

SITE DATA

ZONED: A-1
CLASS: INDUSTRIAL
ADDRESS 2501 BLUE CLAY RD.
PARCEL ID: # R03300-002-011-000
AREA: 11.85 ACRES
63052 Sq. Feet TOTAL EXISTING IMPERVIOUS

MIN. LOT AREA 43,560 S.F.
MIN. LOT WIDTH 150 FT.
MIN. FRONT YARD 50 FT.
MAX. HEIGHT 35 FT.
MIN. SIDE YARD 35 FT.
MIN. REAR YARD 40 FT.

PARKING LANDSCAPING CALCULATIONS

	AREA (SF)
TOTAL	209269
BUILDING	11250
LS AREA AROUND BLDG	456
TOTAL PARKING AND DRIVES	197563
TOTAL LS NEEDED (8%)	15805.04
TOTAL PROVIDED	15984

IMPERVIOUS CALCULATIONS

	AREA SF
EXISTING IMPERVIOUS	63052
BUILDING	11250
SIDEWALKS	3046
PARKING AND DRIVES	191858
SIDEWALKS	2846
TOTAL IMPERVIOUS	209000

PROPOSED INTERIOR PARKING LANDSCAPE AREA



PROPOSED BUFFER LANDSCAPE AREA



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
W = WATER SERVICE
⊙ = SEWER CLEANOUT

➤ = WATER VALVE
⚡ = SIGN LOCATION
* = LIGHT POLE

PROJECT LIMITS
PROPERTY LINE
BUILDING SETBACK
10' UTILITY EASMENT
CENTERLINE

EASEMENT
COMPUTED PROPERTY LINE
EXISTING CONTOUR

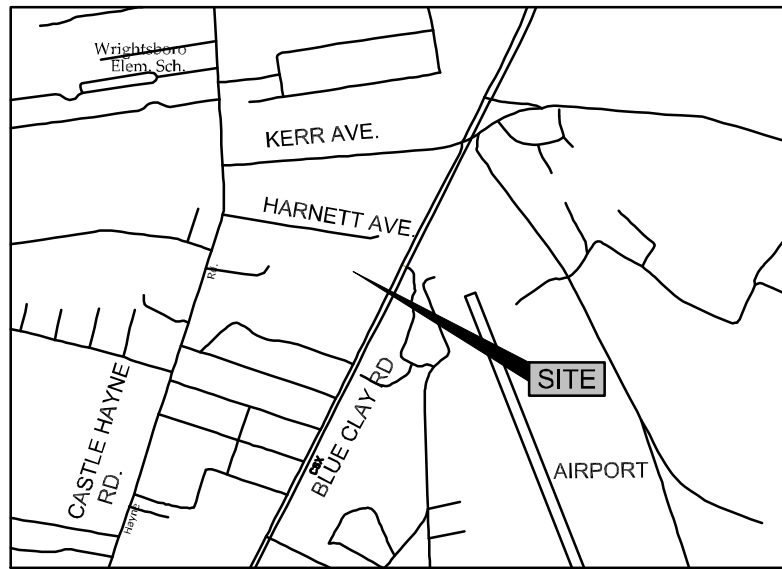
STORM DRAIN

PROPOSED SANITARY SEWER
— S — S — S — S —

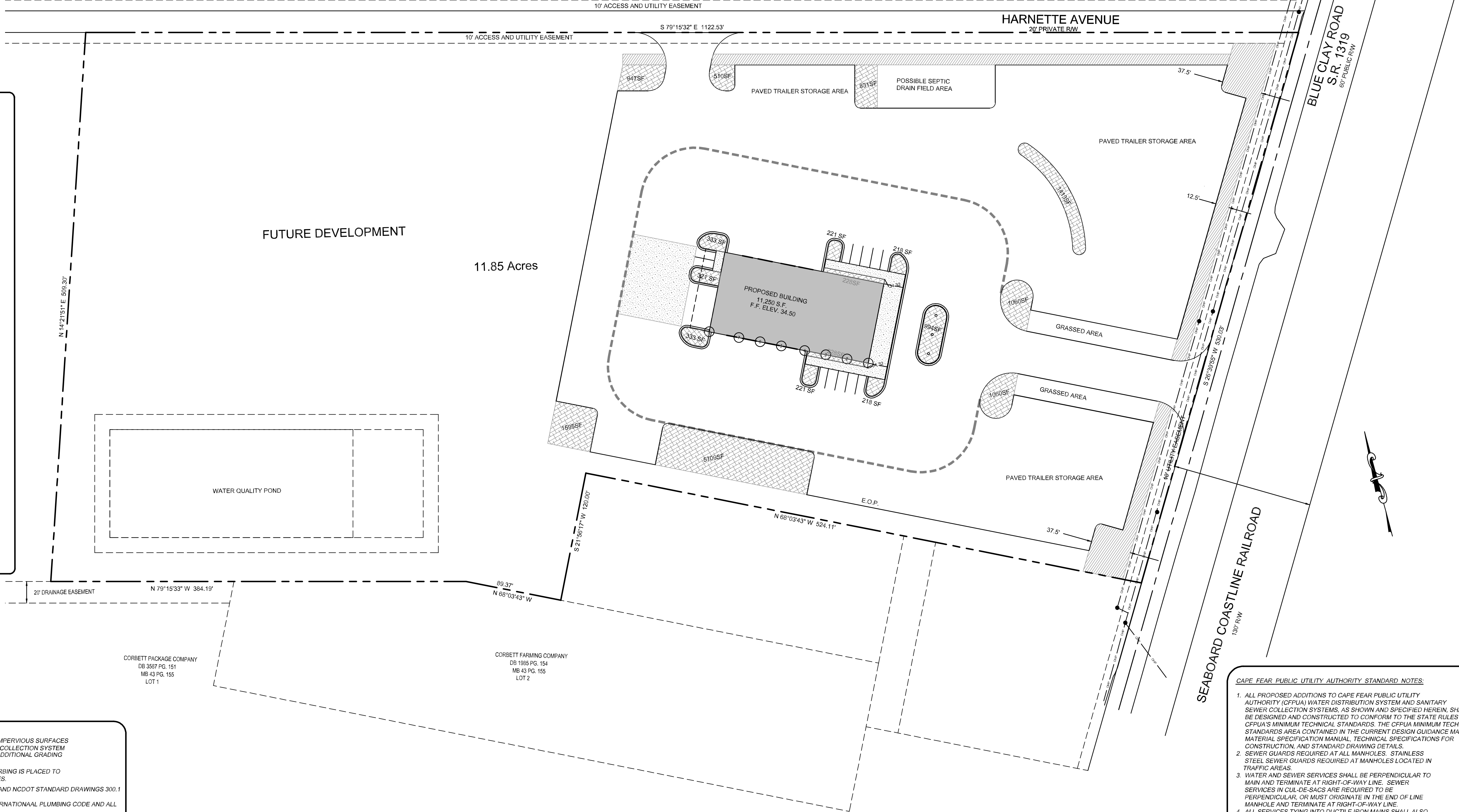
PROPOSED SIDEWALK

VICINITY MAP

(NOT TO SCALE)



CORBETT FARMING COMPANY
DB 1885 PG. 154
MB 43 PG. 155



ADDITIONAL ADA NOTES:

1. REFER TO 2010 NCDOT ROADWAY STANDARD DRAWINGS NUMBER 848.05 - 848.06 FOR RAMP DESIGN AND DETAILS.
2. ALL RAMP'S RAMP, HANDICAP PARKING, AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE LATEST ADA GUIDELINES
3. RUNNING SLOPES ALONG AN ACCESSIBLE ROUTE EXCEEDING $\frac{1}{4}$ 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 RAMP'S 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 ACCESS ISLES DO NOT TO EXCEED 2% IN ANY DIRECTION.

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

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.
2. CONTRACTOR TO ENSURE THAT STREET PAVEMENT AND CURBING IS PLACED TO DRAIN POSITIVELY TO CURB INLETS AND DRAINAGE STRUCTURES.
3. FOR STORM PIPE MATERIAL AND INSTALLATION SEE DETAILS AND NCDOT STANDARD DRAWINGS 300.1 SHEETS 1-3
4. ROOF DRAINS SHALL BE SIZED ACCORDING TO THE 2018 INTERNATIONAL PLUMBING CODE AND ALL AND SHALL CONFORM TO ANY LOCAL REQUIREMENTS
5. ANY ROOF DRAIN LOCATIONS SHOWN HERE ARE APPROXIMATE AND MAY BE FIELD ADJUSTED AS LONG AS THE MINIMUM REQUIRED SLOPE IS MAINTAINED.

INDEX TO DRAWINGS

SHEET No.	DESCRIPTION
P1 of P3	COVER SHEET
P2 of P3	SITE AND UTILITY PLAN
P3 of P3	GRADING AND STORMWATER PLAN
D1 of D1	DETAILS
E01 - E04	EROSION CONTROL PLANS AND DETAILS
L1 of L1	LANDSCAPE PLAN

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.

GENERAL NOTES:

1. This map is not for conveyance, recordation, or sales.
2. This property is not located within a flood hazard area according to Flood Insurance Rate Map
3. This property is zoned B-1
4. Water service to be CPFAA (public).
5. Sewer service to be CPFAA (public).
6. Topographic data furnished by County Topo and other sources not field verified.
7. No Wetlands Exist within the project area.

PRELIMINARY PLAN

HANOVER DESIGN SERVICES, P.A.

LAND SURVEYORS, ENGINEERS & LAND PLANNERS



1221 GLOBAL BUSINESS CENTER
WILMINGTON, NC 28401
PHONE (910) 345-0000
FAX (910) 345-0001

DATE

EAST COAST AUTOS & TRAILERS

BLUE CLAY ROAD SITE

CAPE FEAR TOWNSHIP, NEW HAMPSHIRE COUNTY, NORTH CAROLINA

OWNER:
EAST COAST AUTOS & TRAILERS
2529 CASTLE HAYNE ROAD
WILMINGTON N.C. 28401

Date:

03-09-18

Scale:

HORZ.: 1"= 50'

Drawn:

GW

Checked:

GW

Project No:

PRELIMINARY

Sheet No:

C-1

C-3

Of:

LEGEND

- W/V = WATER VALVE
W/M = WATER METER
C/O = SANITARY SEWER CLEAN OUT
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R = CURB RAMP
W = WATER SERVICE
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V = WATER VALVE
S = SIGN LOCATION
P = LIGHT POLE

- PROJECT LIMITS
PROPERTY LINE
BUILDING SETBACK
10' UTILITY EASEMENT
CENTERLINE

EASEMENT

- COMPUTED PROPERTY LINE
EXISTING CONTOUR
STORM DRAIN

- PROPOSED SANITARY SEWER
S S S S S

- PROPOSED SIDEWALK

GENERAL NOTES:

1. 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.
2. NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NO ONE-CALL" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION.
3. ALL TREES WHICH ARE NOT REQUIRED TO BE CLEARED FOR CONSTRUCTION SHALL BE PRESERVED WHEREVER POSSIBLE UNLESS OTHERWISE DIRECTED.
4. 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.
5. 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.
6. 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.
7. EXTREME CARE SHALL BE TAKEN TO ENSURE MINIMUM SEPARATIONS AT ALL UTILITY CROSSINGS.
8. CONTRACTOR TO ENSURE THAT STREET PAVEMENT IS PLACED SO AS TO DRAIN POSITIVELY TO THE ROADWAY INLETS AND CATCH BASINS.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
10. THIS PLAN IS FOR SITE UTILITIES, GRADING, ROADWORK, AND DRAINAGE ONLY.
11. 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 A T&T AND DUPE (PROGRESS) ENERGY.
12. ALL CONSTRUCTION TO CONFORM TO NHC STANDARDS AND ALL APPLICABLE STATE & LOCAL CODES.
13. CONTRACTOR TO COORDINATE ANY REQUIRED TRAFFIC CONTROL WITH THE STATE AND THE TOWN. CONTRACTOR RESPONSIBLE FOR ANY ADDITIONAL REQUIRED PERMITS.
14. 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.
15. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY RELOCATIONS, REALIGNMENTS, DISCONNECTIONS OR CONNECTIONS OF EXISTING UTILITIES WITH APPLICABLE AUTHORITIES.
16. 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.
17. ALL SIGNS AND PAVEMENT MARKINGS SHALL MEET NCDOT AND MUTCD STANDARDS.
18. 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.
19. SEE 2018 IPC FOR FURTHER GUIDANCE ON UTILITY SERVICE REQUIREMENTS.

SITE DATA

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630/92 Sq. Feet TOTAL EXISTING IMPERVIOUS

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MIN. LOT WIDTH 150 FT.
MIN. FRONT YARD 50 FT.
MAX. HEIGHT 35 FT.
MIN. SIDE YARD 35 FT.
MIN. REAR YARD 40 FT.

NOTE WELL:

1. All storm water runoff from built upon areas (i.e. impervious surfaces & roof drainage) to be directed to the storm sewer collection system (i.e. storm inlets or ponds) by swales, overland flow, additional grading, or landscaping inlets.

GENERAL NOTES:

***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.

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C-3 of C-3	GRADING AND STORMWATER PLAN
D-1 of D-1	DETAILS
EC-1 thru EC-4	EROSION CONTROL PLANS AND DETAILS
L1 of L1	LANDSCAPE PLAN

SITE PLAN
EAST COAST AUTOS & TRAILERS
BLUE CLAY ROAD SITE

CARE FEAR TOWNSHIP, NEW HANOVER COUNTY, NORTH CAROLINA

OWNER:
EAST COAST AUTOS & TRAILERS
2529 CASTLE HAYNE ROAD
WILMINGTON N.C. 28401

Date:
03-09-18
Scale:
HORZ.: 1"= 50'
Drawn:
GW
Checked:
GW
Project No:

PRELIMINARY

Sheet No:
C-2
Of
C-3

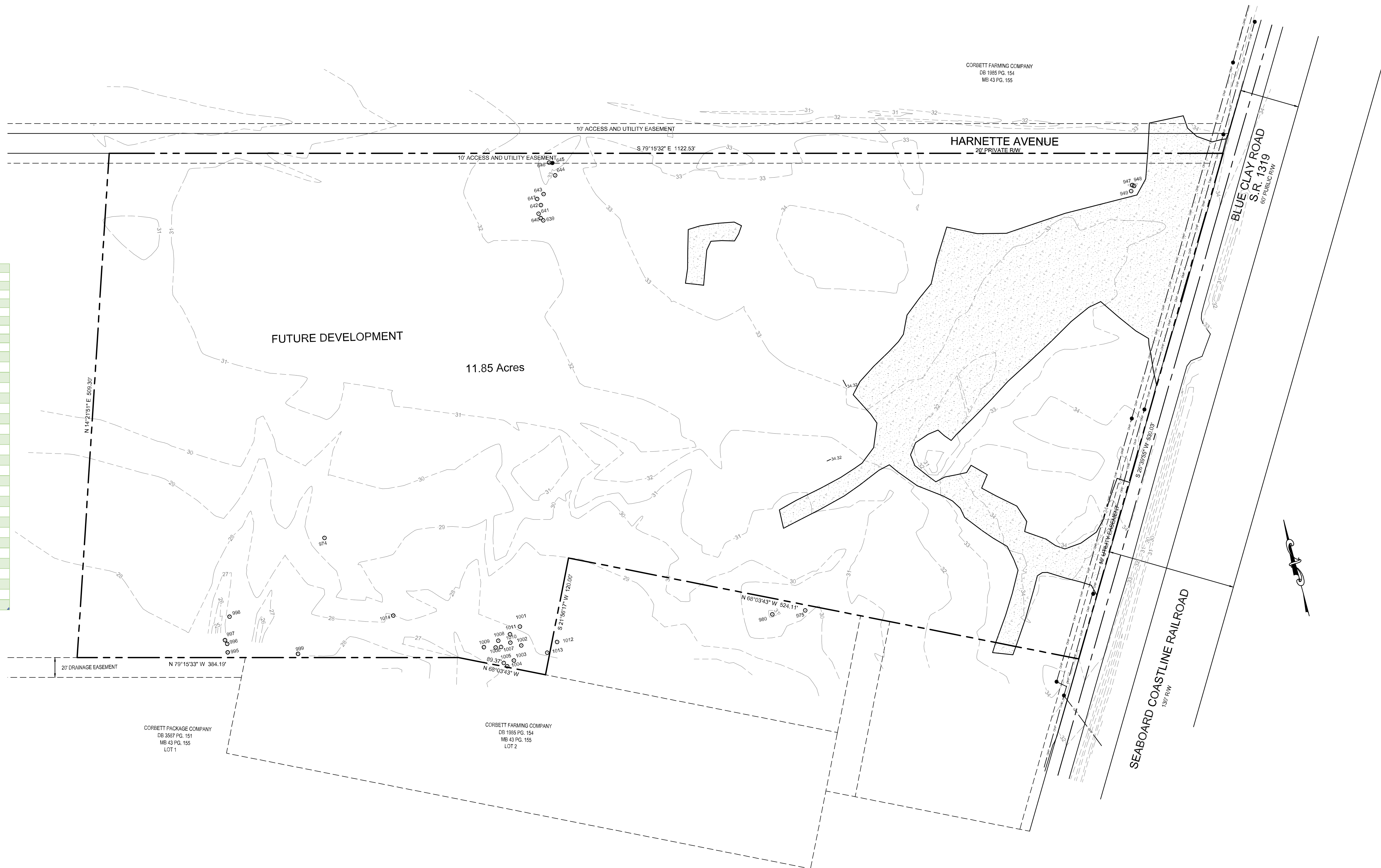
PRELIMINARY PLAN

HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS, ENGINEERS & LAND PLANNERS

1221 LORRAINE AVENUE
WILMINGTON, NC 28403
PHONE (910) 345-0002
FAX (910) 345-0003
HANSBERRY 1-2-2007

ZONED: A-1
CLASS: INDUSTRIAL
ADDRESS 2501 BLUE CLAY RD.
PARCEL ID. # R03300-002-011-000
AREA: 11.99 ACRES

TREE NUMBER	TYPE
639	10" gum
640	10" gum
641	10" gum
642	8" gum
643	15" gum
644	11" gum
645	13" pine
646	11" gum
647	10" gum
947	twin 9" 7" hardwood
948	7" hardwood
949	9" hardwood
974	12" hardwood
975	10" hardwood
980	19" hardwood / no elev
995	12.5" hardwood
996	12.5" hardwood
997	twin 9.5" 12" hardwood
998	tripple 14" 12" 9" gum
999	20.5" hardwood
1001	9" hardwood
1002	9.5" hardwood
1003	twin 8.5" 7.5" hardwood
1004	9" hardwood
1005	8" hardwood
1006	10" hardwood
1007	8.5" hardwood
1008	11" hardwood
1009	8" hardwood
1010	8" hardwood
1011	10" hardwood
1012	9.5" hardwood
1013	8" hardwood
1014	8" hardwood



PRELIMINARY PLAN

HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS, ENGINEERS & LAND PLANNERS

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EAST COAST AUTOS & TRAILERS
BLUE CLAY ROAD SITE

CAPE FEAR TOWNSHIP, NEW HANOVER COUNTY, NORTH CAROLINA

EAST COAST AUTOS & TRAILERS
2529 CASTLE HAYNE ROAD
WILMINGTON N.C. 28401

Date:	03-09-18
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Sheet No:

C-3

C-3