

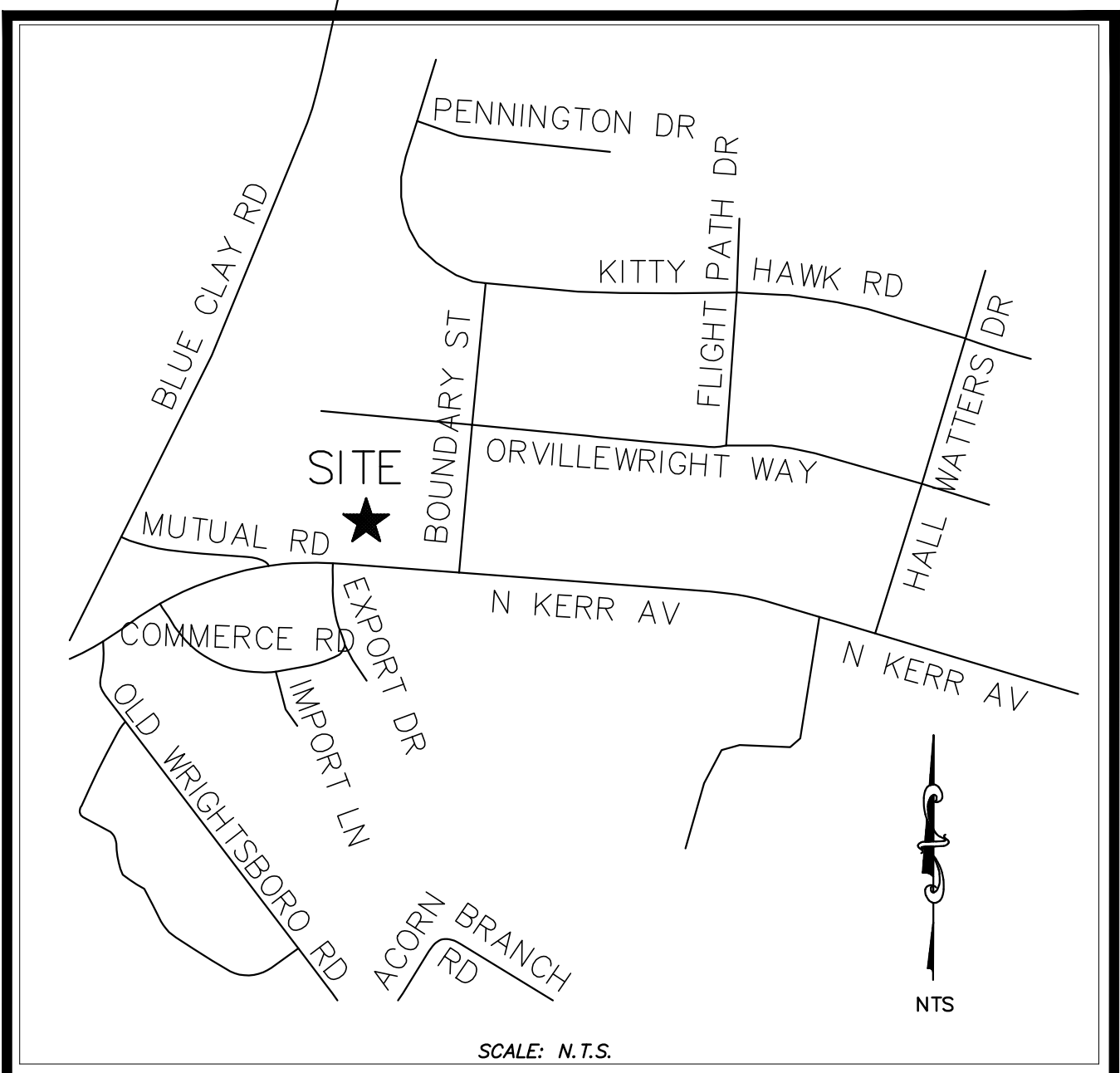
Site Development For

3008 N KERR AVENUE FLEX SPACE

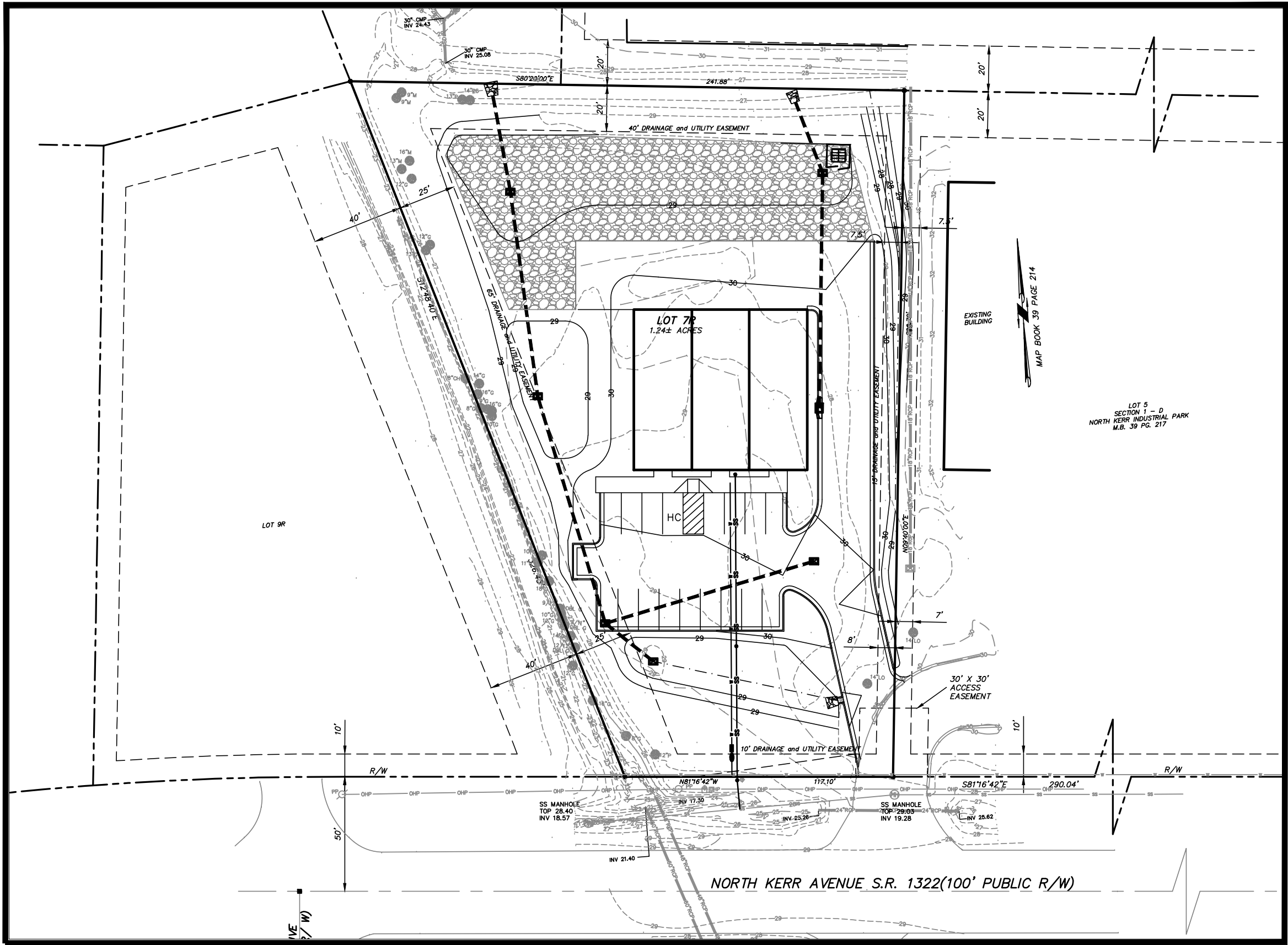
3008 N KERR AVENUE

JULY, 2020

WILMINGTON, NORTH CAROLINA



VICINITY MAP



N.T.S.

OWNER

JEREMY CRIBB ELECTRIC, LLC
5810 MCDUGALD DRIVE
CASTLE HAYNE, NC 28429
TEL: 910-742-7887
electricjc@hotmail.com

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

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SITE DATA TABLE

GENERAL NOTES:

1. NEW HANOVER COUNTY PARCEL NOS:
PIN# 313905.08.5701.000
PID R03400-001-028-000
2. TOTAL AREA: 1.24 AC.±
3. EXISTING ZONING: I-2 - INDUSTRIAL DISTRICT
4. BUILDING USE: OFFICE/WAREHOUSE
4. NO PART OF THIS PROPERTY IS WITHIN ZONE X OR ZONE AE PER FEMA FLOOD INSURANCE RATE MAP #3720324000J, EFFECTIVE DATE APRIL 3, 2006.
5. FUTURE LAND USE PLAN: EMPLOYMENT CENTER

DEVELOPMENT DATA:

Total Tract Area = 54,024 SF = 1.24 ac

Totals Disturbed Area = 1.1 ac

Max. Bldg. Hgts. - 16' Mean Roof

Setbacks:
Front 50 ft
Side NA ft
Rear NA ft

IMPERVIOUS SURFACES - PROPOSED BUA (48,620 SF ALLOWED)

BLDG - 7,081 S.F.
PARKING - 14,420 S.F.
SIDEWALK - 685 S.F.
STORAGE AREA - 8,900 S.F.
FUTURE - 17,534 S.F.
TOTAL - 48,620 S.F. (90%)

PARKING AREA - 4,830 SF
REQUIRED LANDSCAPING (8%) - 386 SF
PROVIDED LANDSCAPING - 687 SF

PARKING REQUIREMENTS:
OFFICE: 1/400 SF (770 SF/BUILDING X 4 UNITS) = 8 SPACES
WAREHOUSE: 1.5 SPACES/2 EMPLOYEES (3 EMP./BLD X 4) = 9 SPACES
TOTAL REQUIRED = 17
TOTAL PROVIDED = 16 + 1 HC

TRASH WILL BE HANDLED BY DUMPSTER

NOTE:
ALL DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH NEW HANOVER COUNTY & THE STATE OF NORTH CAROLINA

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

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 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 FIELD SURVEY BY MICHAEL UNDERWOOD AND ASSOCIATES, PA. (910-815-0650)
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 NEW HANOVER COUNTY.
5. WATER, FERTILIZE, MOW AND MAINTAIN SPRIGGED, SODDED AND PLANTED AREAS UNTIL FINAL APPROVAL BY NEW HANOVER COUNTY.
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. DURING THE ESTABLISHMENT PERIOD OF GRASSED SWALES, CHECK GRASS-LINED CHANNELS AFTER EVERY RAINFALL. AFTER GRASS IS ESTABLISHED, PERIODICALLY CHECK THE CHANNEL; CHECK IT AFTER EVERY HEAVY RAINFALL. IMMEDIATELY MAKE REPAIRS. IT IS PARTICULARLY IMPORTANT TO CHECK THE CHANNEL OUTLET AND ALL ROAD CROSSINGS FOR BANK STABILITY AND EVIDENCE OF PIPING OR SCOUR HOLES. REMOVE ALL SIGNIFICANT SEDIMENT ACCUMULATIONS TO MAINTAIN THE DESIGNED CARRYING CAPACITY. KEEP THE GRASS IN A HEALTHY, VIGOROUS CONDITION AT ALL TIMES, SINCE IT IS THE PRIMARY EROSION PROTECTION FOR THE CHANNEL.
5. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. ALL SLOPES WILL BE STABILIZED WITHIN 21 CALENDAR DAYS. ALL OTHER AREAS WILL BE STABILIZED WITHIN 15 WORKING DAYS.

PERMANENT SEEDING SCHEDULE – MIXTURE 50P

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

TEMPORARY SEEDING-LATE WINTER/EARLY SPRING

Seeding Mixture
WINTER AND EARLY SPRING

SPECIES	
RYE (GRAIN)	
ANNUAL LESPEDEZA (KOBÉ IN PIEDMONT AND COASTAL PLAIN, KOREAN IN MOUNTAINS)	

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

SUMMER

SPECIES		RATE (LB/ACRE)
GERMAN MILLET		120
		50

FALL

SPECIES		RATE (LB/ACRE)
RYE (GRAIN)		40

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 MCDOT.
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 RADII 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 NEW HANOVER COUNTY 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 SHOWN AS RCP ON THE PLANS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, UNLESS INDICATED OTHERWISE ON PLANS.

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 THREE WORKING DAYS, BUT NOT MORE THAN TWELVE WORKING DAYS PRIOR TO ANY EXCAVATION OR DEMOLITION.

CONTACT "CAROLINA ONE CALL" AT
1-800-632-4949 or 811
EMERGENCY DIAL 911 POLICE - FIRE - RESCUE

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

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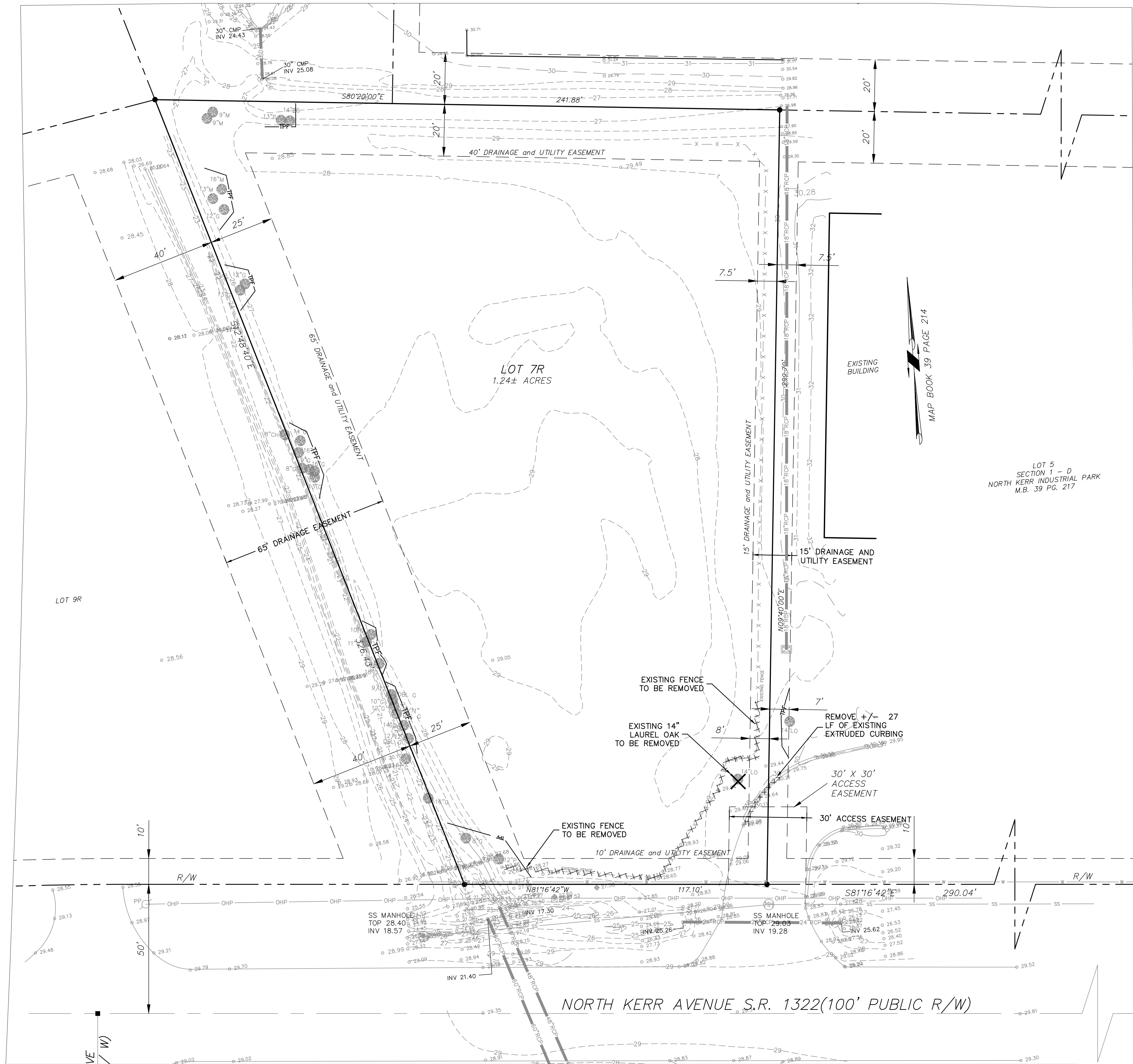
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NEW HANOVER COUNTY	NORTH CAROLINA

JEREMY CRIBB ELECTRIC, LLC 5810 MCDOUGALD DRIVE CASTLE HAYNE, NC 28429
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PORT CITY CONSULTING ENGINEERS, PLLC 6216 STONEBRIDGE ROAD WILMINGTON, NC 28409 910-599-1744 - LICENSE No. P-1012

GENERAL NOTES

Sheet No. C-1



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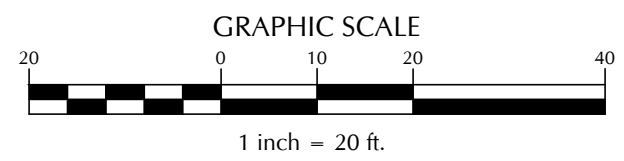
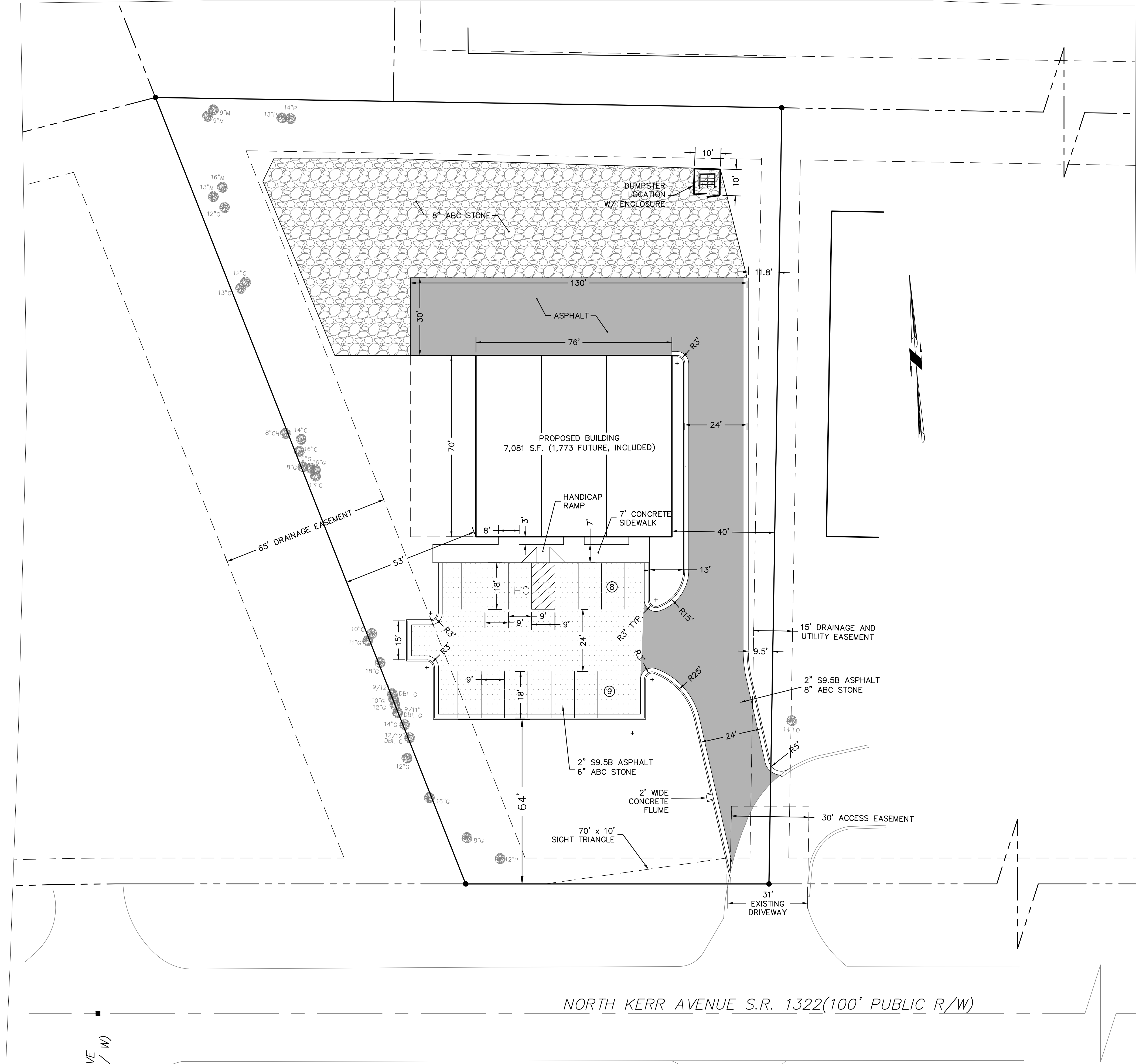
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6216 STONEBRIDGE ROAD
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910-599-1744 LICENSE No. P-10132

EXISTING CONDITIONS & DEMO PLAN

Sheet No.
C-2



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

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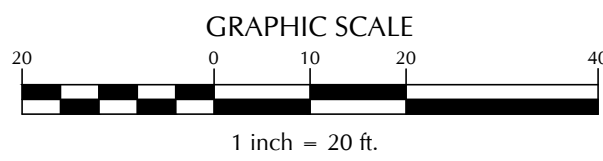
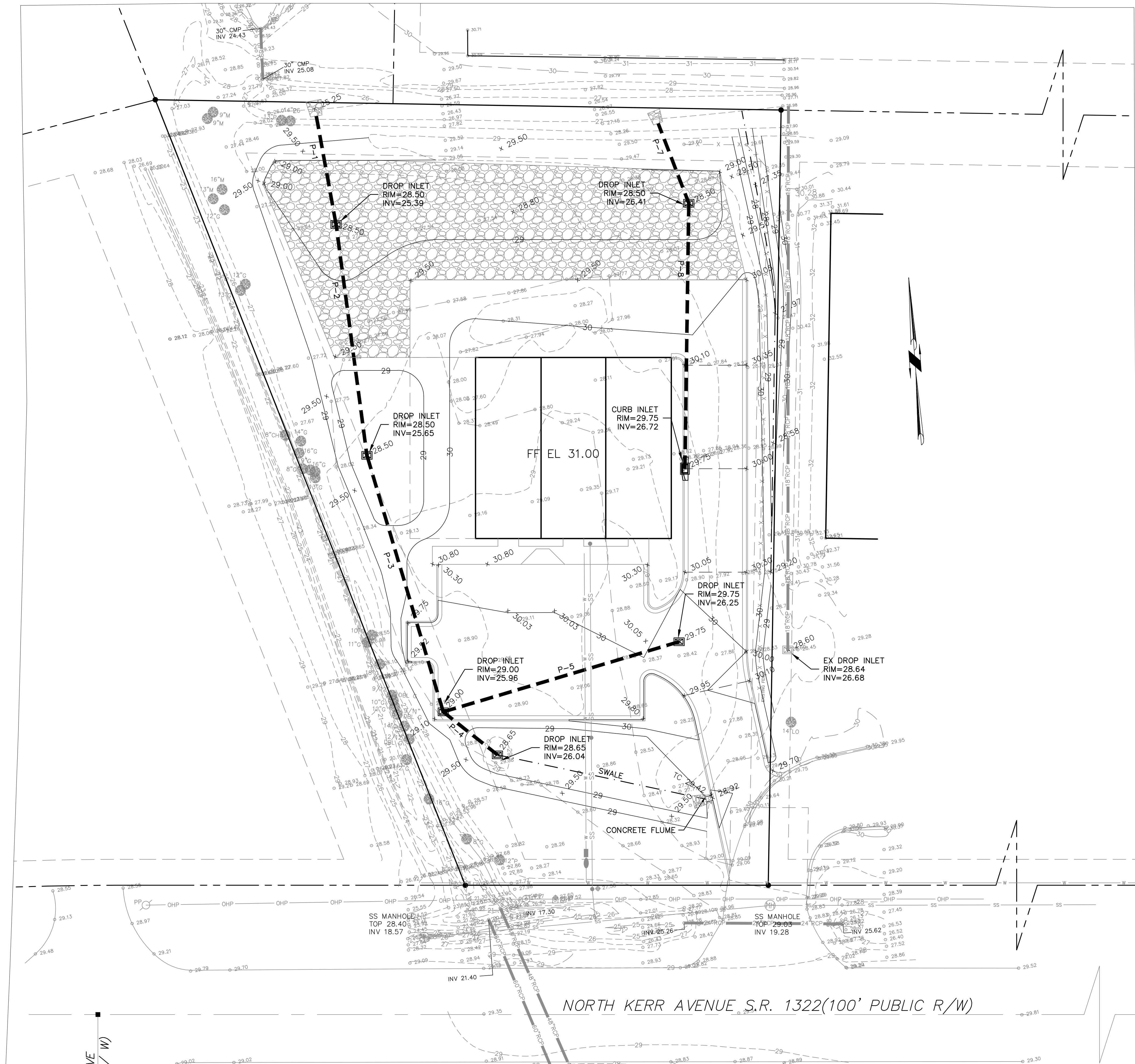
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SITE PLAN

Sheet No.
C-3



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

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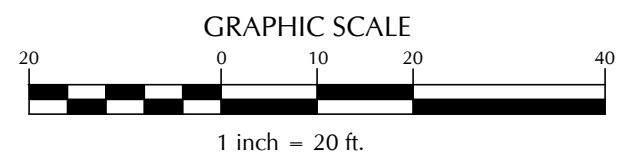
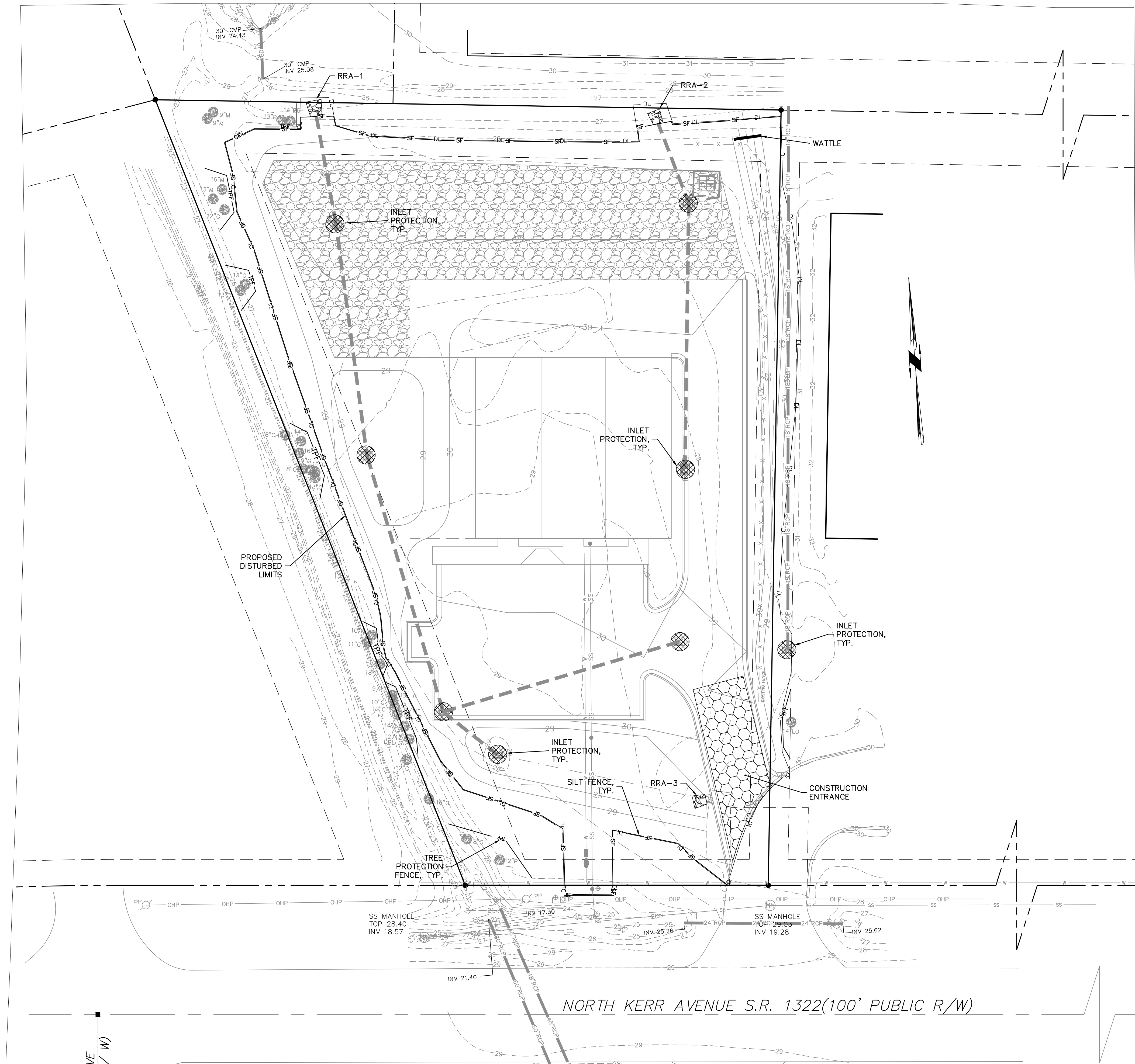
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GRADING & DRAINAGE PLAN

Sheet No.
C-4



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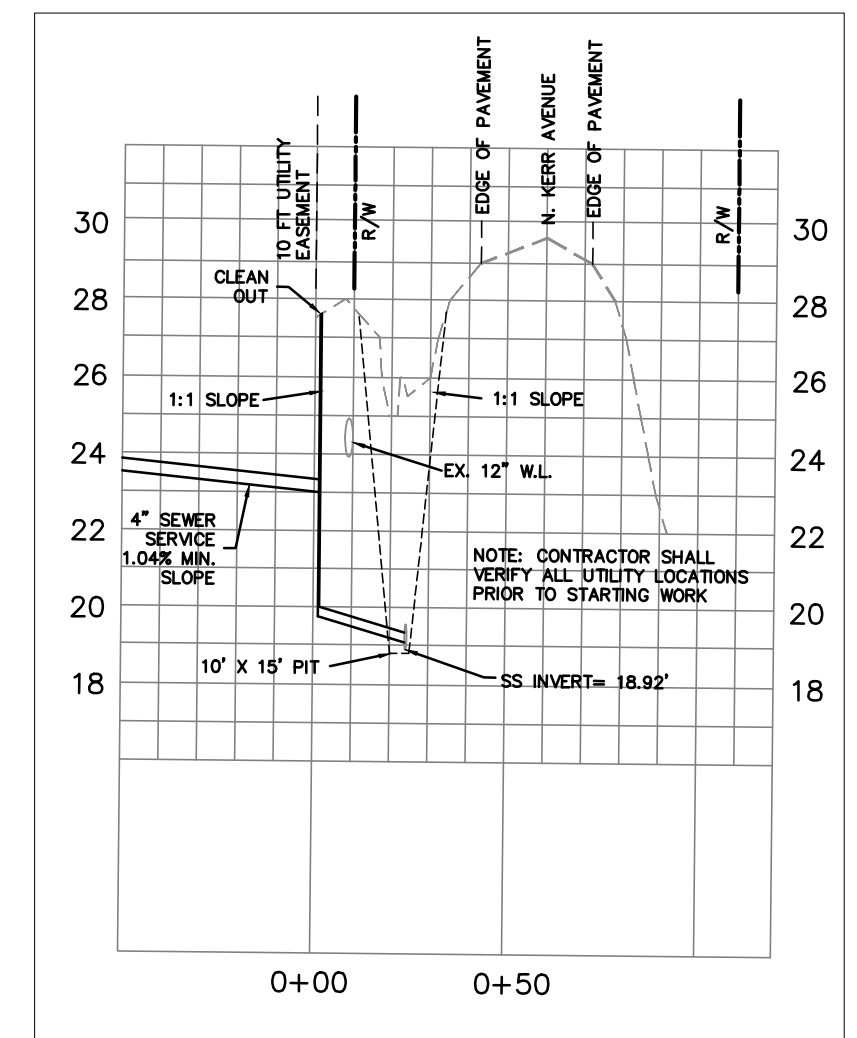
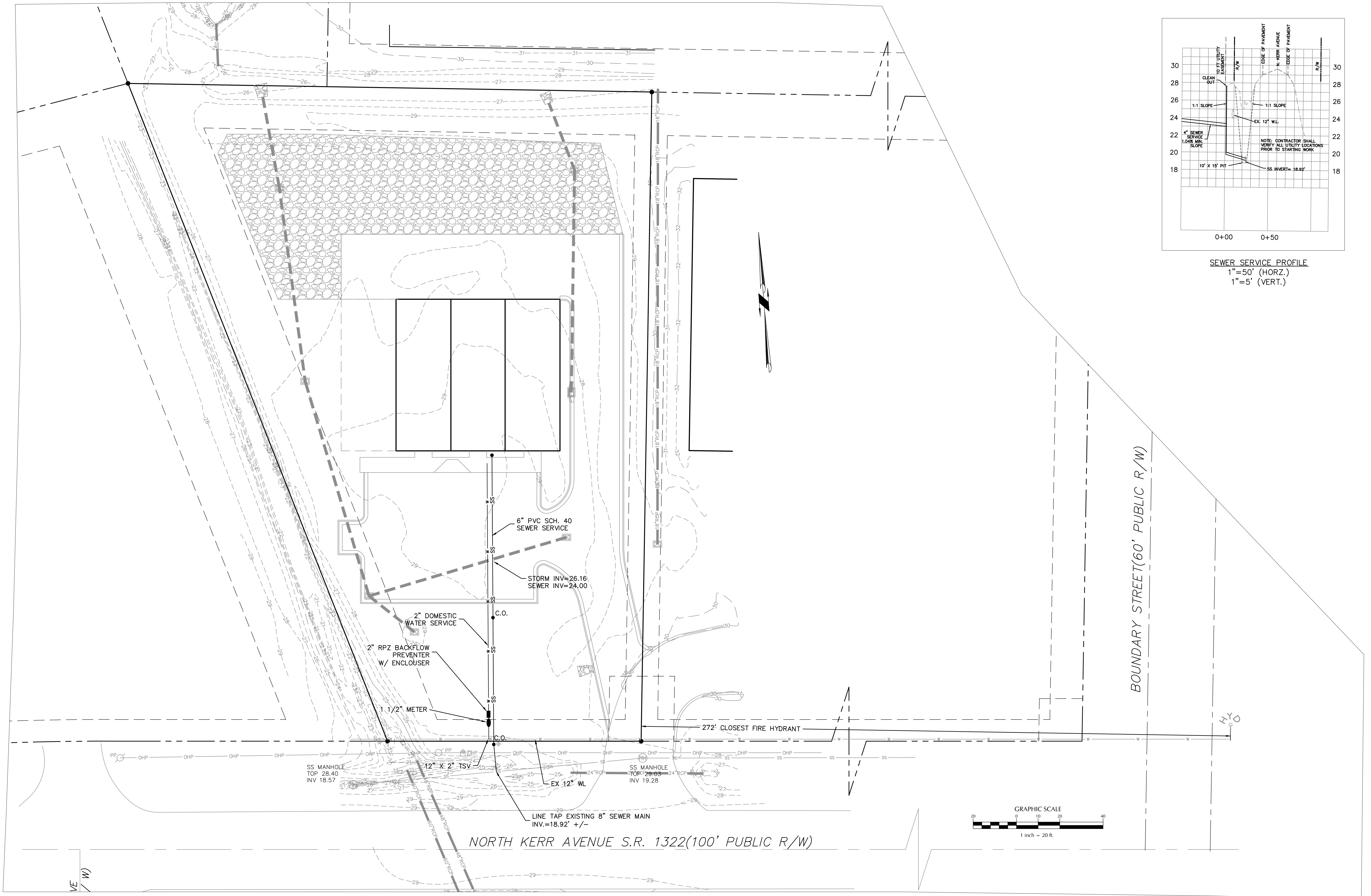
3008 N KERR AVENUE FLEX SPACE
NEW HANOVER COUNTY
NORTH CAROLINA

JEREMY CRIBB ELECTRIC, LLC
5810 MCDUGALD DRIVE
CASTLE HAYNE, NC 28429

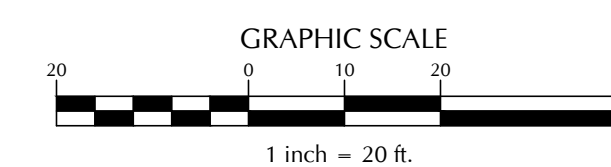
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910-599-1744 LICENSE No. P-1032

EROSION CONTROL PLAN

Sheet No.
C-4



SEWER SERVICE PROFILE
1"=50' (HORZ.)
1"=5' (VERT.)



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

No.	Revision	Date	By

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

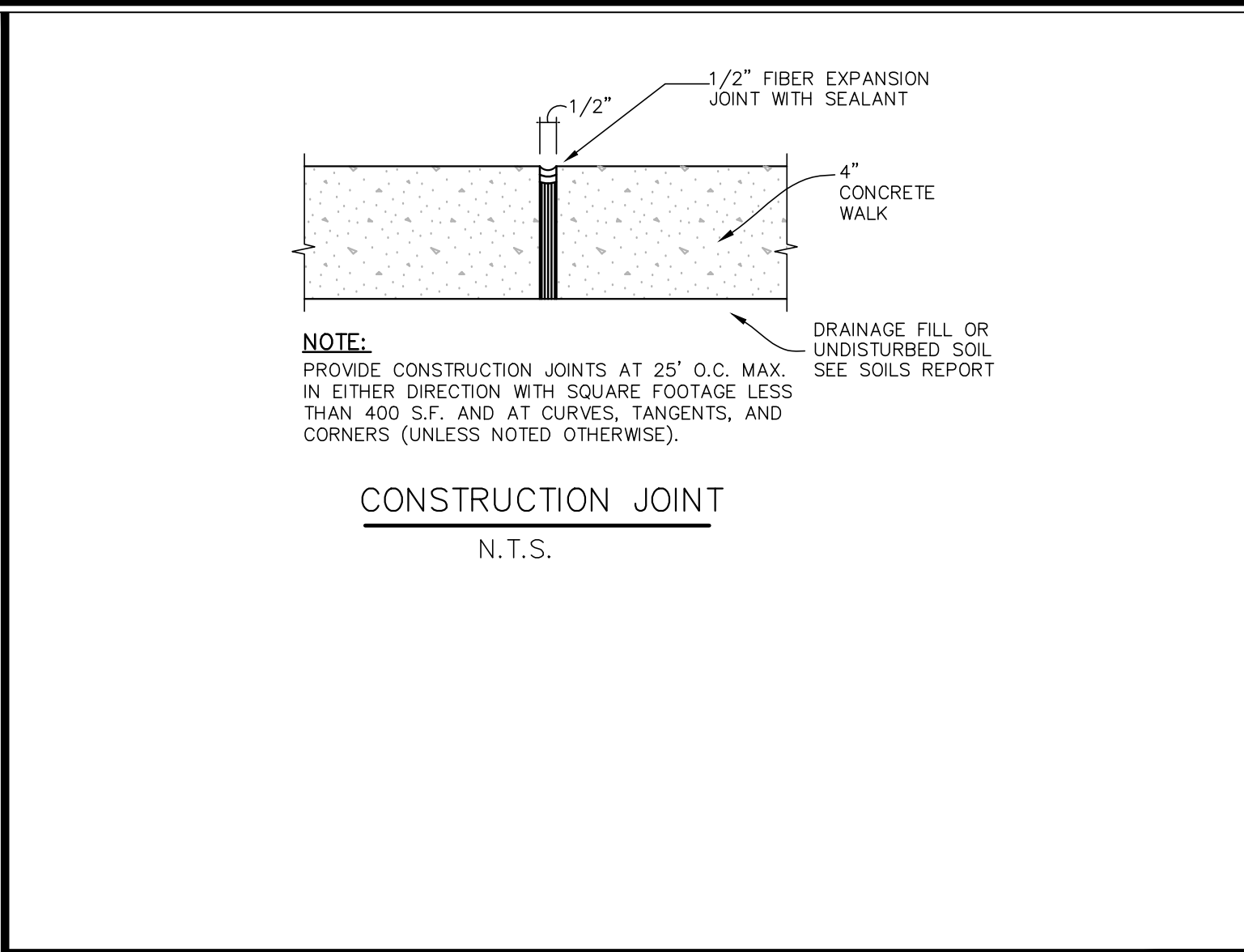
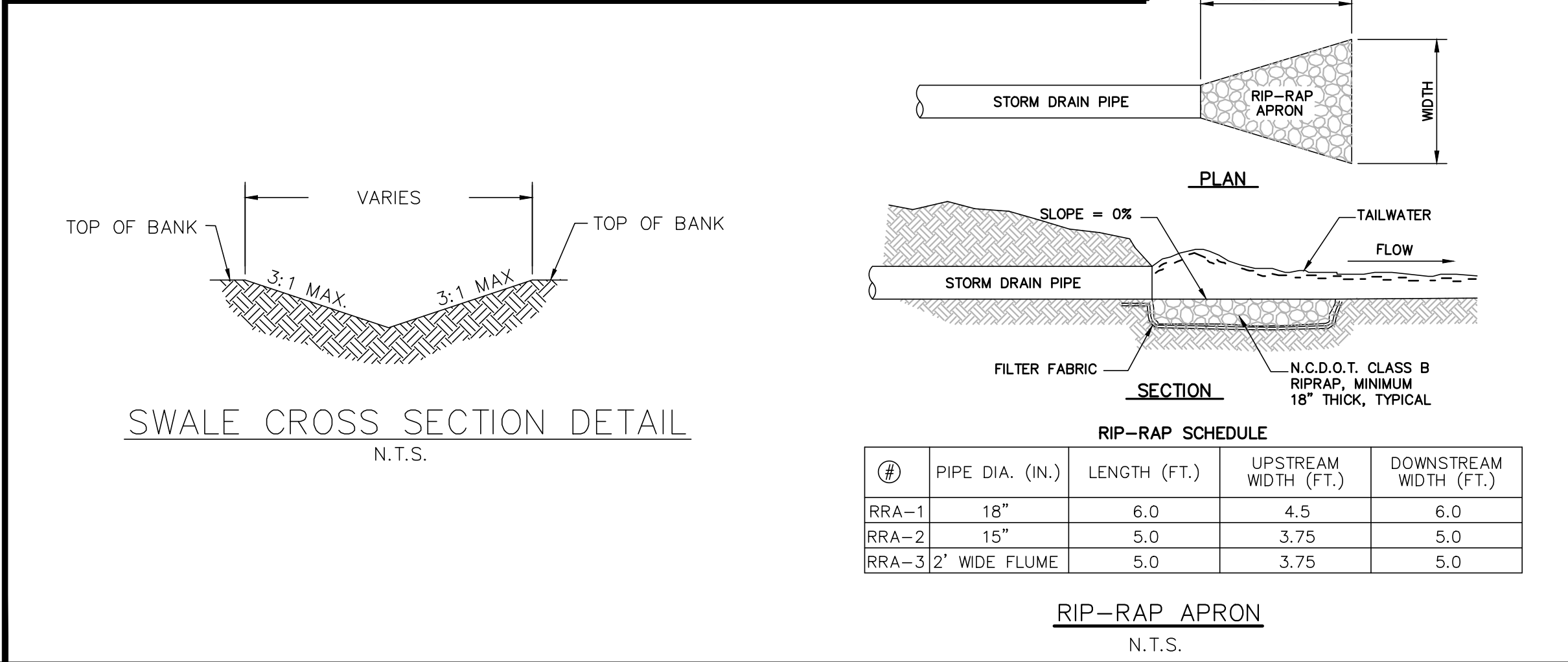
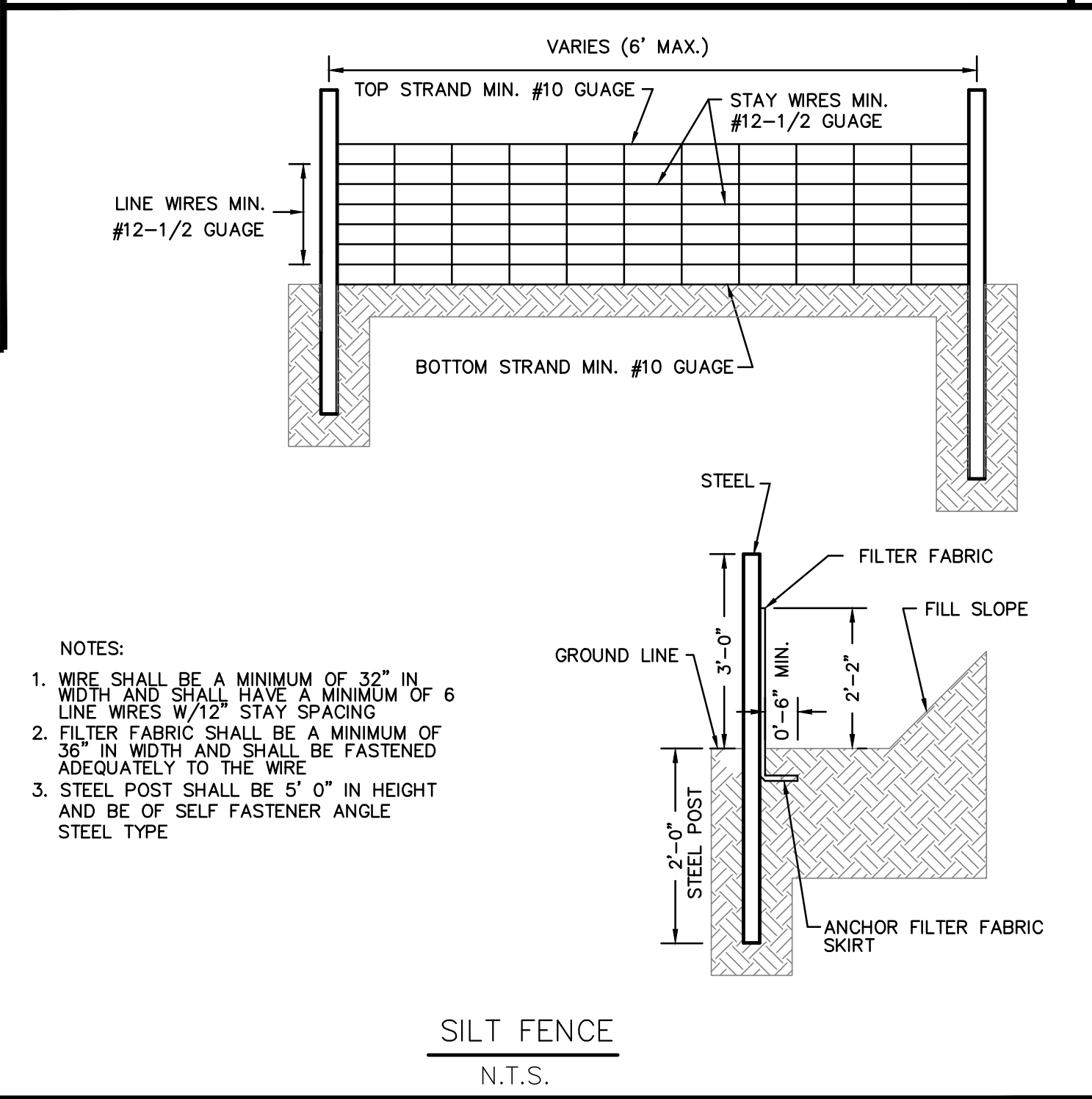
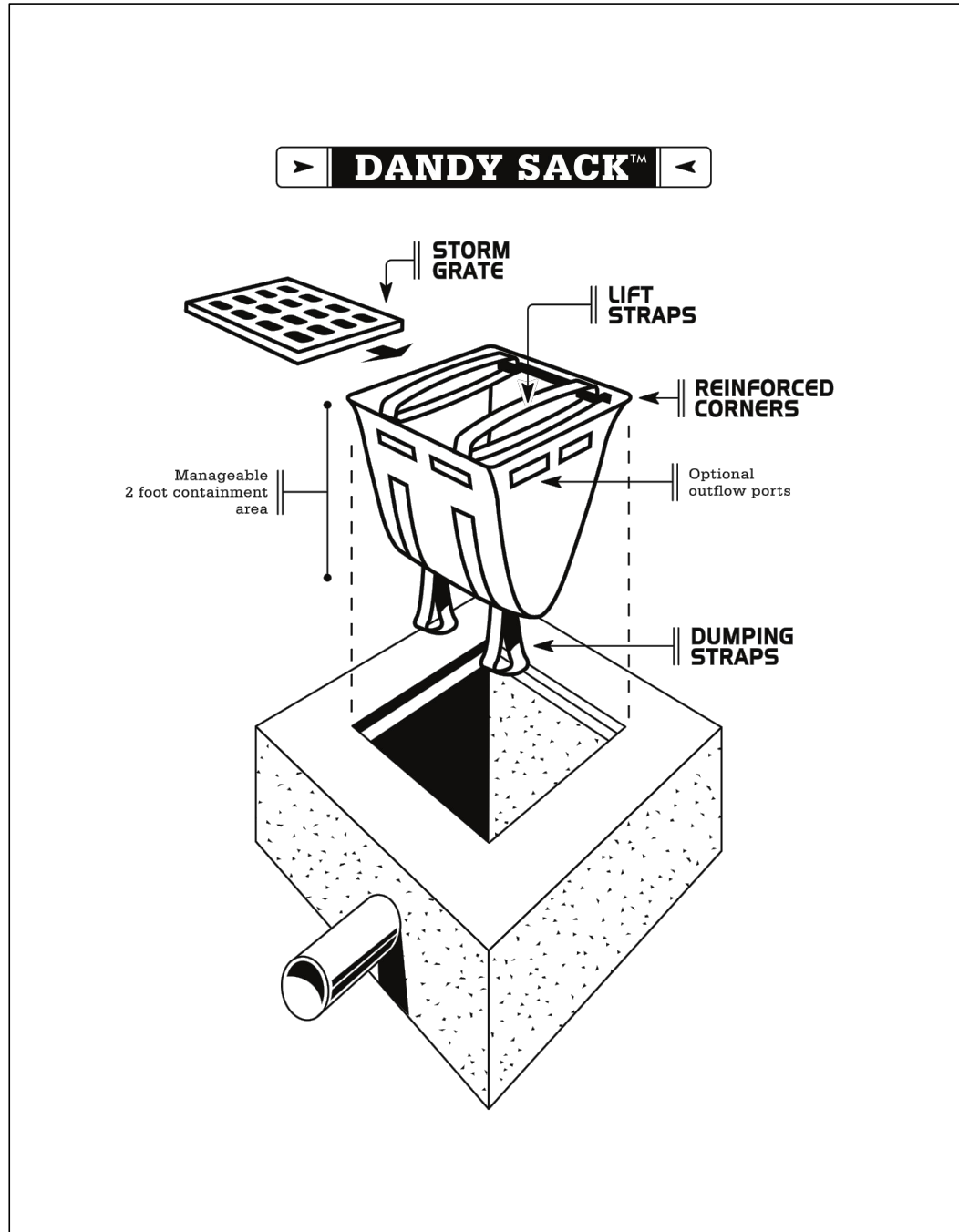
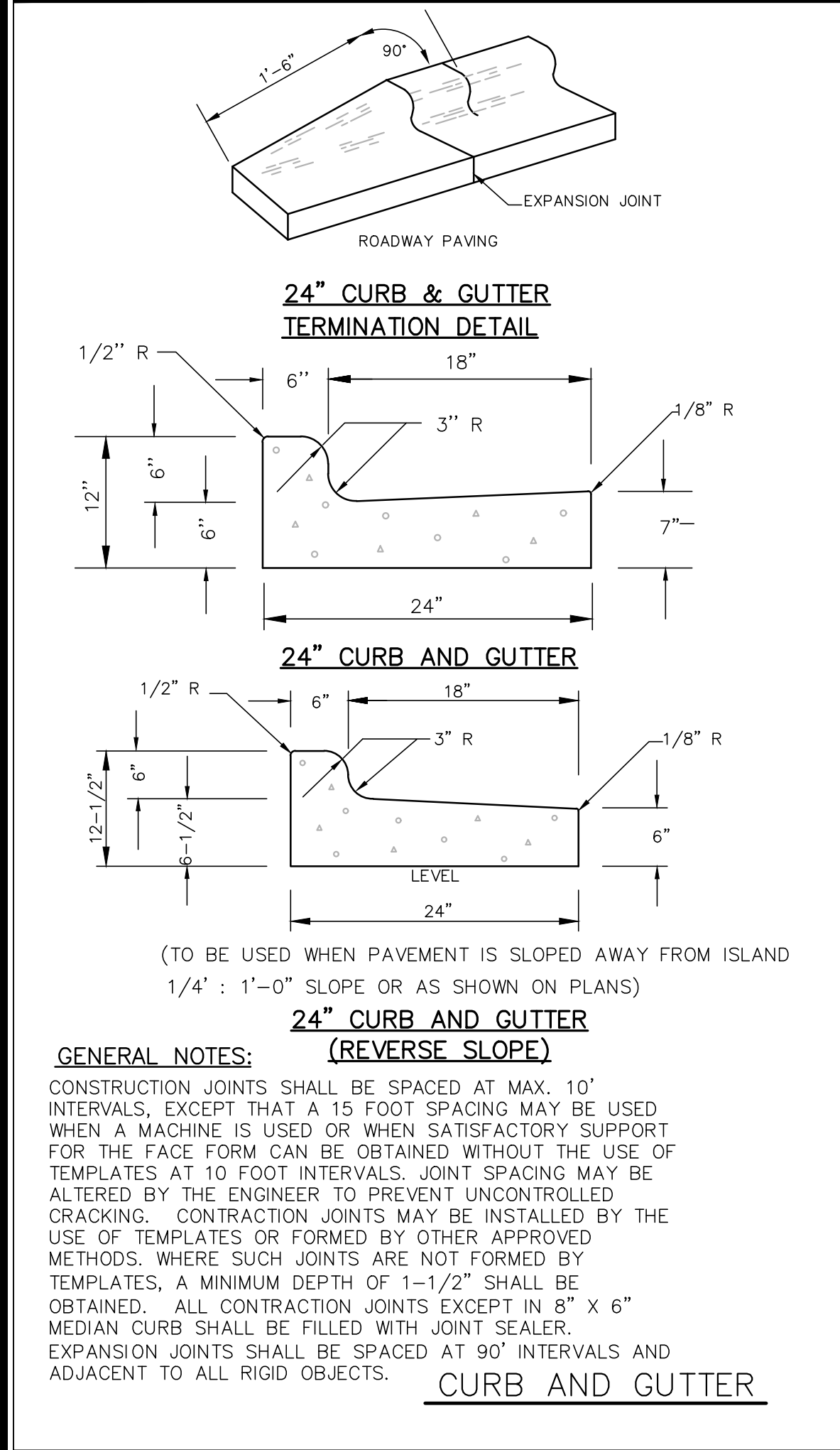
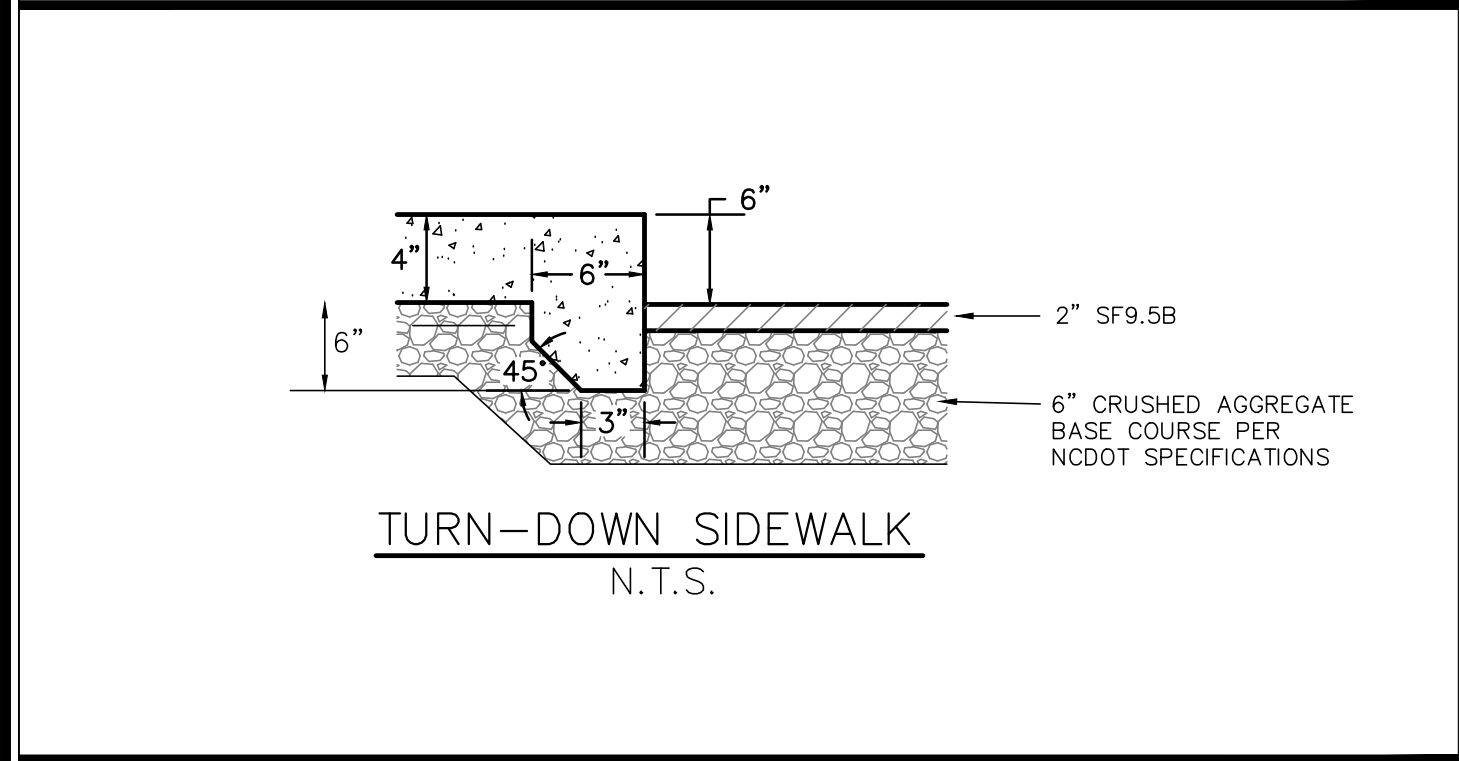
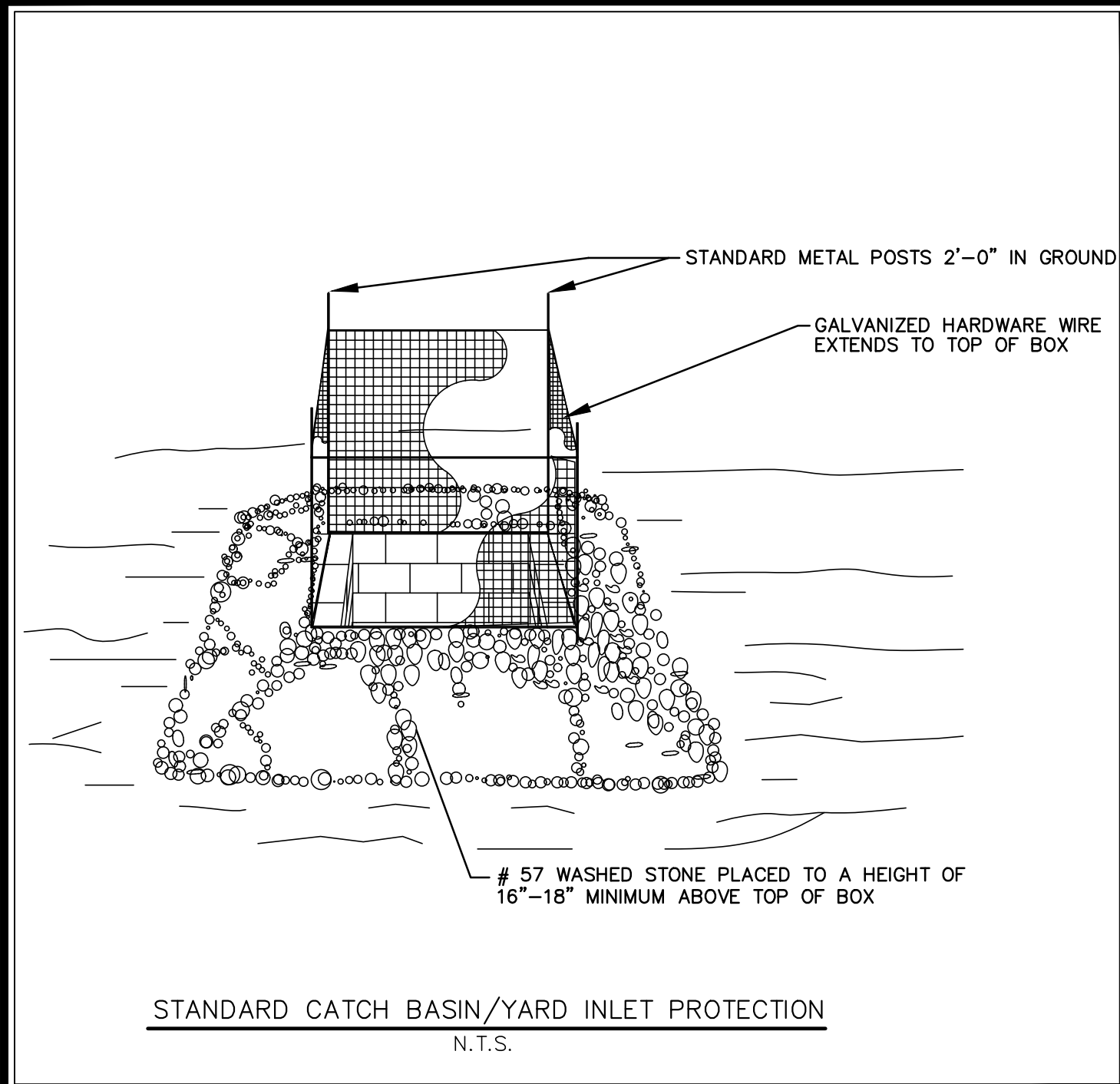
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NEW HANOVER COUNTY NORTH CAROLINA

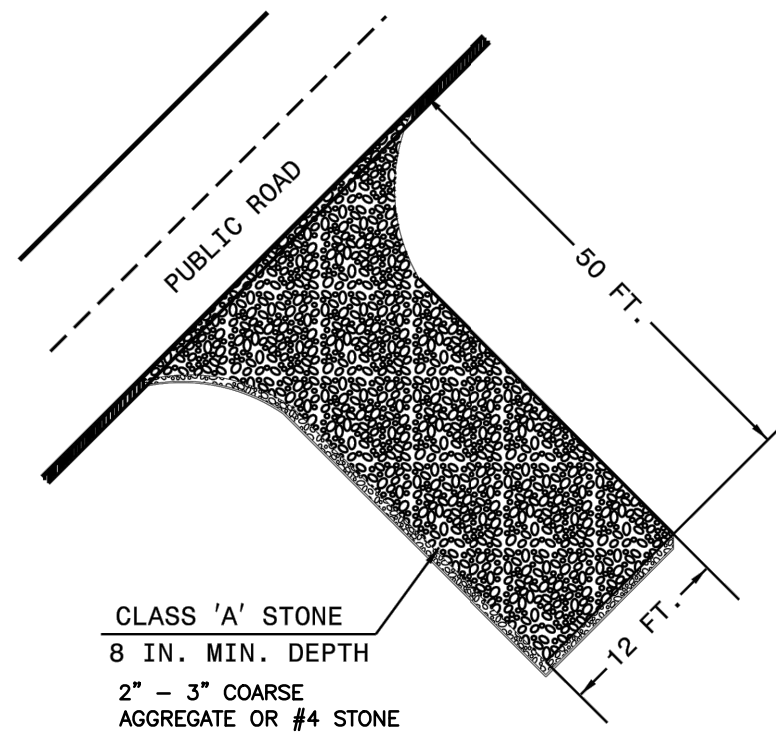
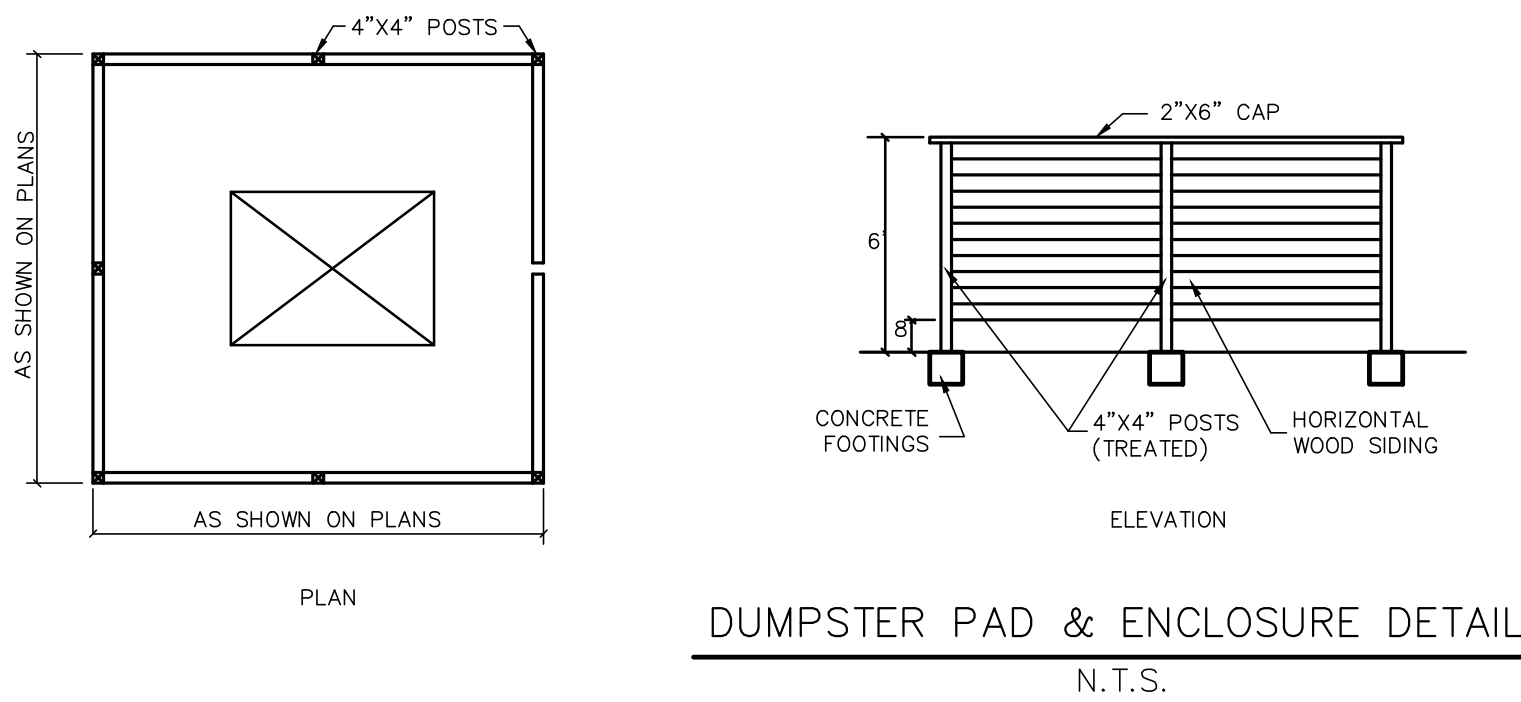
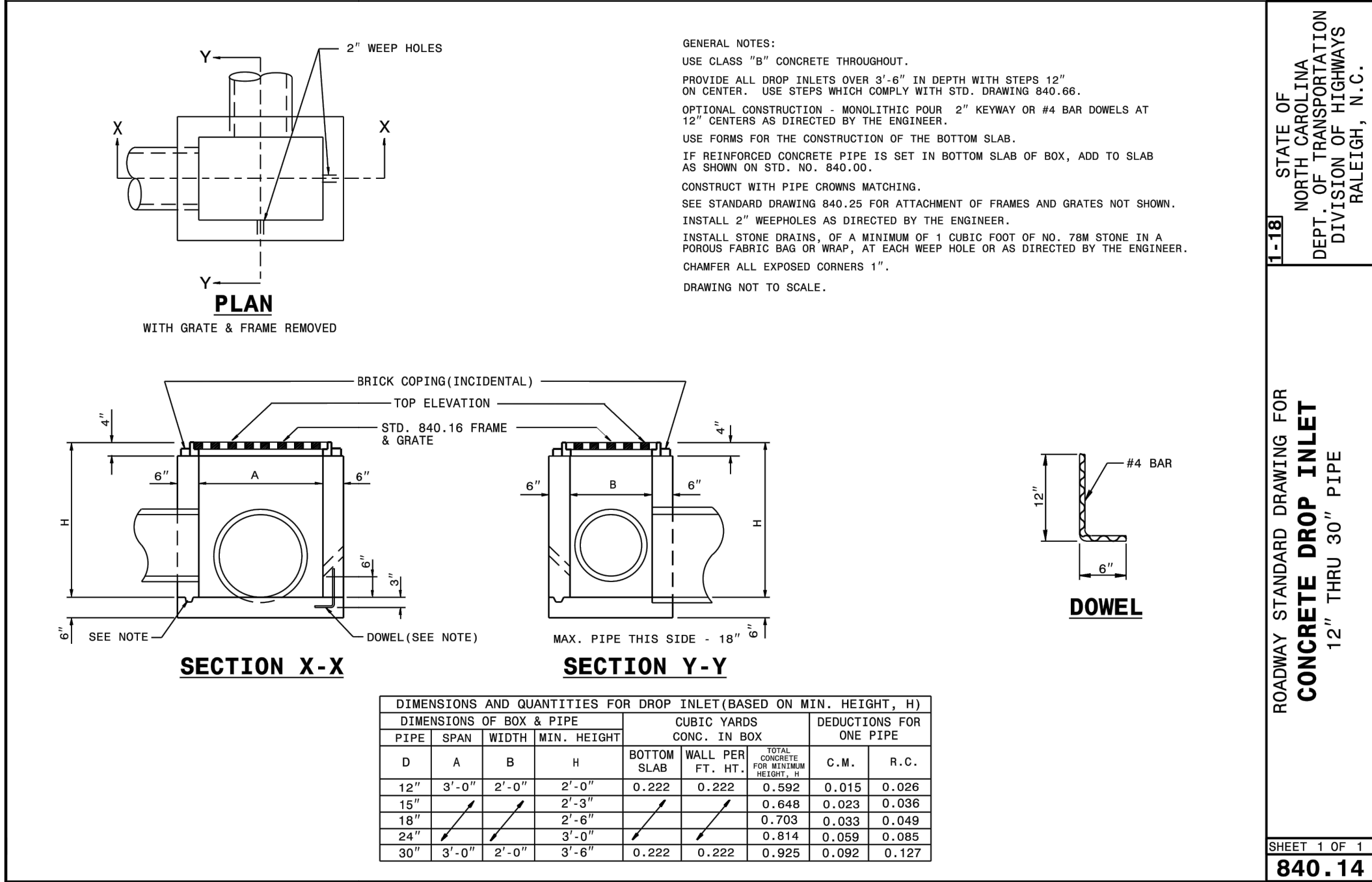
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SITE PLAN

Sheet No.
C-3





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

ROADWAY STANDARD DRAWING FOR
GRAVEL CONSTRUCTION ENTRANCE

SHEET 1 OF 1
1607.01

NOTES:

1. PROVIDE TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGE TRUCKS.

2. LOCATE ENTRANCES TO PROVIDE FOR UTILIZATION BY ALL CONSTRUCTION VEHICLES.

3. MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO STREETS. PERIODIC TOPDRESSING WITH STONE WILL BE NECESSARY.

4. ANY MATERIAL TRACKED ONTO THE ROADWAY MUST BE CLEANED UP IMMEDIATELY.

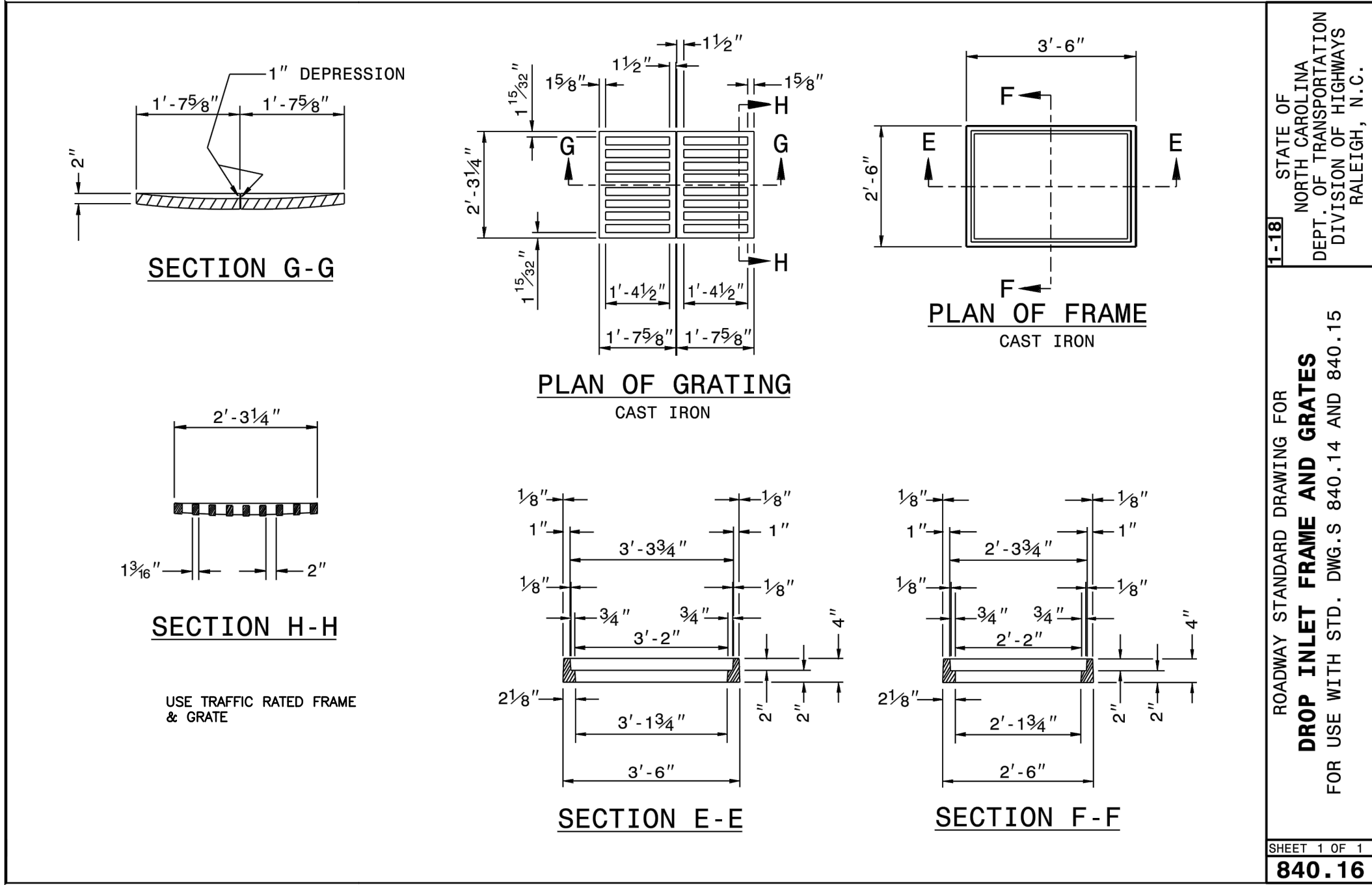
5. LOCATE GRAVEL CONSTRUCTION ENTRANCE AT ALL POINTS OF INGRESS AND EGRESS UNTIL SITE IS STABILIZED. PROVIDE FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE.

6. NUMBER AND LOCATION OF CONSTRUCTION ENTRANCES TO BE DETERMINED BY THE ENGINEER.

7. USE CLASS 'A' STONE OR OTHER COARSE AGGREGATE APPROVED BY THE ENGINEER.

8. INSTALL CONSTRUCTION ENTRANCES IN A WAY TO PREVENT VEHICLES FROM BYPASSING CONSTRUCTION ENTRANCE LEAVING PROJECT SITE.

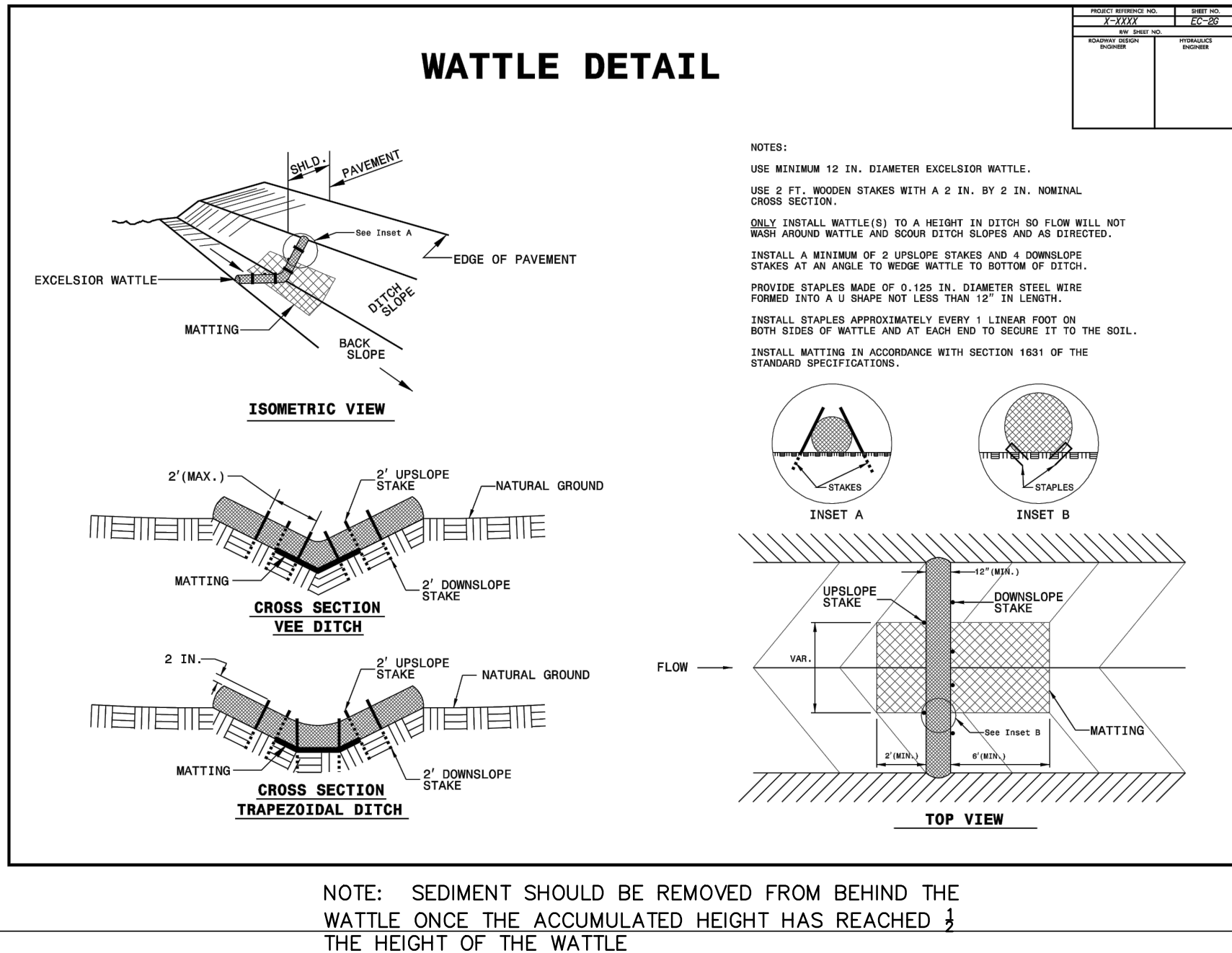
NOTE: PLACE GEOTEXTILE FOR DRAINAGE BENEATH STONE



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

ROADWAY STANDARD DRAWING FOR
DROP INLET FRAME AND GRATES
FOR USE WITH STD. DWG. S 840.14 AND 840.15

SHEET 1 OF 1
840.16



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

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

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

Temporary and Permanent Groundcover*

STABILIZATION TIMEFRAMES (Effective Aug. 3, 2011)		
SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
 Perimeter dikes, swales, ditches, slopes	7 days	None
 High Quality Water (HQW) 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' in length.
 All other areas with slopes flatter than 4:1	14 days	None, except for perimeters and HQW Zones.

*-For Falls Lake watershed, in disturbed areas where grading activities are incomplete, provide temporary groundcover no later than seven (7) days for slopes steeper than 3:1; ten (10) days for slopes equal to or flatter than 3:1; fourteen (14) days for areas with no slope.

GROUND STABILIZATION SPECIFICATION

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

Temporary Stabilization	Permanent Stabilization
• Temporary grass seed covered with straw or other mulches and tackifiers • Hydroseeding • Rolled erosion control products with or without temporary grass seed • Appropriately applied straw or other mulch • Plastic sheeting	• Permanent grass seed covered with straw or other mulches and tackifiers • Geotextile fabrics such as permanent soil reinforcement matting • Hydroseeding • Shrubs or other permanent plantings covered with mulch • Uniform and evenly distributed ground cover sufficient to restrain erosion • Structural methods such as concrete, asphalt or retaining walls

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

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



EQUIPMENT AND VEHICLE MAINTENANCE

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

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number of waste containers on site to manage the quantity of waste produced.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
4. Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
5. Cover waste containers at the end of each workday and before storm events. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow.
8. Dispose waste off-site at an approved disposal facility.

PAINT AND OTHER LIQUID WASTE

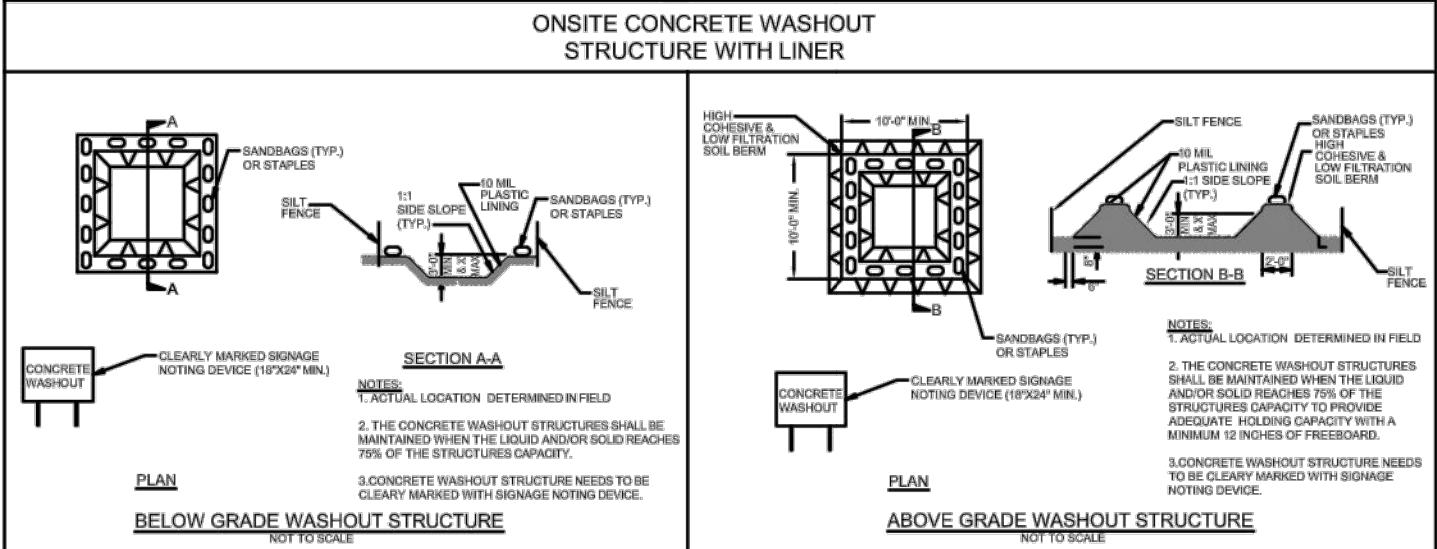
1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled,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

PORTABLE TOILETS

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

EARTHEN STOCKPILE MANAGEMENT

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



CONCRETE WASHOUTS

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

HERBICIDES, PESTICIDES AND RODENTICIDES

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

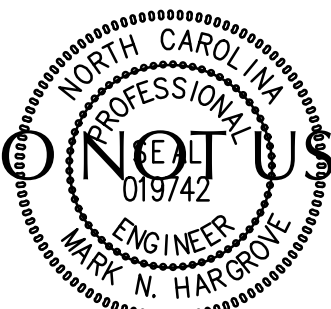
HAZARDOUS AND TOXIC WASTE

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

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 03/01/19

PRELIMINARY - DO NOT USE FOR CONSTRUCTION



No.	Revision	Date	By

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

3008 NORTH KERR AVENUE FLEX SPACE

NEW HANOVER COUNTY

NORTH CAROLINA

JEREMY CRIBB ELECTRIC, LLC

5810 MCDUGALD DRIVE

CASTLE HAYNE, NC 28429

PORT CITY CONSULTING

ENGINEERS, PLLC

6216 STONEBRIDGE ROAD

WILMINGTON, NC 28409

910-599-1744 LICENSE No. P-1012

NCG01 GROUND STABILIZATION

& MATERIALS HANDLING

Sheet No.

C-7.2

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

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

Inspect	Frequency (during normal business hours)	Inspection records must include [40 CFR 122.41]:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those un-attended days (and this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event > 1.0 inch in 24 hours	1. Identification of the measures inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Indication of whether the measures were operating properly, 5. Description of maintenance needs for the measure, 6. Corrective actions taken, and 7. Date of actions taken.
(3) Stormwater discharge outfalls (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event > 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 5. Indication of visible sediment leaving the site, 6. Actions taken to correct/prevent sedimentation, and 7. Date of actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event > 1.0 inch in 24 hours	If visible sedimentation is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits, 2. Date of actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event > 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Evidence and actions taken to reduce sediment contributions, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Item (2)(a) of this permit of this permit.

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



PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be documented in the manner described:

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

2. Additional Documentation

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

- (a) This general permit as well as the certificate of coverage, after it is received.
- (b) Records of inspections made during the previous 30 days. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.
- (c) All data used to complete the Notice of Intent and older inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that must be reported

Permittees shall report the following occurrences:

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

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

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

- (b) Anticipated bypasses and unanticipated bypasses.

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

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Division's Emergency Response personnel at (800) 662-7956, (800) 858-0368 or (919) 733-3300.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. - If the stream is named on the NC.303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	Within 24 hours, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	A report at least ten days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment[40 CFR 122.41(l)(7)]	Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. [40 CFR 122.41(l)(6). - Division staff may waive the requirement for a written report on a case-by-case basis.

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 03/01/19

PRELIMINARY - DO NOT USE FOR CONSTRUCTION



No.	Revision	Date	By

Designer	MNH	Scale	AS SHOWN
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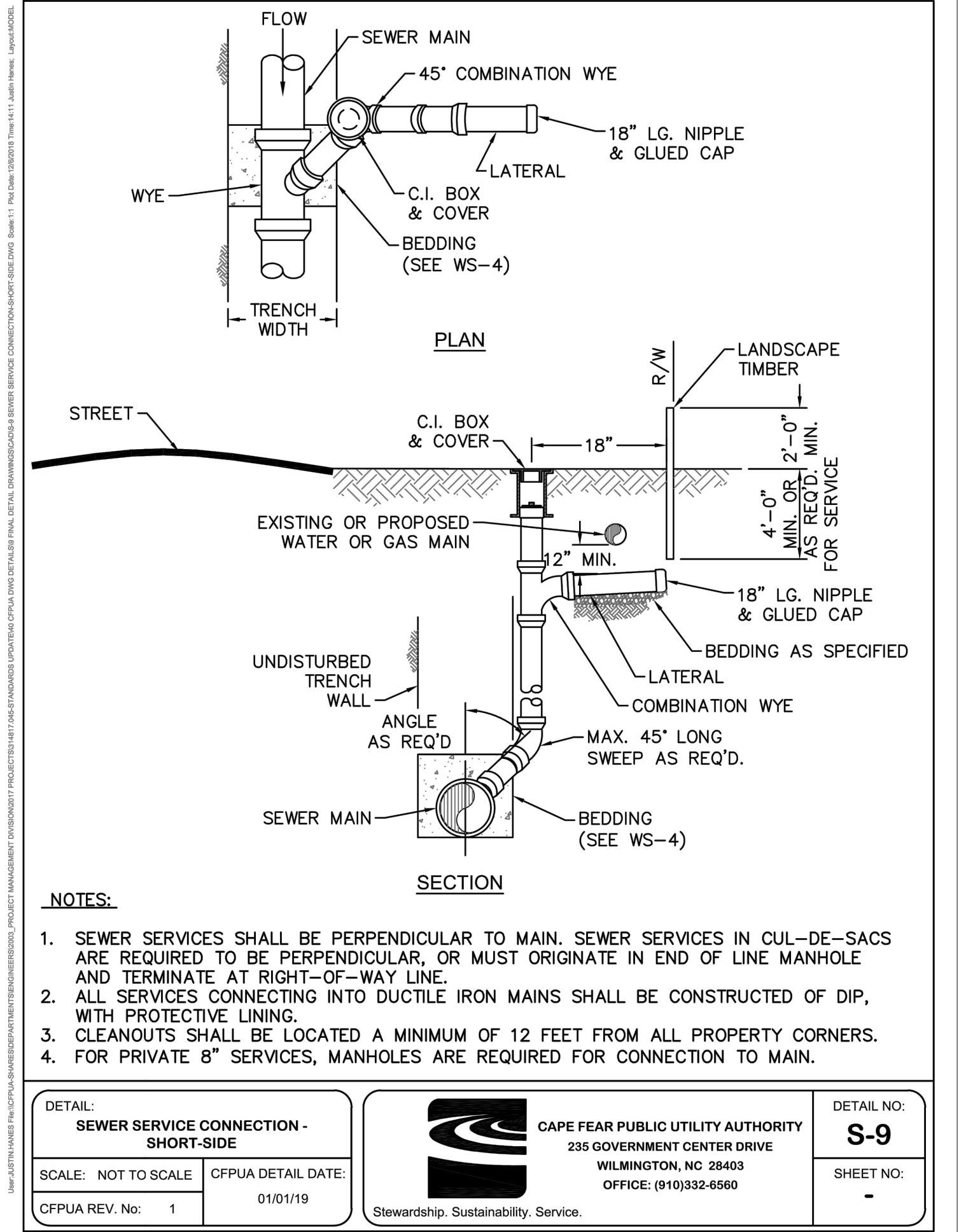
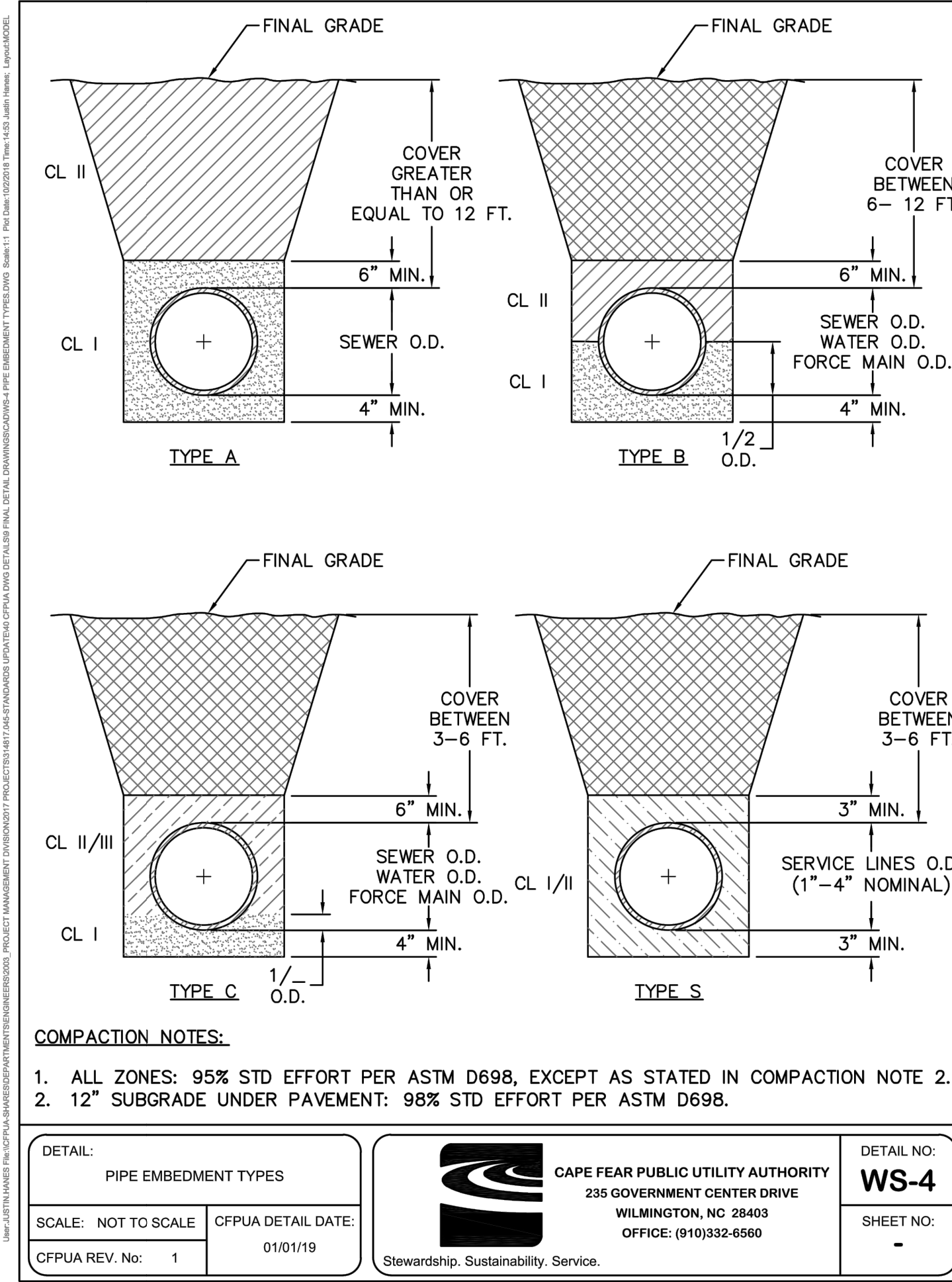
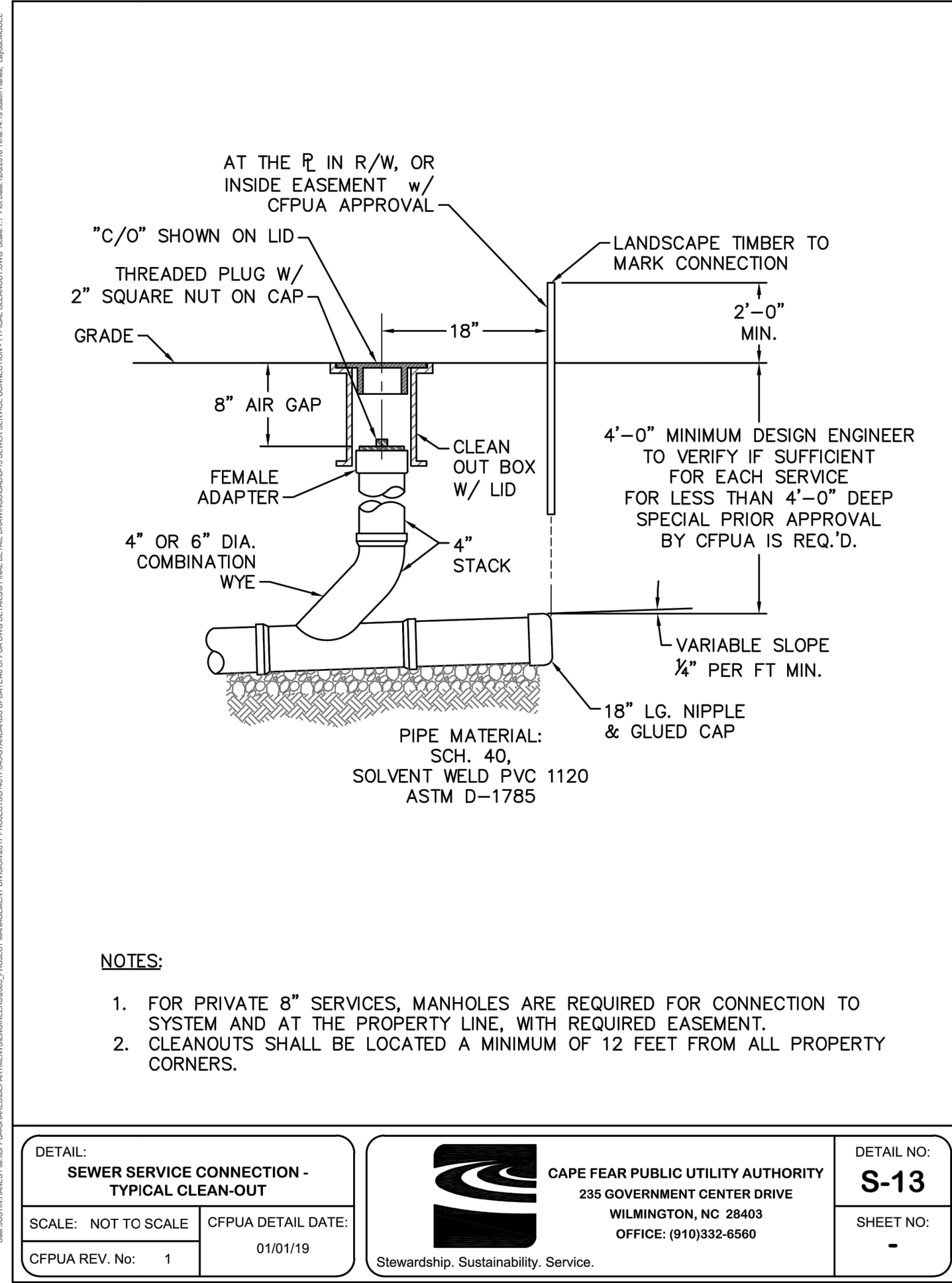
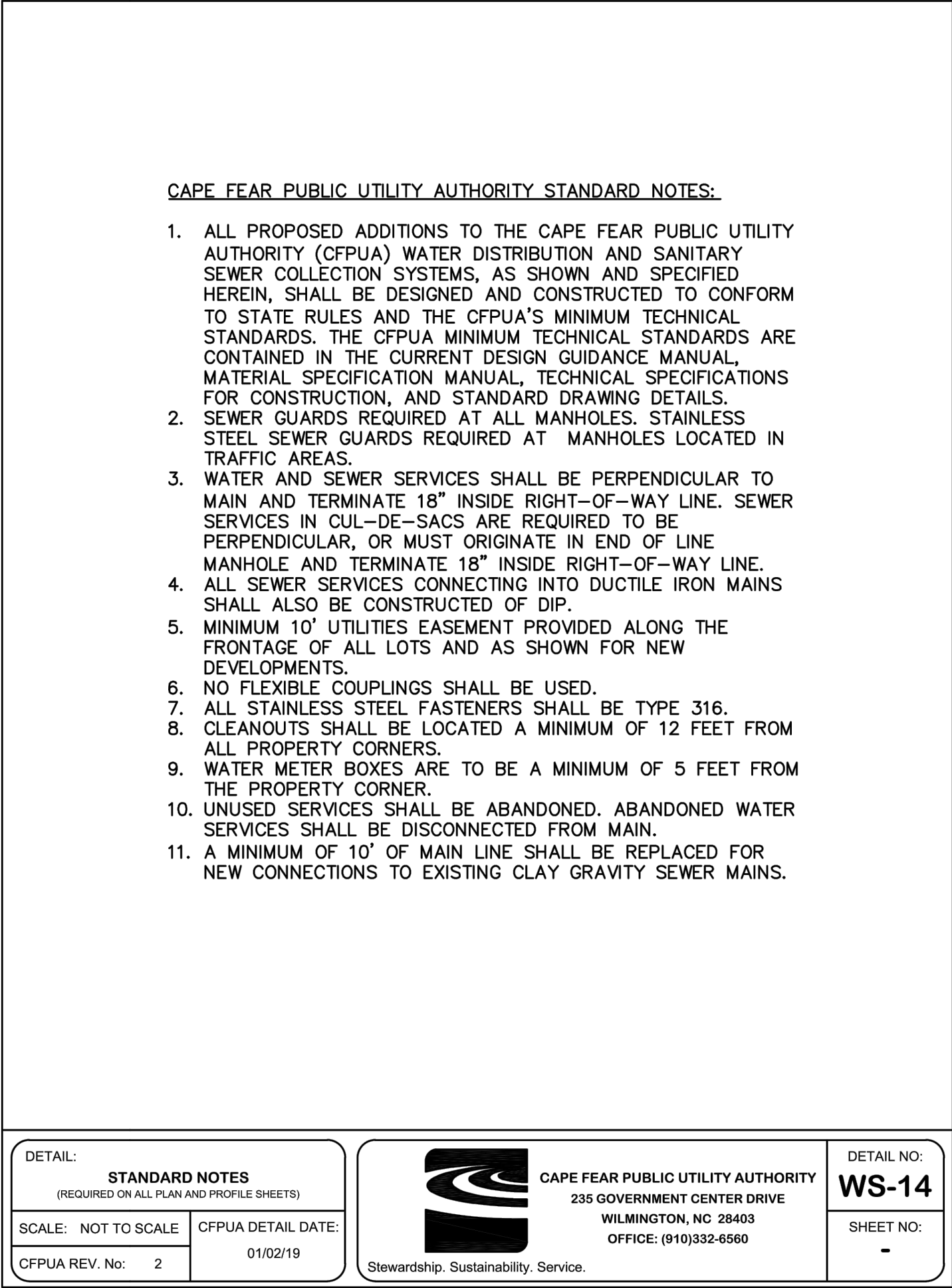
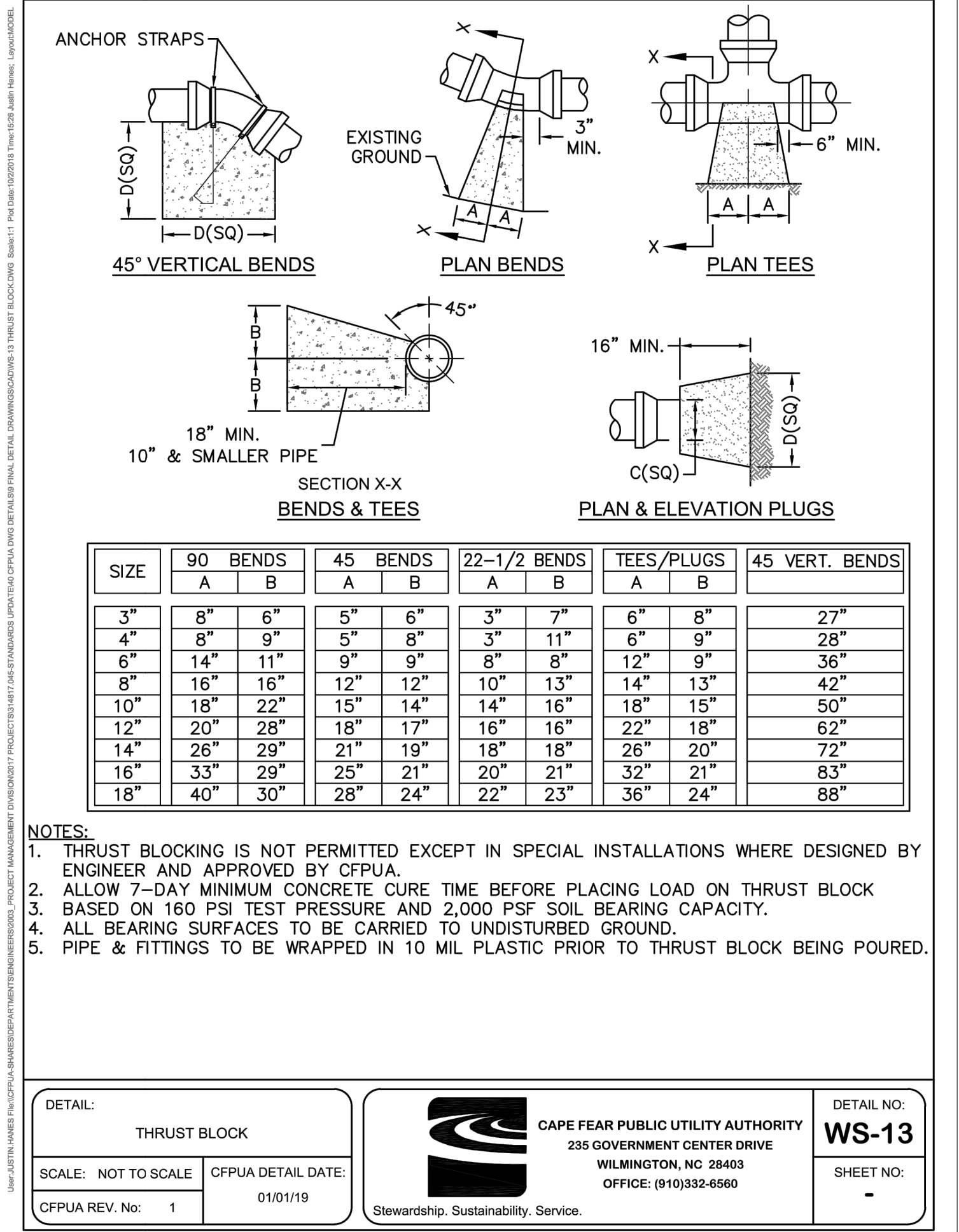
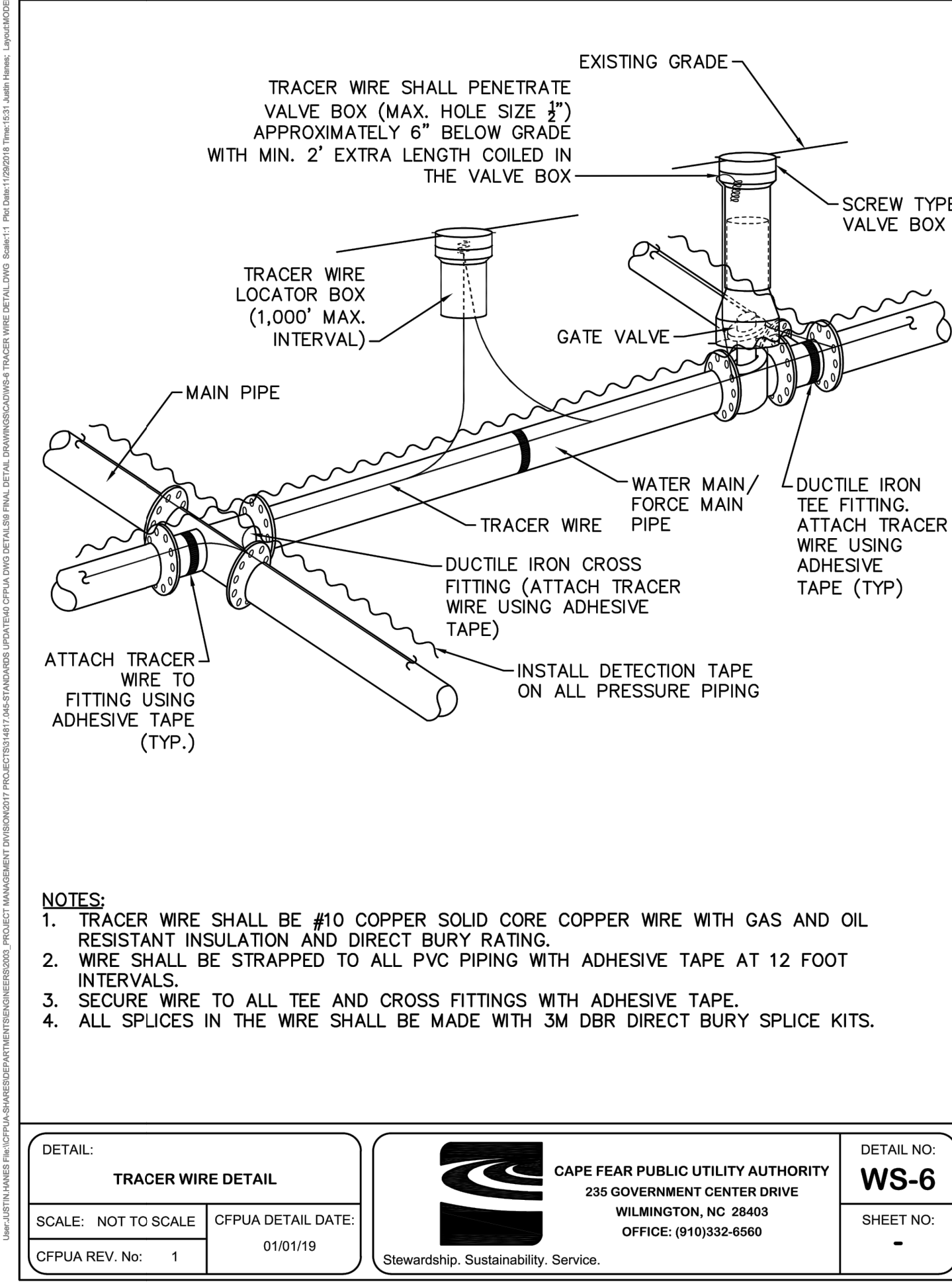
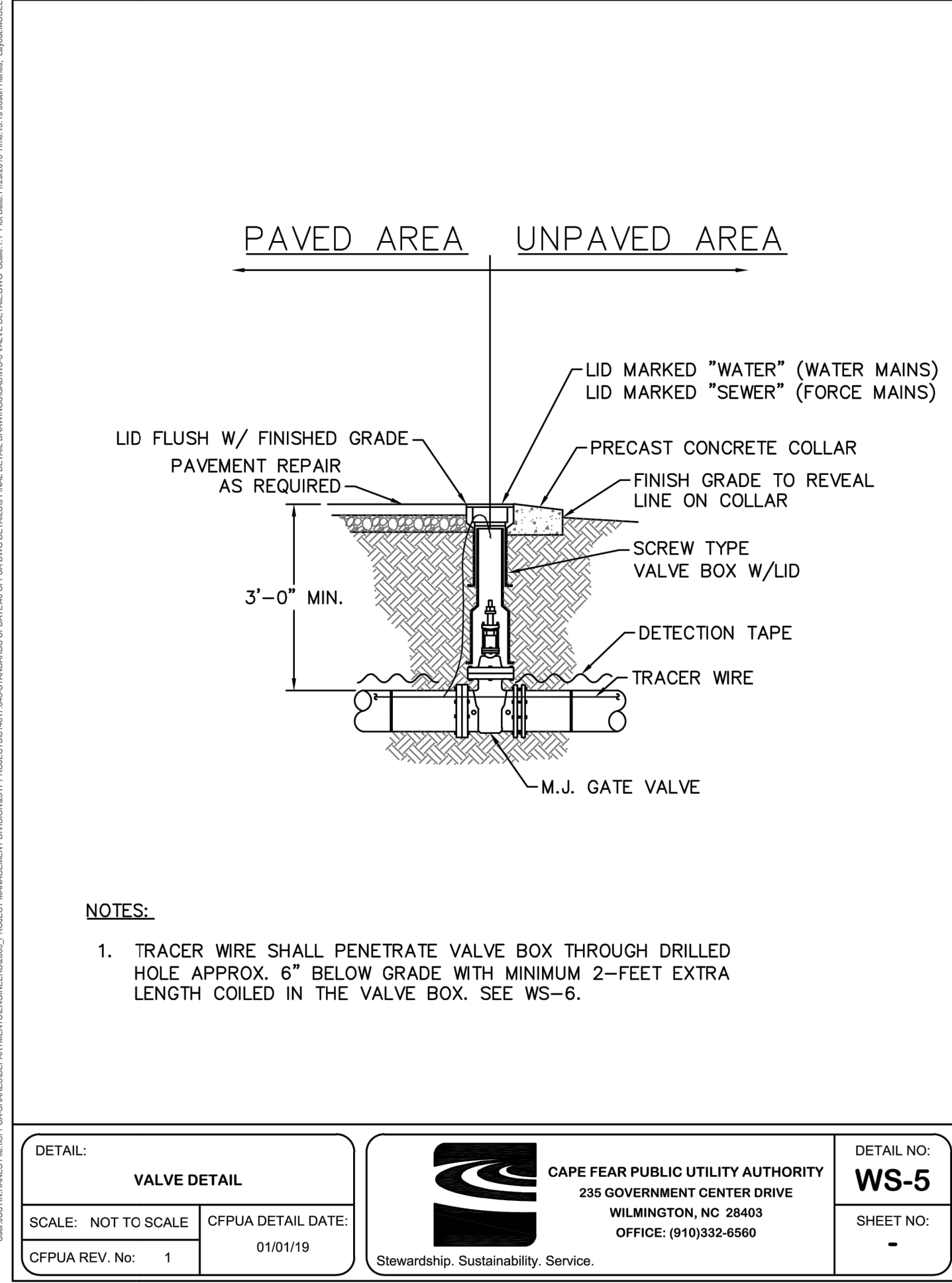
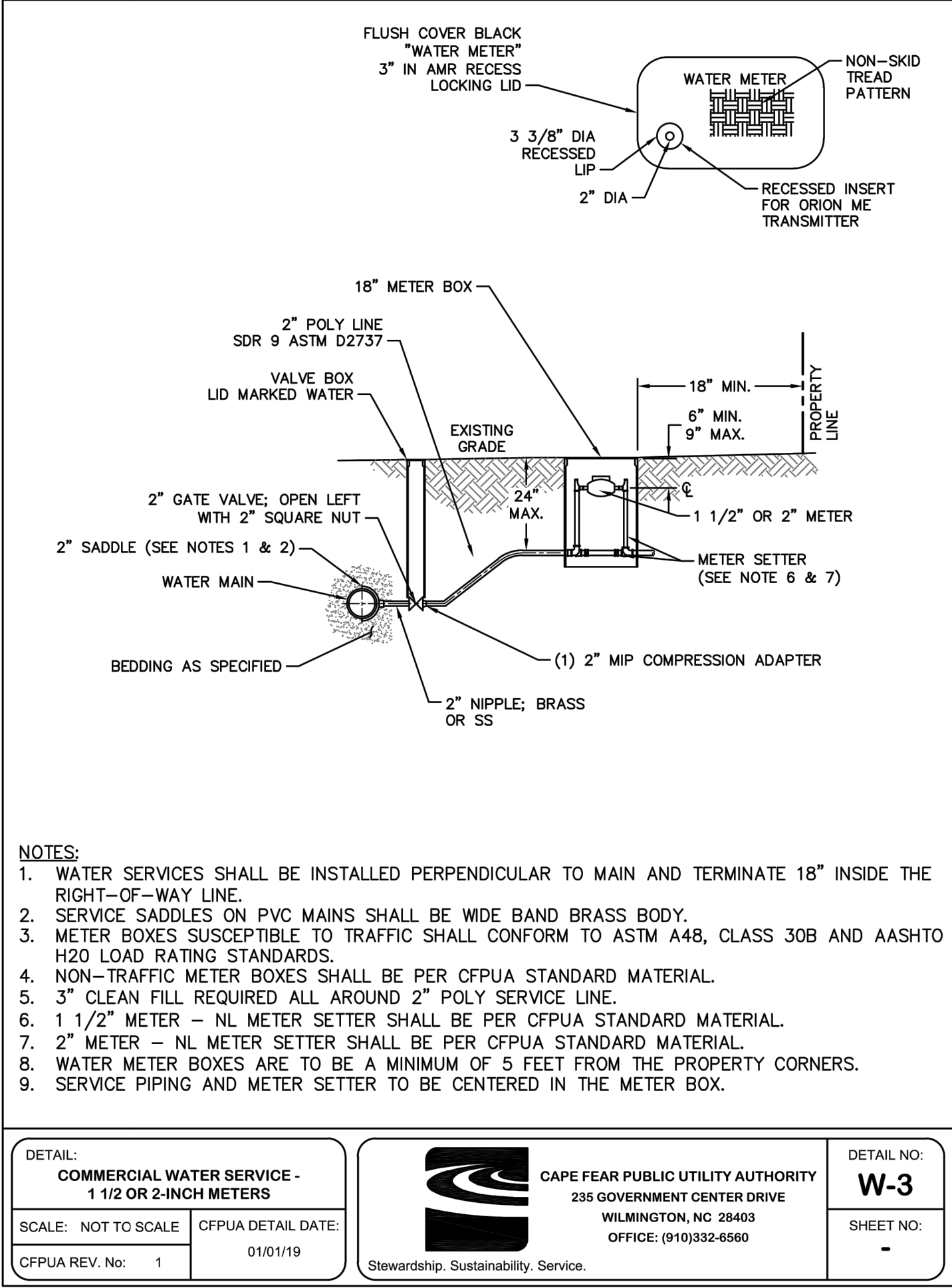
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NCG01 - SELF INSPECTION,
RECORDKEEPING AND REPORTING

Sheet No.
C-7.3



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

No.	Revision	Date	By

Designer	MNH	Scale	AS SHOWN
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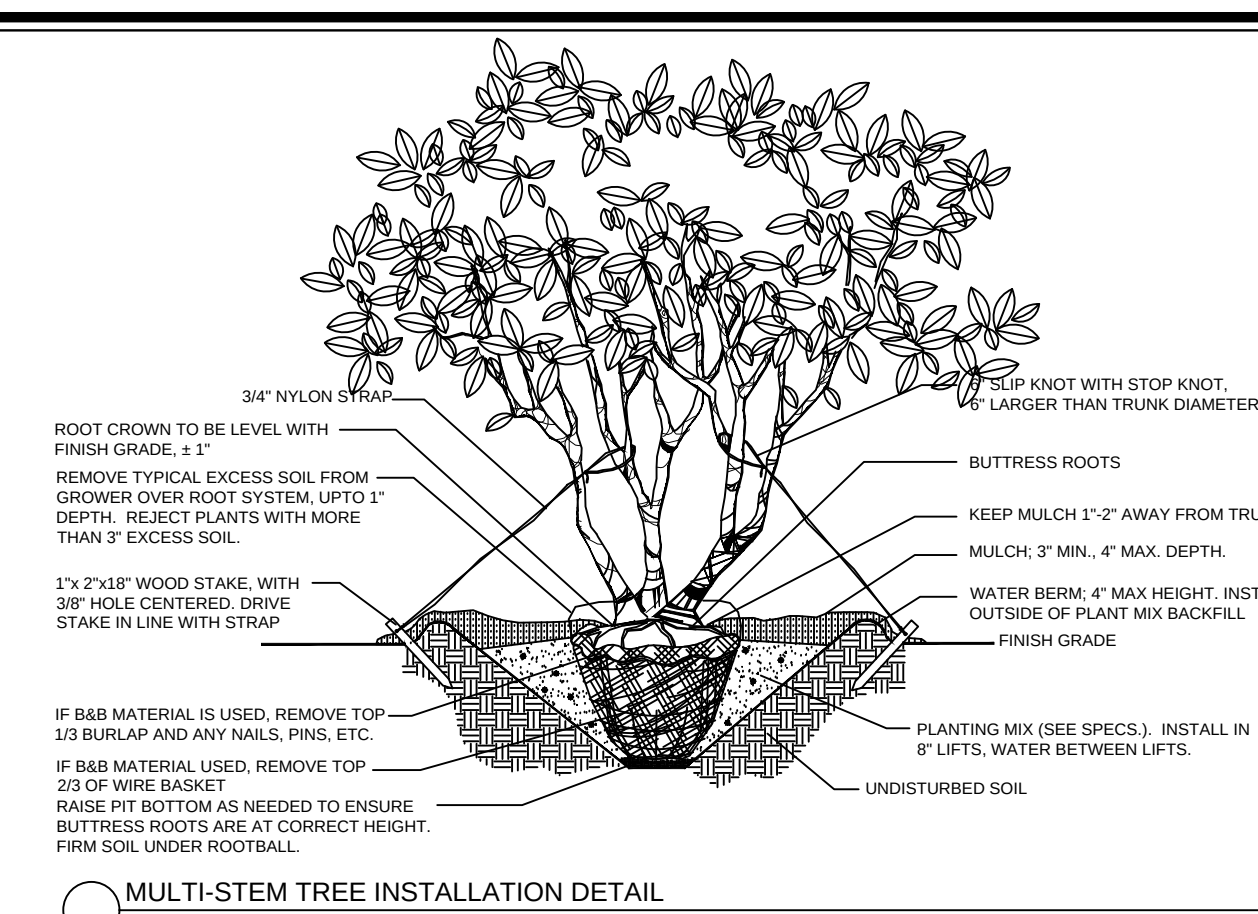
6216 STONEBRIDGE ROAD

WILMINGTON, NC 28409

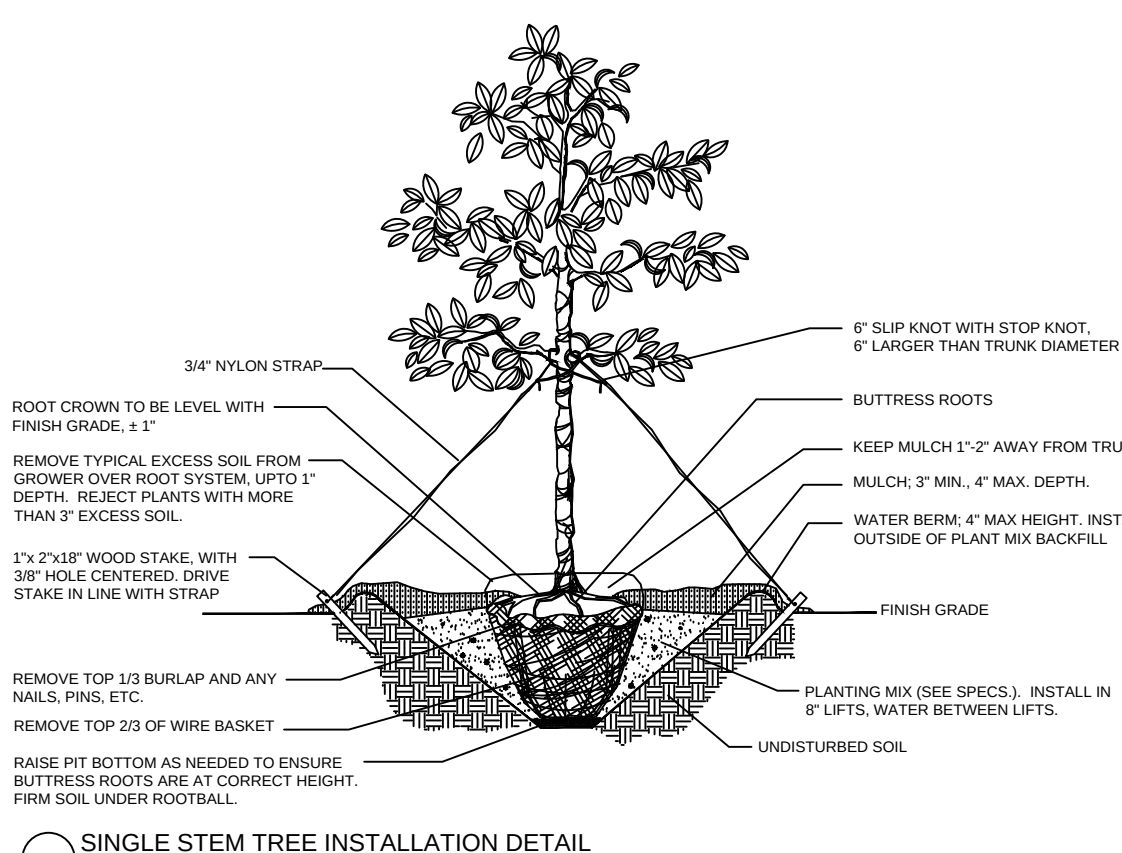
910-599-1744 LICENSE No. P-1032

CFPUA STANDARD UTILITY DETAILS

Sheet No. C-8



PLANT LIST							
KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	HEIGHT/ SPREAD	CAL.	GAL. CONT.	REMARKS
TREES							
LI	3	LAGERSTROEMIA INDICA	CATAWBA GRAPE MYRTLE	8'-10' HT		15	MATCHED SPECIMEN, FULL MULTI-TRUNK, MIN. 3 TRUNKS
QT	7	QUERCUS TEXANA	NUTTALL OAK	12'-14' HT	2.5"		MATCHED SPECIMEN, FULL STRAIGHT TRUNK
SHRUBS AND GROUNDCOVER							
LIJ	59	LIQUISTRUM JAPONICUM "EAST BAY"	EAST BAY LIQUISTRUM	24"HT		3	FULL, 36" O.C.
LM	180	LIROPE MUSCARI "EVERGREEN GANT"	LIROPE	8"-12" HT		1	FULL, 24" O.C.
ICS	12	ILEX CRENATA "SOFT TOUCH HOLLY"	SOFT TOUCH HOLLY	18"-24" HT		3	FULL, 30" O.C.
LAWN AND MULCH							
SOD - CENTPEDEE, SEE LOCATIONS ON PLANTING PLAN							
SOD - CENTPEDEE , SEE LOCATIONS ON PLANTING PLAN							
MULCH - PINE STRAW							



Notes on the plan stating that prior to any clearing, grading, or construction activity, tree protection fencing will be installed around protected trees or groves of trees. And that no construction workers, tools, materials, or vehicles shall be permitted within the tree protection area

PLANTING NOTES

1. PROTECTION FROM VEHICULAR TRAFFIC PROVIDED AROUND ALL LANDSCAPING WITH A MINIMUM HEIGHT OF SIX (6) INCHES.
2. OWNER IS RESPONSIBLE FOR MAINTENANCE TO ENSURE PLANT MATERIAL LIVES AND PROSPERS.
3. PLANTING PLANS SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.
4. ALL PLANT MATERIALS AND THEIR SPACING REQUIREMENTS, WHICH ARE TO BE PLANTED TO MEET THE OPACITY AND HEIGHT REQUIREMENTS, SHALL BE EITHER SELECTED FROM THE MANUAL "TREE AND PLANT MATERIALS FOR LANDSCAPING" PREPARED BY THE COUNTY PLANNING AND LAND USE DEPARTMENT OR SHALL BE APPROVED BY THE NEW HANOVER COUNTY AGRICULTURAL EXTENSION SERVICE.
5. AT ALL DRIVEWAYS, UNOBSTRUCTED VISIBILITY SHALL BE MAINTAINED AT ELEVATIONS BETWEEN THREE TO SEVEN FEET OF THE PAVEMENT LEVEL WITHIN THE DRIVEWAY SIGHT TRIANGLE, OR ANY AREA REQUIRED BY THE NCDOT.
6. MINIMUM OF ONE SHADE TREE REQUIRED IN EACH LANDSCAPE ISLAND.
7. SHADE TREE SPECIES A MINIMUM OF 3" CALIPER IN SIZE.
8. NO PARKING SPACE SHALL BE LOCATED MORE THAN 120' FROM LANDSCAPE ISLAND.
9. A LANDSCAPE SCREEN SHALL BE REQUIRED WHERE PARKING LOT IS WITHIN FIFTY (50) FEET OF THE RIGHTS-OF-WAY.
10. LANDSCAPED ISLANDS SHALL BE A MINIMUM WIDTH OF TWELVE (12) FEET (BACK OF CURB TO BACK OF CURB).

MULTI-STEM TREE INSTALLATION DETAIL

1. PRIOR TO EXCAVATIONS, CONTRACTOR SHALL NOTIFY LOCAL AT 1-800-652-6949 TO ASCERTAIN LOCATIONS OF ELECTRICAL CABLES, CONDUIT, UTILITY LINES, GAS TANKS, GAS LINES, TELEPHONE LINES, WATER LINES, CABLE LINES, SANITARY SEWER LINES, SUPPLY LINES, SURFACE WATER, AND ANY OTHER UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR AN OBSTRUCTION IN LOCATIONS DESIGNATED FOR PLANTING. IN SUCH SITUATIONS, PROCEED AFTER THE OWNER HAS APPROVED AN ALTERNATE PLANTING LOCATION AND PERMITS HAVE BEEN OBTAINED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO THE SATISFACTION OF THE OWNER. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANTING SCHEDULE. ANY DISCREPANCIES BETWEEN QUANTITIES ON THE PLANS AND THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO PLANTING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL PLANTING PITS PERCENTAGE PRIORITY PRIOR TO PLANTING INSTALLATIONS.
3. WHERE PROPOSED TREE LOCATIONS CONFLICT WITH EXISTING UTILITIES, TREES MAY BE FIELD ADJUSTED UNDER THE DIRECTION OF THE CITY ENGINEER.

PLANT MATERIAL NOTES

2. ALL PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
3. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN HEALTHY CONDITION FOR ONE YEAR AFTER ACCEPTANCE BY THE OWNER.

TREES SUPPLIED MUST HAVE BEEN PROPERLY PLANTED AND GROWN IN THE NURSERY. THE ROOT CROWN (ALSO CALLED THE TRUNK FLOOR) SHALL BE PROTECTED BY AN APPROPRIATELY DESIGNED AND CONSTRUCTED PROTECTIVE COLLAR. TREES SHALL BE PLANTED AND GROWN CAREFULLY BY HAND, IN ORDER TO PREVENT ROOT SCRAPES. THE TREES ARE THEN TO BE PLANTED WITH THE ROOT CROWN IN PROPER RELATION TO THE GROUND SURFACE. TREES SHALL BE PLANTED WITH THE ROOT CROWN AT THE SURFACE OF THE GROUND. TREES SHALL BE PLANTED IN THE NURSERY OWNERS GROUNDS AND BE OVERSIZED BALLS AND REMOVE THE SOIL IN ORDER FOR THE ROOT SYSTEM DAMAGE (WHICH THE REQUIRED TO BE REMOVED) TO BE REMOVED. TREES SHALL BE PLANTED IN THE NURSERY OWNERS GROUNDS AND BE OVERSIZED BALLS AND REMOVE THE SOIL IN ORDER FOR THE ROOT SYSTEM DAMAGE (WHICH THE REQUIRED TO BE REMOVED) TO BE REMOVED.

BALL AND BURLAPPED (B&B) PLANTS MUST HAVE FIRM, NATURAL BALLS OF EARTH; DIAMETER NOT LESS THAN RECOMMENDED IN THE "TREE AND SHRUB TRANSPLANTING MANUAL", AND BE OF SUFFICIENT DEPTH TO INCLUDE THE FIBROUS AND FEEDING ROOTS. PLANTS MOVED WITH THE ROOT SYSTEM SHALL BE PLANTED WITH THE ROOT CROWN AT THE SURFACE OF THE GROUND. TREES SHALL BE PLANTED IN THE NURSERY OWNERS GROUNDS AND BE OVERSIZED BALLS AND REMOVE THE SOIL IN ORDER FOR THE ROOT SYSTEM DAMAGE (WHICH THE REQUIRED TO BE REMOVED) TO BE REMOVED.

CONTAINERIZED PLANTS SHALL HAVE A ROOT SYSTEM SUFFICIENT ENOUGH IN DEVELOPMENT TO HOLD THE SOIL INTACT WHEN REMOVED FROM THE CONTAINER. THE ROOT SYSTEM SHALL NOT BE ROOT BOUND, A CONDITION WHERE THE ROOT SYSTEM IS DENSE IN MASS, EXCESSIVELY CURLED, AND HAS NOT YET DEVELOPED A SUFFICIENTLY EXTENSIVE CIRCULAR GROWTH PATTERN.

ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI, 1990, PART 1 "SHADE AND FLOWERING TREES").

TREE PLANTING NOTES

1. REMOVE ALL TREES OR PLASTIC-COATED BURLAP. STRAPPING, WIRE OR NYLON TWINE FROM ROOTBALL. AFTER SETTING IN HOLE, CUT AWAY 2/3 OF WIRE BASKET, IF ANY, AND TOP 1/3 OF BURLAP.
2. SOAK ROOTBALL AND FIT IMMEDIATELY AFTER INSTALLATION.
3. TOP OF ROOTBALL TO BE 2" ABOVE ADJACENT UTILITY GRADE. DO NOT PLACE ADDITIONAL SOIL ON TOP OF ROOTBALL.
4. CONSTRUCT A "HIGH SLOPE" (WATER BERM) AROUND OF PLANT MUD BACKFILL.
5. STAKES FOR THREE SUPPORT (LESSER THAN 7" CAL.) SHALL BE CONSTRUCTION GRADE PRESSURE TREATED MIN. NOMINAL SIZE OF 2in x 5in x 8ft LONG AND POINTED TO ONE END. STAKING FABRIC SHALL BE "NONBARKING" AS MANUFACTURED BY NETTICO, PAVIMENTEC, ETC. APPROVED EQUIVALENT. COLOR SHALL BE OLIVE DRAB.
6. STAKE TREES 7" CAL. OR GREATER WITH "DOUBLE BULL" ANCHORS DOWN INTO UNDISTURBED SOIL. GUYING FABRIC SHALL BE 3/4" NYLON TWINE.

PLANTING MIX NOTES

1. PLANTING MIX MAY BE DEVELOPED BY AMENDING THE EXISTING SOIL OR REMOVING THE EXISTING SOIL AND REPLACING WITH NEW PLANTING MIX. PLANTING MIX SHALL BE DEVELOPED THROUGHOUT, WITH A MIXTURE OF SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS OR THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATERIAL.
2. PLANTING MIX SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.
3. UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS THE PLANTING MIX SHALL CONTAIN THE FOLLOWING SPECIFIED PERCENTAGE OF COMPONENTS:
 - CLAY - MINIMUM 10% - MAXIMUM 20% CLAY
 - SILT - MINIMUM 30% - MAXIMUM 50%
 - ORGANIC MATERIAL - MINIMUM 5% - MAXIMUM 8%
 - SAND - BALANCE OF MIX
4. THE PLANTING MIX SHALL HAVE THE FOLLOWING NUTRIENTS AT THE SPECIFIED PERCENT BALANCE SATURATION, TO BE DETERMINED BY SOIL TEST CONDUCTED BY THE CONTRACTOR:
 - CALCIUM - 50% TO 80%
 - MAGNESIUM - 10% TO 30%
 - POTASSIUM - 9% TO 20%
5. ORGANIC MATERIAL, IS DEFINED AS COMPOST/HUSK SUCH AS SAWDUST OR LEAF MULD THAT HAS COMPLETED THE DECOMPOSITION PROCESS. PERCENTAGE OF ORGANIC MATERIAL SHALL BE DETERMINED BY LOSS OF IGNITION OF MOSTLY TWO SAMPLES DRIED AT 60 DEGREES.
6. PLANTING MIX SHALL HAVE AN ACIDITY RANGE OF pH 5.5 TO 7.0.

FERTILIZER NOTES

1. SHRUB AND GROUNDCOVER FERTILIZER SHALL, FROM THE FOLLOWING:
PRODUCT ANALYSIS APPLI RATE
Ornamental tree fertilizer 12-6-6 2 bag/100 Sq. Ft.
Ornamental plant fertilizer 14-7 2 bag/100 Sq. Ft.
2. SHRUB AND GROUNDCOVER FERTILIZER SHALL HAVE 50% W/W WATER INSOLUBLE NITROGEN, THE CHLORINE CONTENT IS NOT TO EXCEED 5%.
3. NO TREE FERTILIZER IS TO BE APPLIED AT TIME OF PLANTING.
4. TREE FERTILIZER IS TO BE APPLIED AT THE 6 MONTH OR 12 MONTH WARRANTY INSPECTION TIME, WHICHEVER IS CLOSER TO EARLY SPRING BEGINNING GROWTH.
5. TREE FERTILIZER, FROM THE FOLLOWING:
PRODUCT ANALYSIS APPLI RATE
Ornamental tree fertilizer 31-7-7 1 cup/ inch caliper, or
Ornamental tree fertilizer 12-6-6 1 cup/ inch caliper
6. TREE FERTILIZER SHALL HAVE 50% WATER INSOLUBLE NITROGEN, THE CHLORINE CONTENT IS NOT TO EXCEED 5%.
7. SOURCE OF NITROGEN SHALL BE UREA FORMALDEHYDE OR A SIMILAR SLOW RELEASE SOURCE.

MULCH

1. PINE STRAW MULCH SHALL BE FREE OF ANY FOREIGN MATERIALS, PIECES LARGER THAN 4 INCHES, AND/OR GREEN WOOD

WATER

1. WATER SHALL BE FREE FROM OIL, ACIDS, ALKALIS, SALTS OR ANY OTHER SUBSTANCE THAT IS TOXIC OR OTHERWISE HARMFUL TO VEGETATION.
2. ALL LANDSCAPE AND TURF AREAS IRRIGATED (100% COVERAGE). LANDSCAPE CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION DESIGN. DESIGN SHALL BE APPROVED BY OWNER PRIOR TO CONSTRUCTION. TURF AREAS TO BE SEPARATE ZONES FROM PLANTING AREAS.

TURF AND GRASSES

1. SEED
 - A. Grass Seed: Fresh, clean, dry, new-crop seed complying with AOSA's "Journal of Seed Technology: Rules for Testing Seeds" for purity and germination.
 - B. Seed Species: CENTIPEDEGRASS [EREMOCHLOA OPHIORHODES]
 - C. Seed Species: Seed of grass with not less than 95 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed.
2. TURFGRASS SOD
 - A. Turfgrass Sod: Certified, complying with "Specifications for Turfgrass Sod Materials" in TPA's "Guideline Specifications to Turfgrass Sodding." Furnish sod in uniformity, color, and texture, strongly sodic, and capable of vigorous growth and development when planted.
 - B. Turfgrass Species: BERBERIDGRASS [CYNODON DACTYLON]
 - C. Turfgrass Species: Sod of grass with not less than 95 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed.

No.	Revision	Date	By	Designer	Scale
				HW	AS SHOWN
				Drawn By	Date
				HW	August 28, 2020
				Checked By	Job No.
				HW	

3008 N KERR AVENUE FLEX SPACE
NEW HANOVER COUNTY NORTH CAROLINA

JEREMY CRIBB ELECTRIC, LLC
5810 MCDUGALD DRIVE
CASTLE HAYNE, NC 28429

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

SITE PLAN

Sheet No.
L1