

Certificate of Approval - New Hanover County Planning & Land Use
4/29/2021 

Date Administrator



SITE DATA:
SITE AREA: + 1.15 ACRES
PARCEL ID: R03400-001-029-000
ZONED: I-2 HEAVY INDUSTRIAL
OWNER: DYTON BUILDERS, LLC
607 SUMTER AVENUE
CAROLINA BEACH, NC 28428

DIMENSION REQUIREMENTS:
FRONT SETBACK: 50' MINIMUM
SIDE SETBACK: N/A
REAR SETBACK: N/A
BLDG HEIGHT, MAX: NONE

STREET YARD CALCULATIONS:

	REQUIRED	PROVIDED
232 LF OF FRONTAGE - 26 LF ENTRANCE = 206 LF		
206 LF X 25 F = 5,150 SF		
1 TREE / 600 SF =	9 TREES	9 TREES
6 SHRUBS 12" H / 600 SF =	54 SHRUBS	54 SHRUBS

INTERIOR LANDSCAPE CALCULATIONS:

	REQUIRED	PROVIDED
8% OF GROSS PAVED AREA		
13,000 SF X (0.08) LANDSCAPE =	1,040 SF	1,456 SF
1 TREE / 144 SF =	8	8
1,040 SF / 144 SF =		

OVERALL SITE TREE PLANTING REQUIREMENTS:

	REQUIRED	PROVIDED
1.15 AC X (15) TREES / AC =	17	9
STREET YARD TREES:		8
INTERIOR TREES:		17
TOTAL TREES:		

FOUNDATION PLANTINGS:

	REQUIRED	PROVIDED
MIN. 12% OF BLDG FACE:		
SOUTH FACE (14' H X 80') / 0.12 =	135 SF	
EAST FACE (14' H X 100') / 0.12 =	168 SF	
	471 SF	506 SF

BUFFER YARDS
BUFFER YARDS NOT REQUIRED

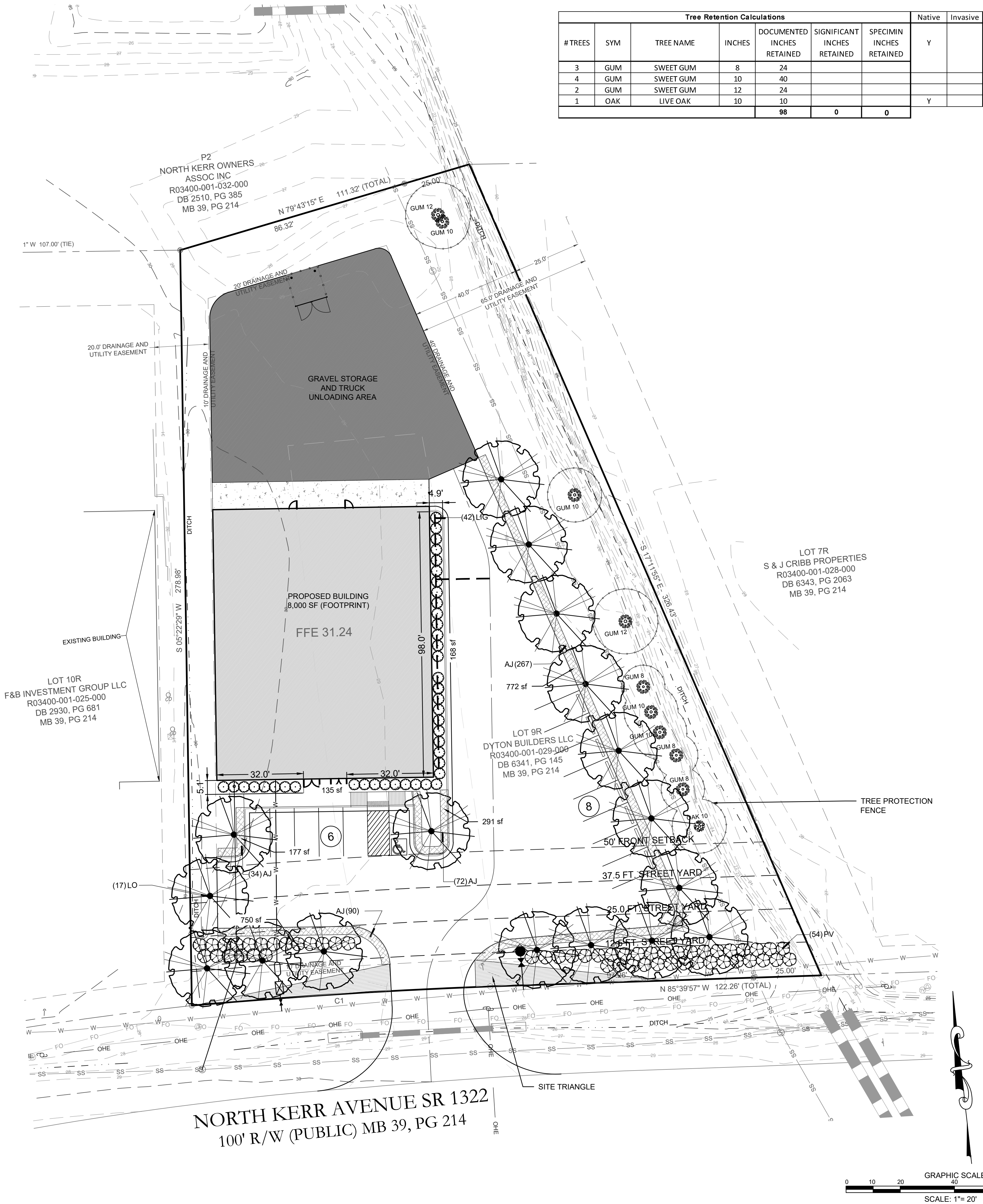
SCREENING
SCREENING NOT REQUIRED

MITIGATION NOTES

- SIGNIFICANT TREES SHALL BE MITIGATED ACCORDING TO THE NEW HANOVER COUNTY ORDINANCE. TREES THAT REQUIRE MITIGATION INCLUDE:
ANY 24" DIAMETER OR LARGER CONIFER TREE
ANY 18" DIAMETER OR LARGER LONG LEAF PINE, POND CYPRESS, BALD CYPRESS AND HARDWOOD TREE
ANY 8" DIAMETER OR LARGER FLOWERING TREE
- SEE MITIGATION CALCULATIONS

LEGEND:
OAK 24" TREE TO REMAIN

PLANT SCHEDULE				
CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	LO	17	Quercus virginiana Southern Live Oak	8' - 10' H
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER
	LIG	42	Ligustrum japonicum 'East Bay' East Bay Privet	3 gal / 12" ht
	PV	54	Pittosporum t. 'Variegata' Variegated Mock Orange	3 gal / 12" ht
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AJ	463	Trachelospermum a. 'Asiatic' Asiatic Jasmine	1 gal

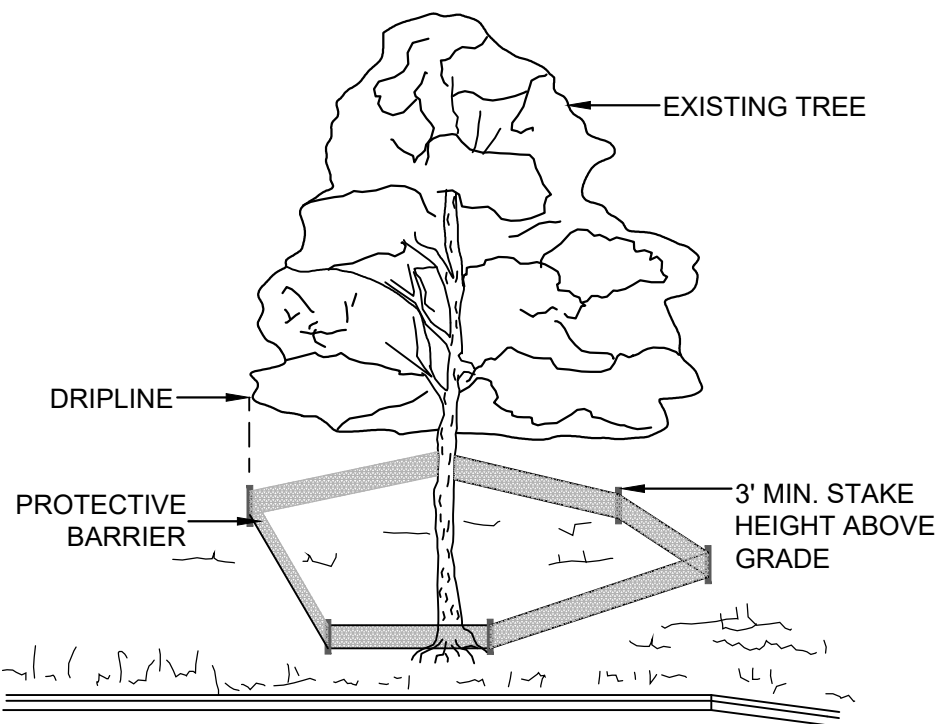


Significant Trees To Be Removed		
Tree Type	Minimum DBH	Aggregate Inches at DBH
Dogwood, Magnolias, Native Flowering Trees, and American Hollies	8 inches	0
Long Leaf Pine, Pond Cypress, Bald Cypress, and Hardwoods	18 inches	0
Other Conifers	24 inches	0
Specimen Trees To Be Removed (requires Variance)		
Tree Type	Minimum DBH	Aggregate Inches at DBH
Live Oak	36 inches	0
Pond Cypress	36 inches	0
Bald Cypress	36 inches	0
Required Mitigation Inches for Significant Trees:		0
Required Mitigation Inches for Specimen Trees:		0
Total Required Mitigation Inches:		0

Native Trees To Be Retained		
* Counts towards removed specimen and significant trees		
Tree Type	DBH	Aggregate Inches at DBH
Unregulated Trees	2 inches (min)	0
Dogwoods and American Hollies	4-7 inches	0
Hardwoods	8-17 inches	10
Other Native Conifers	12-23 inches	0
Trees Growing in Mature Native Forest	Aggregate Inches	0
Trees Growing in Stands or Natural Clusters	Aggregate Inches	0

Non-Native Trees To Be Retained		
* Counts towards removed significant trees		
Tree Type	DBH	Aggregate Inches at DBH
Unregulated Trees	2 inches (min)	0
Non-Native Hardwoods	8-17 inches	88
Non-Native Conifers	12-23 inches	0
Trees Growing in Stands or Clusters	Aggregate Inches	0
Total Native Inches:		10
Total Non-Native Inches:		88
Total Retained Inches:		98

Credit Allocation		
Total Native Inches Retained:	10	
Total Non-Native Inches Retained:	88	
	Native Inches	on-Native Inches
Significant Tree Removal Mitigation:	0	0
Specimen Tree Removal Mitigation:	0	n/a
Remaining retained inches:	10	88
Required Significant Tree Mitigation Inches:	0	
Provided Mitigation Inches:	0	
Remaining:	0	
Required Specimen Trees Mitigation Inches:	0	
Provided Mitigation Inches:	0	
Remaining:	0	



METHOD OF TREE PROTECTION DURING CONSTRUCTION
NOT TO SCALE

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

PARAMOUNT ENGINEERING, INC.

PRELIMINARY LANDSCAPE PLAN
AND TREE MITIGATION
3012 N KERR AVE.
NEW HANOVER COUNTY
NORTH CAROLINA

PROJECT STATUS:
CONCEPTUAL LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:
DRAWING INFORMATION:
DATE: 08/20/2021
SCALE: 1/8" = 1'-0"
DESIGNED: C.W.
CHECKED: C.W.

SEAL

L-1.0

PEI JOB#: 20389.PE

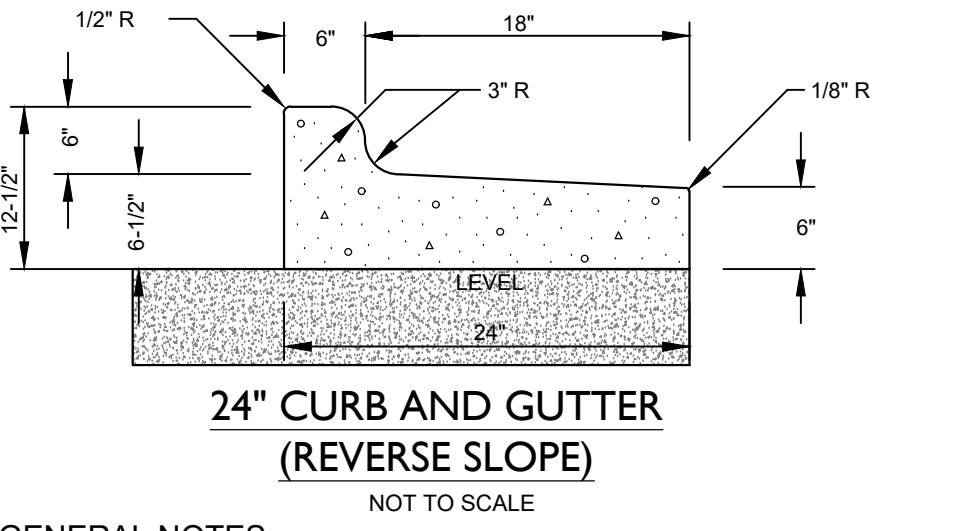
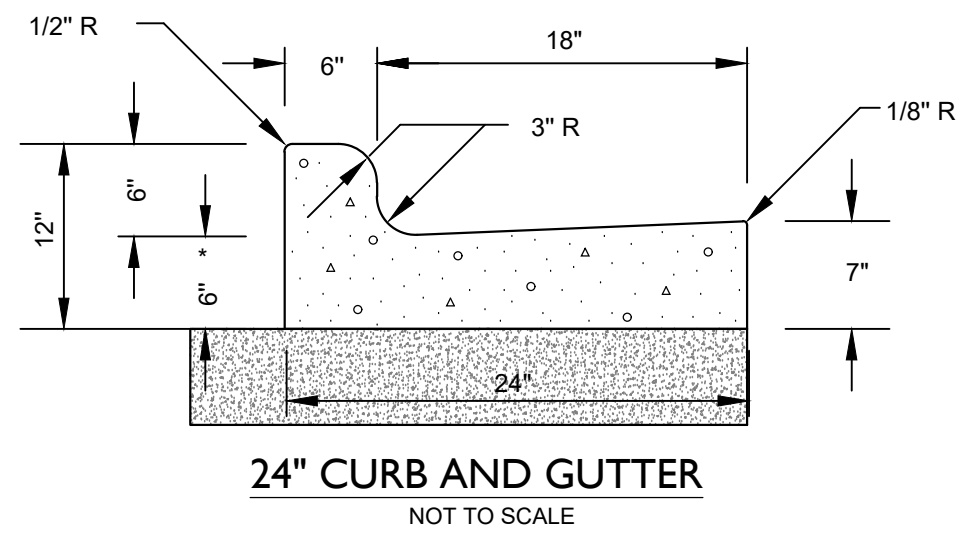
REVISIONS:

PER ARCHITECT COMMENTS 01/07/2021
PER NCDOT & NHC ENGINEERING REVIEW LETTERS
PER NHC PLANNING & LAND USE AND EROSION CONTROL LETTERS
PER NCDOT COMMENTS 04/05/2021

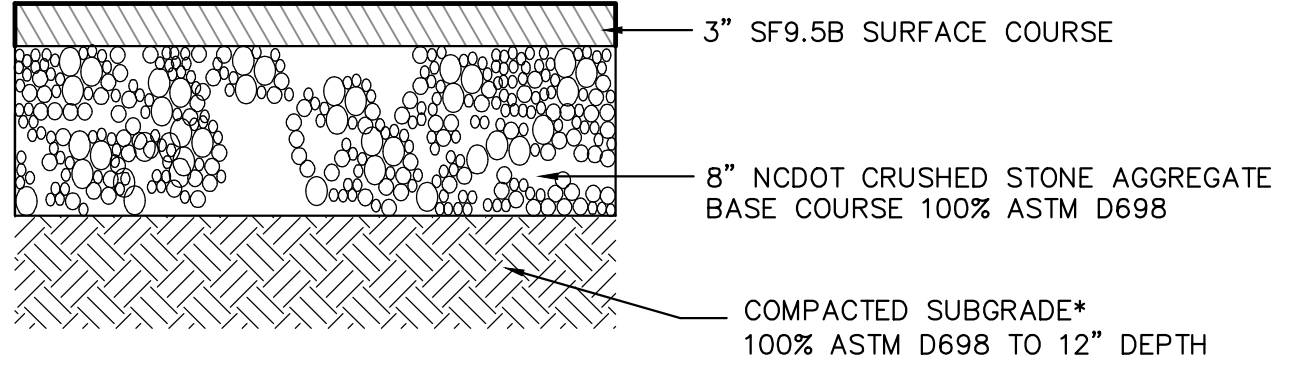
CLIENT INFORMATION:

DYTON BUILDERS LLC
607 SUMTER AVENUE
CAROLINA BEACH, NC 28428

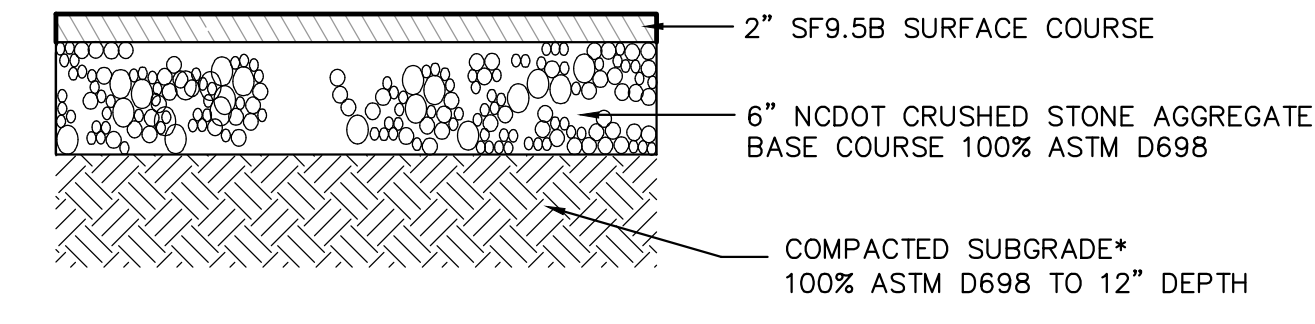
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846



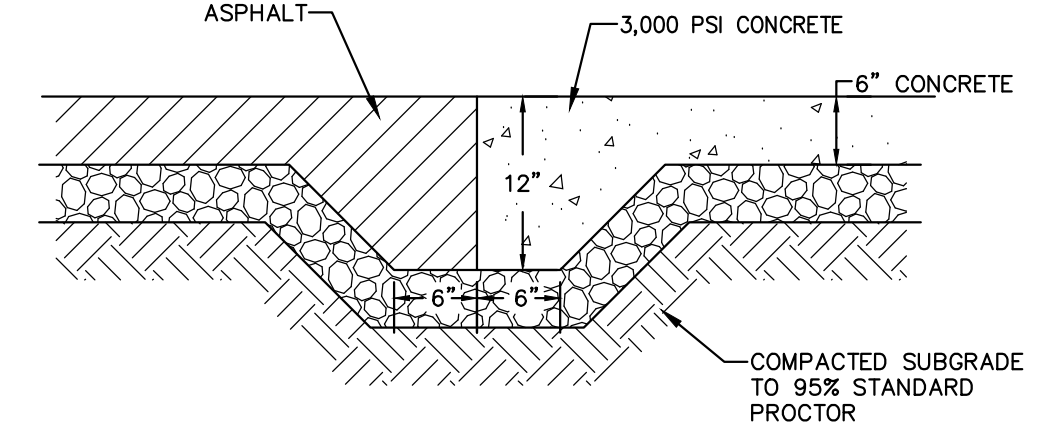
GENERAL NOTES:
CONTRACTION JOINTS SHALL BE SPACED AT MAX. 10' INTERVALS, EXCEPT THAT A 15 FOOT SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10 FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT 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.



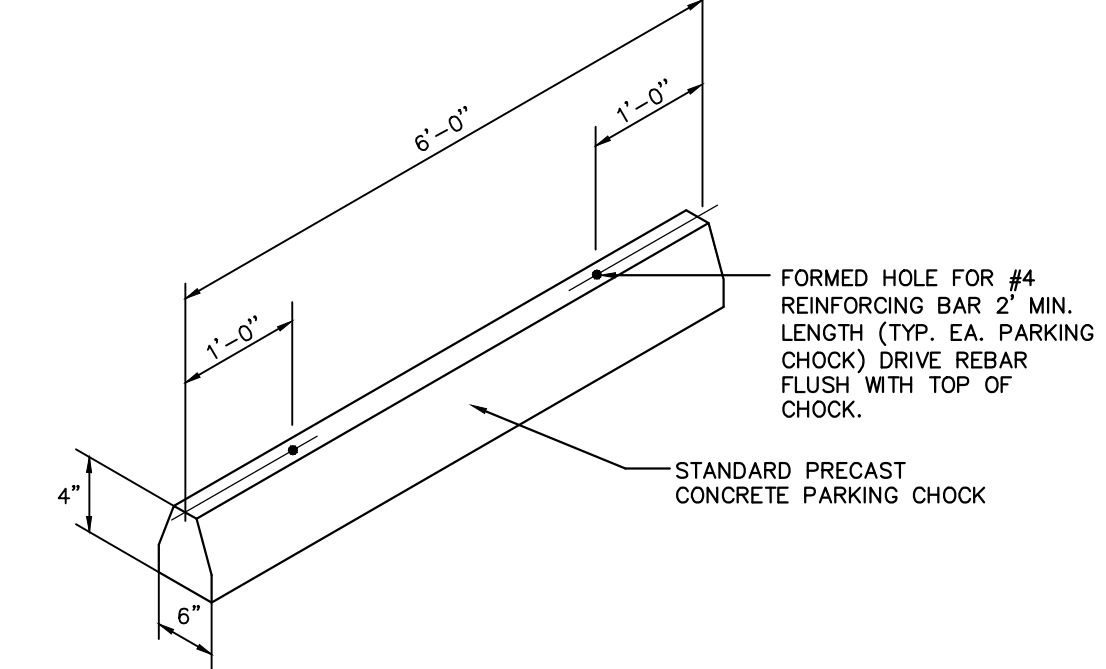
HEAVY DUTY PAVEMENT SECTION
NOT TO SCALE
Note: Pavement section shown is minimum and shall be augmented relative to field conditions during construction per the professional recommendation of a Geotechnical Engineer.



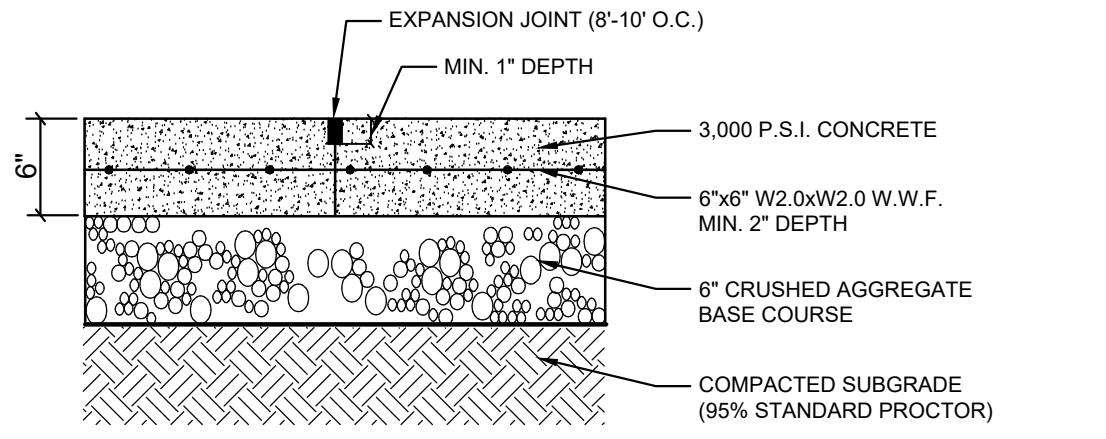
PAVEMENT SECTION
NOT TO SCALE
Note: Pavement section shown is minimum and shall be augmented relative to field conditions during construction per the professional recommendation of a Geotechnical Engineer.



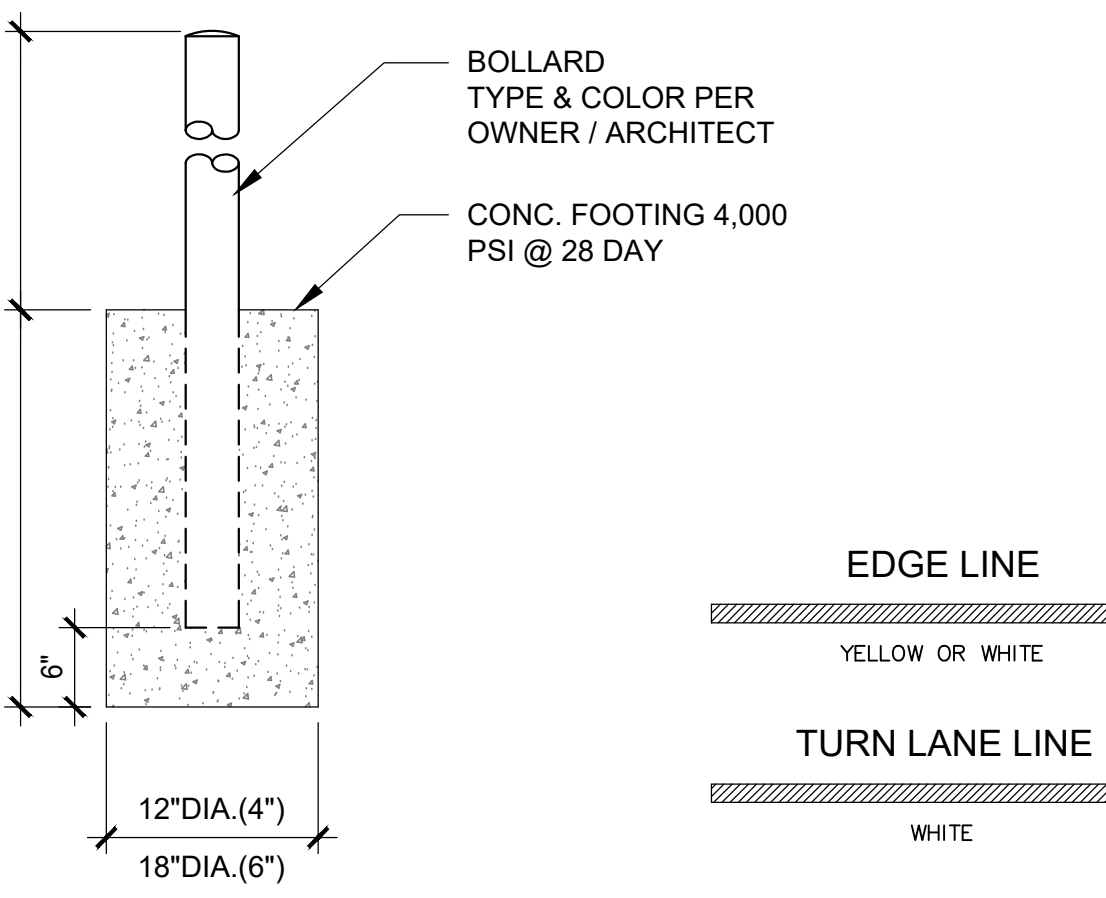
ASPHALT TO CONCRETE PAVEMENT TRANSITION
NOT TO SCALE



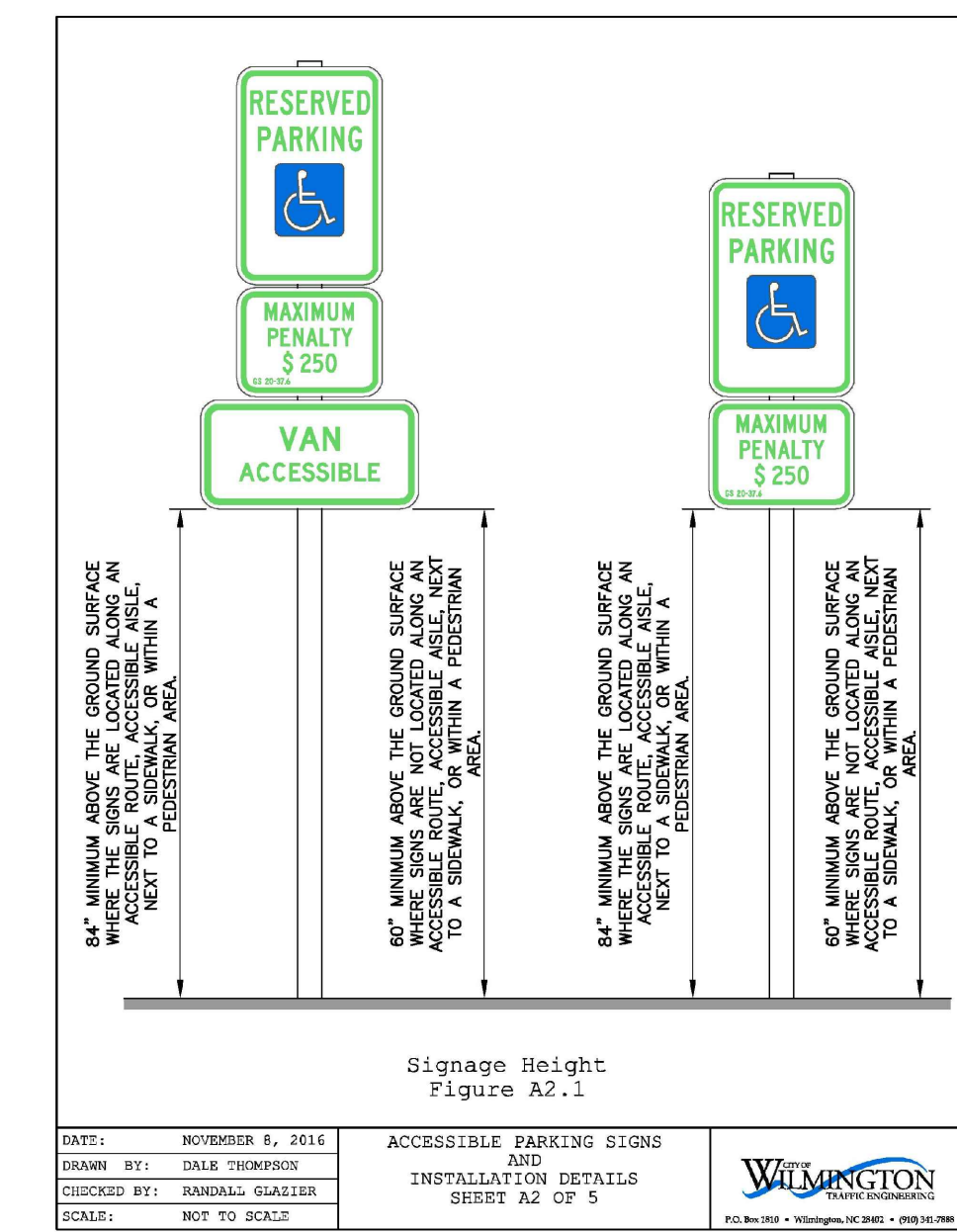
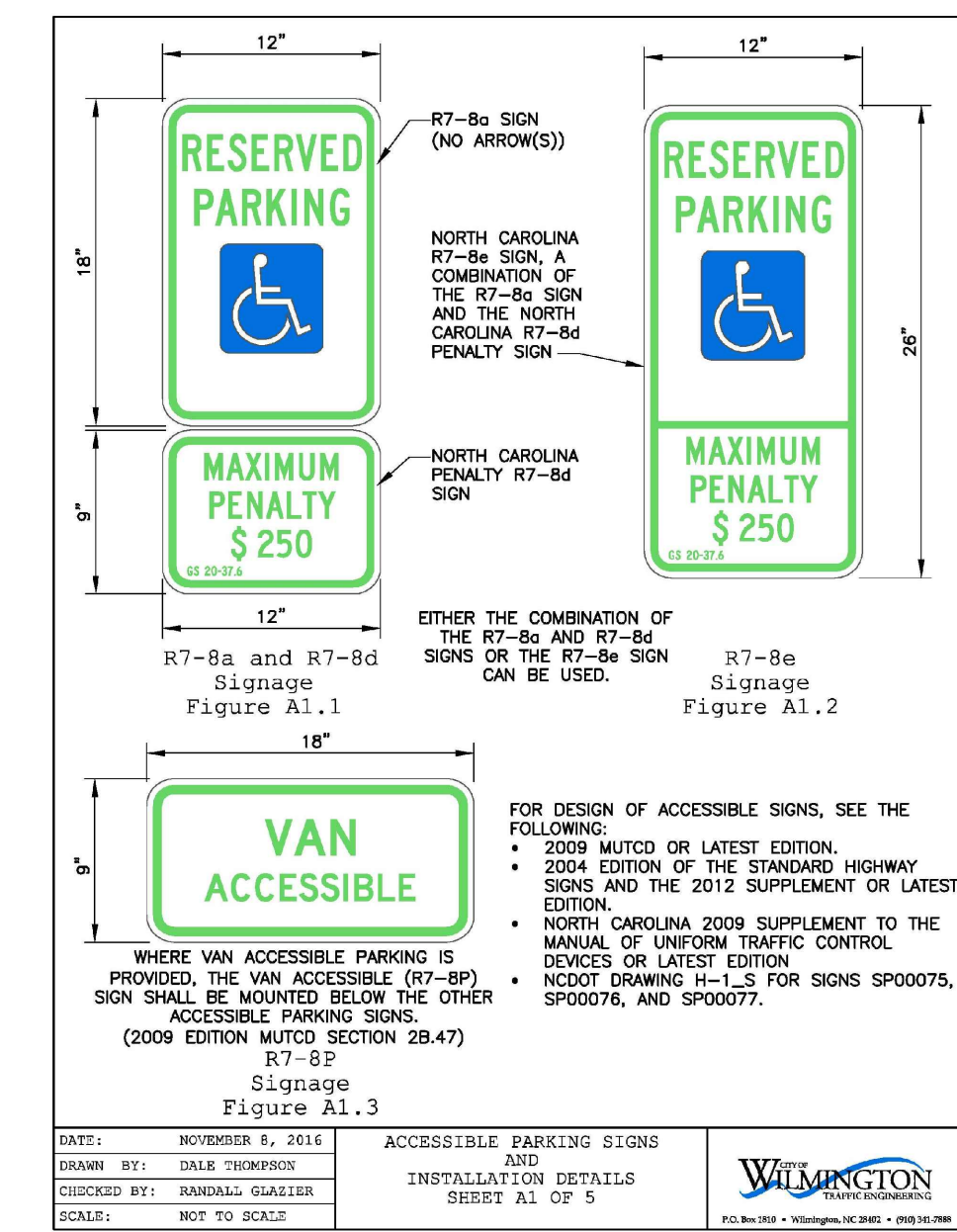
WHEEL STOP
NOT TO SCALE



REINFORCED CONCRETE DETAIL
NOT TO SCALE

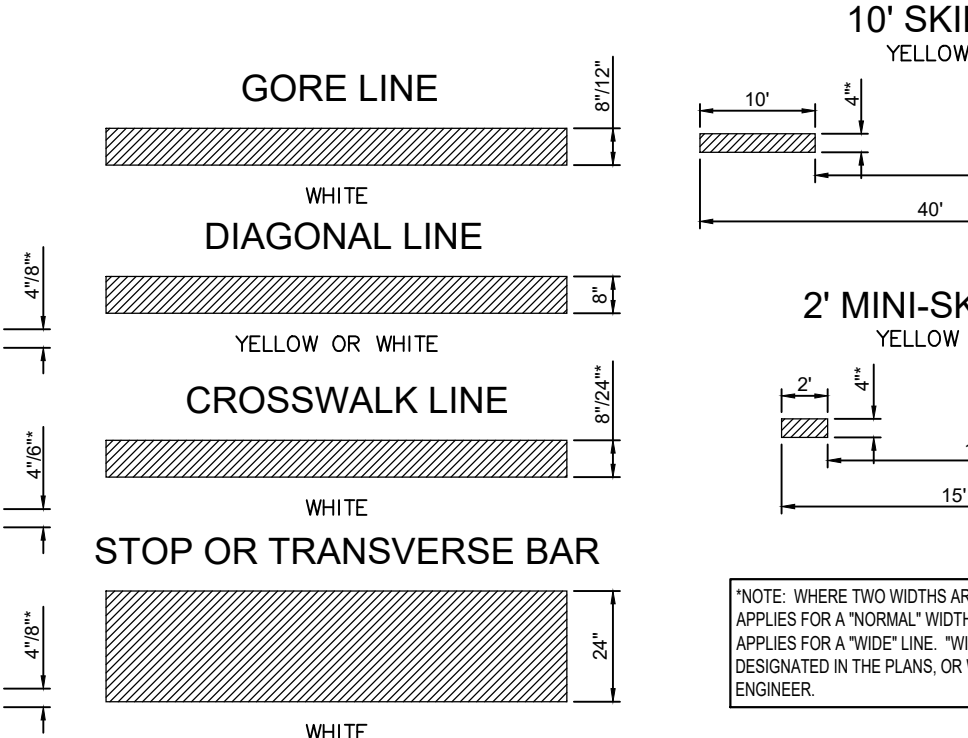


BOLLARD FOOTING
NOT TO SCALE

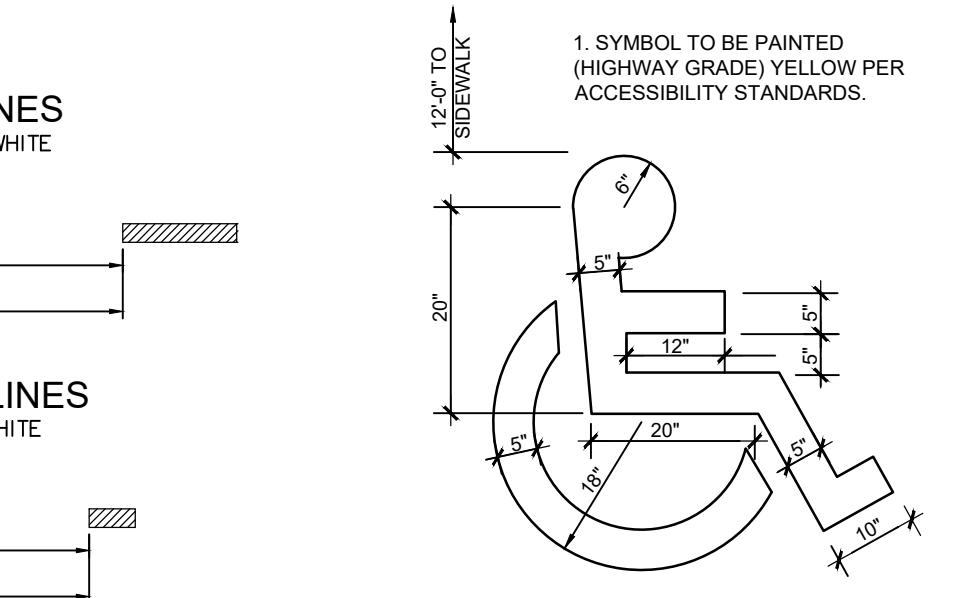


RESERVED PARKING
NOT TO SCALE

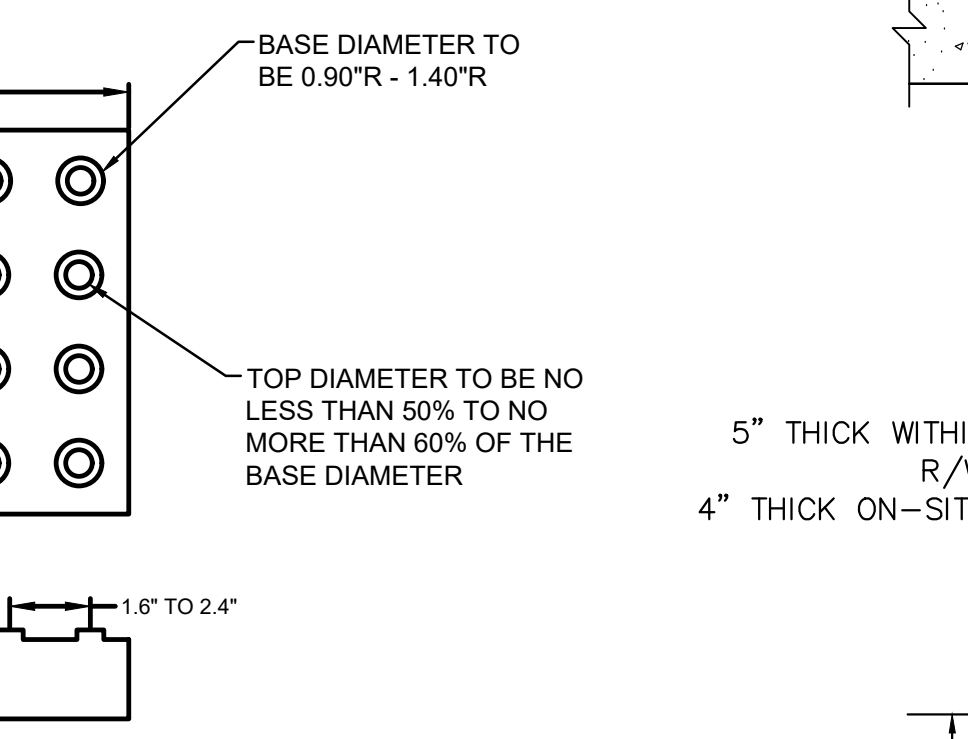
SIGNAGE HEIGHT
NOT TO SCALE



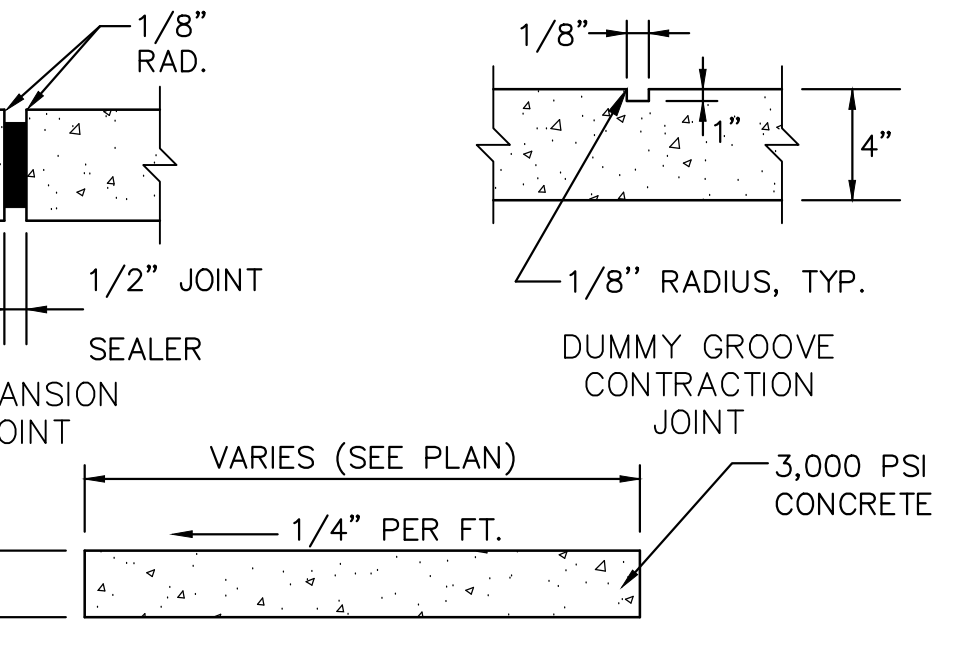
PAVEMENT MARKING LINE TYPES
NOT TO SCALE



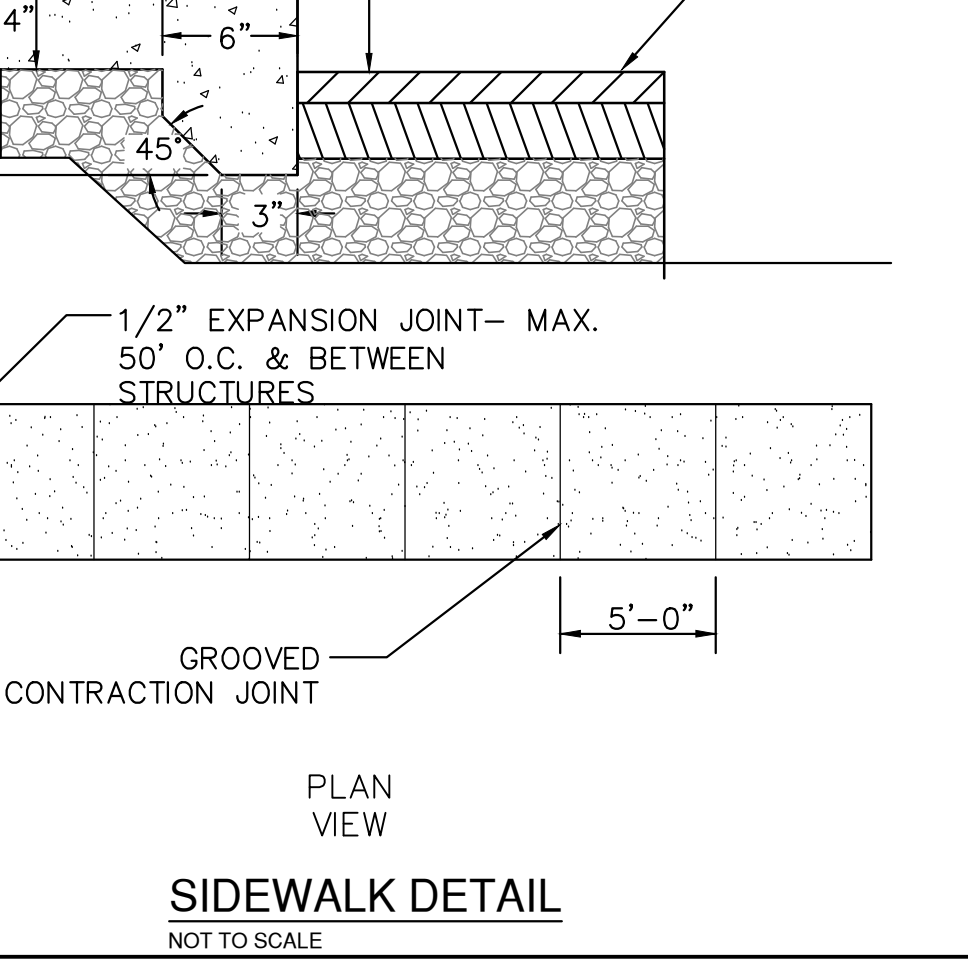
HANDICAP PARKING SYMBOL
NOT TO SCALE



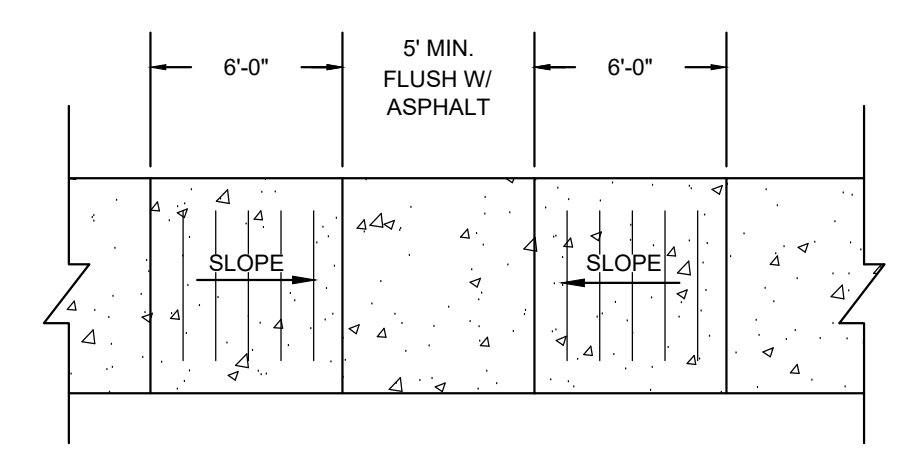
DETECTABLE WARNING MAT
NOT TO SCALE



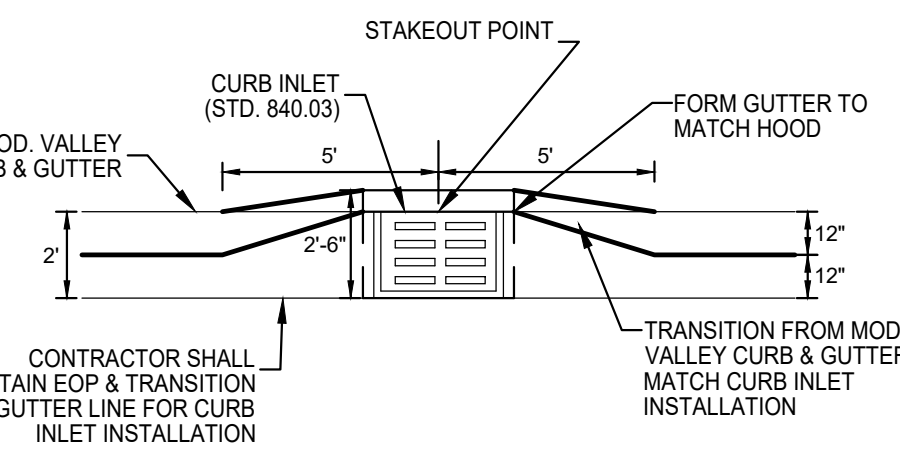
EXPANSION JOINT
NOT TO SCALE



SIDEWALK DETAIL
NOT TO SCALE



TYPE 1 - HANDICAP RAMP (PARALLEL RAMPS)
NOT TO SCALE



CURB TRANSITION DETAIL
NOT TO SCALE

NOTES:
1. CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
2. LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN IN THE PAVEMENT MARKING PLANS. WHEN FIELD ADJUSTMENTS REQUIRE MOVING CURB RAMPS OR MARKINGS AS SHOWN, CONTACT THE SIGNING AND DELINEATION UNIT OR LOCATE AS DIRECTED BY THE ENGINEER.
3. COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A 4'x4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
4. SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL LANE IS 4' MINIMUM.
5. REFER TO THE PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE SIGNAL DESIGN SECTION FOR THE STOP BAR LOCATIONS OR LOCATE AS DIRECTED BY THE ENGINEER.
6. TERMINATE PARKING A MINIMUM OF 20' BACK OF A PEDESTRIAN CROSSWALK.
7. CONSTRUCT CURB RAMPS A MINIMUM OF 4' WIDE.
8. CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.
9. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
10. CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
11. CONSTRUCT THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
12. CONSTRUCT LANDINGS FOR SIDEWALK A MINIMUM OF 4'x4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT LANDINGS FOR MEDIAN ISLANDS A MINIMUM OF 5'x5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
13. TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 6' WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGH THE ISLAND.
14. SMALL CHANNELIZATION ISLANDS THAT CAN NOT PROVIDE A 5'x5' LANDING AT THE TOP OF A RAMPS, WILL BE CUT THROUGH LEVEL WITH THE SURFACE STREET.
15. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
16. PLACE A 1/2\"/>

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.
SHEET 3 OF 3
848.05

ENGLISH STANDARD DRAWING FOR
CURB RAMPS
NOTES

ISOMETRIC VIEW

PAV LIMITS FOR CURB RAMP

NOTES:
1. DETECTABLE WARNING DOMES WILL COVER 2'-0\"/>

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.
SHEET 1 OF 3
848.05

ENGLISH STANDARD DRAWING FOR
CURB RAMP
PROPOSED CURB AND GUTTER

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:
PER ARCHITECT COMMENTS 01/07/2021
PER ARCHITECT & NCE ENGINEERING REVIEW LETTERS
PER NCE PLANNING & LAND USE AND EROSION CONTROL LETTERS
PER NCE COMMENTS 04/05/2021

CLIENT INFORMATION:
DYTON BUILDERS LLC
607 SUMTER AVENUE
CAROLINA BEACH, NC 28428

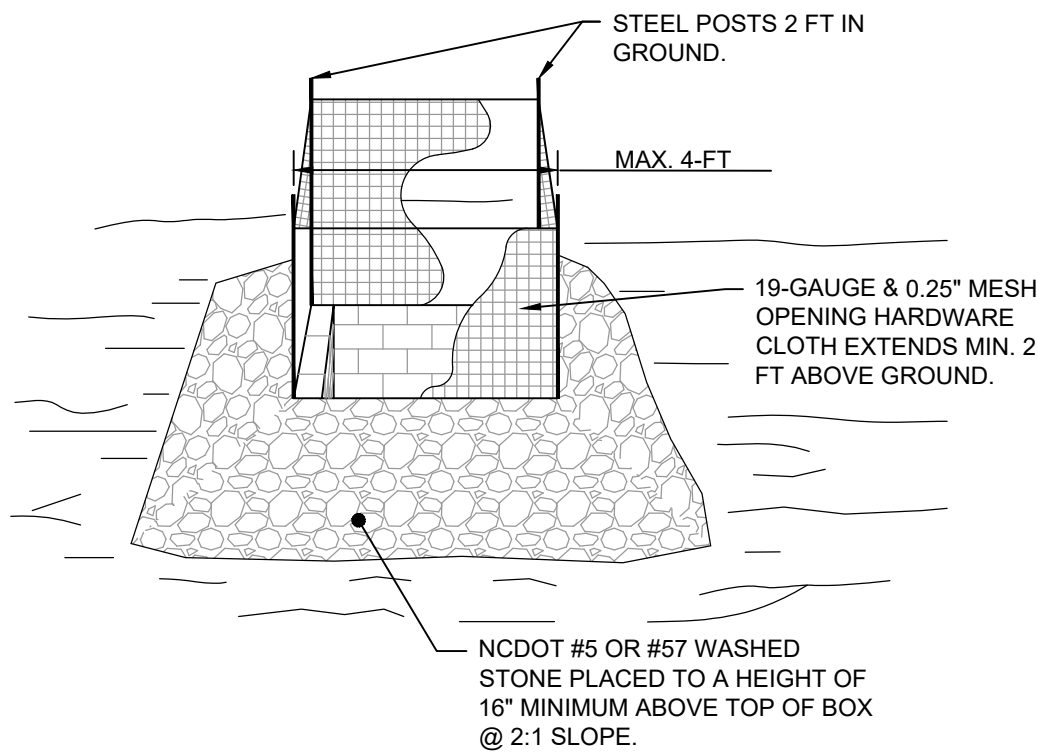
PARAMOUNT ENGINEERING, INC.
122 Cinema Drive
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(910) 791-6707 (O) (910) 791-6766 (F)
NC License #: C-2546

DETAILS
3012 N KERR AVE.
NEW HANOVER COUNTY
NORTH CAROLINA

PROJECT STATUS
CONCEPTUAL LAYOUT:
FINAL DESIGN:
FINAL RELEASED FOR CONSTRUCTION:
DRAWING INFORMATION
DATE: 04/19/21
SCALE: ALL SCALES
DRAWN BY: CWM
CHECKED BY: CWM

SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER
SEAL
036235
C-5.0
04/19/21

PEI JOB#: 20389.PE

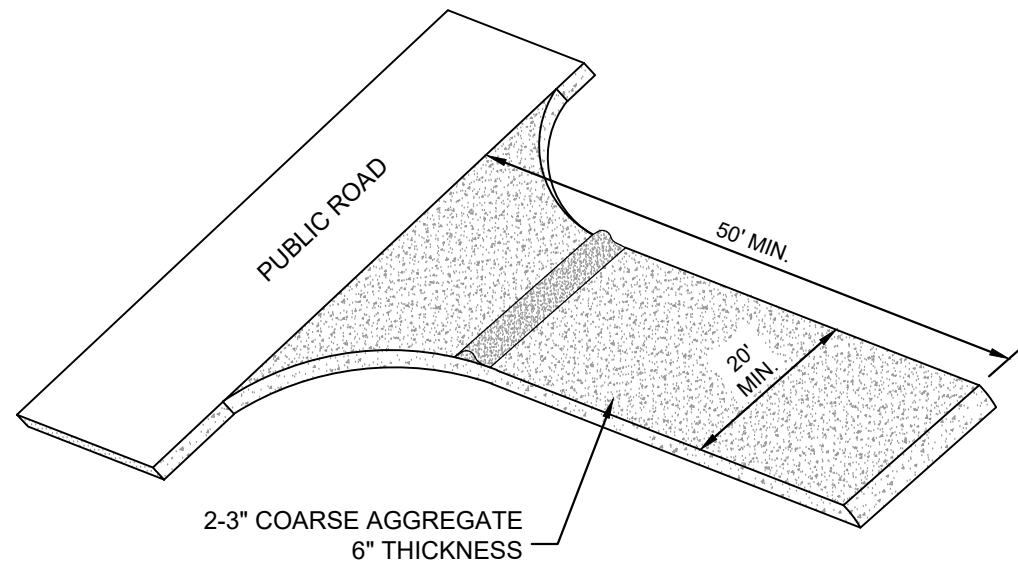


NOTES:

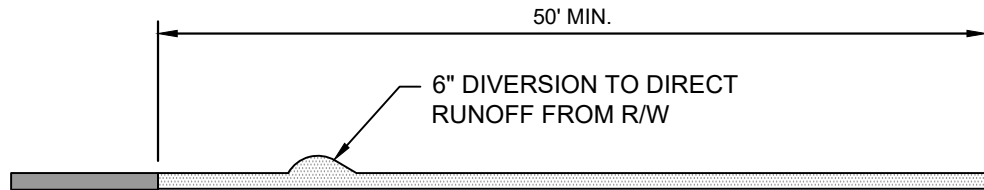
1. DRIVE 5-FOOT STEEL POSTS (1.25 lb/ft steel) 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.
2. SURROUND THE POSTS WITH AT LEAST 19-GAUGE HARDWARE CLOTH WITH A 1/4-INCH MESH OPENING. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM FOR A MIN. 2 FEET ABOVE THE GROUND. PLACING A 2-FOOT FLAP OF THE WIRE MESH UNDER THE GRAVEL FOR ANCHORING AND REMOVAL IS RECOMMENDED.
3. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET. THE TOP ELEVATION OF THE STRUCTURE MUST BE AT LEAST 12-INCHES LOWER THAN THE SURROUNDING GROUND ELEVATION DOWNSLOPE FROM THE INLET TO ENSURE THAT STORM FLOWS GET INTO THE INTENDED INLET. UNLESS OTHER SEDIMENT-CONTROL DEVICES ARE INSTALLED TO PREVENT OFF-SITE SEDIMENT-RUNOFF.

TEMPORARY INLET PROTECTION

NOT TO SCALE



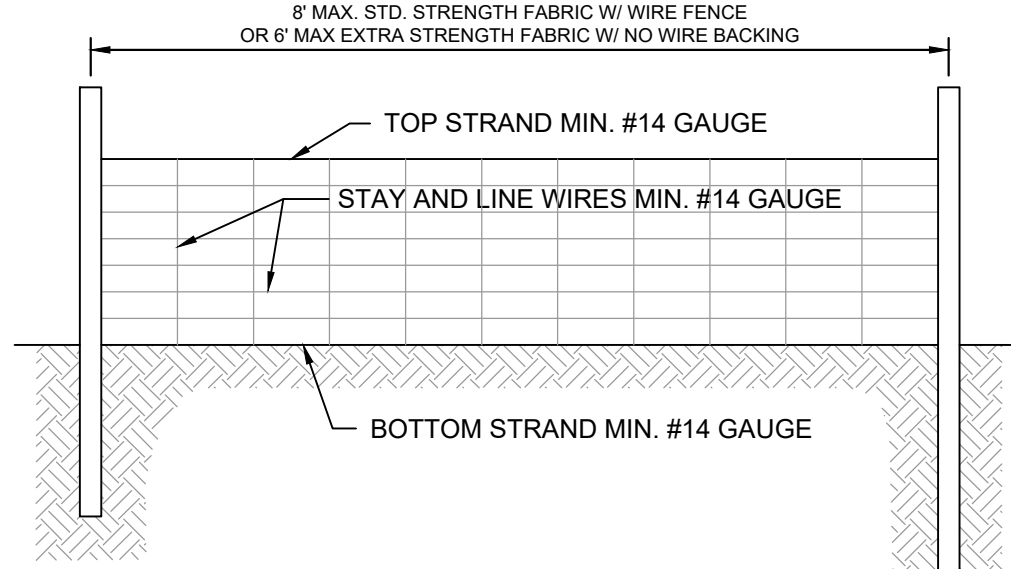
PLAN VIEW



SECTION VIEW

TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE

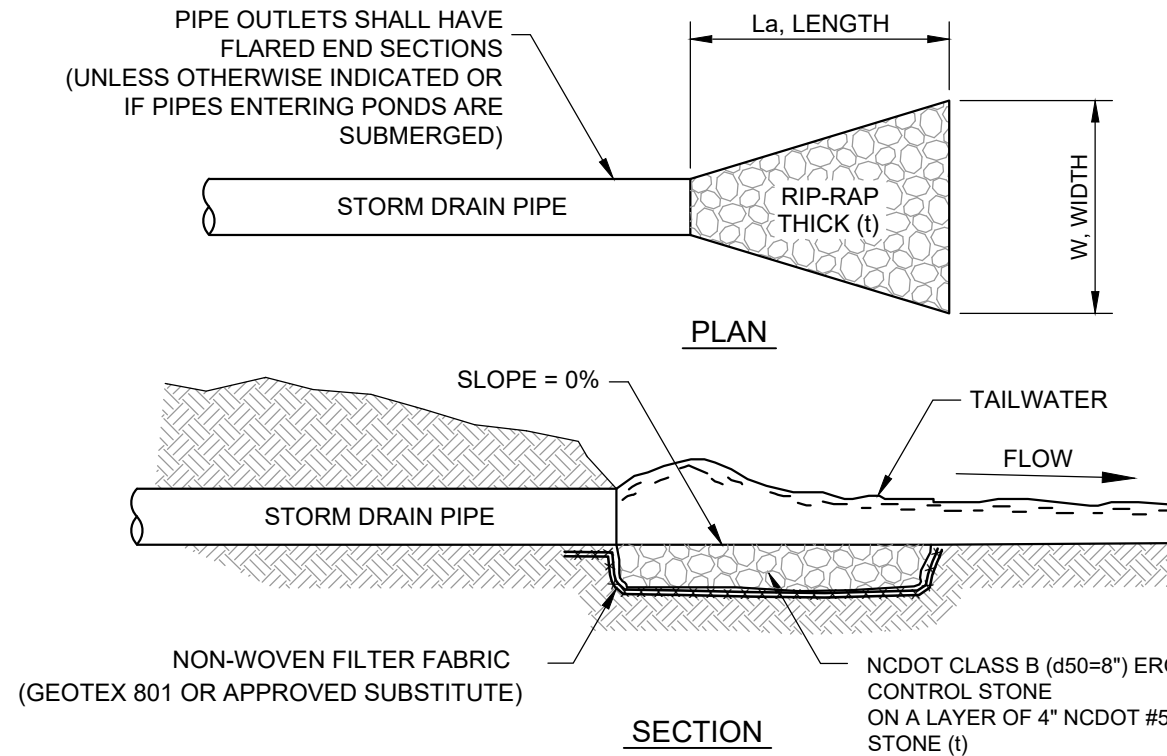


NOTES:

1. WIRE FENCE (IF USED) SHALL BE MINIMUM 14 GAUGE WITH A MAXIMUM MESH OPENING OF 8-INCHES.
2. SYNTHETIC FILTER FABRIC OF AT LEAST 95% BY WEIGHT OF POLYOLEFIN'S OR POLYESTER, WHICH IS CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE REQUIREMENTS IN ASTM D 6461 AND ALSO SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS ACCORDING TO ASTM D 4355.
3. SEE THE NC EROSION CONTROL MANUAL FOR SPECIFICATIONS INSTALLING SEDIMENT FENCE USING THE SLICING METHOD MACHINERY.

TEMPORARY SILT FENCE

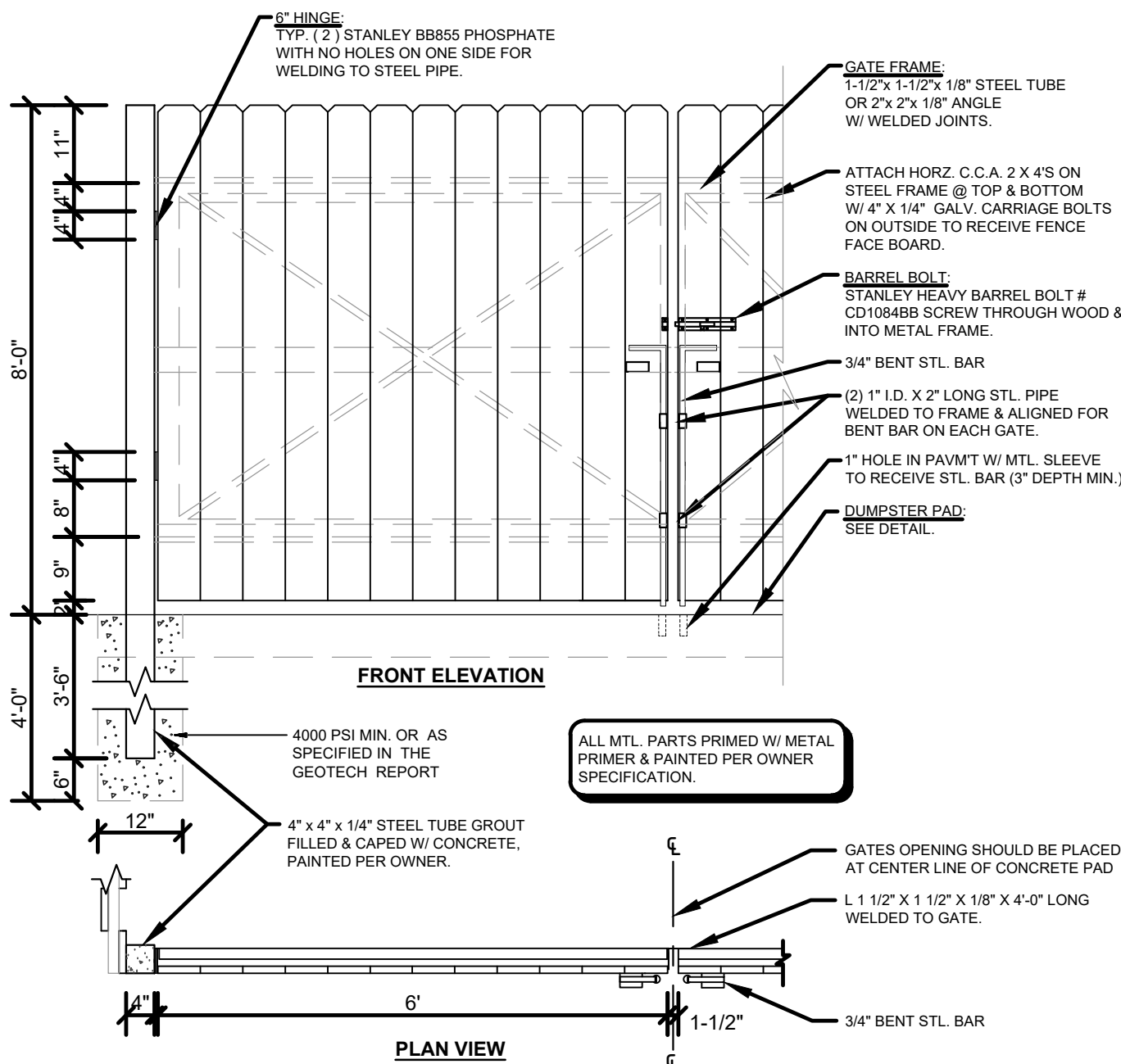
NOT TO SCALE



RIP-RAP SCHEDULE					
APRON #	PIPE DIA. (IN.)	LENGTH (FT.)	UP.WIDTH (FT.)	DWN.WIDTH (FT.)	THICKNESS (IN.)
FES-1	18"	8	4.5	4.7	18

RIP-RAP OUTLET APRON

NOT TO SCALE

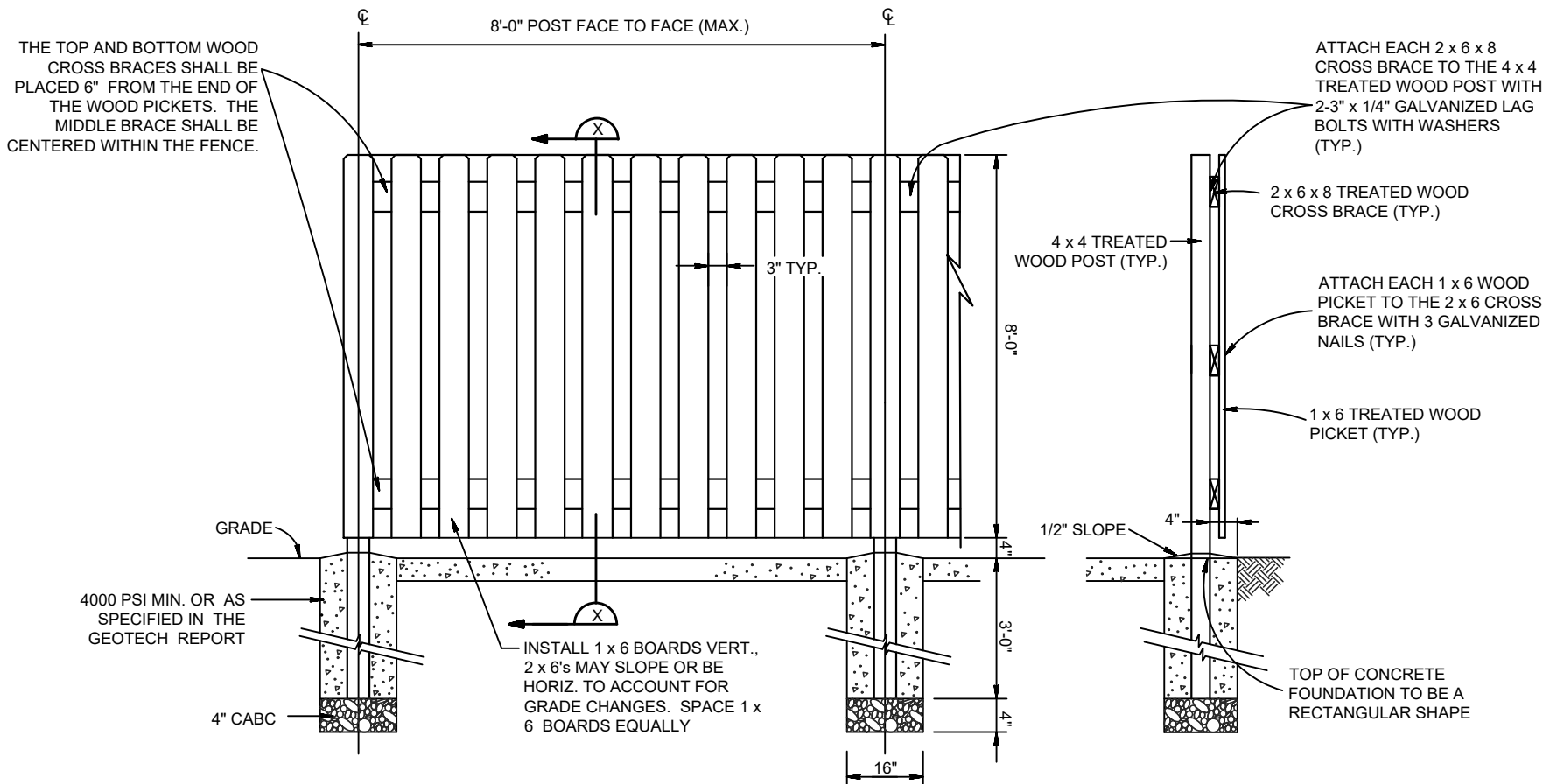


NOTES:

1. SEE FENCING NOTES, THIS SHEET.

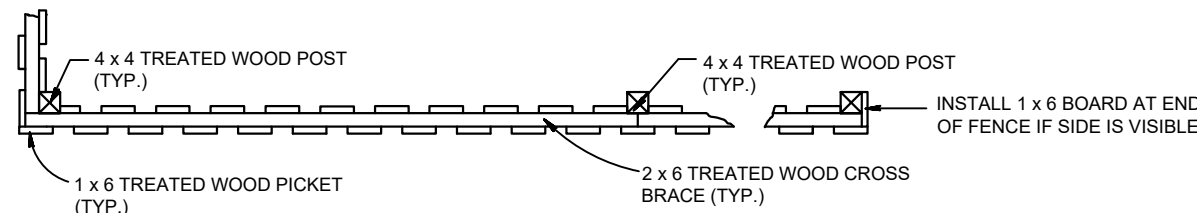
SHADOW BOX FENCE AND GATE DETAILS

NOT TO SCALE



ELEVATION

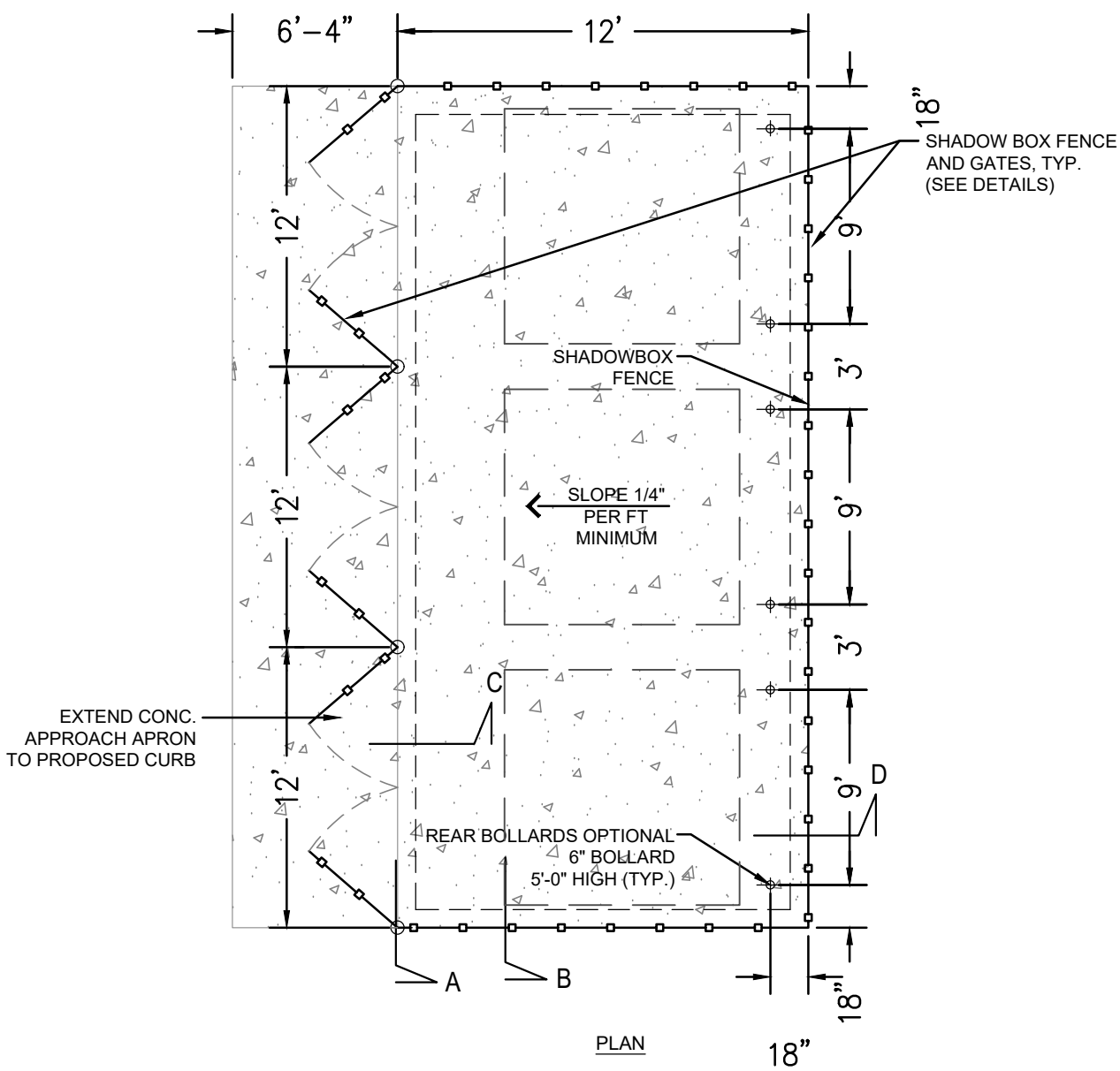
WOOD FENCE SECTION (X)



PLAN VIEW

FENCING NOTES AND SPECIFICATIONS

1. SPECIFICATIONS FOR WOOD FENCES THE FOLLOWING SPECIFICATIONS, DERIVED FROM ASTM F 537 AND STANDARD PRACTICE IN THE FENCE INDUSTRY, SHALL APPLY TO THE MATERIALS AND CONSTRUCTION OF WOOD FENCES.
 - (A) POSTS AND FRAMING - POST SPACING SHALL NOT EXCEED EIGHT FEET (8').
 - (B) ALL POST HOLES SHOULD BE A MINIMUM OF THIRTY INCHES (30") DEEP FOR FOUR FEET (4') HIGH FENCES AND THIRTY SIX INCHES (36") DEEP FOR FENCES HIGHER THAN FOUR FEET (4') UP TO EIGHT FEET (8'). ALL TERMINAL, CORNER AND GATE POSTS SHOULD BE SET TO FOURTY-TWO INCHES (42") DEEP.
 - (C) FENCES UP TO FIVE FEET (5') SHALL HAVE A MINIMUM OF TWO RAILS (STRINGERS) TOP AND BOTTOM. FENCES OVER FIVE FEET (5') SHALL HAVE A THIRD RAIL AT CENTER HEIGHT. STRINGERS SHALL BE 2X6 MINIMUM (NOMINAL).
 - (D) MATERIALS - ALL MATERIALS USED IN WOOD FENCING SHOULD BE EITHER (1) NATURALLY ROT-RESISTANT WOOD (SUCH AS CEDAR), (2) A WOOD PRESURE TREATED FOR ROT-RESISTANCE, OR (3) BE COATED THOROUGHLY WITH A PAINT OR PROTECTIVE COATING IMMEDIATELY ON ERECTION.
 - (E) FASTENERS - FASTENERS SHALL BE MADE OF A NON-RUSTING, NON-CORROSIVE MATERIAL, OR COATED TO RESIST RUSTING. NAILS SHALL BE LONG ENOUGH TO PENETRATE THE RECEIVING MEMBER TWICE THE THICKNESS OF OF THE THINNER MEMBER BUT NOT LESS THAN ONE AND ONE-HALF INCHES (1 1/2").
 - (F) COVER BOARDS SHALL BE 1/2" MINIMUM THICKNESS.
 - (G) SOLID WOOD FENCES SHOULD ALLOW FOR EXPANSION TO AVOID BUCKLING AS FOLLOWS: FOR WIDTHS 2 TO 4 INCHES, A ONE SIXTEENTH INCH (1/16") SPACE SHOULD BE PROVIDED; FOR WIDTHS 6 TO 8 INCHES, A MINIMUM SPACE OF ONE EIGHTH INCH (1/8") SHOULD BE PROVIDED.
 - (H) THE TOPS OF THE COVER BOARDS SHALL BE CUT AS DOG EAR (CORNERS CUT OFF AT 45 DEGREE ANGLES).



NOTES:

1. DIMENSIONS ARE SHOWN FOR A 3-STALL DUMPSTER; HOWEVER THE DIMENSIONS CAN BE REDUCED TO A SINGLE OR DOUBLE DUMPSTER.
2. BOLLARDS ARE OPTIONAL DEPENDING ON OWNER'S PREFERENCE.
3. ENCLOSURE SHALL BE SHADOWBOX FENCE. SEE DETAILS THIS SHEET.

DUMPSTER PAD AND ENCLOSURE DETAIL

NOT TO SCALE

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

DETAILS

3012 N KERR AVE.
NEW HANOVER COUNTY
NORTH CAROLINA

PROJECT STATUS

CONCEPTUAL LAYOUT:
FINAL DESIGN:
RELEASED FOR CONSTRUCTION:

C-5.1

PEI JOB#: 20389.PE

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