

SITE DATA

PARCEL ID:	R03416-003-004-000		
CURRENT ZONING:	B-1 (CUD)		
PROJECT ADDRESS:	5525 BUSINESS DR WILMINGTON, NC 28405		
CURRENT OWNER:	HSP 1 LLC P O BOX 4127 WILMINGTON, NC 28406		
TOTAL ACREAGE IN PROJECT BOUNDARY	±2.35 ac. (102,199 S.F.)		
PROPOSED USE:	WAREHOUSE/OFFICE		
BUILDING SIZE:	24,000 SF GFA (17,000 SF Warehouse & 7,000 SF Office)		
BUILDING HEIGHT:	±25' (35' MAX)		
BUILDING SETBACKS:			
FRONT:	REQUIRED= 35'	PROPOSED= 87'	
SIDE:	REQUIRED= 35'/o'	PROPOSED= 37'/5'	
REAR:	REQUIRED= 93' (3.73*Bldg. Hgt. to Res. Dist.)	PROPOSED= 147'	
CALCULATION FOR BUILDING COVERAGE:			
PROPOSED COVERAGE	24,000 S.F. ÷ 102,199 S.F. = 23.5 %		
EXISTING ONSITE IMPERVIOUS AREAS:			
SITE IS VACANT:	0.0 S.F.		
PROPOSED IMPERVIOUS AREAS:			
BUILDINGS	24,000 S.F.		
ASPHALT PARKING	6,140 S.F.		
ASPHALT DRIVES	36,565 S.F.		
CONCRETE SIDEWALK, C&G, ETC.	1,705 S.F.		
FUTURE DEVELOPMENT	31,543 S.F.		
TOTAL	100,013 S.F (97.9%)		
PARKING REQUIRED:			
WAREHOUSE USE: (1.5 Spaces per 2 Employees, 1 Space per Manager, 1 Visitor Space per 10 Managers, and 1 Space per vehicle used directly for the business)			
2 Employees =	1.5 SPACES		
OFFICE USE: (1 Space per 400 S.F.)			
7,000 S.F. =	17.5 SPACES		
TOTAL PARKING REQUIRED:	19 SPACES		
PARKING PROVIDED:	20 SPACES (1 ADA)		
INTERIOR PARKING AREA REQUIREMENT: (8% OF PARKING AREA)			
REQUIRED: 6,140 S.F. X .08 =	491 S.F.		
PROVIDED:	1,324 S.F.		
FOUNDATION PLANTINGS: 120 LF X 20' FACADE X 12%			
REQUIRED:	288 S.F.		
PROVIDED:	467 S.F.		
STREETYARD REQUIREMENT (BUSINESS DR.): 18' (9' MIN & 27' MAX WIDTH)			
REQUIRED: 207'-46.5' = 160.5' X 18' =	2,889 S.F.		
PROVIDED:	3,424 S.F.		
STREETYARD REQUIREMENT (NC 132): 9' (4.5' MIN & 13.5' MAX WIDTH)			
REQUIRED: 478.45' X 9' =	4,306 S.F.		
PROVIDED:	4,306 S.F.		
ESTIMATED TRIP GENERATION (Per Trip Generation Manual):			
17,000 SF WAREHOUSE (ITE CODE 150)			
AM PEAK: 5	PM PEAK: 5	DAILY: 61	
7,000 SF OFFICE (ITE CODE 710)			
AM PEAK: 11	PM PEAK: 10	DAILY: 77	
TOTAL TRIPS:			
AM PEAK: 16	PM PEAK: 15	DAILY : 138	
EXISTING SEWER AND WATER DEMAND:	0 GPD		
PROPOSED SEWER AND WATER DEMAND:	500 GPD		

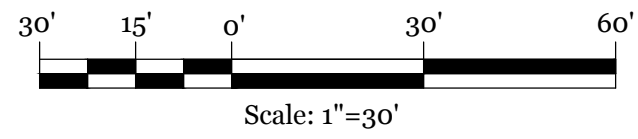
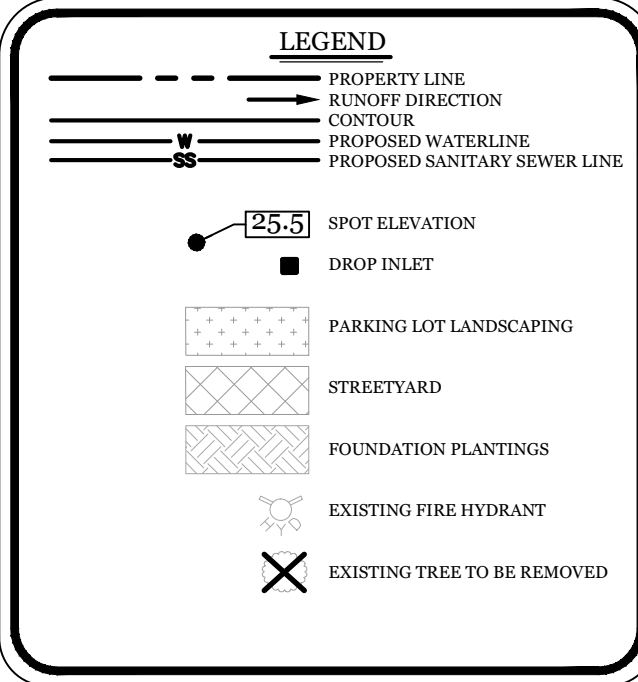
- DEVELOPMENT NOTES:**
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH NEW HANOVER COUNTY LAND DEVELOPMENT CODE.
 - PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.
 - EXISTING SURVEY INFORMATION PROVIDED BY MICHAEL N. UNDERWOOD, P.L.S. L-2962.
 - THIS LOT IS LOCATED IN ZONE X AS PER FIRM COMMUNITY# 370168, MAP# 3720314900K, EFFECTIVE ON 08/28/2018.
 - NO WETLANDS EXIST ON SITE.

- TREE PRESERVATION NOTES:**
- 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.

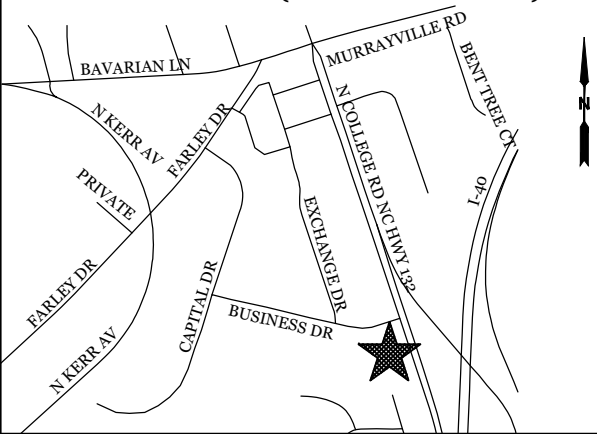
- FIRE & SAFETY NOTES:**
- PARKING AND LANDSCAPING CANNOT BLOCK FIRE HYDRANTS.
 - ALL WEATHER ACCESS ROAD MUST BE MAINTAINED AROUND CONSTRUCTION SITE AT ALL TIMES.

UTILITY NOTES:

- EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS.
- ALL PROPOSED UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
- ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CFPWA TECHNICAL SPECIFICATIONS & STANDARDS.
- ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USEPCCHH OR ASSE.
- IF CONTRACTOR DESIRES CFPWA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
- WHEN PVC WATER MAINS AND SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED, SINGLE-STRAND COPPER WIRE INSTALLED & STRAPPED TO THE PIPES WITH DUCT TAPE. THIS IS TO BE ACCESSIBLE IN ALL VALVES AND METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL NC811 AT 811 OR 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB & GUTTER, PAVEMENT, ETC. THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
- THE PROCESS FOR TELEPHONE CABLE PLACEMENT: * FINAL GRADE WILL NEED TO BE ESTABLISHED. * POWER WILL PLACE THEIR CABLE FIRST - APPROXIMATELY 3' DEEP. * TELEPHONE & CABLE TV WILL THEN PLACE THEIR CABLE AT APPROXIMATELY 2' DEEP.
- SOLID WASTE DISPOSAL BY PRIVATE DUMPSTER SERVICE.



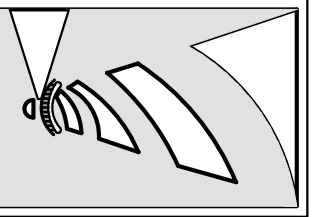
VICINITY MAP (NOT TO SCALE):



REVISIONS

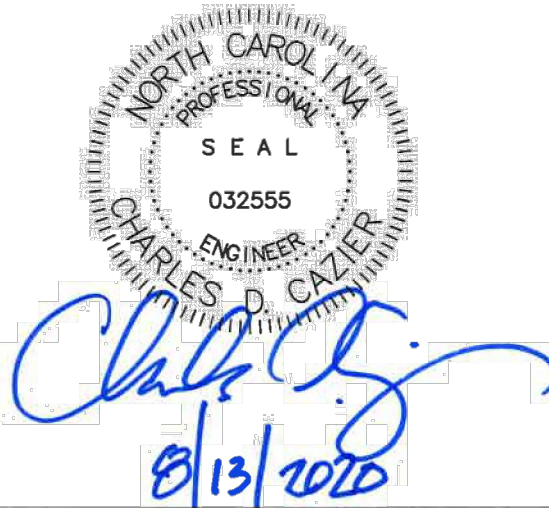
NO.	DESCRIPTION	DATE

**INTRACOASTAL
ENGINEERING, PLLC**



5725 Oleander Dr. Unit E-7
Wilmington, North Carolina 28403
Phone: 910.859.8983
Email: Charlie@intracoastalengineering.com
License Number: P-0662

**SITE, GRADING, DRAINAGE,
AND UTILITIES PLAN**
FOR
**O'BRIEN SERVICE
COMPANY**
NEW HANOVER COUNTY, NC



CLIENT INFORMATION:

JimVick III, LLC
5441 Blue Clay Road
Castle Hayne NC 28429
910-443-5999

DRAWN:	JAE	SHEET SIZE:	24x36
CHECKED:	CDC	DATE:	8/13/2020
APPROVED:	CDC	SCALE:	1" = 30'
PROJECT NUMBER:	2020-018		

DRAWING NUMBER: **C-1**
1 OF 4

Designer's Plan Certification:

"I hereby certify that this plan has been prepared in accordance with the latest New Hanover County Ordinances and Storm Water Design Manual."

Signature: _____

Printed Name and Title: _____

Date: _____

Registration Number: _____ SEAL

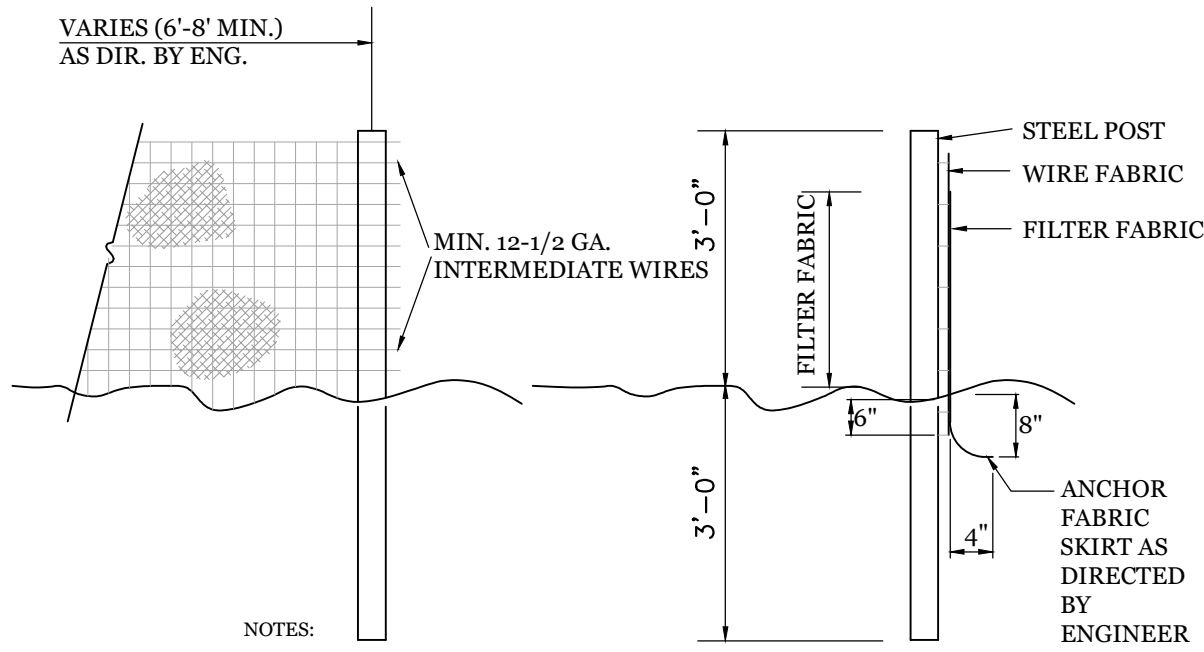
Property Owner Certification:

"I (We) hereby certify that I (we) am (are) the current owner of the property and that upon receipt of "Authorization To Construct" any clearing, grading, construction or development, will be performed in accordance with this plan and that the applicable ordinances and rules of New Hanover County, the State of North Carolina and the Federal Government and its agencies which are hereby made part of this plan. As the owner, I (we) accept full responsibility for the construction and operation and maintenance of the proposed facilities. I (We) will not attempt to transfer of this responsibility without written authorization of New Hanover County."

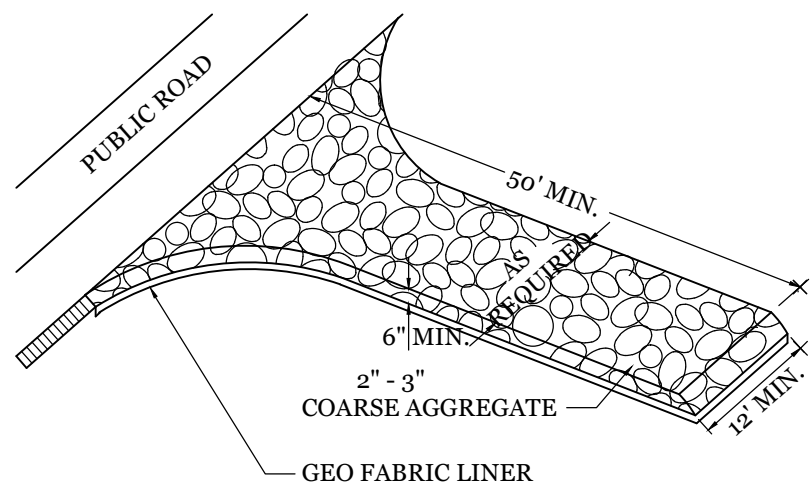
Signature: _____

Printed Name and Title: _____

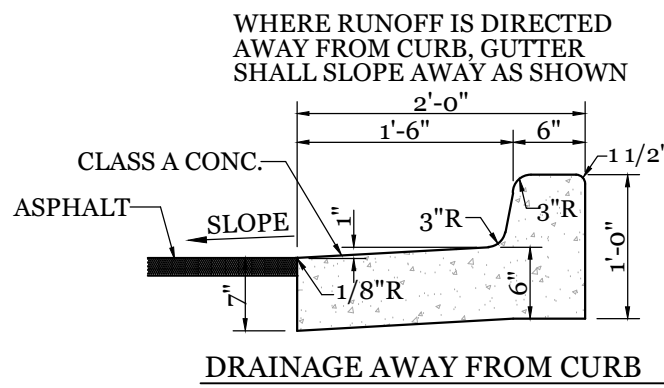
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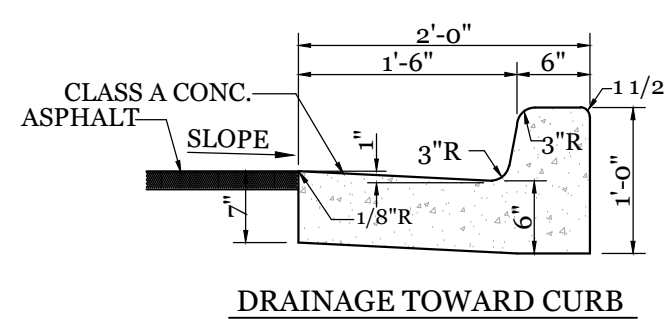
TEMPORARY SILT FENCE
NTS



TEMPORARY GRAVEL
CONSTRUCTION ENTRANCE
NTS

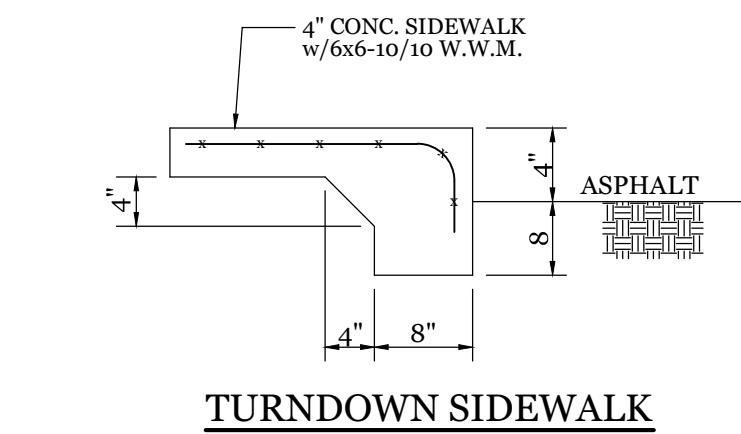


DRAINAGE AWAY FROM CURB

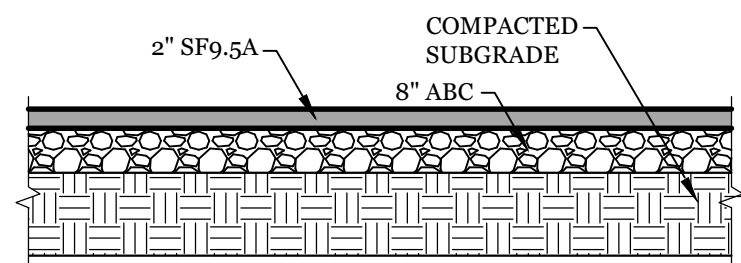


DRAINAGE TOWARD CURB

24" CURB SECTION
NTS



TURNDOWN SIDEWALK
NTS

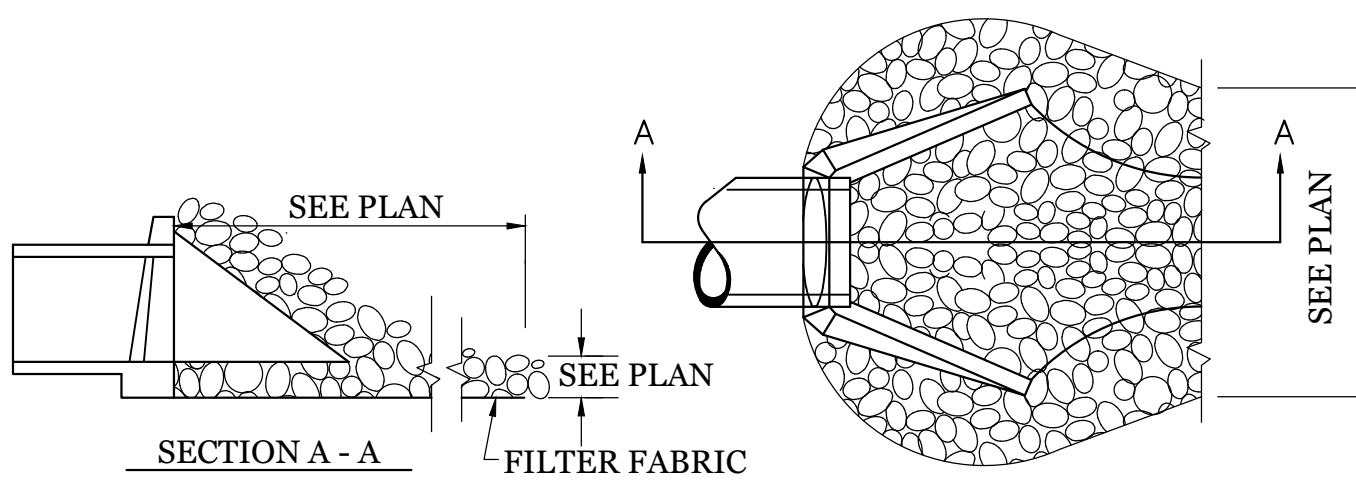


PAVEMENT SECTION
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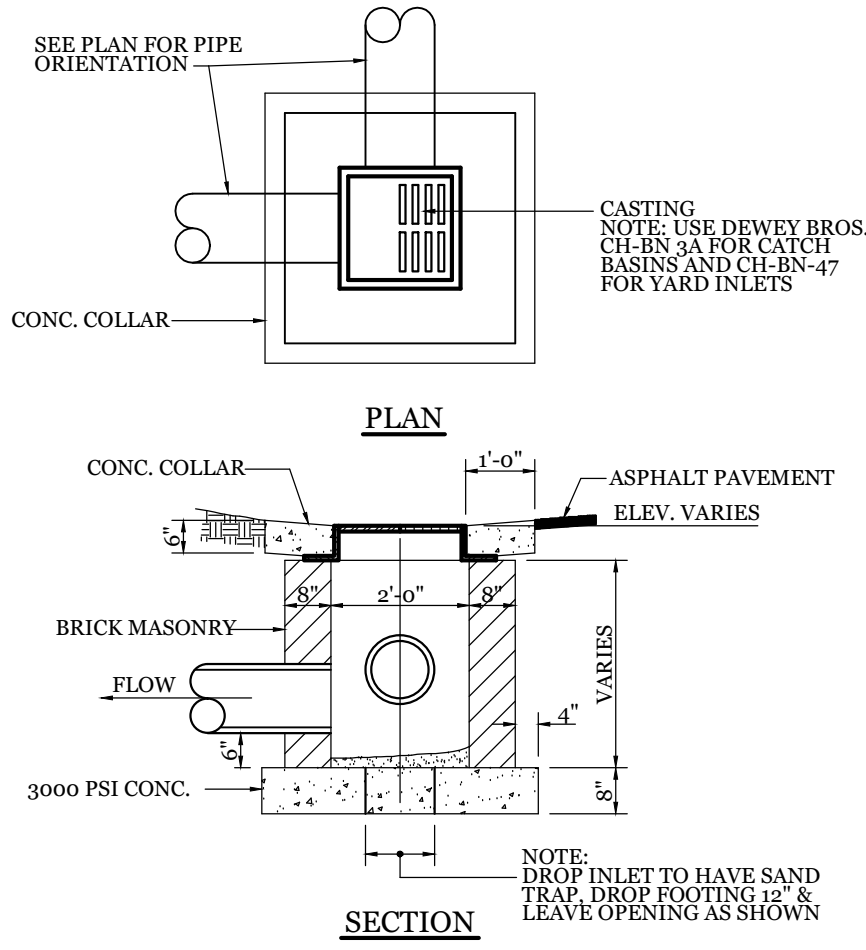
CONSTRUCTION SPECIFICATIONS:

1. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.
2. 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.
3. SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM. PLACING A 2-FOOT FLAP OF WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
4. PLACE CLEAN GRAVEL (NCDOT #5 OR #57 STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 16 INCHES AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.
5. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND ESTABLISH FINAL GRADING ELEVATIONS.
6. COMPACT THE AREA PROPERLY AND STABILIZED IT WITH GROUND COVER.

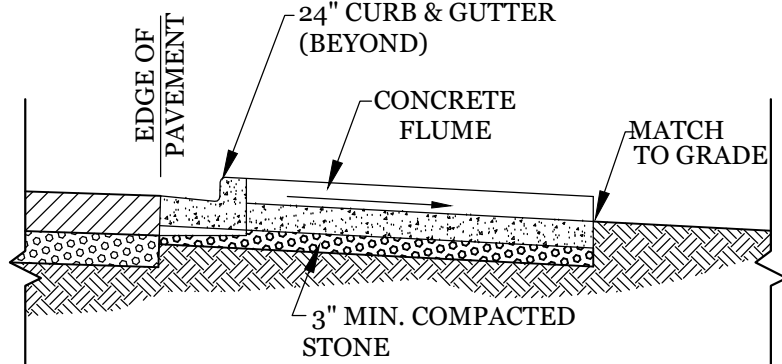
HARDWARE CLOTH AND GRAVEL INLET PROTECTION
NTS



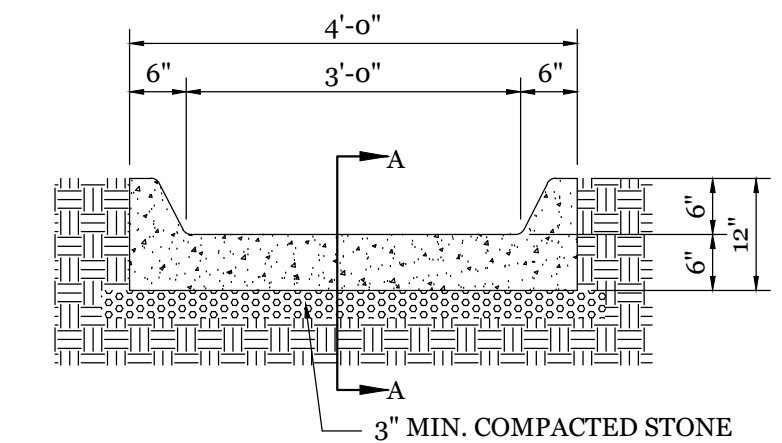
ENERGY DISSIPATOR
NTS



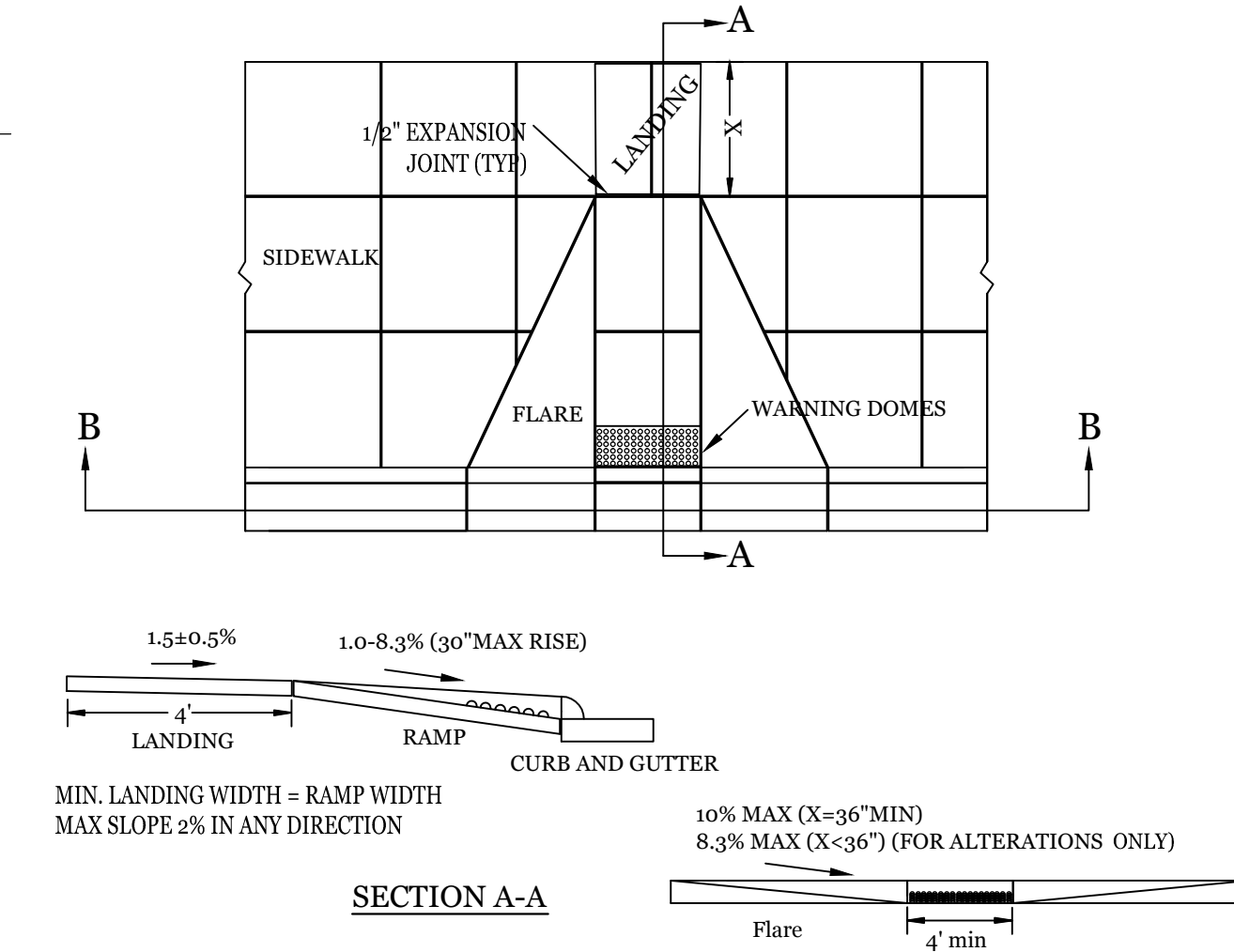
DROP INLET DETAIL
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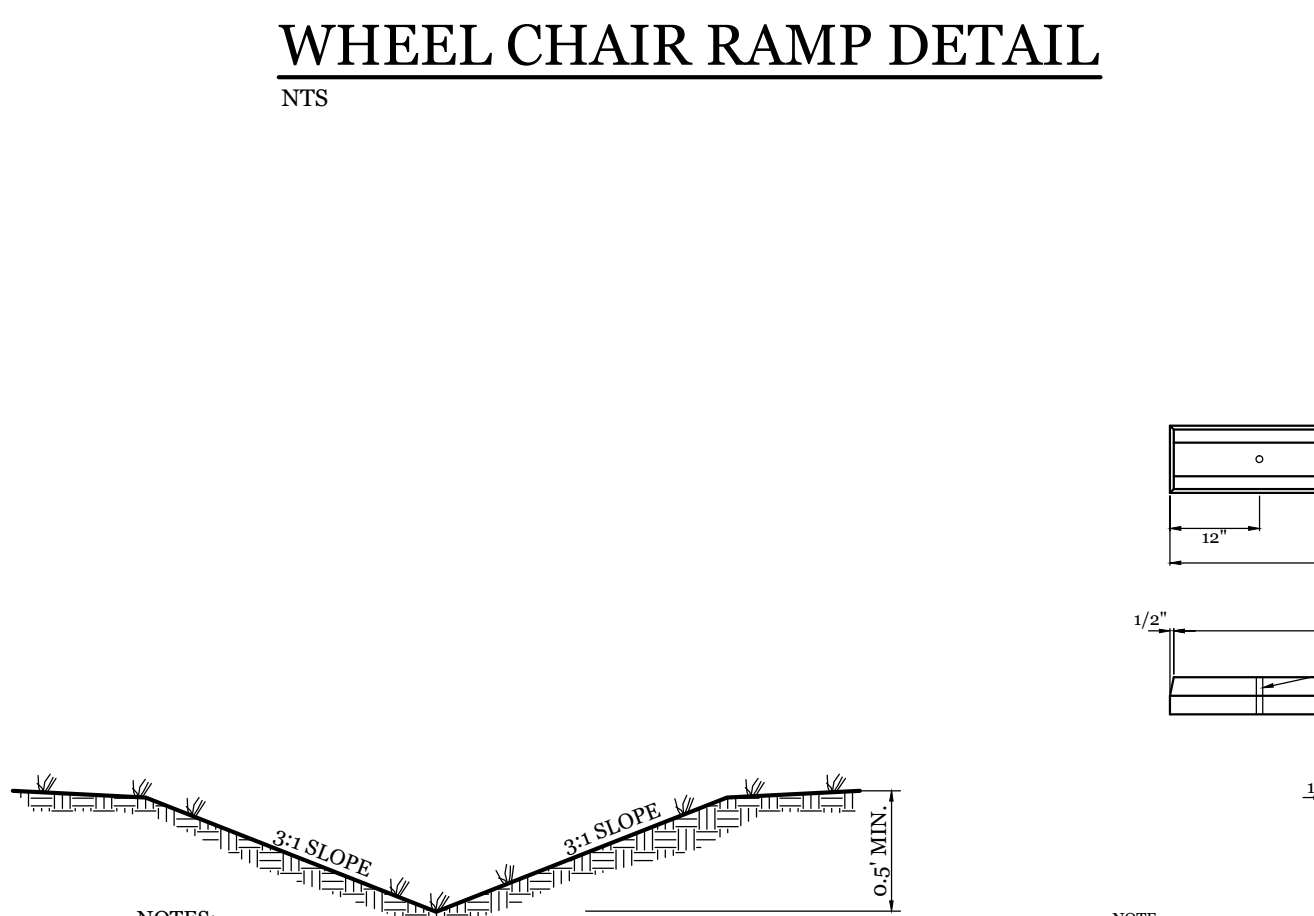
CONCRETE FLUME SECTION A-A
NTS



CONCRETE FLUME DETAIL
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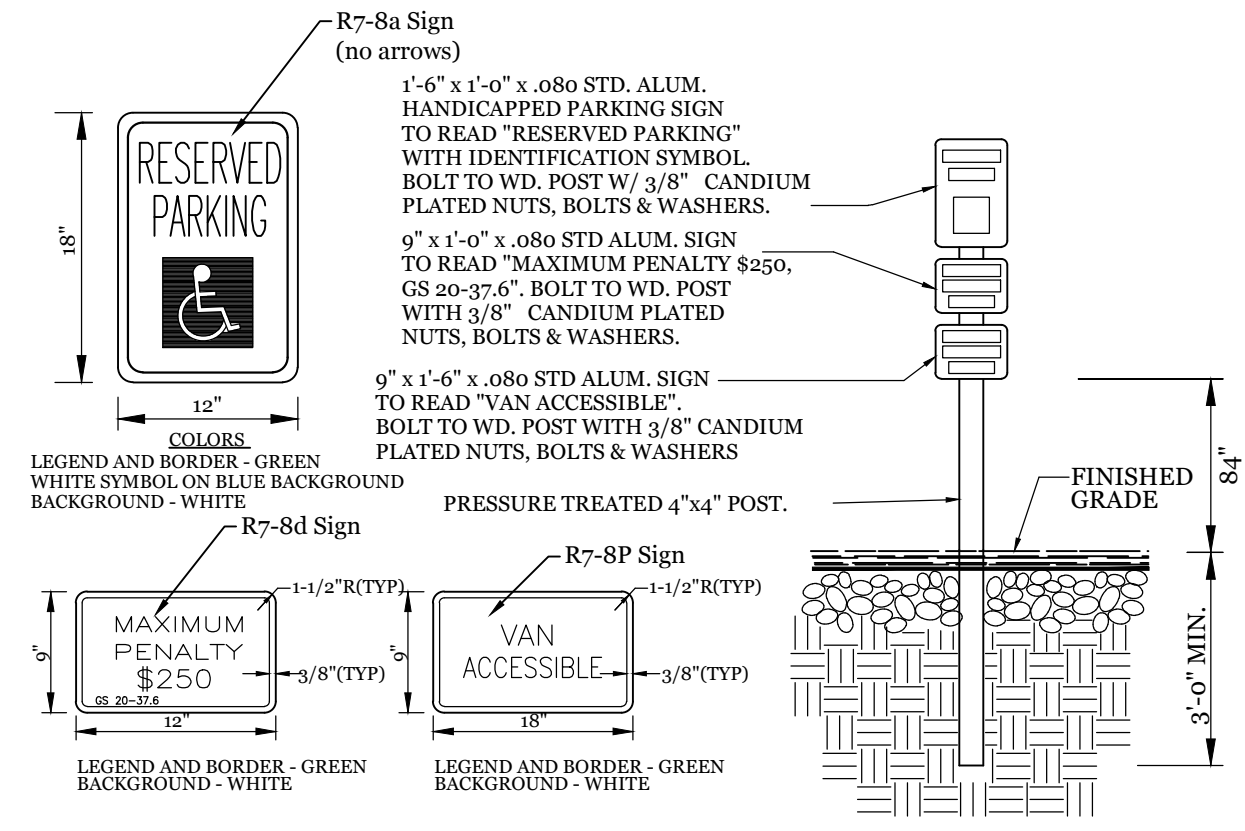
WHEEL CHAIR RAMP DETAIL
NTS



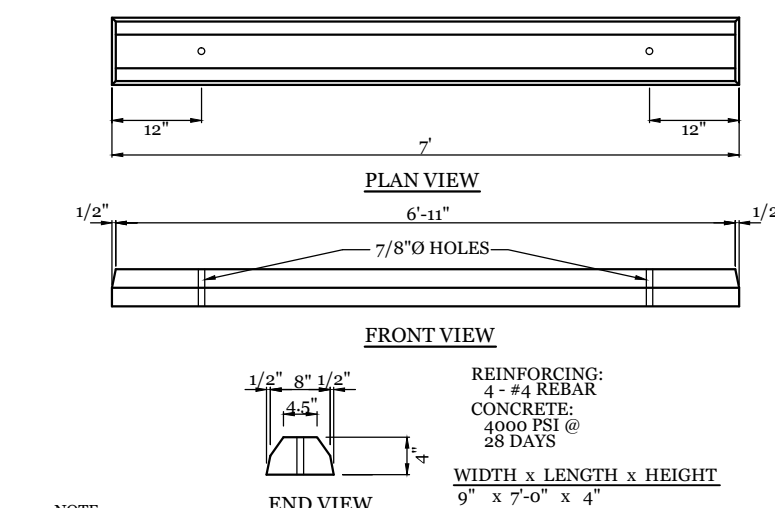
TYPICAL GRASS SWALE
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SITE WORK NOTES:

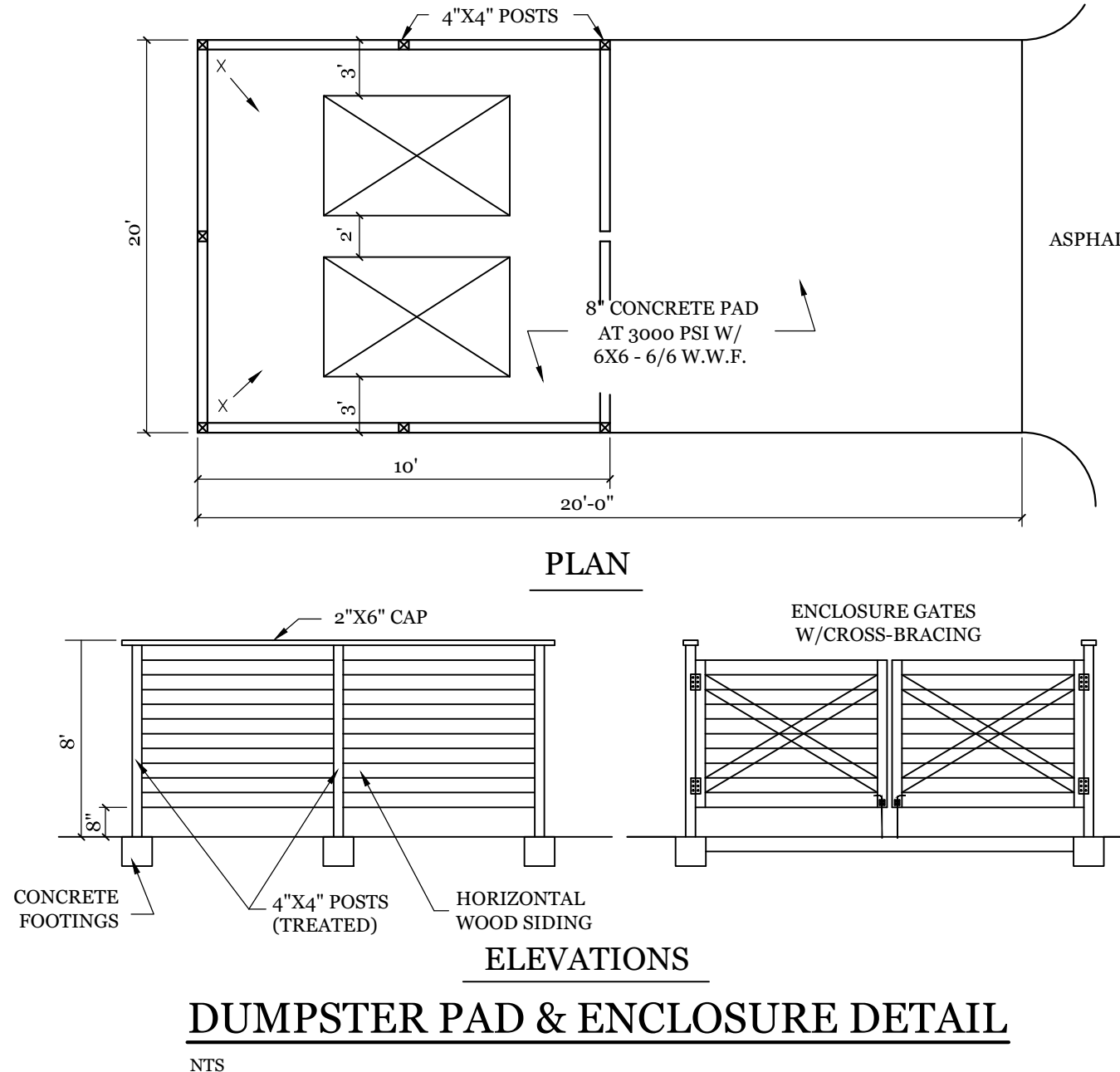
1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BOTH ON AND ADJACENT TO THE SITE.
2. CLEARING: CONTRACTOR SHALL REMOVE ALL TREES AND VEGETATION WITHIN LIMITS OF CONSTRUCTION UNLESS OTHERWISE DESIGNATED TO REMAIN.
3. GRUBBING AND STRIPPING: CONTRACTOR SHALL RAKE AND REMOVE ROOTS, STUMPS, VEGETATION, DEBRIS, EXISTING STRUCTURES ABOVE AND BELOW GRADE, ORGANIC MATERIAL OR ANY OTHER UNSUITABLE MATERIAL WITHIN LIMITS OF CONSTRUCTION.
4. MUCKING: CONTRACTOR SHALL COORDINATE WITH OWNER AND THEIR GEOTECHNICAL REPRESENTATIVE TO COORDINATE REMOVAL OF ANY SOFT AREAS.
5. DISPOSAL: CLEARED, GRUBBED, STRIPPED OR OTHER WASTE MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A PROPERLY PERMITTED FACILITY.
6. FILL AND COMPACTION SHOULD COMPLY WITH GEOTECHNICAL RECOMMENDATIONS.
7. THE CONTRACTOR SHALL NOTE THAT THE GRADING PLAN MAY NOT REPRESENT A BALANCED EARTHWORK CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUT AND FILL QUANTITIES AND COMPLETE INSTALLATION TO SPECIFIED GRADES.
8. THE CONTRACTOR SHALL FURNISH SUITABLE BORROW MATERIAL FROM AN OFF-SITE PROPERLY PERMITTED FACILITY AS REQUIRED.
9. 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.
10. NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NO ONE-CALL" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. BEFORE COMMENCING ANY EXCAVATIONS IN OR ALONG ROADWAYS OR RIGHT-OF-WAYS, PUBLIC AREAS OR IN PRIVATE EASEMENTS, THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE PERSONNEL OF THEIR INTENT TO EXCAVATE, IN WRITING, NOT LESS THAN 10 DAYS PRIOR TO EXCAVATING.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE DISCONNECTION/ RECONNECTION AND/OR THE RELOCATION OF ALL EXISTING UTILITIES WITH APPROPRIATE PERSONNEL.
13. CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE & CURB BOXES TO 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.
14. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE. FURTHERMORE THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES OR QUESTIONS TO THE ENGINEER PRIOR TO INSTALLATION.
15. THE CONTRACTOR SHALL PROVIDE ANY AND ALL LAYOUT REQUIRED TO CONSTRUCT HIS WORK UNLESS OTHERWISE DIRECTED BY OWNER.
16. ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO MEET ALL LOCAL, STATE, AND FEDERAL CODES, METERS, TAPS, MATERIALS, WORKMANSHIP AND ALL FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL COMPLY WITH ALL REQUIREMENTS.
17. ALL BACKFILL FROM UTILITY INSTALLATION MUST BE COMPACTED OR AMENDED TO PROVIDE TRAFFIC BEARING CAPACITY. GEOTECHNICAL ENGINEER TO BE CONSULTED AT CONTRACTORS COST AS NECESSARY.
18. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INSTALLATION. ALL AREAS SHALL BE SLOPED TO DRAIN AWAY FROM BUILDINGS AT ALL TIMES.
19. CONCRETE FOR WALKS, CURBS AND DRIVES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS - AIR ENTRAINED.
20. FIELD TESTING SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY PAID FOR BY THE OWNER. FURTHER TESTING REQUIRED DUE TO A FAILED TEST WILL BE PAID FOR BY THE CONTRACTOR.
21. ALL SIDEWALKS SHALL BE FREE OF CRACKS, BREAKS, OR ANY OTHER DEFECT PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.



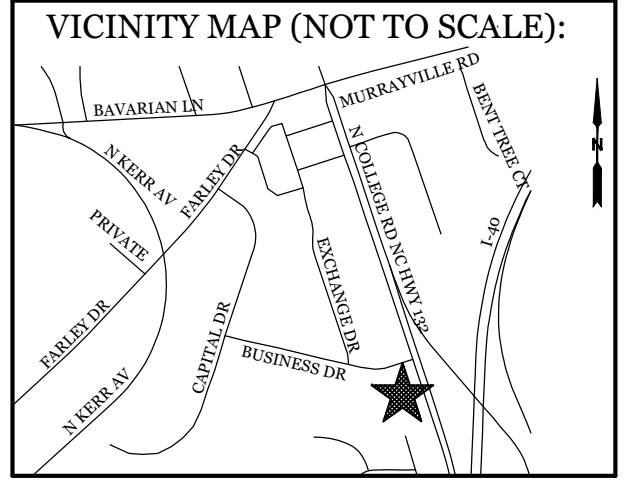
TYPICAL HANDICAPPED SIGN DETAIL
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WHEEL STOP DETAIL
NTS



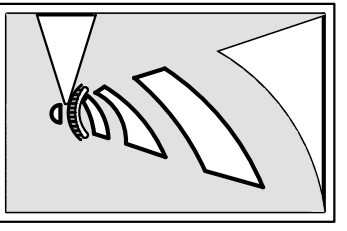
DUMPSTER PAD & ENCLOSURE DETAIL
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REVISIONS

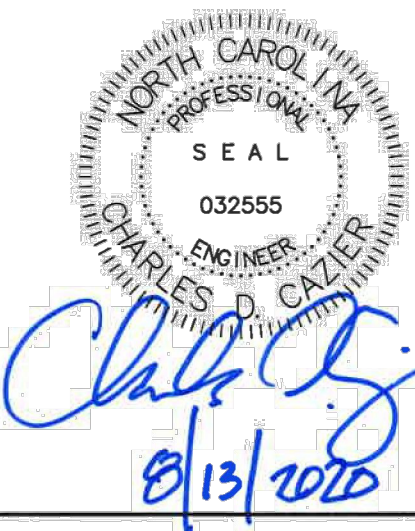
NO.	DESCRIPTION	DATE

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Phone: 910.859.8983
Email: charlie@intracoastalengineering.com
License Number: P-0662



DETAILS

FOR
O'BRIEN SERVICE
COMPANY
NEW HANOVER COUNTY, NC



CLIENT INFORMATION:

JimVick III, LLC
5441 Blue Clay Road
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910-443-5999

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C-3
3 OF 4