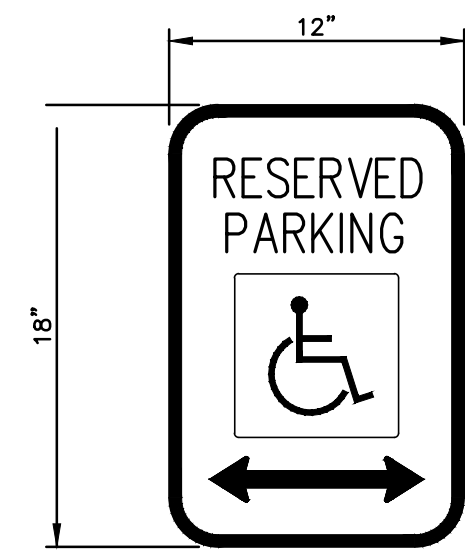
NOT TO SCALE



SECTION A-A
WHEELCHAIR RAMP (DROP CURB)

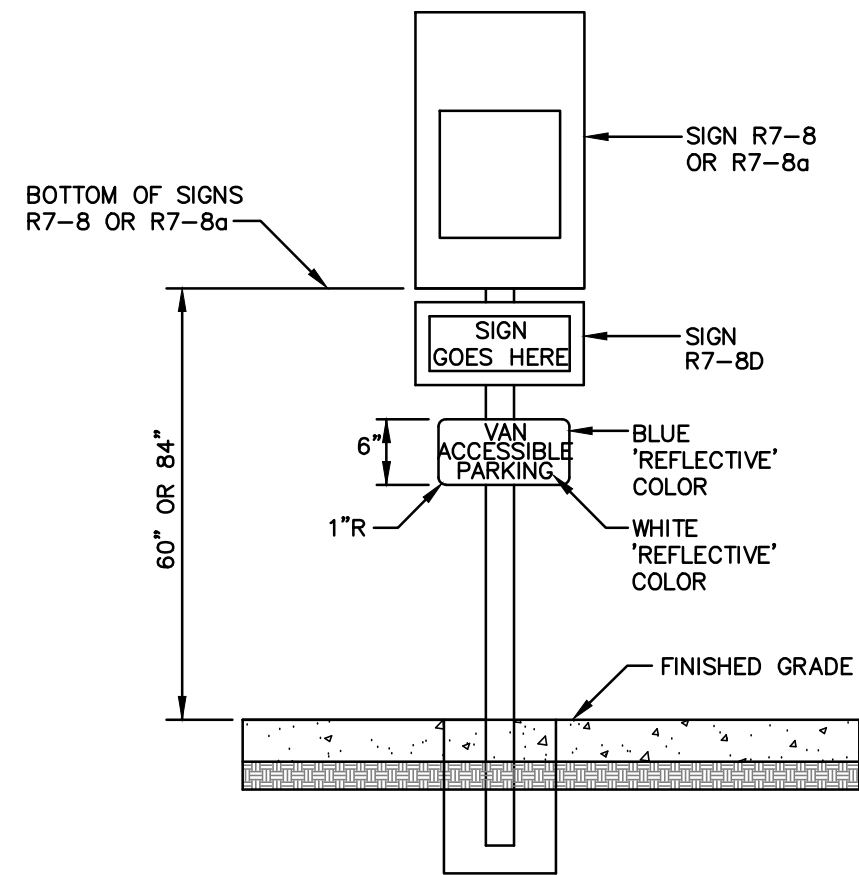
WHEELCHAIR RAMP

N.T.S.



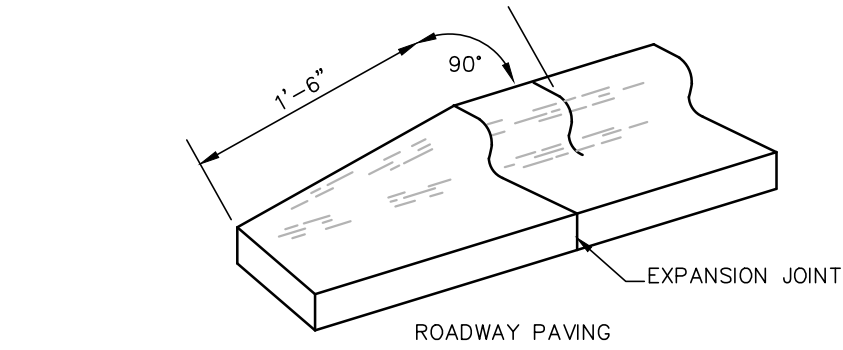
R7-8
SIGN APPROVED FOR USE
UNDER GENERAL STATUTE 20.37.5

COLORS:
LEGEND AND BORDER-GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND-WHITE

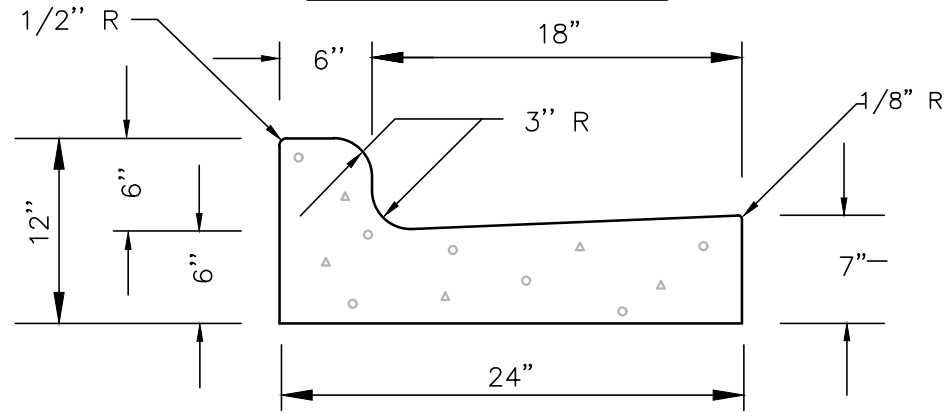


HANDICAP PARKING SIGNAGE

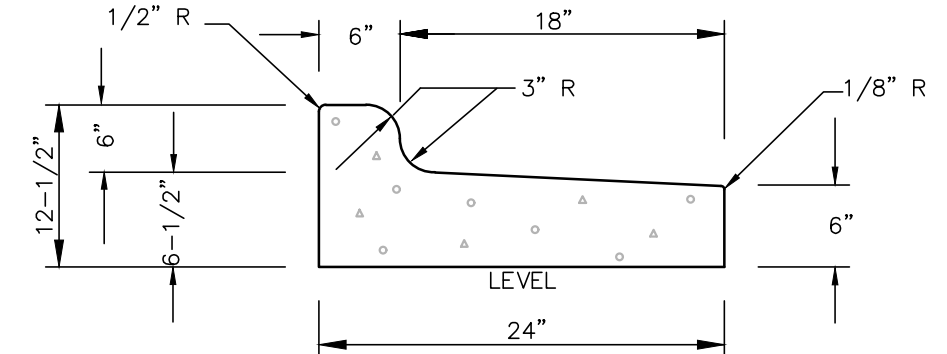
N.T.S.



24" CURB & GUTTER
TERMINATION DETAIL



24" CURB AND GUTTER



(TO BE USED WHEN PAVEMENT IS SLOPED AWAY FROM ISLAND
1/4' : 1'-0" SLOPE OR AS SHOWN ON PLANS)

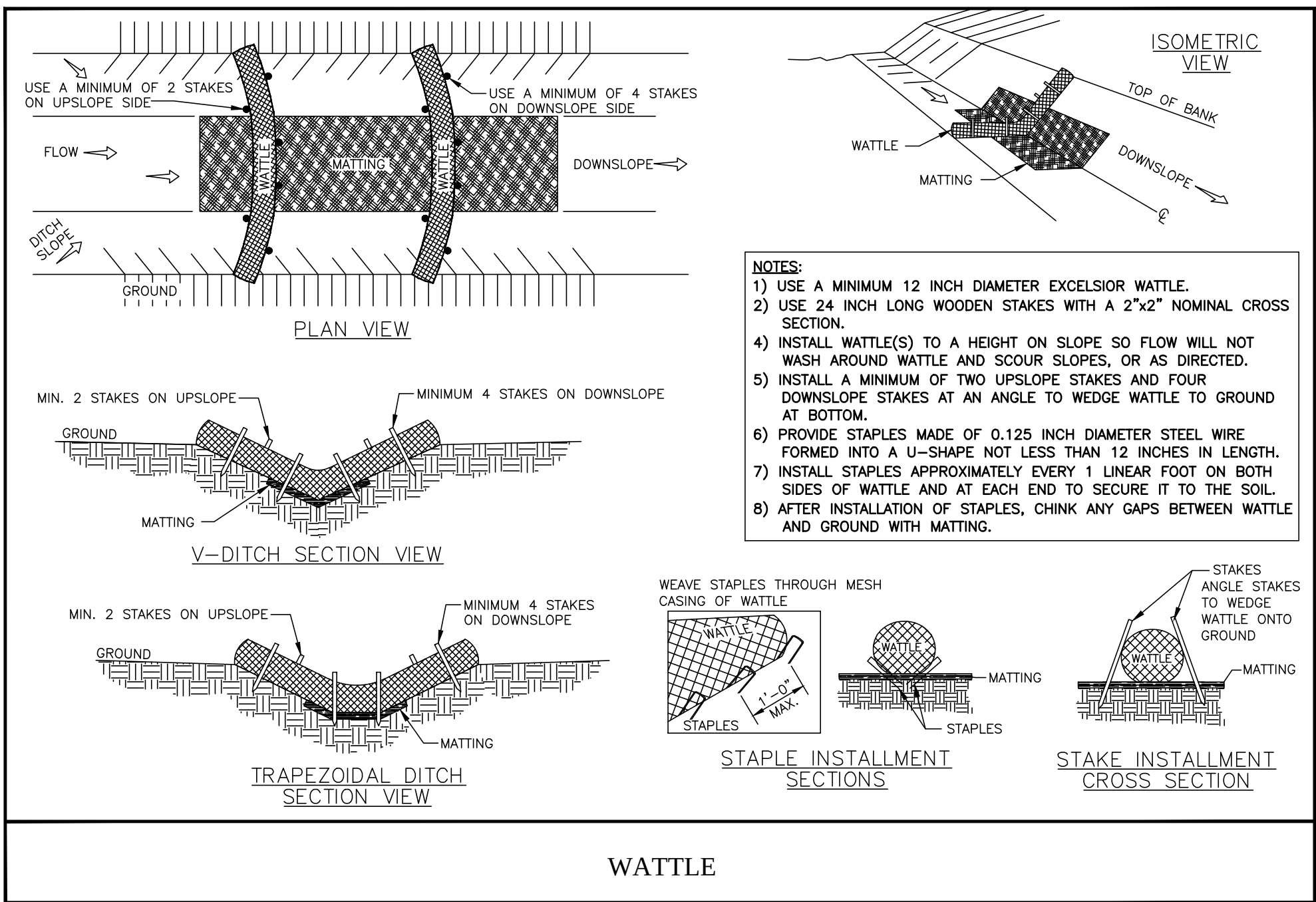
24" CURB AND GUTTER
(REVERSE SLOPE)

GENERAL NOTES:

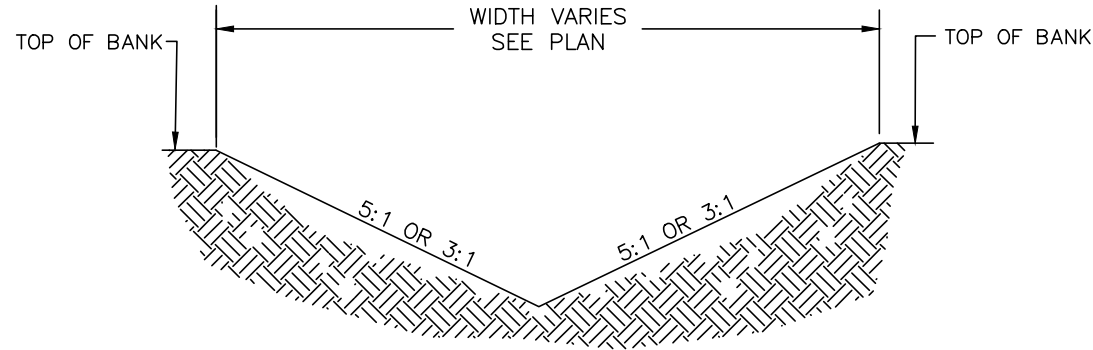
CONSTRUCTION JOINTS SHALL BE SPACED AT MAX. 10' INTERVALS, EXCEPT THAT A 15 FOOT SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10 FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING. CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1-1/2" SHALL BE OBTAINED. ALL CONTRACTION JOINTS EXCEPT IN 8" X 6" MEDIAN CURB SHALL BE FILLED WITH JOINT SEALER. EXPANSION JOINTS SHALL BE SPACED AT 90' INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.

CURB AND GUTTER

NOT TO SCALE

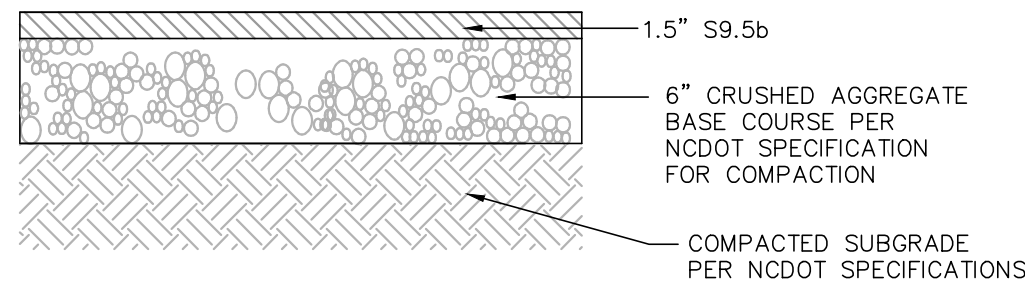


WATTLE



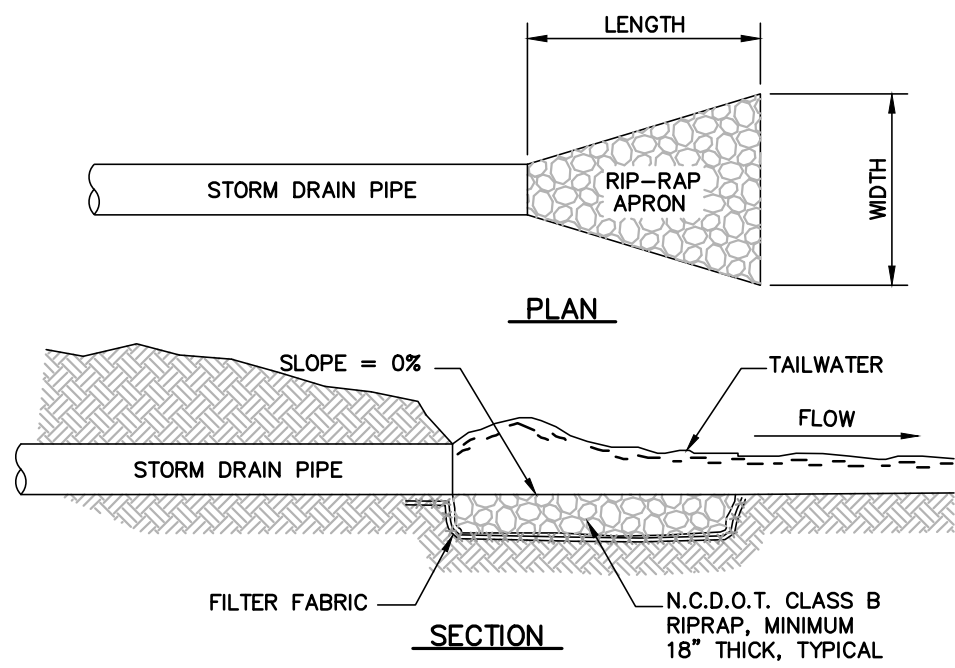
SWALE CROSS SECTION DETAIL

N.T.S.



PAVEMENT DETAIL

N.T.S.



SECTION

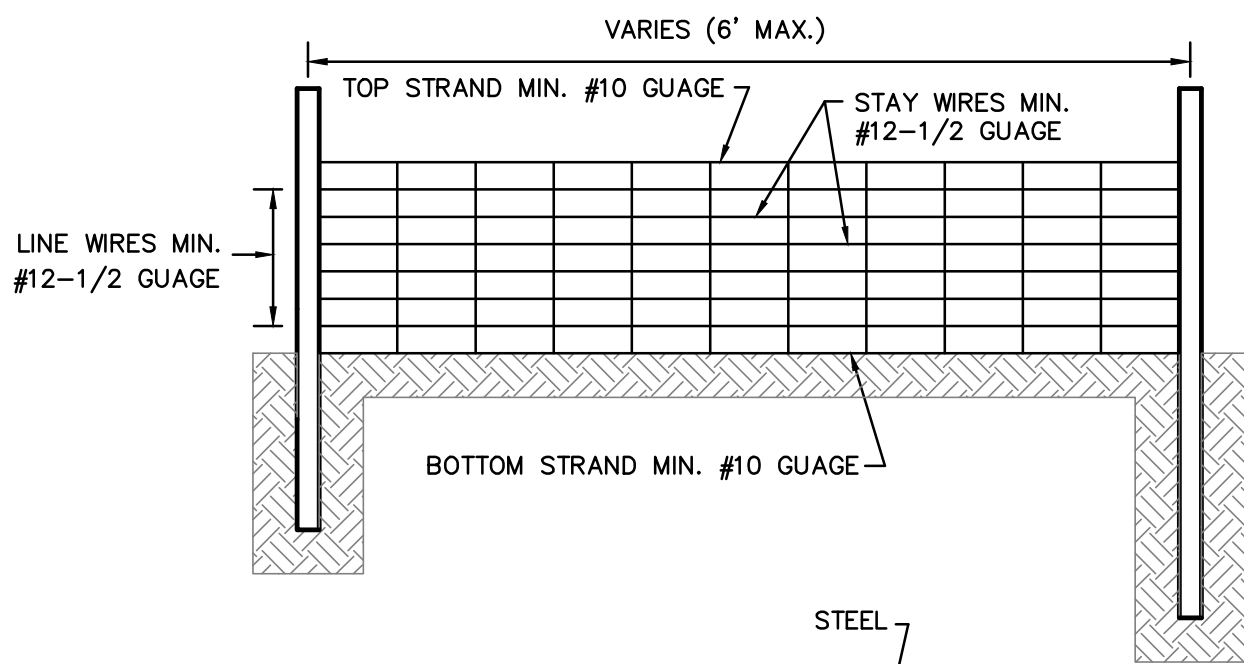
RIP-RAP SCHEDULE

PIPE DIA. (IN.)	LENGTH (FT.)	UPSTREAM WIDTH (FT.)	DOWNSIDE WIDTH (FT.)
RRA-1	15	5.0	3.75

NOTE: USE CLASS B RIPRAP ON THE APRON

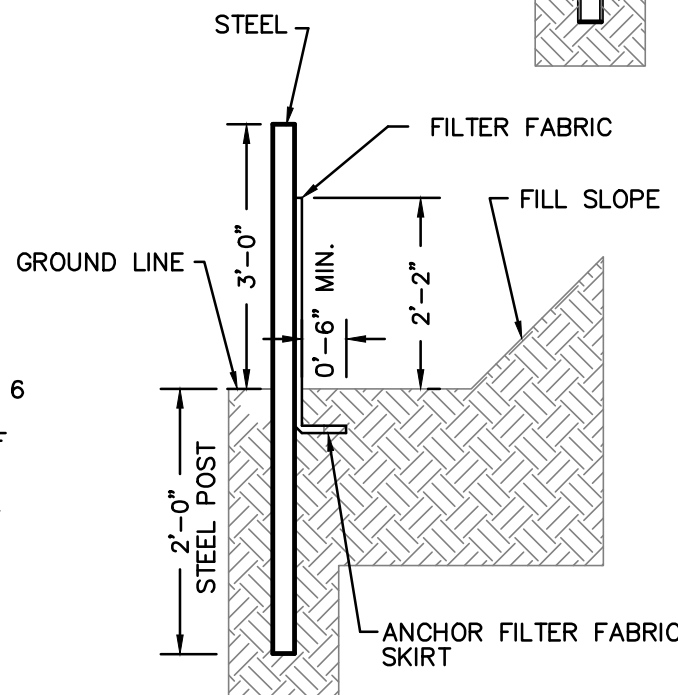
RIP-RAP APRON

N.T.S.



NOTES:

- WIRE SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES W/12" STAY SPACING
- FILTER FABRIC SHALL BE A MINIMUM OF 36" IN WIDTH AND SHALL BE FASTENED ADEQUATELY TO THE WIRE
- STEEL POST SHALL BE 5' 0" IN HEIGHT AND BE OF SELF FASTENER ANGLE STEEL TYPE



SILT FENCE

N.T.S.

No.	Revision	Date	By

Designer	MNH	Scale	AS SHOWN
Drawn By	MNH	Date	MARCH, 2020
Checked By	MNH	Job No.	

GORDON LTD

NEW HANOVER COUNTY

NORTH CAROLINA

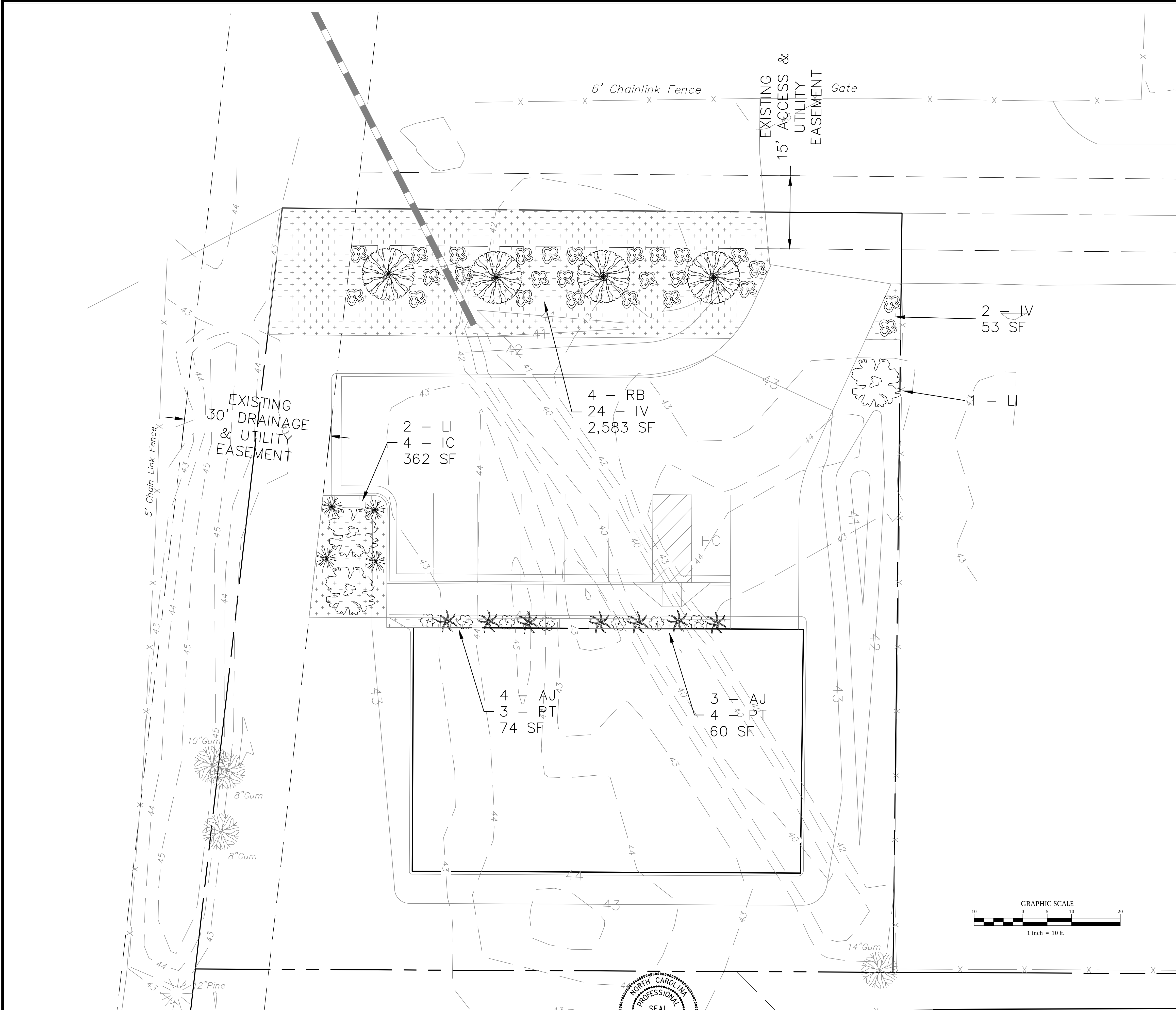
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910-599-1744 LICENSE No. P-1032

MISCELLANEOUS DETAILS

Sheet No.

C-5



LANDSCAPE NOTES:

- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET FORTH IN TEH 'AMERICAN STANDARD FOR NURSERY STOCK' BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 4" OF PINE BARK MULCH.
- ALL AREAS DISTURBED AND NOT SPECIFIED AS MULCHED PLANTING BEDS WILL BE GRASSED WITH COMMON BERMUDA GRASS. LAWN AREAS MAY BE SEEDED OR SODDED.
- 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 UPRIGHTING AND REPLANTING TREES WHICH ARE BLOWN OVER.
- CONTRACTOR SHALL WARRANTY ALL TREES AND STRUBS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE FOR THE WORK OF THE LANDSCAPE PLAN.
- IF DISCREPANCIES OR AVAILABILITIES ARE FOUND IN THE PLANT SPECIES AND/OR SIZES REQUIRED, CONTRACTOR SHALL NOTIFY THE OWNER. SUBSTITUTIONS MAY BE MADE, WITH AUTHORIZATION, AS LONG AS THE PLANTS FOLLOW THE INTENDED FORM & FUNCTION OF THE REQUIREMENT.

COUNTY REQUIREMENTS:

- ALL PLANTINGS SHALL BE CURBED OR OTHERWISE PHYSICALLY PROTECTED FROM VEHICULAR TRAFFIC.
- TREE PRESERVATION/REMOVAL PERMIT IS REQUIRED PRIOR TO CLEARING AND LAND DISTURBING.
- PRIOR TO 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.
- 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.
- THE OWNER IS RESPONSIBLE FOR MAINTAINING ALL REQUIRED PLANT MATERIAL AND PLANTING AREAS IN GOOD HEALTH AND APPEARANCE. AND DEAD, UNHEALTHY OR MISSING PLANTS MUST BE REPLACED WITHIN SIXTY (60) DAYS WITH VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING RATES AND STANDARDS.

PLANT LIST

KEY	NO.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	PLANTING REMARKS
LI	4	LAGERSTROEMIA INDICA 'NATCHEZ'	CREPE-MYRTLE	8"-10' HGT.	MULTI STEM TREES
IC	4	ILEX CORNUTAENADA 'NEEDLEPOINT'	CHINESE HOLLY	15-18" 3 GAL.	SPACING AS SHOWN
PT	7	PITTOSPORUM TOBIRA 'WHEELERS DWARF'	DWARF PITTOSPORUM	10-12" 3 GAL.	SPACING AS SHOWN
AJ	7	AUCUBA JAPONICA 'NANA VARIEGATA'	DWARF GOLDUST AUCUBA	15-18"	SPACING AS SHOWN
IV	26	ILEX VOMITARIA 'NANA'	DWARF YAUPON	12-15"	SMALL SHRUB
RB	4	BETULA NIGRA	RIVER BIRCH	8-10' 3" CAL.	MULTI STEM TREES

O.C. - "ON CENTER" CAL. - "CALIPER AT 6" ABOVE GRADE" GAL. - "GALLON CONTAINER"

LEGEND

- LI (Crepe Myrtle)
- IC (Chinese Holly)
- IV (Dwarf Yaupon)
- PT (Dwarf Pittosporum)
- AJ (Dwarf Goldust Aucuba)
- RB (River Birch)

LANDSCAPE CALCULATIONS:

	REQ'D.	PROVD.
STREET YARD 130 L.F. OF FRONTAGE - 27' DRIVEWAY = 103 x 25 ● 1 TREE/ 600 S.F. ● 6 SHRUBS/ 600 S.F. (MIN. 36" FOR LOW BUFFER)	2,575 S.F. 4 26	2,636 S.F. 4 26
PARKING AREA INTERIOR - 4,508 S.F. X 8% ● 1 TREE/ 144 S.F.	361 S.F. 3	362 S.F. 3
FOUNDATION PLANTINGS - ● 14' FACADE HGT. X 80 LF FRONTAGE X 12%	134 S.F.	134 S.F.
BUFFERYARD - N/A		
OVERALL SITE - 0.5 AC. ± DEVELOPMENT AREA X 15 TREES/AC.	8	8

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

