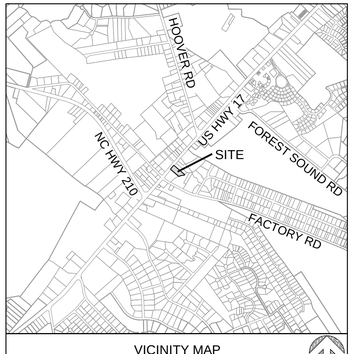
70 WEST BUILDER'S OFFICE

14810 US HWY 17
PENDER COUNTY, NORTH CAROLINA

MAJOR SITE PLAN

DECEMBER 2017

APPLICANT:
70 WEST BUILDERS
127 GRACE STREET
WILMINGTON, NC 28401



VICINITY MAP
SCALE: 1' = 2000'
NORTH

NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED 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 TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

CONTACT "CAROLINA ONE CALL" AT
1-800-632-4949

CONTACT THESE UTILITIES

PENDER COUNTY PLANNING AND COMMUNITY DEVELOPMENT
ATTN: RON MEREDITH
PH: 910-259-1274

PIEDMONT NATURAL GAS
ATTN: CARL PAQUET
PH: 910-350-2242

EMERGENCY DIAL 911
POLICE - FIRE - RESCUE

PENDER COUNTY UTILITIES (WATER & SEWER)
ATTN: BRYAN McCABE, PE
PH: 910-259-0212

DUKE ENERGY
ATTN: KEVIN LEATHERWOOD
PH: 910-602-4304

BELL SOUTH
ATTN: STEVE DAYVAULT
PH: 910-341-0741

TIME WARNER CABLE
PH: 910-763-4638

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

70 WEST BUILDER'S OFFICE
MAJOR SITE PLAN

PROJECT # 17444.PE	DECEMBER 22, 2017

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-2.0	MAJOR SITE PLAN
L-1.0	LANDSCAPE PLAN

PROJECT CONSULTANTS

APPLICANT
70 WEST BUILDERS
127 GRACE ST
WILMINGTON, NC 28401

ENGINEER/ LAND PLANNER/ LANDSCAPE ARCHITECT
PARAMOUNTE ENGINEERING, INC.
122 CINEMA DRIVE
WILMINGTON, NC 28403
CIVIL: TIM CLINKSCALES, PE (910-791-6707)
LAND PLANNER: CLAY MATTHEWS, (910-791-6707)

APPROVED BY PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

SIGNATURE: _____

DATE: _____

SITE PLAN VALID FOR TWO YEARS FROM APPROVAL DATE.

Certification of Submission
A copy of this plat has been submitted. approval is subject to review; this does not constitute an approval.

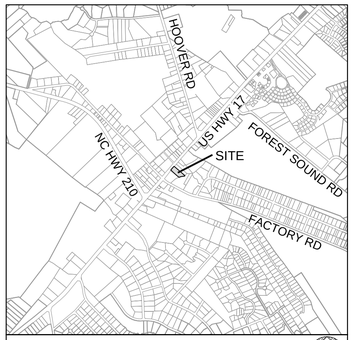
Pender County Utilities: _____ Date: _____
Pender County Environmental Health: _____ Date: _____
Pender County Addressing Coordinator: _____ Date: _____

Certificate of Preliminary Plat Approval
Preliminary Plat Approval by Pender County for a period of two (2) years subject to the Pender County Unified Development Ordinance requirements and conditions of approval.

Planning Staff: _____ Date: _____

PREPARED BY:
PARAMOUNTE
ENGINEERING, INC.
122 Cinema Drive Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

NORTH CAROLINA PROFESSIONAL SEAL 028847 ENGINEER TIMOTHY G. CLINKSCALES
12/22/17



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SIGNATURE: _____

DATE: _____

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TRIP GENERATION CALCULATIONS - PRELIMINARY

Future Trips

Use:	***Single Tenant Office Building***
Land Use Code	***715***
Bldg SF	2
AM Peak Hour Average Rate	
PM Peak Hour Average Rate	
Weekday Average Rate	

Weekday: [Ln(T) = 0.60Ln(X) + 4.32]
T = 114 Avg.VTE

Weekday Peak AM: T=1.66(X)+22.94
T = 26 Avg.VTE

Weekday Peak PM: T=1.52(X)+34.88
T = 38 Avg.VTE

SITE INFORMATION

CURRENT LAND USE:	VACANT LAND
CURRENT ZONING:	GB
PIN:	3282-97-5465-0000
DEED BOOK/ PAGE:	DB 3134/ PG 300
PROPOSED USE:	OFFICE
TOTAL SITE AREA:	± 0.94 ACRES
OWNER INFORMATION:	WELLS, JAMES DONALD JR. TRUSTEE 118 BROADVIEW LN HAMPSTEAD, NC 28443
APPLICANT INFORMATION:	70 WEST BUILDERS 127 GRACE ST WILMINGTON, NC 28401

DIMENSION REQUIREMENTS

FRONTYARD SETBACK:	25' MINIMUM
SIDEYARD SETBACK:	10' MINIMUM
REAR SETBACK:	10' MINIMUM
MAXIMUM HEIGHT:	40'

PARKING REQUIREMENTS

REQUIRED:	1 SPACE PER 300 SF FLOOR AREA; 2,000 SF OF OFFICE/ 300 SF = 6 SPACES
PROVIDED:	6 PARKING SPACES
ADA PARKING REQUIRED:	1 SPACES
ADA PARKING PROVIDED:	1 VAN SPACE

BUFFER/ LANDSCAPE REQUIREMENTS

1. ALL LANDSCAPE WILL COMPLY WITH ARTICLE 8 OF THE PENDER COUNTY UDO. SEE SHEET L-1.0 LANDSCAPE PLAN FOR SITE SPECIFIC DETAILS.
2. REQUIRED BUFFER TYPES ARE AS FOLLOWS:

TYPE A-3 BUFFER:	25' DEPTH; 1 CANOPY TREE, 2 UNDERSTORY TREES AND A GRASS COVER OR OTHER APPROVED VEGETATIVE GROUND COVER OF AT LEAST 98% OR 21 SHRUBS PER 100 LF
TYPE B-3 BUFFER:	20' DEPTH; 1 CANOPY TREE, 2 UNDERSTORY TREES AND A GRASS COVER OF AT LEAST 98% OR 15 SHRUBS PER 100 LF

SIGN REQUIREMENTS

1. FREESTANDING SIGNS: 1 PERMANENT FREESTANDING SIGN OF 32 SF IS ALLOWED FOR THE FIRST 100 LF OF ROAD FRONTAGE. FOR ROAD FRONTAGES ABOVE 100 LF, THE AREA OF THE SIGN MAY BE INCREASED BY 1.5 SF PER 10 LF OF FRONTAGE.
   ROAD FRONTAGE = 123 LF
   SIGN ALLOWED = 35 SF
2. MAXIMUM HEIGHT ALLOWED = 25'
3. ALL FREESTANDING SIGNED MUST BE NO CLOSER THAN 10' FROM ANY PROPERTY LINE.
4. WALL SIGNS: PERMANENT WALL SIGN AREA MAY NOT EXCEED 1 SF PER EACH LINEAR FOOT OF BUILDING WALL
   LINEAR FEET OF WALL = 28 LF
   ALLOWED SF OF SIGN = 28 SF
5. SIGN DESIGN T.B.D. AND SUBMITTED FOR PERMIT AT A LATER DATE.

UTILITIES

1. ALL WATER UTILITIES WILL BE COORDINATED WITH PENDER COUNTY ENGINEERING.
2. WASTEWATER TO BE HANDLED BY ON-SITE SEPTIC.
3. STORMWATER AND EROSION CONTROL WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE STANDARDS.
4. ALL PROPOSED LIGHTING LOCATIONS ARE PRELIMINARY AND WILL BE VERIFIED BY LIGHTING PROVIDER PRIOR TO CONSTRUCTION.
5. ALL SOLID WASTE TO BE HANDLED BY ROLL-CART TRASH CONTAINERS.

FLOOD NOTE

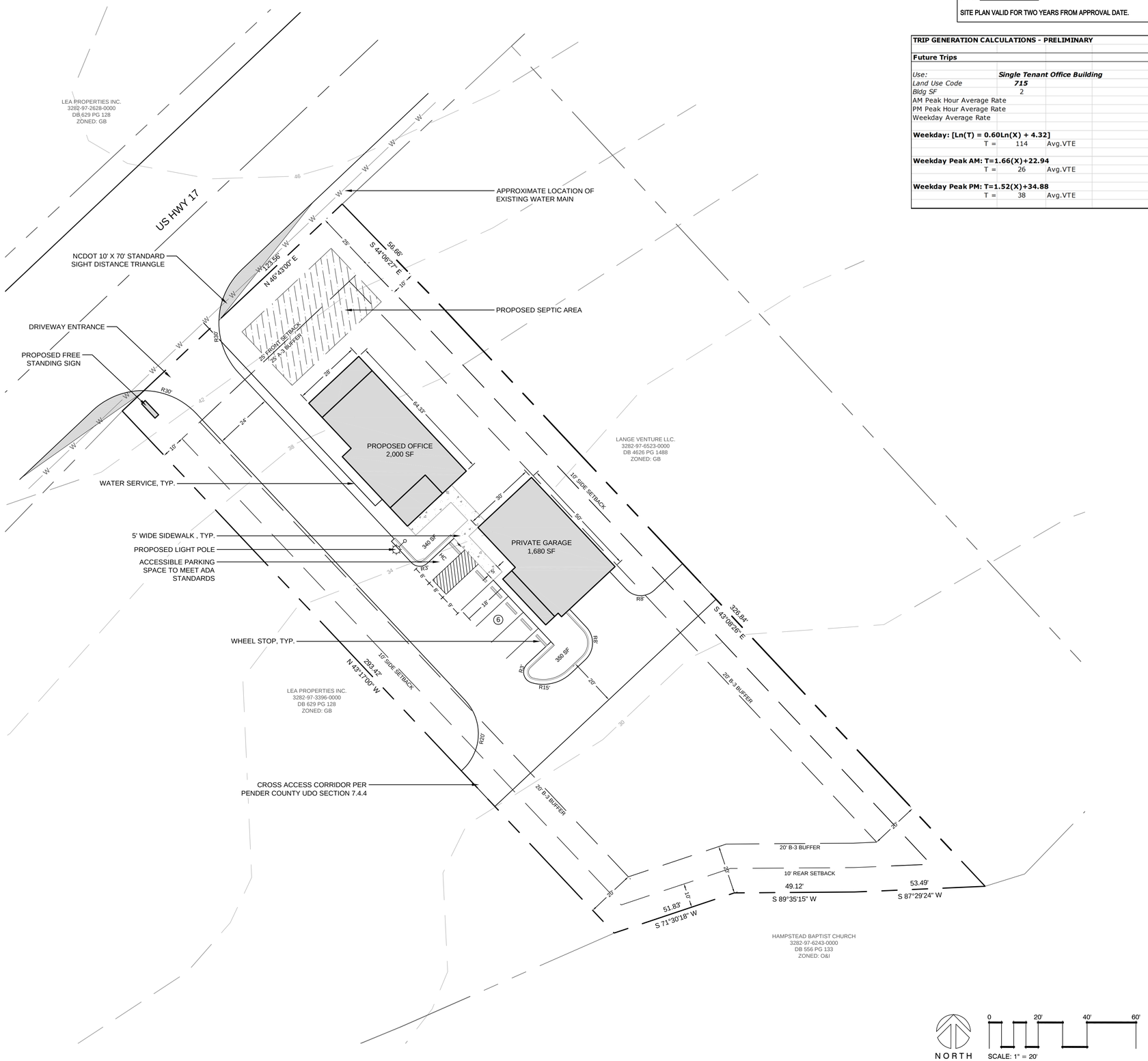
1. ALL OR PORTIONS OF THIS SITE LIE WITHIN FLOOD ZONE 'X'. REFERENCE PANEL 3720328200J WITH AN EFFECTIVE DATE OF 2/16/2007.

WETLAND NOTE

1. THERE ARE NO EXISTING WETLANDS LOCATED ON SITE.

PERMIT NOTE

1. ALL PERMITS TO BE SUBMITTED TO PENDER COUNTY PLANNING STAFF AS THEY ARE RECEIVED FROM EACH RESPECTIVE AUTHORITY.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
70 WEST BUILDERS
127 GRACE ST
WILMINGTON, NC 28401

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MAJOR SITE PLAN
70 WEST BUILDER'S OFFICE
14810 US HWY 17
PENDER COUNTY
NORTH CAROLINA

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

DRAWING INFORMATION
DATE: 12/22/17
SCALE: 1" = 20'
DESIGNED: JCM
DRAWN: JCM
CHECKED: TGC

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 028847 ENGINEER TIMOTHY G. CLINKSCALES
12/22/17

C-2.0

PEI JOB#: 17444.PE

APPROVED BY PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR.

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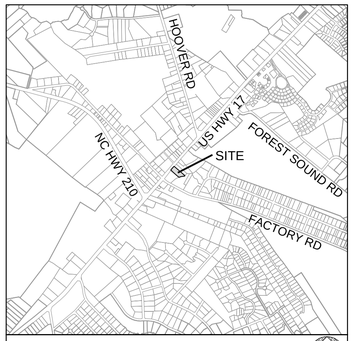
DATE: _____

SITE PLAN VALID FOR TWO YEARS FROM APPROVAL DATE.



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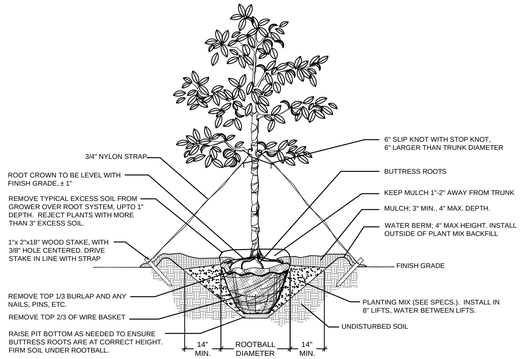
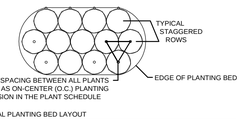
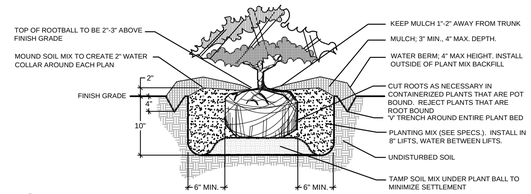


A SINGLE STEM TREE INSTALLATION DETAIL
NTS

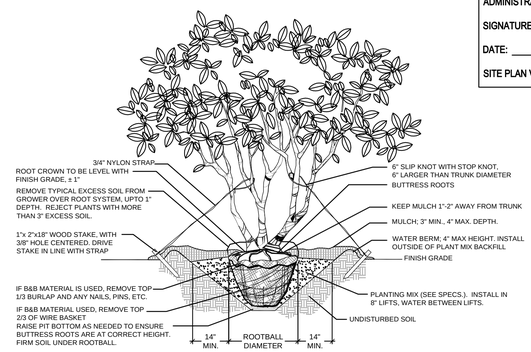
NOTES:
1. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
2. INSTALL TOP OF PLANT BALL 2" ABOVE ADJACENT GRADE
3. TAMP PLANT SOIL MIX FIRMLY IN 8" LIFTS AROUND PLANT BALL
4. SOAK PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED LAYOUT



B SHRUB INSTALLATION DETAIL
NTS



C MULTI-STEM TREE INSTALLATION DETAIL
NTS

SITE INFORMATION

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CURRENT ZONING:	GB
PIN:	3282-97-5465-0000
DEED BOOK/ PAGE:	DB 3134/ PG 300
PROPOSED USE:	OFFICE
TOTAL SITE AREA:	± 0.94 ACRES
OWNER INFORMATION:	WELLS, JAMES DONALD JR. TRUSTEE 118 BROADVIEW LN HAMPSTEAD, NC 28443

BUFFER LANDSCAPE REQUIREMENTS

1. REQUIRED BUFFER TYPES ARE AS FOLLOWS:

TYPE A-3 BUFFER: 25' DEPTH; 1 CANOPY TREE,
2 UNDERSTORY TREES AND A GRASS COVER OR OTHER APPROVED VEGETATIVE GROUND COVER OF AT LEAST 98% OR 21 SHRUBS PER 100 LF

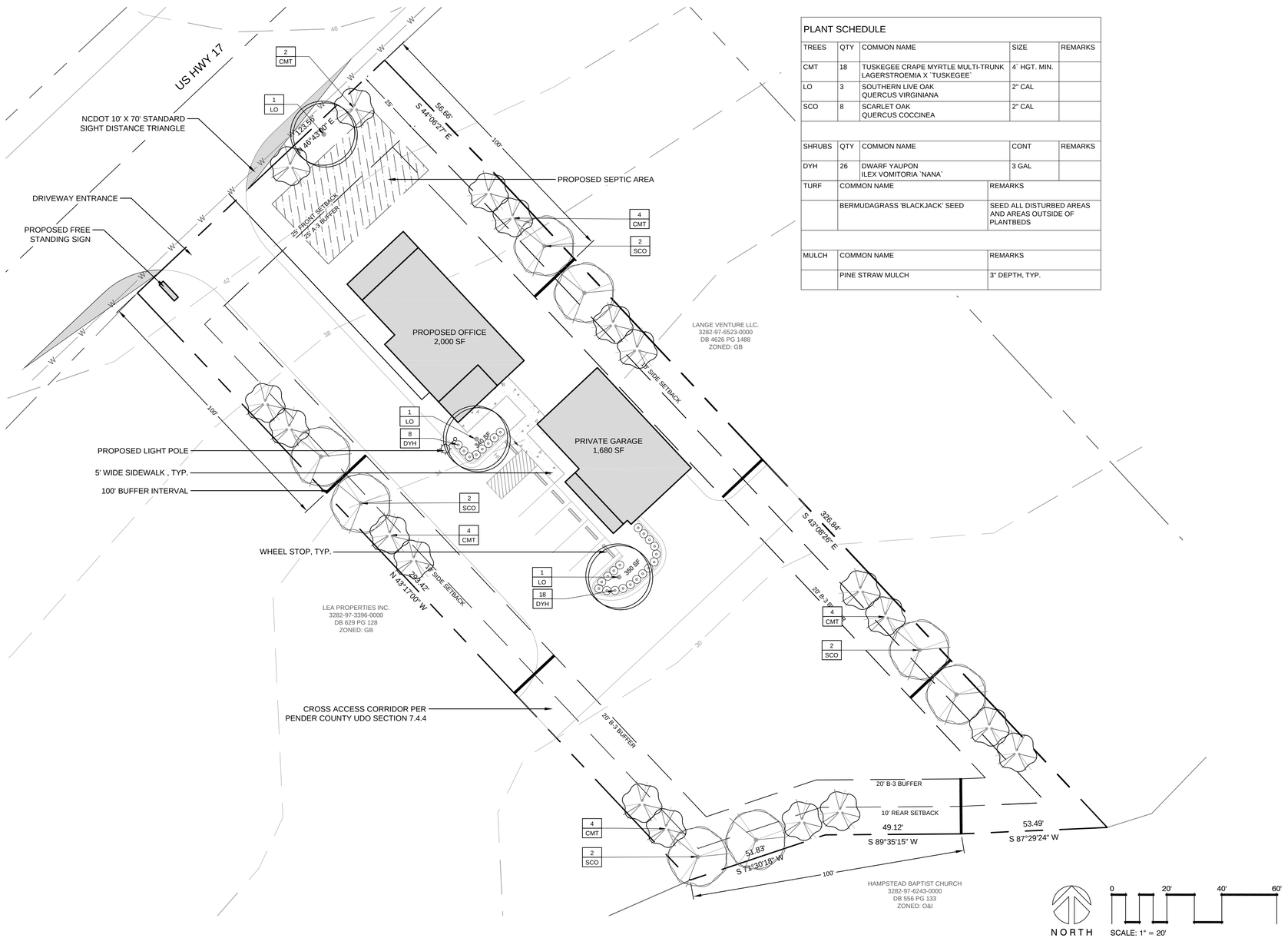
TYPE B-3 BUFFER: 20' DEPTH; 1 CANOPY TREE,
2 UNDERSTORY TREES AND A GRASS COVER OF AT LEAST 98% OR 15 SHRUBS PER 100 LF

INTERIOR LANDSCAPING

1. SINGLE ROW PARKING TERMINALS CANNOT EXTEND MORE THAN 10 SPACES OR 120 FEET, WHICHEVER IS MORE RESTRICTIVE.
2. EACH ISLAND MUST INCLUDE A MINIMUM PERVIOUS AREA OF 300 SF WITH A MINIMUM WIDTH OF 12 FEET.
3. EACH ISLAND SHALL CONTAIN AT LEAST ONE (1) CANOPY TREE.
4. REQUIRED MAXIMUM TWO FOOT HIGH SCREENING SHRUBS SHALL BE UTILIZED THE ENTIRE LENGTH OF THE LANDSCAPE ISLAND, OR AS LIMITED BY SIGHT DISTANCES.

LANDSCAPE NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
2. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS OR AS OTHERWISE DICTATED BY LOCAL REGULATIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
3. STAKE ALL TREES AS SHOWN IN DETAIL OR AS OTHERWISE DIRECTED BY OWNER OR OWNER'S REPRESENTATIVE.
4. ALL PLANT MATERIAL SHALL MEET THE CURRENT VERSION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS.
5. NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
6. SET ALL TREES IN 5' MINIMUM DIAMETER PINE STRAW MULCH BED.
7. ALL SHRUB BEDS AND/OR PLANTING AREAS EXCLUDING SEEDED AREAS SHALL BE MULCHED WITH 3 INCH MINIMUM AND 4 INCH MAXIMUM DEPTH PINE STRAW MULCH UNLESS OTHERWISE NOTED.
8. PLANTING SOIL MIX: MIX EXISTING SOIL WITH THE SOIL AMENDMENTS AND FERTILIZERS IN THE QUANTITIES RECOMMENDED BY THE SOIL TESTING LABORATORY, THIRD PARTY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE OR AS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
9. ANY AND ALL SUBSTITUTIONS OF PLANT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. FAILURE IN OBTAINING APPROVAL MAY RESULT IN LIABILITY TO THE CONTRACTOR.
10. THE CONTRACTOR SHALL REPLACE DEAD AND/OR UNHEALTHY PLANT MATERIAL WITHIN 12 MONTHS OF ACCEPTANCE OF THE INSTALLED MATERIAL FROM THE OWNER OR OWNER'S REPRESENTATIVE.
11. THE CONTRACTOR SHALL PREPARE ALL SEEDED AREAS TO ASSURE THAT THE SUBGRADE HAS BEEN RAKED AND ROLLED TO ACCEPT THE SEED. ALL TURF AREAS MUST BE IRRIGATED OR HAND WATERED. ALL TURF AREAS SHOULD PROVIDE A SMOOTH SURFACE FREE OF DIPS AND UNLEVELED GROUND. REFERENCE PLANT SCHEDULE FOR TURF SELECTION.
12. AUTOMATIC IRRIGATION SHALL BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATION CONTRACTOR IN THE STATE OF NORTH CAROLINA, IF REQUIRED.
13. THE CONTRACTOR IS RESPONSIBLE FOR HAND WATERING THE INSTALLED PLANT MATERIAL FOR A PERIOD OF 6 MONTHS FROM THE ACCEPTANCE FROM THE OWNER OR OWNER'S REPRESENTATIVE IF IRRIGATION HAS NOT BEEN INSTALLED. ALL MATERIAL INCLUDING TURF AREAS SHALL BE HAND WATERED ONCE WEEKLY OR AS NEEDED TO ENSURE SURVIVAL OF PLANTS.
14. CONTRACTOR IS RESPONSIBLE FOR REMOVING TRASH, DEBRIS AND EXCESS MATERIALS FROM THE JOB SITE ONCE THE PROJECT IS COMPLETE. SECURING ANY MATERIALS LEFT ON SITE DURING THE COURSE OF THE PROJECT IS THE CONTRACTOR'S RESPONSIBILITY.
15. IF AUTOMATIC IRRIGATION IS REQUIRED, SYSTEM TO BE PROVIDED BY OWNER.
16. ALL TREE LOCATIONS WILL BE ADJUSTED AS NEEDED WITH LIGHT LOCATIONS.
17. ALL LANDSCAPE PLANTINGS WILL BE COMPLIANT WITH ARTICLE 8 THE PENDER COUNTY UDO.



PLANT SCHEDULE				
TREES	QTY	COMMON NAME	SIZE	REMARKS
CMT	18	TUSKEGEE CRAPE MYRTLE MULTI-TRUNK LAGERSTROEMIA X `TUSKEGEE`	4` HGT. MIN.	
LO	3	SOUTHERN LIVE OAK QUERCUS VIRGINIANA	2" CAL	
SCO	8	SCARLET OAK QUERCUS COCCINEA	2" CAL	
SHRUBS	QTY	COMMON NAME	CONT	REMARKS
DYH	26	DWARF YAUPON ILEX VOMITORIA `NANA`	3 GAL	
TURF		COMMON NAME	REMARKS	
		BERMUDAGRASS 'BLACKJACK' SEED	SEED ALL DISTURBED AREAS AND AREAS OUTSIDE OF PLANTBEDS	
MULCH		COMMON NAME	REMARKS	
		PINE STRAW MULCH	3" DEPTH, TYP.	

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SEAL
NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT LICENSE 1823 ALDRON H. ENGEBRETSON
12/22/17

L-1.0

PEI JOB#: 17444.PE