

Town of North Topsail Beach

Joann M. McDermon, Mayor
Mike Benson, Mayor Pro Tem

Aldermen:
Alfred Fontana
Richard Grant
Tom Leonard
Connie Pletl



Alice Derian, ICMA-CM
Town Manager

Melinda Mier
Town Clerk

Nature's Tranquil Beauty

Planning Board

Agenda

Thursday, February 9, 2023, at 5:00 PM

2008 Loggerhead Court, North Topsail Beach NC 28460

- | | | |
|------|---|-----------|
| I. | Call to Order | 5:00 p.m. |
| II. | Adoption of Agenda | 5:01 p.m. |
| III. | Approval of Minutes: | 5:02 p.m. |
| | A. January 12, 2023 | |
| IV. | Public Comment | 5:03 p.m. |
| V. | New Business | |
| | A. Commercial Plan Review: Fire Station | 5:04 p.m. |
| VI. | Discussion | 6:04 p.m. |
| | A. NCRCCP PH 3 | |
| | B. CRS Cycle Verification Meeting for 4/18/2023 | |
| | C. HMGP | |
| VII. | Adjournment | 6:15 p.m. |

Notice to citizens who wish to speak: As a courtesy to others, a citizen speaking on an agenda item or making a petition is normally limited to three minutes. Persons who are organizing a group presentation and who wish to speak beyond the three minute limit are requested to make prior arrangements through the Planning Director by calling 328-1349. If you wish to address the Board this evening, please go to the front right corner of the conference room and sign up with the Recording Secretary. The Board may also change the order in which agenda items are presented.

Attorneys: If you are representing a person with an interest in a quasi-judicial proceeding on this agenda and believe you may wish to cross examine a witness, please identify yourself as such to the Recording Secretary. For the sake of maintaining an accurate public record all speakers must be prepared to speak into an amplified microphone and must provide their name to the Recording Secretary.

STAFF REPORT CONTACT INFORMATION

Deborah J. Hill MPA AICP CFM CZO

DOCKET/CASE/APPLICATION NUMBER

SPA22-000018 Commercial Plan Review:

N. Topsail Beach Fire Station #2 (**EXHIBIT 1 & 2**)**APPLICANT/PROPERTY OWNER (EXHIBIT 3)**

Town of North Topsail Beach/ Alice Darian

Town Manager

Becker Morgan Group

Architect

Paramounte Engineering, PLLC

Civil Engineer

CBHF Engineering, PLLC

PME Engineer

Woods Engineering,

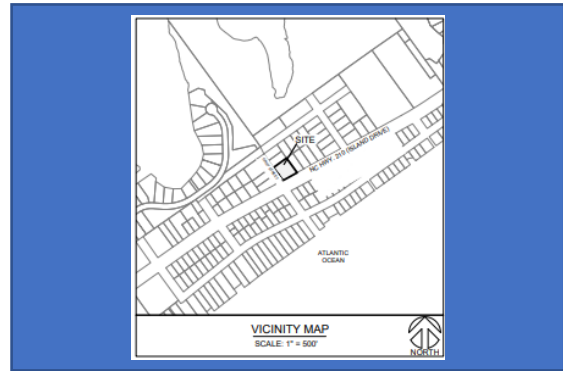
PA Structural Engineer

PUBLIC HEARING DATEBoard of Aldermen 3/1/2023 11AM (**EXHIBIT 4**)**PROPERTY ADDRESS/LOCATION**

3304 GRAY ST/ NORTH TOPSAIL BEACH

BRIEF SUMMARY OF REQUEST

The Town of North Topsail Beach is requesting development plan review/approval of the proposed North Topsail Beach Fire Station #2. Procedures for Commercial Plan Review are outlined in UDO § 2.06.07. On January 12, 2023, the Planning Board returned the development plan to the applicant/owner for revision and/or additional information before recommending action by the Board to include a review and certification by the Public Works Director, Fire Marshall, Police Chief, Building Inspector and Planning Director (**EXHIBIT 1a**) and completion of the 2018 Appendix B Building Code Summary for All Commercial Projects by the engineer. (**EXHIBIT 5**)



Design Documents/December 2022/Paramounte Engineering, Inc.

EXISTING ZONING	EXISTING LAND USE (CAMA LUP Map 10A)	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
CD-R5	Office & Institutional	N: vacant CD-R5 E: single family CD-R5 S: Island Dr W: Gray St	1986 PUBLIC/GOVERNMENT BUILDINGS	+/- 0.38 acres/ +/-16,501SF

STAFF RECOMMENDATION

In accordance with § 2.06.07(E), that the Planning Board recommends the Board of Aldermen

APPROVE**N. Topsail Beach Fire Station #2 DESIGN PLANS (EXHIBIT 1 & 2)**

PROPERTY HISTORY Property originally belonged to John and Adriena Carter and was sold to West Onslow Beach Volunteer Fire & Rescue Department In 1985. The Fire Station was constructed in 1986. Onslow County adopted the Flood Insurance Rate Maps in 1987. The Town incorporated in 1990 and the property was transferred to North Topsail Beach Volunteer Rescue & EMS Inc in 1991 and transferred to the Town of North Topsail Beach in 2013. (EXHIBIT 3)	COMPATIBILITY with the COMPREHENSIVE PLAN (Town of North Topsail Beach 2019 CAMA Land Use Plan 3/4/2021) The North Topsail Beach Fire Department is located at 2049 New River Inlet Road (Station 1) with an additional location at 3304 Gray Street (Station 2). The department's Station 1 facility is adequate through the planning period and is undergoing renovation and maintenance; however, Station 2 consists of a metal building established in 1986 and is in disrepair in need of immediate replacement. (updated from Page 4-9) North Topsail Beach will continue to encourage projects undertaken by the Town's Police Department, Fire Department, and Public Works, which will lessen the vulnerability of the Town and its residents to natural hazards. Annex 3 – 9 The property is within the Outstanding Resource Waters (ORW) AEC. Existing impervious 14,491 sf (88%) and qualifies as redevelopment pursuant to 15A NCAC 07H .0209 COASTAL SHORELINES (d)(2). NCD CM.
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COMPATIBILITY with the UNIFIED DEVELOPMENT ORDINANCE

Existing use prior to the Town's incorporation in 1990.

Public administration/government facilities (ambulance service; police and fire stations)	P	P	P	P	P	P	P	P	P	P	4.03.20
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§ 4.03.19 PUBLIC ADMINISTRATION (GOVERNMENT FACILITIES).

(A) Access. Must have primary access to a minor thoroughfare or higher capacity street.

(B) Use separation. Fifty-foot minimum distance between the ambulance or police station or similar use and any adjacent residential property. [Pre-existing](#).

(C) Screening. Service areas must be separated from the view from abutting residential properties using the standards for enclosed outdoor storage and service areas pursuant to § 4.03.06. ([Any storage or service areas would require at least a six foot fence](#))

(Ord. passed 11-2-2011)

Article 5. Dimensional Requirements*Table 5-1 Dimensional Requirements*

<i>Zoning District</i>	<i>Minimum Lot Size</i>	<i>Front Yard Setback</i>	<i>Lot Width</i>	<i>Side Yard Setback</i>	<i>Side Yard on Corner</i>	<i>Rear Yard Setback</i>	<i>Building Height</i>
R-5 Single-family	5,000 sq. ft.	20'	50'	8'	15'	10'	48'

§6.04.08 BUFFERS NOT REQUIRED FOR EXISTING USES.

Uses already existing at the time of the passage of this ordinance, or subsequent amendments thereto, shall not have buffering requirements modified. Such preexisting uses, which are conforming, shall not be required to install a buffer along any public street. A change of use after the adoption of this ordinance requires conformance with the buffering requirements.

(Ord. passed 11-2-2011)

§6.05 OFF-STREET PARKING AND LOADING REQUIREMENT.

(A) Permanent off-street parking spaces shall be indicated on plans submitted for review and provided on the lot in accordance with the following requirements prior to the completion of construction of any building or structure, or at the time any principal building or structure is enlarged or increased in capacity by adding dwelling units, bedrooms or before conversion from one zoning use or occupancy to another.

(B) Storm water run-off standards are required for all off-street parking and driveways for the purpose of protecting surface water and ground water quality, to protect and promote public health, safety and general

welfare with guided plans that limit storm water run-off, pollutants, road ponding and environmental concerns and to avoid any further problems. The developer shall provide surface water drainage plans. These plans shall indicate storm water drainage supported by design computations. The design shall conform to the standards as required by NCDOT, NCDWQ or other regulatory state agency. **(EXHIBIT 1g)**

- (1) Permanent off-street parking spaces and driveways shall be graded and paved with gravel, porous concrete, porous paving or an open-face paving block over sand and filter-cloth base. If non-porous material is used to construct the parking area or driveway on the property an engineered storm water plan must be submitted as a supplement to the plat plan.
- (2) Applicants must prove to the Planning Department that adequate measures have been taken to contain the first inch and a half of rainfall in a 24-hour period.
- (3) The engineered storm water plan for driveways is not allowed on any property located in any Outstanding Resource Water (ORW) Area of Environmental Concern (AEC). The state requirement of 25% built-upon will remain in effect. *(Planning Director's note: qualifies as "redevelopment" under 15A NCAC 07H .0209 COASTAL SHORELINES (d)(2)), with NCDWQ erosion/sediment control review, will require NC DCM CAMA Major Permit).*

Public buildings: 1 parking space for each employee, plus 1 parking space for each 5 seats in the largest assembly room **(EXHIBIT 2a)**

§6.05.02 OFF-STREET LOADING PURPOSE AND GENERAL REQUIREMENTS.

Plans for off-street loading areas shall include (1) The location and dimensions of driveway entrances, access aisles and loading spaces; (2) The provision for vehicular and pedestrian circulation; and (3) The location of sidewalks and curbs. **(EXHIBIT 2a)**

ARTICLE 7. FLOOD DAMAGE PREVENTION

The Town is in compliance with FEMA requirements, as a variance was ordered on January 30, 2023, in accordance with UDO § 7.04 (E) from the Town's higher standard of enforcing V-zone development standards in the AE zone pursuant to Unified Development Ordinance § 7.05 (G), allowing for the construction of Fire Station 2 at 3304 Gray Street, North Topsail Beach NC. **(EXHIBIT 6)**

The Southeastern NC Regional Hazard Mitigation Plan addresses 44 CFR § 60.22 planning considerations for critical facilities. Given equal vulnerability across the Southeastern NC Region, all critical facilities are considered to be at risk. Some buildings may perform better than others in the face of such an event due to construction, age, and other factors. The Hazard Mitigation Plan will consider mitigation actions for vulnerable structures, including critical facilities, to reduce the impacts of the hurricane wind hazard. A list of specific critical facilities and their associated risk can be found in Table 6.26. In conclusion, a hurricane event has the potential to impact many existing and future buildings, critical facilities, and populations in the Southeastern NC Region. Hurricane events can cause substantial damage in their wake including fatalities, extensive debris clean-up, and extended power outages.

RESPONSE TO STANDARDS

§ 2.06.07 COMMERCIAL PLAN REVIEW.

(A) Commercial plan and design requirements.

(1) Development plans involving new construction of commercial space must be approved by the Board of Aldermen before issuance of a zoning permit. The Planning Board shall review and make recommendations prior to recommending action by the Board of Aldermen; furthermore, the Planning Board may return the development plan to the applicant/owner for revision and/or additional information before recommending action by the Board.

(2) Upon submittal of a development plan and all required materials specified by the Planning Board, the Planning Board shall have 20 working days to either return the development plan to the applicant with noncompliance findings noted, or notify the applicant of an approval/rejection/ recommendation for approval/return for revision and/or additional information. Notification may be verbal, but must be documented in writing within 30 days following the notification date. Each time a development plan is rejected, revised or returned for additional information, the timetable for official action shall begin anew. Should a period of 30 days elapse between the submittal of a development plan and the issuance of a written notification, then the development plan shall be deemed approved/ recommended for approval.

(3) Where Board of Aldermen approval is required as specified herein, the Board shall have 60 days following receipt of the Planning Board's recommendation to take action either to approve or reject the development plan. Failure of the Board of Aldermen to act on the development plan within the specified period shall deem approval of the development plan as submitted.

(4) Applicants wishing to re-submit rejected development plans must reapply. Substantial changes to approved development plans must be reviewed by the Planning Board and approved by the Board of Aldermen. Approved development plans must apply for all required permits, including zoning. All re-applications are subject to the current fee schedule as approved by the Board of Aldermen.

(5) Applicants requesting development plan review/approval shall be required to pay a review fee in accordance with the fee schedule at the time of each development plan submittal and/or request for substantial revision.

(B) Effect of development plan approval; validity.

(1) Approval of the development plan shall authorize the applicant to proceed with the installation of site improvements provided all other regulatory requirements and permits are satisfied. Approval shall not authorize the sale or transfer of lots/tracts/units, or the occupancy/use, or the revision of the approved development plan. Development plan approval shall be void unless installation of improvements is in accordance with the approved development plan and/or approved revisions thereto. Development plan approval is valid for a period of one year from the date of approval; however, approved revisions shall not constitute additional time unless specified in writing by the Planning Board upon approval of said revisions. Substantial revision to a development plan requires re-application as described in § 2.06.06(A), may constitute a new validation period.

(2) Projects requiring more than one year for construction and completion may request additional time in either the application or a subsequent letter or request; however, no approval shall be granted for a period greater than two years. Projects requiring phased construction or approval for periods exceeding two years shall submit development plans for each phase or for each extended period of construction, subject to the discretion of the Board of Aldermen.

(C) As-built plans; validity and effect.

(1) A set of as-built drawings and technical data shall be prepared by the applicant and submitted to the Building Inspector and Zoning Official for review of compliance prior to occupancy and/or use of

developments. The Zoning Official shall notify the applicant within 15 days of receipt of the development plan as-built drawing and technical data, of any noncompliance or deficiency in information.

(2) As-built drawing(s) and technical data shall be kept on file at the Town Hall along with one copy of the approved development plan and any approved revisions thereto.

(3) Commercial development not in compliance with an approved development plan shall not be eligible for occupancy/use until all corrective measures are taken to satisfy the requirements herein.

(D) Sketch plan requirements and procedure.

(1) The sketch plan should be drawn to scale, preferably the scale required for development plan submittal. Required information shall include the following:

- (a) Property boundaries and total acreage and square footage;
 - (b) Major topographical and physical features (i.e., water bodies, slopes, buildings, areas of environmental concern, streets and the like);
 - (c) Proposed streets, buildings and/or lot arrangement;
 - (d) Existing and proposed land use with brief project description including building sizes, unit sizes, lot sizes, open space, amenities and the like;
 - (e) Name, address and telephone number of applicant/owner and persons (FIRM) preparing the development plan;
 - (f) Adjacent street names, numbers and right-of-way widths; and
 - (g) Zoning district classification of site and surrounding properties, including those across streets.
- (2) The sketch plan shall be submitted providing at least nine copies.

(E) Development plan requirements and procedure. (EXHIBITS 1 & 2)

(1) The development plan shall be drawn to scale of one inch equals 30 feet unless otherwise approved by the Planning Board. Required information may be waived and/or recommended information required at the discretion of the Planning Board, where special circumstances avail. The development plan shall be submitted providing the minimum required information and should contain all applicable recommended information:

- (a) Existing and proposed topographic contours, at vertical intervals no greater than two feet, of development areas;
- (b) The location, use and outline of existing and proposed buildings and structures;
- (c) Square footage and total percentage of built upon area;
- (d) The location of proposed open spaces;
- (e) The location, name, pavement width and right-of-way width of existing streets;
- (f) The location, name, pavement width, curb type, right-of-way width, pavement type, sidewalk location and curb cuts of all proposed street and parking facilities and site improvement.
- (g) The location of all existing and proposed utilities including electrical, water, sewage, telephone, fiber optic and gas facilities (including easements); all utilities must be underground;
- (h) The location of all existing and proposed drainage facilities necessary to serve the site (including easements);
- (i) Schedule of densities showing the number and type of units per acre;
- (j) Schedule of building uses, by type, showing the number of bedrooms, the number of units and floor area;
- (k) Buffer and screening devices proposed to separate uses within the development;
- (l) Proposed perimeter buffers and screening devices;
- (m) Proposed schedule of development for each phase of the project showing anticipated time for completion and estimated completion dates;
- (n) Property line survey and acreage data;
- (o) Vicinity map at a scale of one inch equals 400 feet and encompassing an area no less than one-fourth

mile in radius of the site and including:

1. Existing streets;
 2. Existing watercourses and FEMA flood hazard areas; and
 3. Existing land uses on the site and in the area surrounding the site.
- (p) Written and graphic scale, north arrow and title;
- (q) Proposed name of development;
- (r) Technical report containing:
1. A description of the project including general characteristics, development concept, architectural design and amenities;
 2. A general assessment of impact showing the proposed impact upon all affected utilities, transportation facilities, the environment, the local economy and local government; and
 3. Engineering report to demonstrate adequacy of existing and proposed public facilities;
- (s) Name, address and telephone number of the applicant and persons (FIRM) preparing the development plan;
- (t) Zoning district classification of site and surrounding properties, including those across street(s);
- (u) Owner names of surrounding properties;
- (v) Existing driveway cuts on all adjacent properties (including those across the street(s); and
- (w) Certificate of review and approval of the technical standards: **(EXHIBIT 1a)**

"I hereby certify that I have reviewed the plan and the plan meets or exceeds the regulations and Ordinances of the Town of North Topsail Beach.

Public Works Director	Date
Fire Marshal	Date
Police Chief	Date
Building Inspector	Date
Planning Director	Date

(2) Development plans requiring consideration by the Board of Aldermen shall be submitted in sets of nine copies for Planning Board and eight copies for the Board of Aldermen upon recommendation by the Planning Board. Applicants are encouraged to submit the eight copies for Aldermen review after receiving and incorporating comments resulting from the Planning Board's recommendation. Facilities and/or improvement proposed for dedication to the state, the county and/or the town and/or their political subdivisions shall be submitted for design approval and plan. Before constructing, detailed plans and specification, prepared by a licensed professional engineer, shall be reviewed and approved by each relevant entity in accordance with their respective policies regarding said facilities and/or improvements. Approval of the development plan does not imply or satisfy approval requirements for such facilities and/or improvements.

(F) As-built development plan requirements.

(1) The as-built development plan shall be submitted in accordance with subsection (C) above, and the following requirements.

(a) The as-built development plan shall constitute only that portion of the approved development plan proposed for occupancy and/or use at that time.

(b) An as-built development plan may be required to show or be accompanied by the following information subject to the discretion of the Planning Director:

- i. Name of development;
- ii. Date including the month, day and year of the original drawings and of each revision;
- iii. Names and addresses of the owner of record, the applicant, the land planner, the surveyor and the engineer;
- iv. Boundary lines of the development with distances accurate to hundredths of a foot and bearings of

one-half a minute;

- v. Building height,
- vi. Radii, central angles, tangents, length of acres and curvature of all new street lines;
- vii. Lines and widths of all easements with dimensions accurate to hundredths of a foot and notation of the purpose of the easement or any limitations on its use;
- viii. The location and elevation of the benchmark to which contour elevation refer;
- ix. Lot number and a statement of the total number of lots. Lot lines shall be defined by distances in hundredths of a foot and in degrees to the nearest one-half of a minute, either by magnetic bearings or by angles of deflection from other lot and street lines;
- x. Building setback lines with dimensions;
- xi. Statement of the intended use of all commercial areas, with reference to existing or proposed restrictions;
- xii. Accurate boundaries and specific designation of any area to be dedicated or reserved for public use of acquisition; and
- xiii. Accurate boundaries of flood hazards areas and areas of environmental concern.

(c) Certificate of ownership and dedication:

"I hereby certify that I am the owner of the property shown and described hereon, which is located in the Corporate Limits of the Town of North Topsail Beach, and that I hereby adopt this development plan with my free consent, establish minimum building setback lines, and dedicate all streets, walks, parks, and other sites and easement to public or private use as noted. Furthermore, I hereby dedicate all sanitary sewer and water lines to the appropriate agency.

Owner Date"

(d) Certificate of survey and accuracy:

"I, _____ certify that this map was (drawn under my supervision) (deed description recorded in Book ____, page ____, etc.)(other specify); that the error of closure as calculated by latitudes and departures is 1:____; that the boundaries not surveyed are shown as broken lines platted from information found in Book ____, page and seal this _____ day of _____, 20____, A.D.

Surveyor, Date

Registration No.,

Seal

Sworn to and subscribed before me this _____ day of _____.

Notary Public Seal

(e) Certification of the approval of streets and utilities:

We hereby certify: 1) that streets, utilities, and other improvements have been installed within the Development shown and described here on in an acceptable manner and in accordance with design standards of the applicable regulations and Zoning Ordinance, Town of North Topsail Beach, North Carolina and other specification so the town: or, 2) that a security bond in the amount of \$____, case in the amount of \$____, or an irrevocable letter of credit payable upon demand by the town has been posted with the town to assure completion of all required improvements in case of default.

Date

Surveyor,

Registration No.,

Seal

Sworn to and subscribed before me this _____ day of _____

Notary Public Seal

(f) Certificate of approval of water and sewage system:

I hereby certify that the water supply system and the sewage disposal system installed or planned to be installed to serve each lot or unit within the Development shown and described here on fully meets the requirements of the Onslow County Health Department.

Environmental Health Specialist Date

(g) Certificate of approval for recording:

I hereby certify that the development plan shown hereon has been found to comply with the Zoning Ordinance, Town of North Topsail Beach, North Carolina with the exception of such variances, if any, as are noted in the minutes of the Board of Adjustment at its meeting on _____ and may be recorded in the Office of Clerk of Onslow County.

Planning Director Date

(2) The as-built development plan shall be provided in a minimum of two copies, each bearing the original signatures and executions of the aforementioned applicable certifications.

(G) Design requirements. All development shall be in conformance with the following design and/or construction requirements.

(1) Private improvements. Any and all components for development not intended and/or proposed for public facilities dedication and/or public utility shall be in conformance with the following regulations.

(a) Driveway and parking facilities construction shall be in accordance with § 6.05.

(b) Water and sewer line (collection/distribution and service) construction shall be in accordance with policies and procedures established and design requirements and construction standards established by the water and sewer authorities.

(c) Buildings and their respective appurtenances shall be constructed in accordance with policies, procedures, design requirements and construction standards established herein and by the building code adopted by the town, as amended.

(d) Signs and their respective appurtenances shall be constructed in accordance with the policies, procedures, design requirements and construction, standards established in Article 8 of this ordinance. (Ord. passed 6-1-2006; Ord. passed 11-2-2011)

Exhibits

1. NORTH TOPSAIL BEACH FIRE STATION #2 DESIGN DOCUMENTS signed 1/26/2023

- a. SHEET TITLE (certified)
- b. C-0.0 COVER SHEET
- c. C-1.0 & C-1.1 GENERAL NOTES
- d. Ex-1 EXISTING CONDITIONS
- e. C-2.0 DEMOLITION PLAN
- f. C-2.1 SITE PLAN (REFER TO EXHIBIT 2a)
- g. C-3.0 GRADING, DRAINAGE & EROSION CONTROL PLAN
- h. C-4.0 UTILITY PLAN
- i. C-5.0 - C-5.3 DETAILS

2. NORTH TOPSAIL BEACH FIRE STATION #2 DESIGN DOCUMENTS 2/3/2023

- a. A100 ARCHITECTURAL SITE PLAN / FLOOD PROOFING DIAGRAM
- b. A201 EXTERIOR ELEVATIONS
- c. A202 EXTERIOR ELEVATIONS

3. Deed 3989 Page 84

4. Notice for Public Hearing March 1, 2023

5. 2018 Appendix B

6. Order to Grant Flood Variance



NORTH
TOPSAIL
BEACH
FIRE STATION 2

NORTH TOPSAIL BEACH FIRE STATION #2

3304 GRAY STREET
NORTH TOPSAIL BEACH
ONSLOW COUNTY, NORTH CAROLINA 28460

DESIGN DOCUMENTS

JANUARY 2023

FOR:
NORTH TOPSAIL BEACH
2008 LOGGERHEAD CT.
NORTH TOPSAIL BEACH, NC 28460

CERTIFICATE OF REVIEW AND APPROVAL OF THE TECHNICAL STANDARDS
I HEREBY CERTIFY THAT I HAVE REVIEWED THE PLAN AND THE PLAN MEETS OR EXCEEDS THE
REGULATIONS AND ORDINANCES OF THE TOWN OF NORTH TOPSAIL BEACH.

[Signature] 1-1-2023
PUBLIC WORKS DIRECTOR DATE
[Signature] 01 Feb 2023
FIRE MARSHAL DATE
[Signature] 02-02-2023
POLICE CHIEF DATE
[Signature] 1/31/2023
BUILDING INSPECTOR DATE
[Signature] 2/3/2023
PLANNING DIRECTOR DATE

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 811

CONTACT THESE UTILITIES

NORTH TOPSAIL BEACH PLANNING DEPARTMENT
ATTN: DEBORAH HILL, MPA, AICP, CFM, C2D
PH: 910-328-1349 EXT. 7

NCDEQ STORMWATER
ATTN: CHRISTINE HALL
PH: 910-798-7335

PLURIS - SANITARY SEWER
ATTN: KAREN WILLIAMS
PH: 910-218-1653

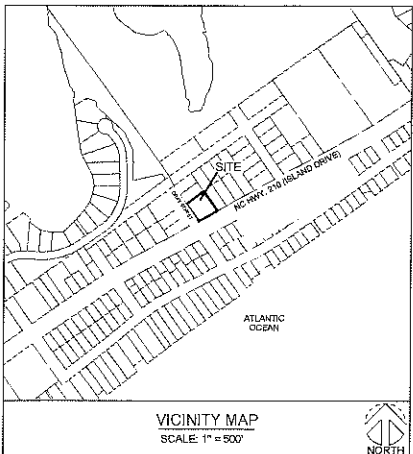
EMERGENCY DIAL 911
POLICE - FIRE - RESCUE

ONSLOW WATER AND SEWER AUTHORITY - WATER
ATTN: WINNIE RAY
PH: 910-637-7538

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

CENTURY LINK
PH: 910-342-7432

SPECTRUM CABLE
ATTN: STEVE BARNETTE
PH: 910-772-6195



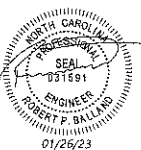
OWNER:
Town of
NORTH TOPSAIL BEACH
FOUNDED IN 1956 *Historic Tropical Beauty* NORTH CAROLINA

OWNER:
TOWN OF NORTH TOPSAIL BEACH
2008 LOGGERHEAD CT.
NORTH TOPSAIL BEACH, NC 28460

ENGINEER (CIVIL):
PARAMOUNT ENGINEERING, INC.
122 CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
ATTN: ROBERT BALLARD, P.E. (910) 791-6707

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
C-1.0 & C-1.1	GENERAL NOTES
EX-1	EXISTING CONDITIONS
C-2.0	DEMOLITION PLAN
C-2.1	SITE PLAN
C-3.0	GRADING, DRAINAGE & EROSION CONTROL PLAN
C-4.0	UTILITY PLAN
C-5.0 - C-5.3	DETAILS

PREPARED BY:
PARAMOUNT ENGINEERING, INC.
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846
PROJECT # 22242.PE
01/26/23



FINAL DESIGN - ISSUED FOR CONSTRUCTION

COORDINATION NOTES:

1. THE CONTRACTOR IS REQUIRED TO OBTAIN ANY/ALL PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND WITH THE TOWN OF NORTH TOPSAIL BEACH, ONSLOW COUNTY, 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.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS BY OTHERS FOR ALL BUILDING DIMENSIONS AND DETAILS.

GENERAL NOTES:

1. EX. CONDITIONS AND TOPOGRAPHIC SURVEY COMPLETED BY PARAMOUNTE ENGINEERING, INC. THE SURVEY SHALL BE FIELD VERIFIED BY CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE OWNER AND ENGINEER.
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 DIGGING AND BY REMOVAL OF EXISTING UTILITIES 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 USDOT.
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 811 AN ALLOW THE CENTER TO LOCATE EXISTING UTILITIES BEFORE DIGGING.
8. 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.
9. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
10. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH THE RESPECTIVE UTILITY.
11. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
12. THE GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
13. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
14. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
15. 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.
16. 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 DOCUMENTS SHALL BE MADE WITHOUT THE PERMISSION OF THE OWNER. THE TOWN OF NORTH TOPSAIL BEACH, ONSLOW COUNTY, ONWASA, AND PLUSIS RESPECTIVELY.
17. 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 OR FROM THE 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 1-800-432-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NONSUBSCRIBING UTILITIES.
18. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
19. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
20. ALL LOT STRIPING AND DIRECTIONAL ARROWS TO BE REFLECTIVE MARKINGS AND SHALL CONFORM TO MUTCD. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
21. LANDSCAPE PLANTINGS AT ENTRANCE/ EXITS WILL BE INSTALLED AND MAINTAINED SO AS NOT TO INTERFERE WITH SIGHT DISTANCE NEEDS OF DRIVERS IN THE PARKING AREA AND AT ENTRANCE/EXIT LOCATIONS PER LOCAL STANDARDS.
22. ALL DIMENSIONS AND RADI ARE TO OUTSIDE FACE OF BUILDING OR TO FACE OF CURB UNLESS OTHERWISE NOTED.

TRAFFIC NOTES:

1. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY & FOR DRIVEWAY(S) ARE TO BE THERMOPLASTIC & MEET NCDOT STANDARDS.
2. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
3. ALL TRAFFIC CONTROL SIGNS AND MARKINGS NOT WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
4. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
5. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND/OR CURBING SHALL BE REPLACED PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY.
6. TACTILE WARNING MATS TO BE INSTALLED AT ALL WHEELCHAIR RAMPS.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. THE EROSION CONTROL PLAN SHALL INCLUDE PROVISIONS FOR GROUND/COVER ON ALL EXPOSED PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1 WITHIN 7 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACTIVITY. GROUND COVER SHALL BE PROVIDED ON ALL OTHER DISTURBED AREAS WITHIN 14 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACTIVITY.
2. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL HANDBOOK. (NO SEPARATE PAYMENT).
3. THE CONTRACTOR SHALL NOTIFY PLAN APPROVING AUTHORITY ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO FINAL INSPECTION.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO CLEARING AND/OR LAND DISTURBANCE.
5. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND PERMIT SHALL BE MAINTAINED ON THE SITE AT ALL TIMES. PLEASE REFER TO THIS APPROVED PLAN AND PERMIT FOR FULL REQUIREMENTS.
6. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO OFF-SITE BORROW OR WASTE AREAS STAGING OR STORAGE AREAS), THE CONTRACTOR SHALL PREPARE AND SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND TO NEW HANOVER COUNTY FOR APPROVAL. CONTRACTOR SHALL PAY ALL FEES REQUIRED FOR THE SUPPLEMENTARY MEASURES AT NO SEPARATE PAYMENT. THE CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER A COPY OF THE AMENDED PERMIT.
7. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY EITHER THE REVIEWING AGENCY OR THE ENGINEER. (NO SEPARATE PAYMENT).
8. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
9. ALL AREAS DISTURBED BY CONSTRUCTION UNLESS OTHERWISE IMPROVED SHALL BE SODED OR SEEDED AS INDICATED AND STABILIZED.
10. DURING DRAINAGE OPERATIONS, WATER SHALL BE PUMPED INTO AN APPROVED FILTERING DEVICE PRIOR TO DISCHARGE TO RECEIVING OUTLET.
11. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
12. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED BY CONTRACTOR ONCE STABILIZATION OR A SUFFICIENT GROUND COVER HAS BEEN ESTABLISHED OR AS DIRECTED BY THE ENGINEER. (NO SEPARATE PAYMENT). NCDENR'S FINAL APPROVAL IS REQUIRED.
13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCE SHALL BE REQUIRED AT ALL CONSTRUCTION STAGING AREA ENTRANCES AND ALL CONSTRUCTION ACCESS LOCATIONS INTO NON-PAVED AREA (NO SEPARATE PAYMENT).
14. WHEN CROSSING CREEK OR DRAINAGE-WAY, THE DIVISION OF WATER QUALITY SHALL BE CONTACTED PRIOR TO DISTURBING A CREEK. THE CONTRACTOR SHALL INSTALL RIP-RAP WITH FABRIC ALONG DISTURBED BANKS AND CHANNEL AND RESTORE SLOPES TO ORIGINAL CONTOURS, BUT NOT STEEPER THAN 3:1 MAXIMUM, AND REGRADE CENTERLINE TO PRODUCE POSITIVE DRAINAGE. DISTURBED CREEK AREA SHALL BE RESTORED IMMEDIATELY.

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 CONSIDERED 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 GEOTECHNICAL 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. THE CONTRACTOR SHALL PRODUCE A PHOTOGRAPHIC RECORD (DIGITAL) OF DEVELOPMENT COMMENCING WITH A RECORD OF THE SITE AS IT APPEARS BEFORE DEMOLITION HAS BEGUN. AFTERWARDS, A PHOTOGRAPHIC RECORD SHALL BE MAINTAINED WEEKLY DURING CONSTRUCTION AND ENDING WITH A PHOTOGRAPHIC RECORD OF THE DEVELOPMENT AS IT APPEARS AFTER DEMOLITION. THIS RECORD SHALL BE DELIVERED TO THE OWNER.
7. EXISTING CURB AND GUTTER, LIGHTS, SIDEWALK, AND UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING DEMOLITION.
8. ALL EXISTING IMPROVEMENTS INDICATED OR REQUIRED TO BE DEMOLISHED SHALL INCLUDE REMOVAL FROM THE PROPERTY AND PROPER DISPOSAL.
9. CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES INCLUDING CABLE, GAS, TELEPHONE AND ELECTRIC AND ANY OTHER UTILITIES THROUGH THE SITE WITH THE RESPECTIVE COMPANIES.
10. CONTRACTOR SHALL MAINTAIN REQUIRED DISTANCES FROM HIGH VOLTAGE OVERHEAD LINES AND REMOVE TREES SO THEY DO NOT FALL TOWARDS OVERHEAD ELECTRICITY.
11. PROVIDE SMOOTH SAW CUT OF EXISTING PAVEMENTS, CURBS AND GUTTERS AND SIDEWALKS TO BE DEMOLISHED.
12. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS OSHA REGULATIONS.
13. EXISTING FIRE HYDRANTS ON OR NEAR THE SITE ARE TO REMAIN IN SERVICE.
14. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS.

EROSION CONTROL AND SEQUENCE OF CONSTRUCTION NOTES:

NOTE: THESE EROSION CONTROL AND SEQUENCE OF CONSTRUCTION NOTES ARE INTENDED FOR EACH "PHASE" OF CONSTRUCTION. THE ORDER AND STEPS TAKEN MUST BE IMPLEMENTED AS EACH PART OF THE PROJECT IS DEVELOPED, WHETHER AS A WHOLE OR IN PHASES. ANY EROSION CONTROL DEVICES/MEASURES MUST REMAIN IN PLACE UNTIL THE ENTIRE DISTURBANCE IS STABILIZED AND ALL IMPROVEMENTS WITHIN THE DISTURBANCE LIMITS ARE COMPLETE.

1. CONSTRUCT TEMPORARY GRAVEL CONSTRUCTION ENTRANCE(S), ESTABLISH THE LIMITS OF DISTURBANCE, TREE PROTECTION FENCING, AND TEMPORARY SILT FENCE.
2. CLEAR AND REMOVE FROM SITE TREES AS DESIGNATED, ROOTS, ROOT MAT, ETC. FROM THE AREA WITHIN THE DESIGNATED CLEARING LIMITS.
3. INSTALL REMAINING EROSION CONTROL MEASURES AS SHOWN ON THE PLANS WITHIN THE AREA DISTURBED. ALL EROSION CONTROL MEASURES MUST BE INSTALLED BEFORE COMMENCING CONSTRUCTION.
4. PLANT GRASS OVER ALL GRADED AREAS WITHIN 14 WORKING DAYS OF CEASE OF ANY GRADING ACTIVITY.
5. IMMEDIATELY UPON THE INSTALLATION OF ANY STORM DRAINAGE CATCH BASIN, DROP INLET, ETC., THE CONTRACTOR SHALL INSTALL INLET PROTECTION TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM.
6. THE 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 CONTROL MEASURES.
7. DURING GRADING AND AFTER GRADING HAS BEEN COMPLETE, THE CONTRACTOR SHALL CONTINUE TO MAINTAIN PERMANENT AND TEMPORARY EROSION CONTROL MEASURES UNTIL FINAL APPROVAL BY ENGINEER OR EROSION CONTROL INSPECTOR.
8. UPON RECEIVING FINAL APPROVAL, THE CONTRACTOR CAN REMOVE TEMPORARY EROSION CONTROL MEASURES.
9. THE CONTRACTOR SHALL CONTINUE TO WATER, FERTILIZE, MOW AND MAINTAIN GRASS & PLANTED AREAS UNTIL ALL CONSTRUCTION IS COMPLETE.

EROSION CONTROL MAINTENANCE PLAN:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 1/2-INCH OR GREATER 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 FENCE / SEDIMENT FENCE OUTLETS - SEDIMENT WILL BE REMOVED BEHIND THE SEDIMENT FENCE WHEN IT BECOMES HALF-FILLED. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. STAKES MUST BE STEEL, AND SPACED 6 FEET WITH EXTRA STRENGTH FABRIC AND NO WIRE BACKING. STAKE SPACING CAN BE 8 FEET WHEN STANDARD STRENGTH FABRIC AND WIRE BACKING ARE USED. IF ROCK FILTERS (OR EXCELSIOR WATTLES) ARE DESIGNED AT LOW POINTS IN THE SEDIMENT FENCE THE ROCK OR WATTLE WILL BE REPAIRED OR REPLACED IF IT BECOMES HALF FULL OF SEDIMENT, NO LONGER DRAINS, OR IS DAMAGED.
4. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS ON THESE PLANS AND CONTRACT SPECIFICATIONS TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
5. INLET PROTECTION - SEDIMENT SHALL BE REMOVED FROM HARDWARE CLOTH AND GRAVEL BLOCK AND GRAVEL, OR ROCK-PIPE INLETS, WHEN IT REACHES HALF-FILLED. ROCK WILL BE CLEANED OR REPLACED WHEN NO LONGER DRAINS. SILT SACKS, BEAVER DAMS, SANDY SACKS, AND SOCKS NEED CHECKING EVERY WEEK AND AFTER RAIN.

PERMANENT SEEDING			
GRASS TYPE	LBS/ ACRE	TIME OF SEEDING	FERTILIZER LIMESTONE
BERMUDA, HULLED BERMUDA, UNHULLED	10-20 35	MARCH - AUGUST SEPT. - FEB.	BY SOIL TEST
CENTPEDE	10	MARCH - AUGUST	BY SOIL TEST (NO HIGH PH)
TALL FESCUE (COASTAL CULTIVAR RECOMMENDED)	50	MARCH - AUGUST	300 LB/AC 10-20-20 OR BY SOIL TEST
SLOPES >= 2:1 CENTPEDE, SERICEA LESPEDEZA	5 20	JAN - DEC	BY SOIL TEST

TEMPORARY SEEDING			
GRASS TYPE	LBS/ ACRE	TIME OF SEEDING	FERTILIZER LIMESTONE
RYE GRAIN	50	OCT. - APR.	400 LBS/AC. 10-20-20
SWEET SUDAN GRASS	50	JUNE - AUGUST	400 LBS/AC. 10-20-20
GERMAN OR BROWNTOP MILLET	50	JUNE - AUGUST	400 LBS/AC. 10-20-20
STRAW MULCH AS NEEDED	4,000		

STABILIZATION TIME FRAMES:

"IN THE EVENT THAT THE GOVERNING AGENCIES TIMEFRAME FOR STABILIZATION VARY, CONTRACTOR SHALL MEET THE MORE STRINGENT REQUIREMENT.

NC ACCESSIBILITY NOTES:

GENERAL NOTES:

1. SPECIAL ATTENTION SHALL BE GIVEN TO COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS), THE NORTH CAROLINA BUILDING CODE/ANSI A117.1, AND APPLICABLE LOCAL LAWS & REGULATIONS.
2. IT IS ESSENTIAL THAT CONTRACTORS ARE AWARE OF THE SITE ACCESSIBILITY REQUIREMENTS. PARAMOUNTE ENGINEERING HAS DEVELOPED THESE NOTES AND DETAILS TO ASSURE THAT CONTRACTORS ARE AWARE OF THE REQUIREMENTS AT THE POINT IN TIME WHEN THEY ARE BIDDING THE PROJECT. IN ADDITION, PARAMOUNTE ENGINEERING HAS MADE A POINT IN THESE NOTES AND DETAILS, AS WELL AS IN OUR DRAWINGS, TO PROVIDE SLOPES / GRADES AND DIMENSIONS THAT COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS), THE NORTH CAROLINA BUILDING CODE/ANSI A117.1 AND APPLICABLE LOCAL LAWS & REGULATIONS. IF THESE SLOPES / GRADES AND DIMENSIONS ARE NOT ACHIEVABLE, THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER IMMEDIATELY AND BEFORE MOVING FORWARD WITH THE WORK.
3. THE CONTRACTOR SHALL NOTIFY PARAMOUNTE ENGINEERING IMMEDIATELY OF ANY CONFLICT BETWEEN THESE NOTES AND DETAILS AND OTHER PROJECT DRAWINGS, WHETHER BY PARAMOUNTE ENGINEERING OR OTHERS. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK FOR WHICH THE ALLEGED CONFLICT HAS BEEN DISCOVERED UNTIL SUCH ALLEGED CONFLICT HAS BEEN RESOLVED. NO CLAIM SHALL BE MADE BY THE CONTRACTOR FOR DELAY OR DAMAGES AS A RESULT OF RESOLUTION OF ANY SUCH CONFLICT(S).
4. THESE ACCESSIBILITY NOTES AND DETAILS ARE INTENDED TO DEPICT SLOPE AND DIMENSIONAL REQUIREMENTS ONLY. REFER TO SIDEWALK, CURBING, AND PAVEMENT DETAILS FOR ADDITIONAL INFORMATION.

ACCESSIBLE ROUTE NOTES:

1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES, PUBLIC STREETS OR SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE.
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.
3. WALKING SURFACES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5.0% AND A MAXIMUM CROSS SLOPE OF 2.0%.
4. ANY WALKING SURFACE THAT IS PART OF AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 5.0% IS A RAMP AND SHALL COMPLY WITH THE GUIDELINES FOR RAMPS OR CURB RAMPS.
5. TRANSITIONS BETWEEN RAMPS, WALKS, LANDINGS, GUTTERS OR STREETS SHALL BE FLUSHAND FREE OF ABRUPT VERTICAL CHANGES (1/4 INCH MAXIMUM VERTICAL CHANGE IN LEVEL PERMITTED).
6. FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.
7. THE MINIMUM CLEAR WIDTH OF EXTERIOR ACCESSIBLE ROUTES SHALL BE FORTY- EIGHT (48) INCHES MINIMUM MEASURED BETWEEN HANDRAILS WHERE HANDRAILS ARE PROVIDED (NC BUILDING CODE 1104.1 & 1104.2).
8. WHERE AN ACCESSIBLE ROUTE MAKES A 180 DEGREE TURN AROUND AN OBJECT THAT IS LESS THAN FORTY-EIGHT (48) INCHES WIDE, THE CLEAR WIDTH SHALL BE FORTY-TWO (42) INCHES MINIMUM. APPROACHING THE TURN, FORTY-EIGHT (48) INCHES MINIMUM DURING THE TURN, AND FORTY-TWO (42) INCHES MINIMUM LEAVING THE TURN. THE CLEAR WIDTH APPROACHING AND LEAVING THE TURN MAY BE FORTY-SIX (56) INCHES MINIMUM WHEN THE CLEAR WIDTH AT THE TURN IS SIXTY (60) INCHES MINIMUM. * SEE NOTE 7 ABOVE FOR NC CLEAR WIDTH OF EXTERIOR ACCESSIBLE ROUTES?
9. AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN SIXTY (60) INCHES SHALL PROVIDE PASSING SPACES AT INTERSECTIONS OF TWO (2) MAXIMUM. PASSING SPACES SHALL BE EITHER SIXTY (60) INCH MINIMUM BY SIXTY (60) INCH MINIMUM SPACE, OR AN INTERSECTION OF TWO (2) WALKING SURFACES THAT PROVIDE A COMPLIANT T-SHAPED TURNING SPACE, PROVIDED THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND FORTY-EIGHT (48) INCHES MINIMUM BEYOND THE INTERSECTION.
10. DOORS, DOORWAYS AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS), THE NORTH CAROLINA BUILDING CODE/ ANSI A117.1, AND APPLICABLE LOCAL LAWS & REGULATIONS.
11. DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE BUILDING ENTRANCE SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES.
12. WHERE POSSIBLE, DRAINAGE INLETS SHALL NOT BE LOCATED ON AN ACCESSIBLE ROUTE. IN THE EVENT THAT A DRAINAGE INLET MUST BE LOCATED ON AN ACCESSIBLE ROUTE, THE GRATE SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS), A117.1, THE NC BUILDING CODE, AND APPLICABLE LOCAL LAWS & REGULATIONS.

RAMP NOTES:

1. ANY PART OF AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 5% SHALL BE CONSIDERED A RAMP.
2. THE MAXIMUM RUNNING SLOPE FOR A RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0%.
3. THE CLEAR WIDTH OF AN EXTERIOR RAMP RUN SHALL BE FORTY EIGHT INCHES (NC BUILDING CODE 1104.1). WHERE HANDRAILS ARE PROVIDED ON THE RAMP RUN, THE CLEAR WIDTH SHALL BE MEASURED BETWEEN THE HANDRAILS.
4. THE RISE FOR ANY RAMP RUN SHALL BE THIRTY (30) INCHES MAXIMUM.
5. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF RAMPS. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2.0% IN ANY DIRECTION. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. THE LANDING CLEAR LENGTH SHALL BE SIXTY (60) INCHES LONG MINIMUM. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING OF SIXTY (60) INCHES BY SIXTY (60) INCHES MINIMUM.
6. RAMP RUNS WITH A RISE GREATER THAN SIX (6) INCHES SHALL HAVE HANDRAILS ON BOTH SIDES COMPLYING WITH THE AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS), THE NC BUILDING CODE/ANSI A117.1, AND APPLICABLE LOCAL LAWS & REGULATIONS.
7. FLOOR SURFACES OF RAMPS AND LANDINGS SHALL BE STABLE, FIRM AND SLIP RESISTANT.
8. EDGE PROTECTION COMPLYING WITH AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS), THE NC BUILDING CODE/ANSI A117.1, AND APPLICABLE LOCAL LAWS & REGULATIONS SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND ON EACH SIDE OF RAMP LANDINGS.
9. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY THE AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS), THE NC BUILDING CODE/ANSI A117.1 SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA. WHERE DOORS THAT ARE SUBJECT TO LOCKING ARE ADJACENT TO A RAMP LANDING, LANDINGS SHALL BE SIZED TO PROVIDE A COMPLIANT TURNING SPACE.

CURB RAMP NOTES:

1. THE MAXIMUM RUNNING SLOPE OF A CURB RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0%.
2. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 5%. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS AND STREETS SHALL BE AT THE SAME LEVEL.
3. THE CLEAR WIDTH OF A CURB RAMP SHALL BE 36 INCHES (36) MINIMUM, EXCLUSIVE OF FLARED SIDES, IF PROVIDED. NOTE NC BUILDING CODE REQUIRES EXTERIOR ACCESSIBLE ROUTES TO BE 48 INCHES MINIMUM WIDE (1104.1 & 1104.2).
4. LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE THIRTY-SIX (36) INCHES MINIMUM. THE CLEAR WIDTH OF THE LANDING SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING FLARED SIDES, LEADING TO THE LANDING. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2% IN ANY DIRECTION.
5. IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES.
6. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT EXCEED 10%.
7. CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES. PARKING SPACES OR PARKING ACCESS AISLES, CURBS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
8. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.
9. IT IS RECOMMENDED TO PROVIDE CURB RAMPS WITH A TWENTY-FOUR (24) INCH DEEP DETECTABLE WARNING COMPLYING WITH 406.12 A117.1, EXTENDING THE FULL WIDTH OF THE RAMP. REFERTO DETECTABLE WARNING DETAILS AND NOTES FOR PLACEMENT, ORIENTATION AND NOTES. THE NC BUILDING CODE DOES NOT CURRENTLY REQUIRE DETECTABLE WARNINGS AT CURB RAMPS, NOR DO THE 2010 ADA STANDARDS - HOWEVER US DOT ADA REGULATIONS DO REQUIRE THESE.
10. FLOOR SURFACES OF CURB RAMPS SHALL BE DEEP GROOVED, ¼ INCH WIDE BY ¼ INCH DEEP, ONE (1) INCH CENTERS TRANSVERSE TO THE RAMP.
11. WHERE PROVIDED, STOP LINES SHALL BE LOCATED IN ADVANCE OF CURB RAMP.
12. WHERE PROVIDED, PEDESTRIAN ACTIVATED SIGNALS SHALL BE LOCATED ADJACENT TO THE SIDEWALK AND NOT ON THE SIDEWALK.
13. WHERE PROVIDED, DRAINAGE INLETS SHALL BE LOCATED UPSTREAM OF CURB RAMPS AND NOT IN THE RAMP AREA.
14. CURB RAMP TYPE AND LOCATION ARE PER PLAN.

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NC ACCESSIBILITY NOTES CONTD.

PARKING SPACE NOTES:

1. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTES OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE.
2. ACCESSIBLE PARKING SPACES SHALL BE AT LEAST NINETY-SIX (96) INCHES WIDE. ACCESS AISLES SHALL BE 60 INCHES WIDE. ONE OF SIX ACCESSIBLE SPACES SHOULD PROVIDE A VAN ACCESSIBLE AISLE. THE AISLE SHOULD BE 96 INCHES WIDE (OR ACCESSIBLE SPACE IS 11 FEET AND ACCESS AISLE IS FIVE FEET). WHERE PARKING SPACES AND ACCESS AISLES ARE MARKED WITH LINES, THE WIDTH MEASUREMENTS SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS. WHERE PARKING SPACES OR ACCESS AISLES ARE NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLES, MEASUREMENTS SHALL BE PERMITTED TO INCLUDE THE FULL WIDTH OF THE LINE DEFINING THE PARKING SPACE OR ACCESS AISLE.
3. PARKING ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND SHALL COMPLY WITH PROVISIONS FOR ACCESSIBLE ROUTES. MARKED CROSSINGS SHALL BE PROVIDED WHERE THE ACCESSIBLE ROUTE WOULD CROSS VEHICULAR TRAFFIC LANES. WHERE POSSIBLE, IT IS PREFERABLE THAT THE ACCESSIBLE ROUTE NOT PASS BEHIND PARKED VEHICLES.
4. TWO (2) ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE.
5. ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACE THEY SERVE.
6. ACCESS AISLES SHALL BE MARKED SO AS TO DISCOURAGE PARKING IN THEM.
7. ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY. ACCESS AISLES SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR ANGLED VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES.
8. FLOOR SURFACES OF PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL BE STABLE, FIRM AND SLIP RESISTANT. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.
9. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2.0% IN ALL DIRECTIONS.
10. PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE REQUIRED CLEAR WIDTH OF AN ACCESSIBLE ROUTE.
11. PARKING SPACES FOR VANS AND ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF NINETY-EIGHT (98) INCHES MINIMUM. SIGNS SHALL BE PROVIDED AT ENTRANCES TO PARKING FACILITIES INFORMING DRIVERS OF CLEARANCES AND THE LOCATION OF VAN ACCESSIBLE PARKING SPACES.
12. EACH ACCESSIBLE PARKING SPACE SHALL BE PROVIDED WITH SIGNAGE DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE INSTALLED AT A MINIMUM CLEAR HEIGHT OF SIXTY (60) INCHES ABOVE GRADE AND SHALL NOT INTERFERE WITH AN ACCESSIBLE ROUTE FROM AN ACCESS AISLE. SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED WITH BOLLARD PROTECTION.
13. SIGNAGE AT ACCESSIBLE PARKING SPACES REQUIRED BY THE NC BUILDING CODE SECTION 1106.1 SHALL COMPLY WITH THE REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTE 20-27.3 AND 136-30 AND THE NCDOT UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES. A SEPARATE SIGN IS REQUIRED FOR EACH SPACE. SIGNS TO INDICATE THE MAXIMUM PENALTY MUST BE PROVIDED AT EACH ACCESSIBLE SPACE.
14. ACCESSIBLE PARKING SPACE, ACCESS AISLE STRIPING, AND INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED BLUE (OR ANOTHER COLOR THAT CAN BE DISTINGUISHED FROM PAVEMENT).

PASSENGER LOADING ZONE NOTES:

1. PASSENGER LOADING ZONES SHALL PROVIDE VEHICULAR PULL-UP SPACE NINETY-SIX (96) INCHES WIDE MINIMUM AND TWENTY (20) FEET LONG MINIMUM.
2. PASSENGER LOADING ZONES SHALL PROVIDE A CLEARLY MARKED ACCESS AISLE THAT IS SIXTY (60) INCHES WIDE MINIMUM AND EXTENDS THE FULL LENGTH OF THE VEHICLE PULL-UP SPACE THEY SERVE.
3. ACCESS AISLE SHALL ADJOIN AN ACCESSIBLE ROUTE AND NOT OVERLAP THE VEHICULAR WAY.
4. VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2.0% IN ALL DIRECTIONS. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.
5. FLOOR SURFACES OF VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL BE STABLE, FIRM AND SLIP RESISTANT.
6. VEHICLE PULL-UP SPACES, ACCESS AISLES SERVING THEM AND A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE, AND FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT SERVING THEM, SHALL PROVIDE A VERTICAL CLEARANCE OF ONE HUNDRED FOURTEEN (114) INCHES MINIMUM.

ACCESSIBLE ENTRANCE NOTES:

1. ACCESSIBLE ENTRANCES SHALL BE PROVIDED AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS) AND THE NORTH CAROLINA BUILDING CODE, AND APPLICABLE LOCAL LAWS & REGULATIONS.
2. ENTRANCE DOORS, DOORWAYS AND GATES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (2010 ADA STANDARDS) THE NC BUILDING CODE/ANSI A117.1 AND SHALL BE ON AN ACCESSIBLE ROUTE.

GENERAL STORM SEWER NOTES:

1. ALL STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF NORTH TOPSAIL BEACH 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.
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.

ROOF DRAIN NOTE:

- 1) PROPOSED BUILDING SHALL DIVERT ROOF DRAINAGE TO STORMWATER COLLECTION SYSTEM.

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.



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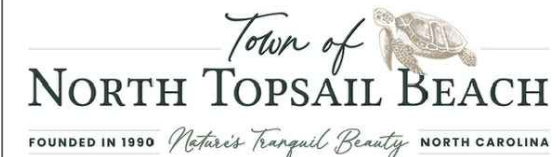
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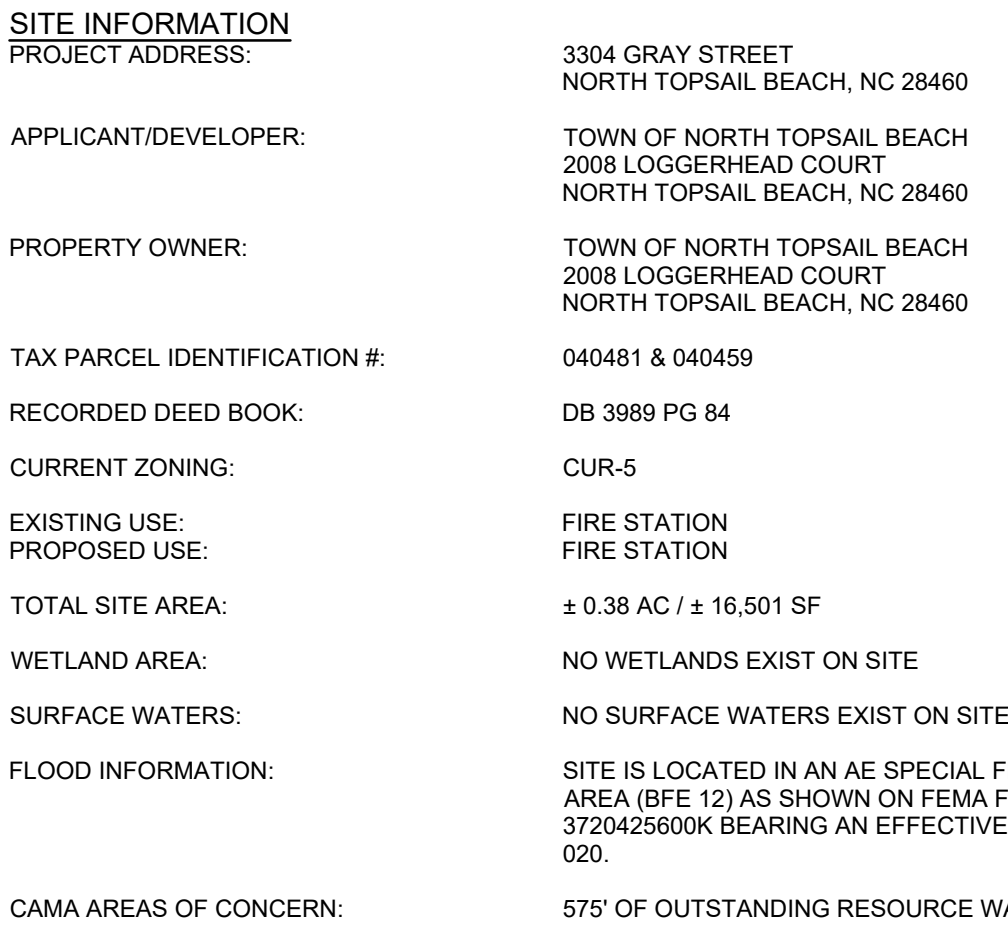
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BEACH FIRE
STATION #2

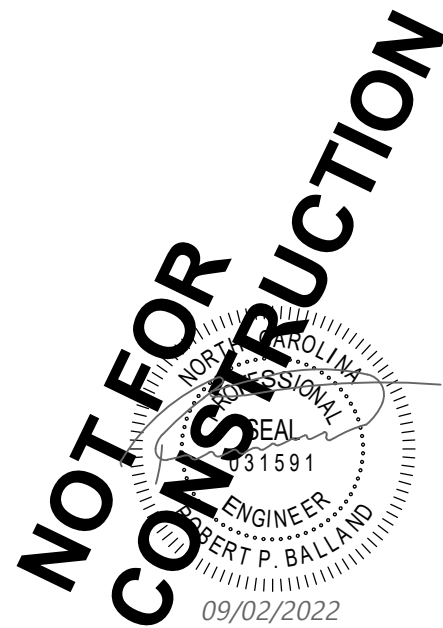
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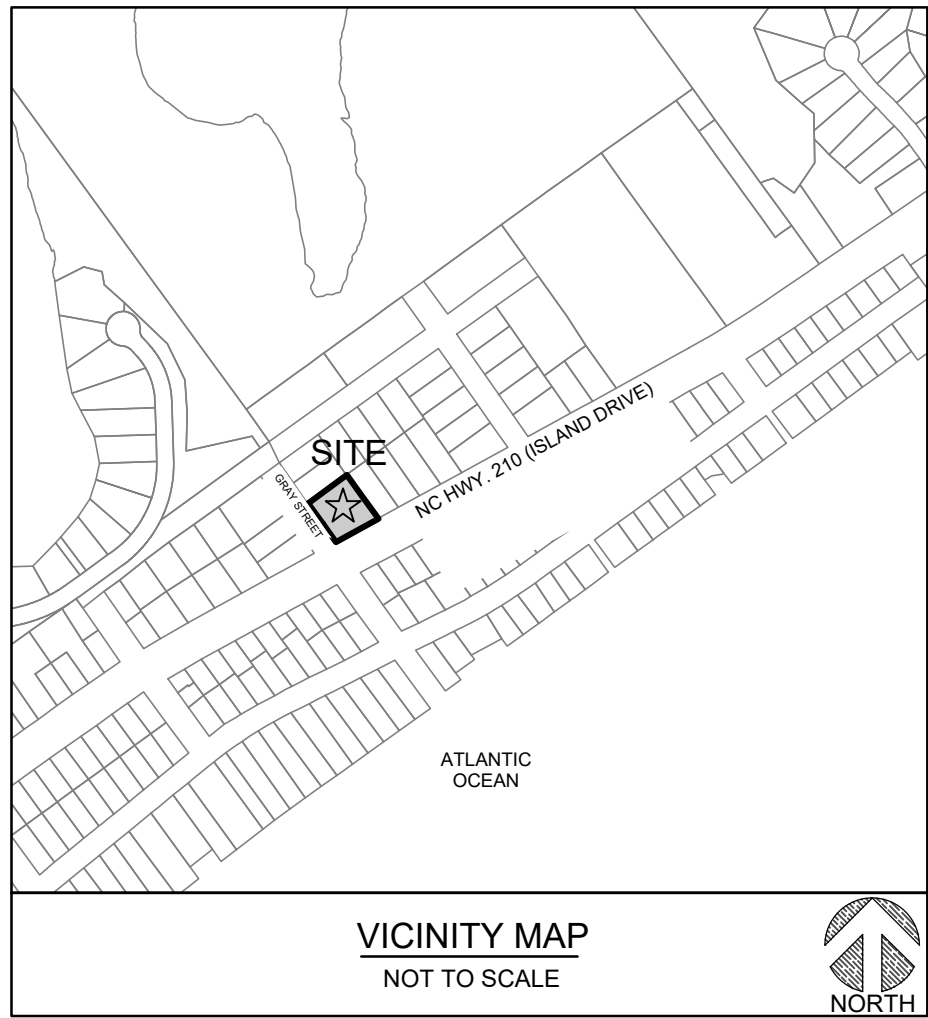


1. ALL SOILS ON THE SITE ARE TYPE NEWHAN-COROLLA-URBAN, ACCORDING TO ONSLOW COUNTY WEB DATA.



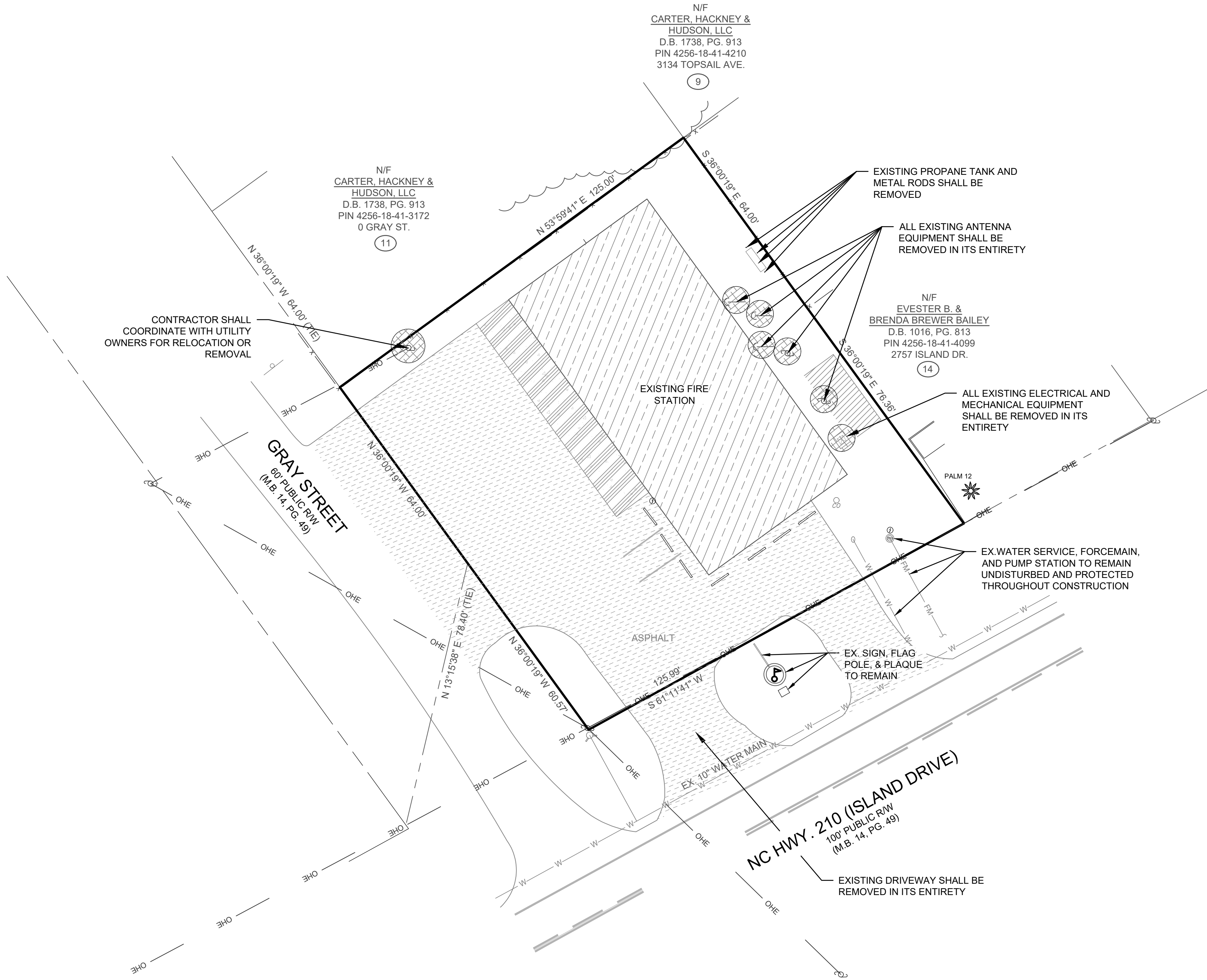
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- DEMOLITION NOTES:**
- 1.) CONTRACTOR SHALL REFER TO SHEET C-1.0 GENERAL NOTES FOR DEMOLITION NOTES.
 - 2.) CONTRACTOR SHALL MAKE NO PAVEMENT CUTS INTO GRAY STREET OR NC HIGHWAY 210 WITHOUT THE WRITTEN PERMISSION OF THE TOWN OF NORTH TOPSAIL BEACH OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AS APPROPRIATE.
 - 3.) ALL UTILITIES SHALL BE ABANDONED AND/OR DEMOLISHED AND CAPPED PROPERLY IN ACCORDANCE WITH THE UTILITY OWNERS' RULES AND REGULATIONS.
 - 4.) CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY OWNERS/PROVIDERS FOR RELOCATION AND/OR DEMOLITION REQUIRED.

SYMBOLS LEGEND	
	EXISTING CONCRETE TO BE REMOVED
	EXISTING ASPHALT TO BE REMOVED
	EXISTING ASPHALT TO BE REMOVED ONLY, BASE TO REMAIN
	EXISTING STORM STRUCTURE TO BE REMOVED
	EXISTING WATER & SEWER SERVICES TO BE REMOVED
	EXISTING TRANSFORMER/ SIGN/LIGHT/PEDESTAL/UTILITY POLE/ELECTRICAL/MECHANICAL TO BE REMOVED
	EXISTING FENCE TO BE REMOVED
	TREE PROTECTION FENCING
	EXISTING TREE/SHRUBS TO BE REMOVED
	EXISTING BUILDING/STRUCTURE TO BE REMOVED
	EXISTING CURBING TO BE REMOVED
	EXISTING UTILITY LINE TO BE REMOVED



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Town of
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FOUNDED IN 1959 *Nature's Tropical Beauty* NORTH CAROLINA

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PROJECT TITLE
**NORTH TOPSAIL
BEACH FIRE
STATION #2**

3304 GRAY STREET
NORTH TOPSAIL BEACH, NC
28460

**DESIGN
DOCUMENTS**
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SHEET TITLE

DEMOLITION PLAN

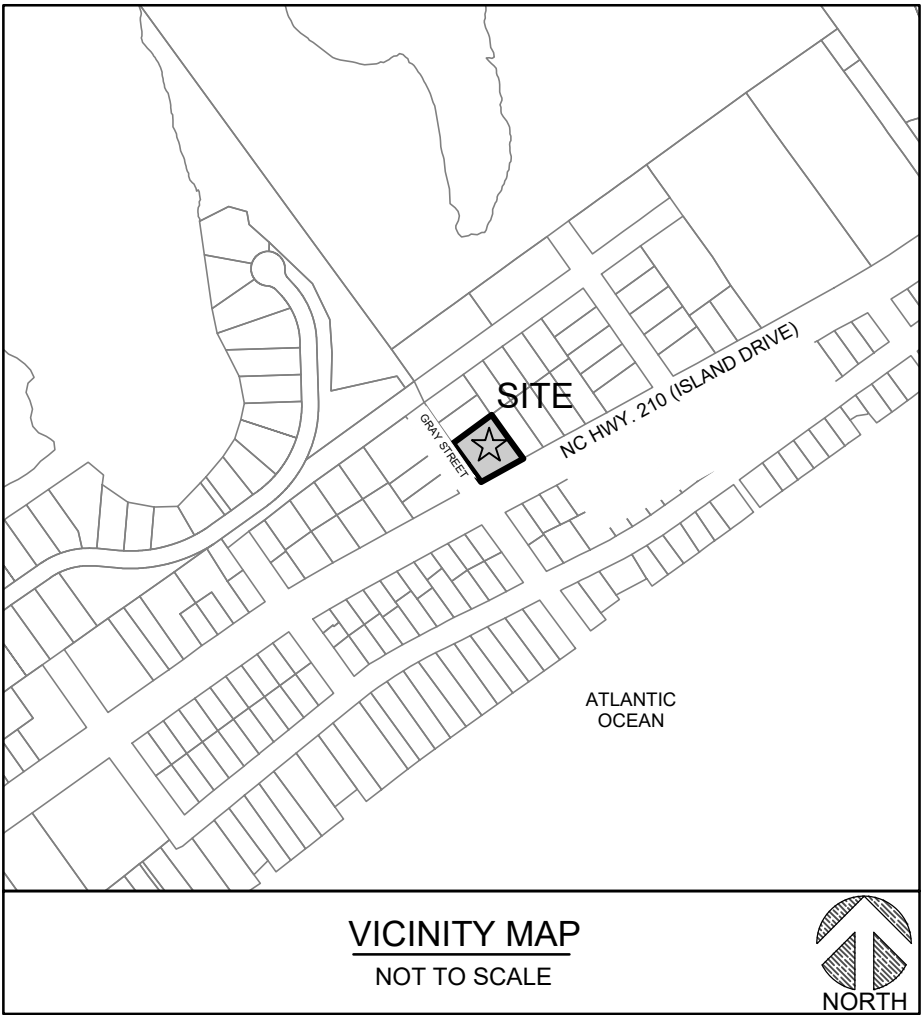
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811
Know what's below.
Call before you dig.

GRAPHIC SCALE
0 10 20 40 60
SCALE: 1"=20'



SITE INFORMATION
PROJECT ADDRESS: 3304 GRAY STREET
NORTH TOPSAIL BEACH, NC 28460

APPLICANT/DEVELOPER: TOWN OF NORTH TOPSAIL BEACH
2008 LOGGERHEAD COURT
NORTH TOPSAIL BEACH, NC 28460

PROPERTY OWNER: TOWN OF NORTH TOPSAIL BEACH
2008 LOGGERHEAD COURT
NORTH TOPSAIL BEACH, NC 28460

TAX PARCEL IDENTIFICATION #: 040481 & 040459

RECORDED DEED BOOK: DB 3989 PG 84

CURRENT ZONING: CUR-5

EXISTING USE: FIRE STATION
PROPOSED USE: FIRE STATION

TOTAL SITE AREA: ± 0.38 AC / ± 16,501 SF

WETLAND AREA: NO WETLANDS EXIST ON SITE

SURFACE WATERS: NO SURFACE WATERS EXIST ON SITE

FLOOD INFORMATION: SITE IS LOCATED IN AN AE SPECIAL FLOOD HAZARD AREA (BFE 12) AS SHOWN ON FEMA FLOOD MAP NO. 3720425600K BEARING AN EFFECTIVE DATE OF JUNE 19, 020.

CAMA AREAS OF CONCERN: 575' OF OUTSTANDING RESOURCE WATERS

DIMENSIONAL REQUIREMENTS

R-5	REQUIRED	PROVIDED
MAXIMUM LOT COVERAGE:	30% (4,950 SF)	82% (13,556 SF / 16,501)
MINIMUM FRONT SETBACK (GRAY ST):	20'	20.6'+
MINIMUM REAR SETBACK:	10'	10.2'+
MINIMUM INTERIOR SIDE SETBACK:	8'	8'+
MINIMUM CORNER LOT SIDE SETBACK:	15'	15.1'+
MAXIMUM BUILDING HEIGHT:	48'	43' (2 STORIES)

SITE PARKING DATA

MINIMUM PARKING REQUIRED:	1 SPACE PER EMPLOYEE PLUS 1 SPACE FOR EACH 5 SEATS IN THE LARGEST ASSEMBLY ROOM
PARKING SPACES PROVIDED:	7 SPACES
HANDICAP PARKING REQUIRED:	1 SPACE
HANDICAP PARKING PROVIDED:	1 SPACE

SOILS

1. ALL SOILS ON THE SITE ARE TYPE NEWHAN-COROLLA-URBAN, ACCORDING TO ONSLOW COUNTY WEB DATA.

IMPERVIOUS INFORMATION

TOTAL EXISTING ON-SITE IMPERVIOUS AREA:	12,157 SF
TOTAL ON-SITE PROPOSED IMPERVIOUS AREA:	11,968 SF
DIFFERENCE (PROPOSED - EXISTING) =	-189 SF

TOTAL ON-SITE PERVIOUS CONCRETE AREA: 1,588 SF

TOTAL EXISTING OFF-SITE IMPERVIOUS AREA:	3,101 SF
TOTAL PROPOSED OFF-SITE IMPERVIOUS AREAS:	2,731 SF
DIFFERENCE (PROPOSED - EXISTING) =	-370 SF

GENERAL NOTES:

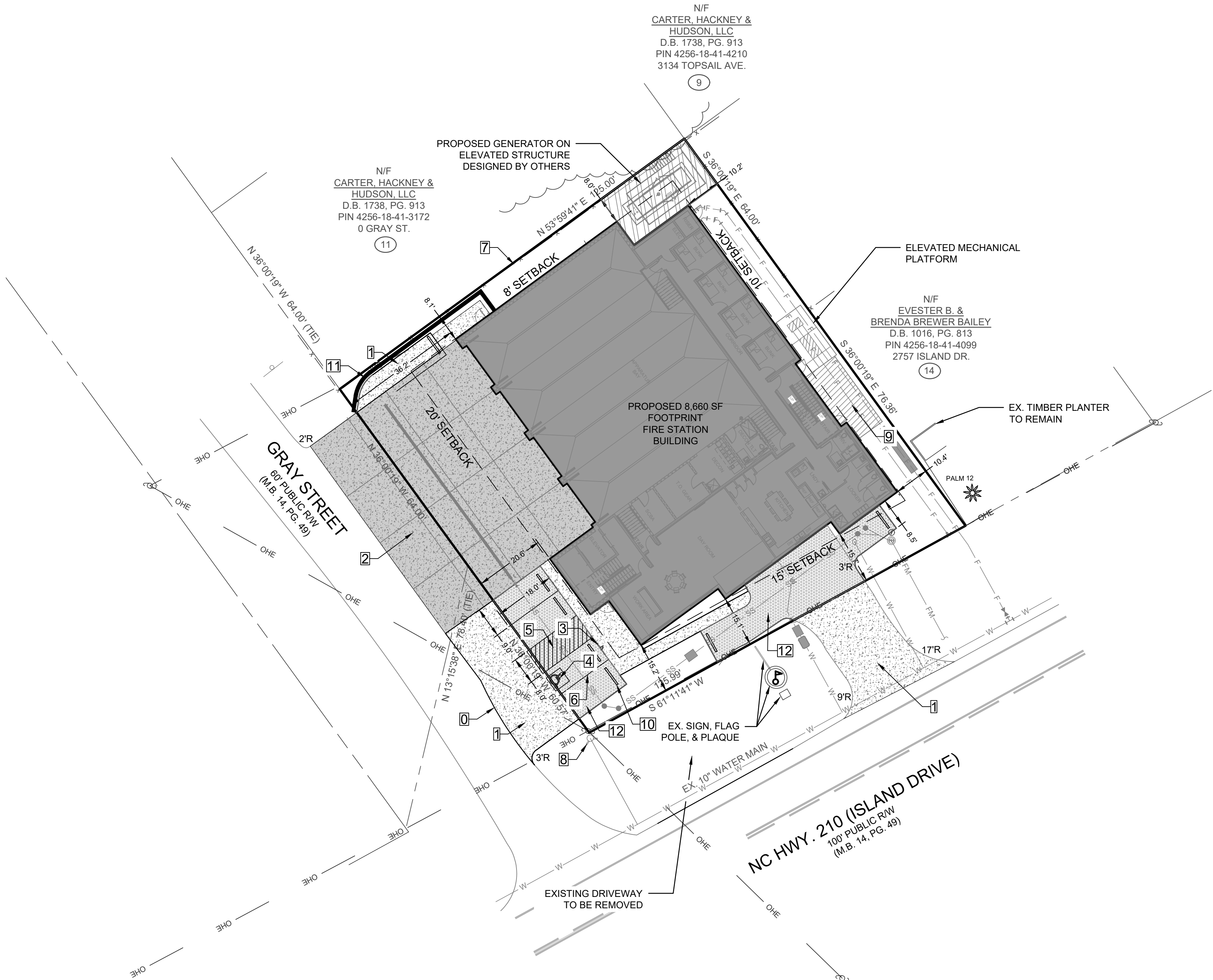
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET TOWN AND/ OR NCDOT STANDARDS.
- ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
- THERE WILL BE NO SOLID WASTE DISPOSAL ON SITE.

EXISTING LEGEND:

— OHE —	OVERHEAD ELECTRIC
— GAS —	BURIED GAS LINE
— W —	WATER LINE
— FM —	FORCEMAIN LINE
— SS —	SANITARY SEWER LINE
— —	STORM DRAINAGE LINE
— 18 —	EXISTING CONTOUR
— —	RIGHT OF WAY/BOUNDARY
— —	BOUNDARY LINE
— —	ADJOINER LINE
— —	EASEMENT
— —	SETBACK
✕	TREE REMOVAL

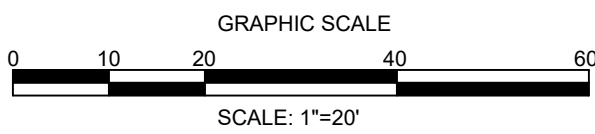
PROPOSED LEGEND:

— X —	FENCING, TYPE AS SPECIFIED
— W —	WATER LINE
— FM —	FORCEMAIN LINE
— SS —	SANITARY SEWER LINE
— —	CONCRETE
— —	PERVIOUS CONCRETE



KEY NOTES:

- EDGE OF EXISTING ROAD
- LIGHT DUTY CONCRETE PAVING REFER TO DETAIL
- HEAVY DUTY CONCRETE PAVING REFER TO DETAIL
- HANDICAP PARKING SIGN - POST MOUNTED REFER TO DETAIL
- HANDICAP PARKING SYMBOL REFER TO DETAIL
- HANDICAP ACCESS UNLOADING ZONE SLOPE 2% MAX. EACH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN.
- STRIPING PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN. USE HIGHWAY MARKING PAINT - WHITE (2 COATS).
- EXISTING WOOD BOLLARD & ROPE FENCE
- FIRE HYDRANT REFER TO UTILITY PLAN
- WOOD PLATFORM REFER TO DETAIL
- WHEEL STOP REFER TO DETAIL
- SEGMENTAL BLOCK RETAINING WALL DESIGNED BY OTHERS
- PERVIOUS CONCRETE PAVING REFER TO DETAIL



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PROJECT TITLE

**NORTH TOPSAIL
BEACH FIRE
STATION #2**

3304 GRAY STREET
NORTH TOPSAIL BEACH, NC
28460

**DESIGN
DOCUMENTS**

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SHEET TITLE

SITE PLAN

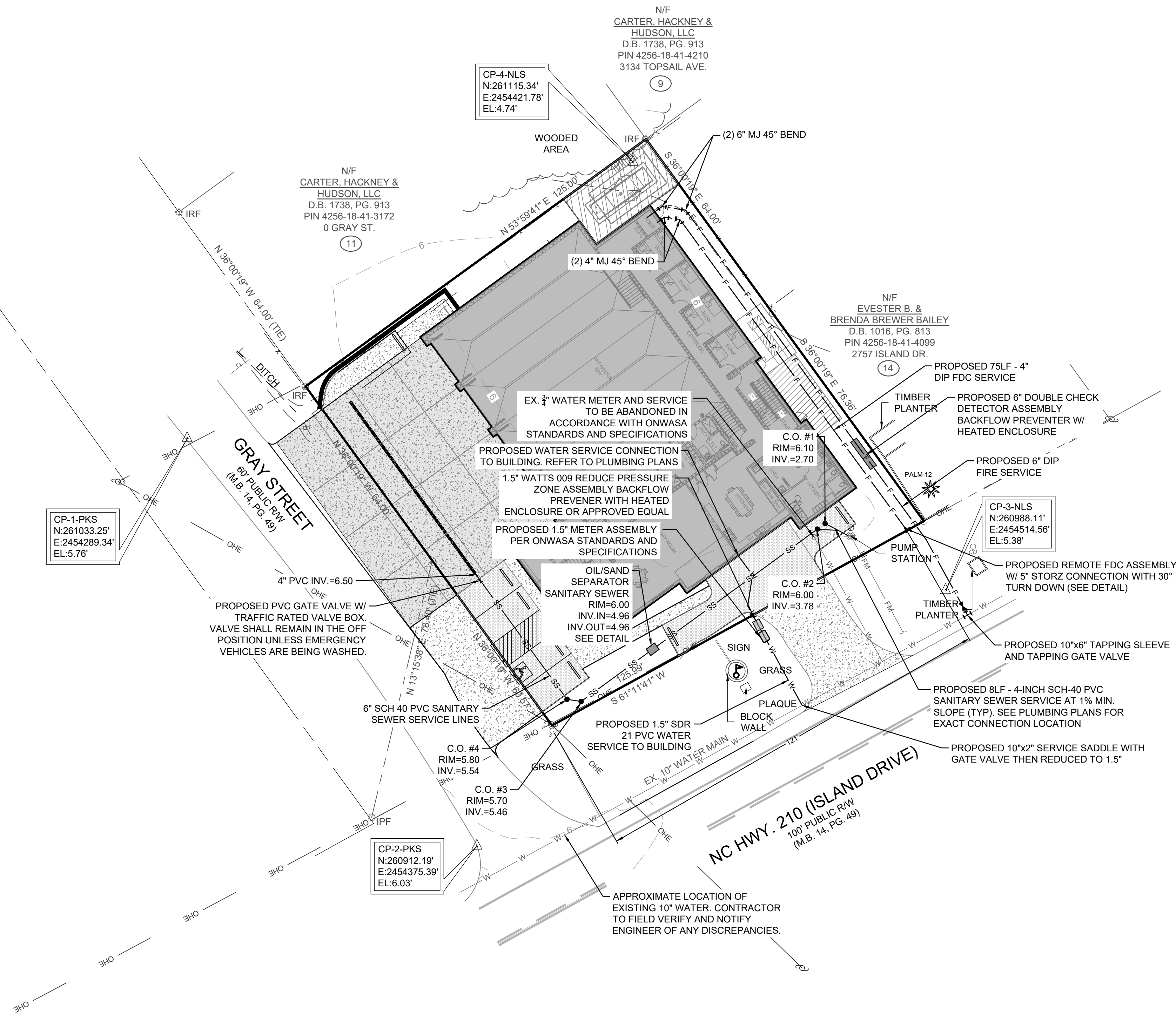
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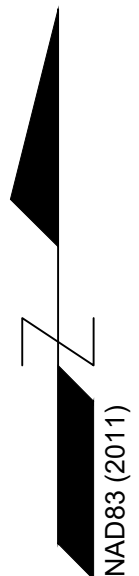
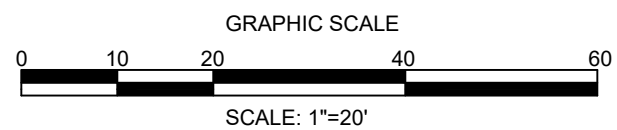
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PROJECT ADDRESS:	3304 GRAY STREET NORTH TOPSAIL BEACH, NC 28460
APPLICANT/DEVELOPER:	TOWN OF NORTH TOPSAIL BEACH 2008 LOGGERHEAD COURT NORTH TOPSAIL BEACH, NC 28460
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TAX PARCEL IDENTIFICATION #:	040481 & 040459
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CAMA AREAS OF CONCERN:	575' OF OUTSTANDING RESOURCE WATERS

7. ALL ISOLATION VALVES WITHIN THE "HOT BOX" AND BETWEEN THE "HOT BOX" AND THE RISER ROOM, MUST BE ELECTRICALLY SUPERVISED.



FIRE LINE NOTE:
SITE CONTRACTOR SHALL COORDINATE WITH
FIRE SUPPRESSION DESIGN BUILD TO
CONFIRM FIRE SERVICE SIZE PRIOR TO
ORDERING ANY MATERIAL OR INSTALLATION.
SITE CONTRACTOR SHALL INSTALL FIRE LINE
INSIDE RISER ROOM AND TERMINATE 12" AFF.



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PERT P. BALLARD
09/02/2022

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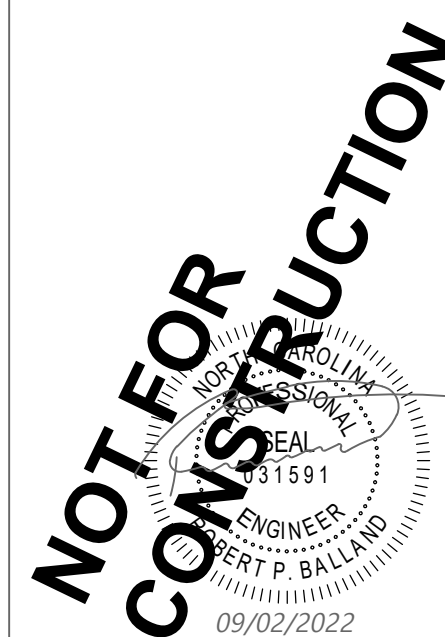
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28460

DESIGN
DOCUMENTS
NOT FOR CONSTRUCTION
NOT FOR PERMITS
12/09/22

SHEET TITLE

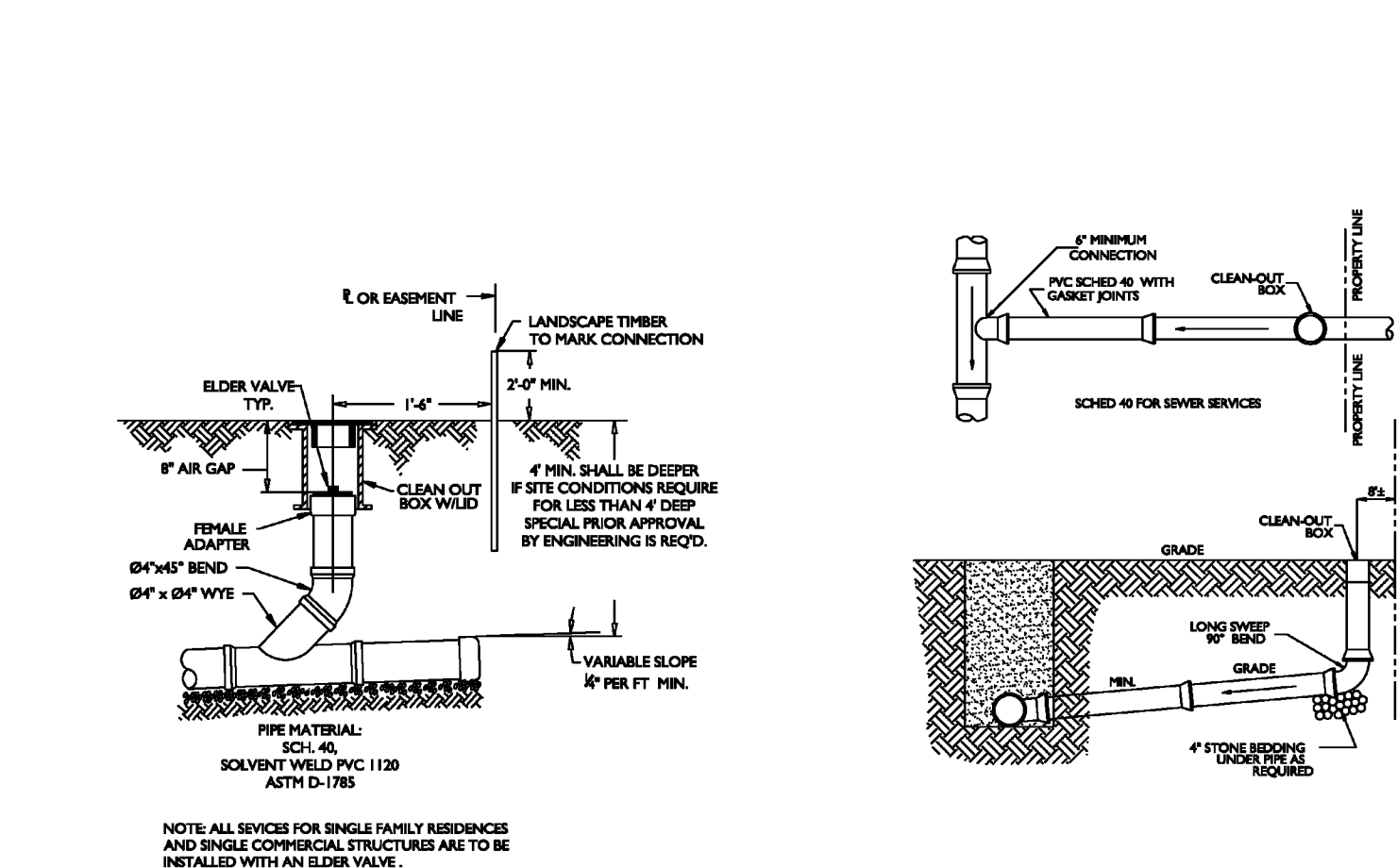
DETAILS

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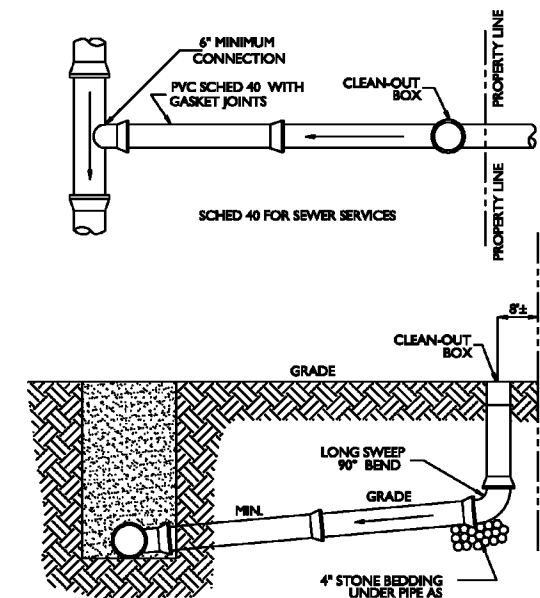
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DATE:		01/26/2022
SCALE:		AS NOTED
DRAWN BY: RPB		PROJ MGR: RPB

C-5.2

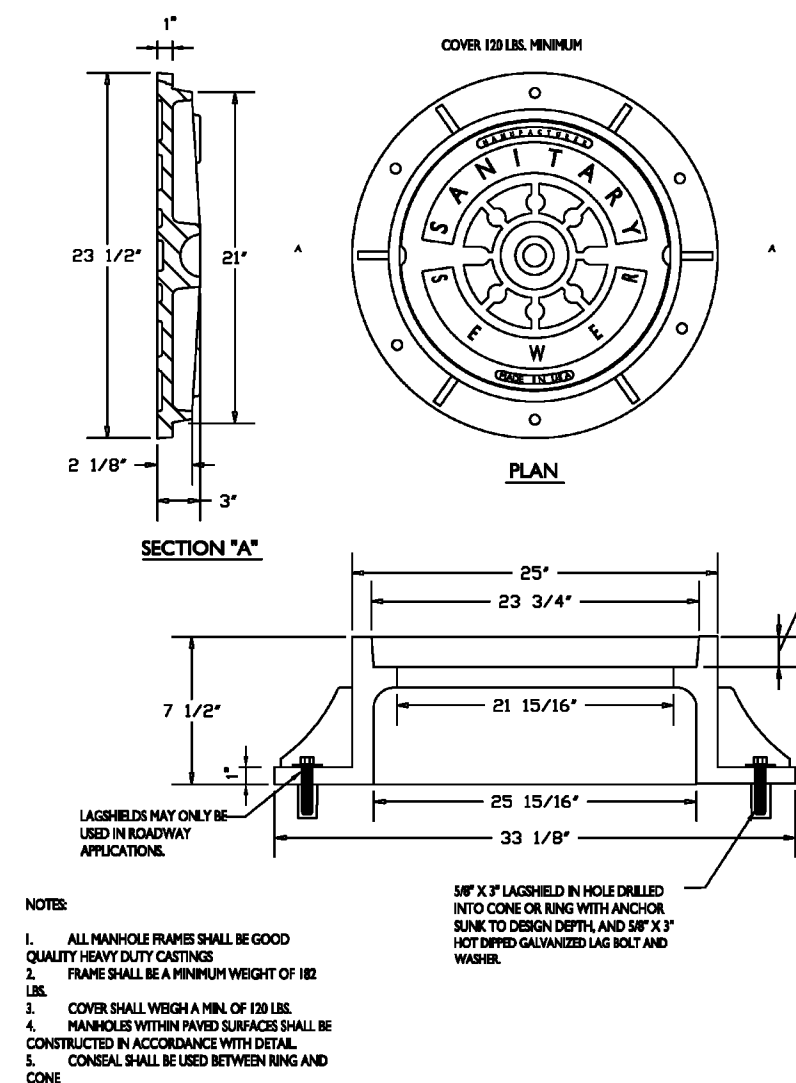
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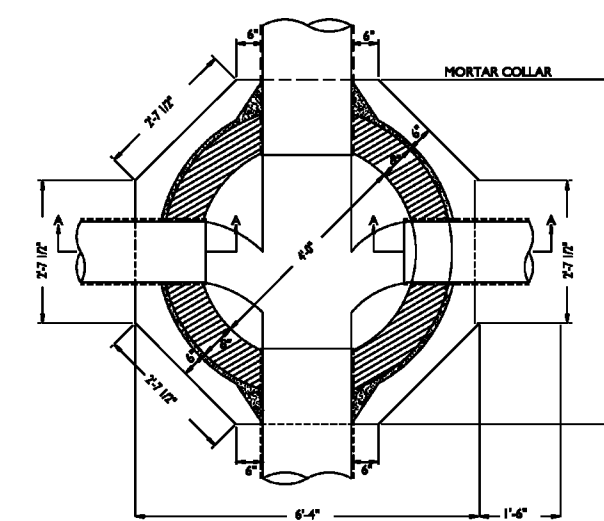
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NOT TO SCALE



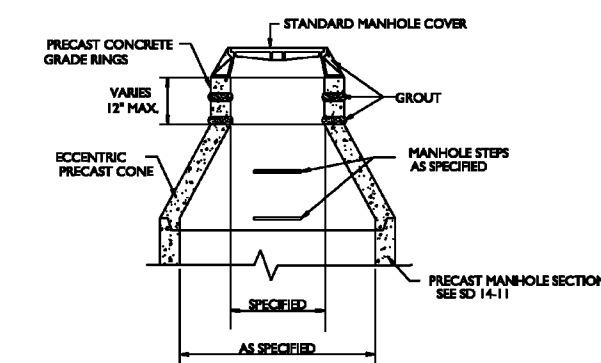
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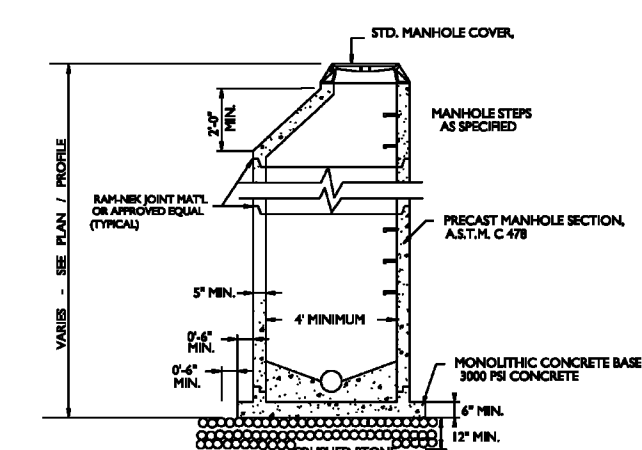
PSD NO. 18 - STANDARD MANHOLE RING AND COVER
DETAIL
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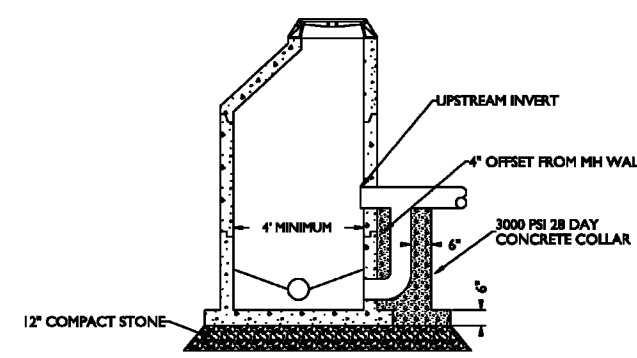
PSD NO. 19 - SANITARY SEWER MANHOLE PLAN VIEW DETAIL
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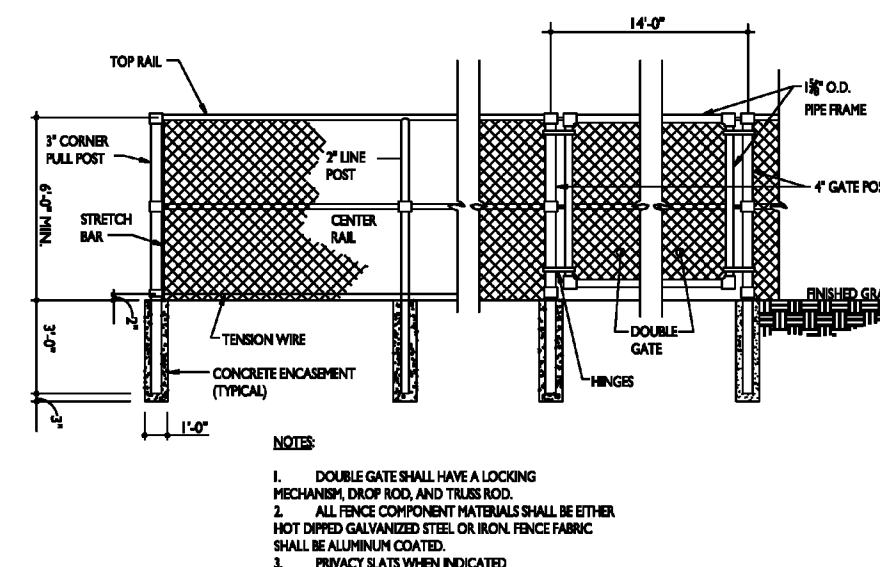
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DETAIL
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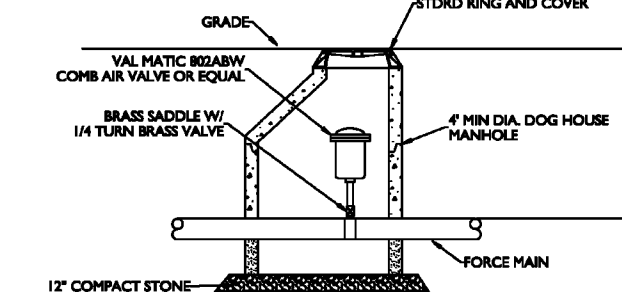
PSD NO. 21 - SANITARY SEWER PRECAST MANHOLE DETAIL
NOT TO SCALE



PSD NO. 22 - OUTSIDE DROP MANHOLE DETAIL



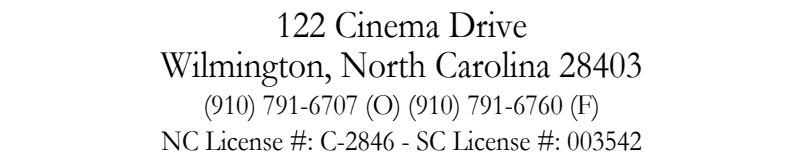
PSD NO. 23 - LIFT STATION FENCING DETAIL
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PSD NO. 24 - AIR RELEASE MANHOLE DETAIL

STANDARD DETAILS SHEET C

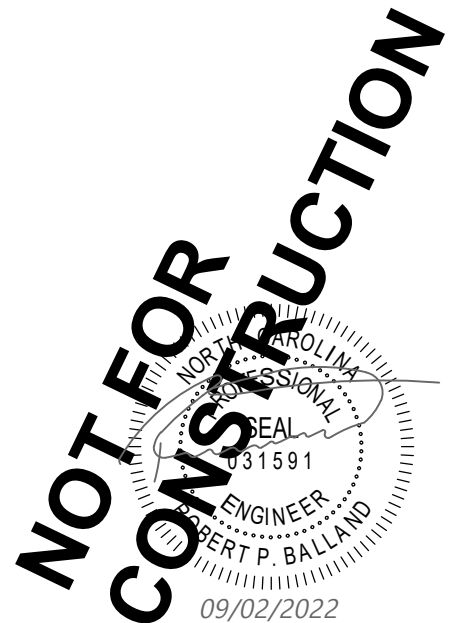
PLURIS, LLC



Maryland
312 West Main St, Suite 300
Salisbury, MD 21801
410 546 9100

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

www.beckermorgan.com



PROJECT TITLE

3304 GRAY STREET
NORTH TOPSAIL BEACH, NC
28460

DESIGN
DOCUMENTS
NOT FOR CONSTRUCTION
NOT FOR PERMITS
12/09/22

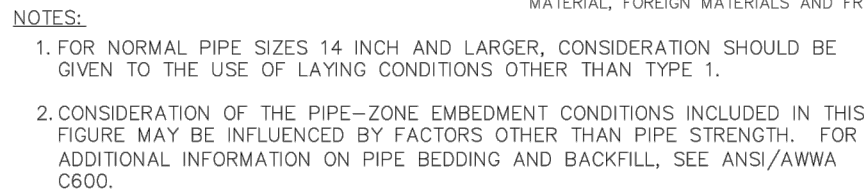
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DETAILS

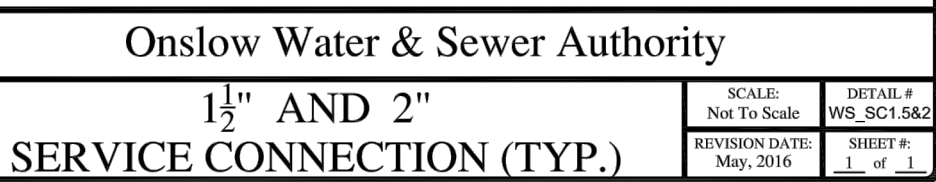
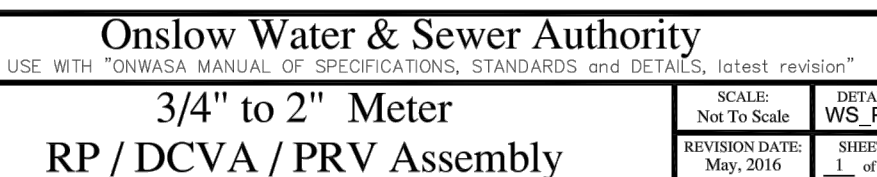
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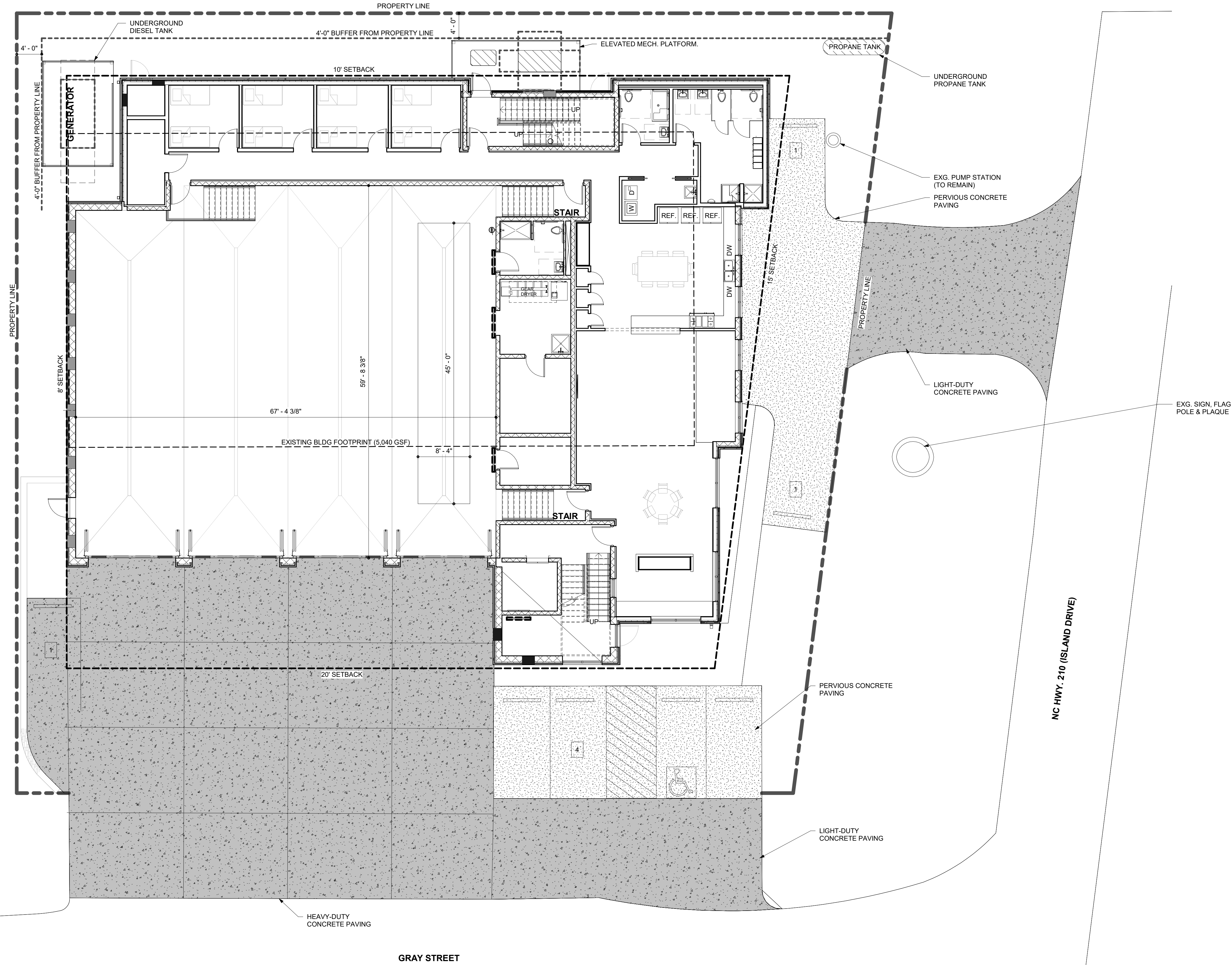
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PROJECT NO:	22242	PE
DATE:	01/26/2022	
SCALE:	AS NOTED	
DRAWN BY:	RPB	PROJ MGR: RPB

C-5.3

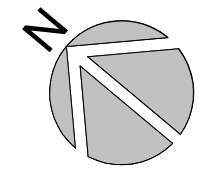


- Note: Appendices within these regulations are subject to change periodically or as required by the State of North Carolina.





1 ARCHITECTURAL SITE PALN
SCALE: 1/8" = 1'-0"



PROPOSED FLOOD VENT DESIGN	
	INSULATED FLOOD VENT - STACKER
	INSULATED FLOOD VENT - SINGLE
	INSULATED FLOOD VENT - GARAGE DOOR MODEL
	FLOOD DOOR BARRIER

BECKER
MORGAN
GROUP

ARCHITECTURE
ENGINEERING

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

Maryland
312 West Main St, Suite 300
Salisbury, MD 21801
410.546.9100

Delaware
309 S Governors Ave
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

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Town of
NORTH TOPSAIL BEACH
FOUNDED IN 1980 *North's Finest Beach* NORTH CAROLINA

CBHF ENGINEERS PLLC
PME ENGINEERS
2246 YALPON DRIVE
WILMINGTON, NC 28401
ph 910-791-4000

PARAMOUNTE ENGINEERING, INC.
CIVIL ENGINEERING
122 CINEMA DRIVE
WILMINGTON, NC 28403
ph 910-791-6707 fax 910-791-6760

WOODS ENGINEERING
STRUCTURAL ENGINEERING
254 N. FRONT STREET, SUITE 201
WILMINGTON, NC 28401
ph 910-343-8007 fax 910-343-8088

NOT FOR
CONSTRUCTION

BECKER MORGAN GROUP
INC.
51922
NORTH CAROLINA
WILMINGTON, NC

PROJECT TITLE

NORTH TOPSAIL
BEACH FIRE
STATION #2

3304 GRAY STREET
NORTH TOPSAIL BEACH, NC
28460

PLANNING
BOARD REVIEW

NOT FOR CONSTRUCTION
NOT FOR PERMITS
02/03/2023

SHEET TITLE

ARCHITECTURAL
SITE PLAN / FLOOD
PROOFING DIAGRAM

ISSUE BLOCK

Mark	Date	Description
PROJECT NO:	2021025.02	
DATE:	02/03/2023	
SCALE:	As indicated	
DRAWN BY:	EJS	PROJ MGR: BMR

A100

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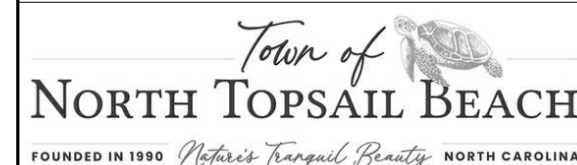
North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7500

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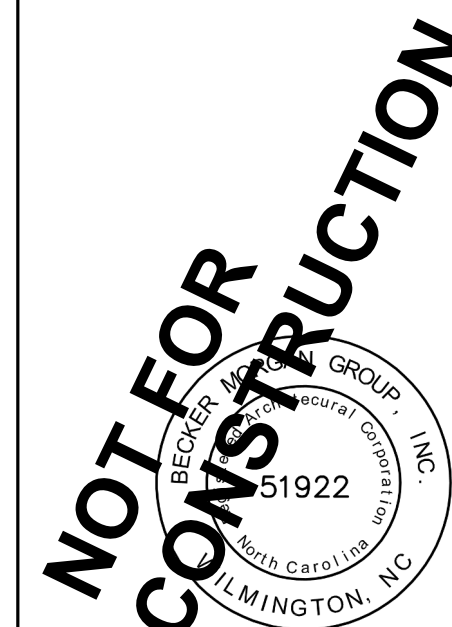
ph 910-791-6707 fax 910-791-6760

WOODS ENGINEERING

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254 N. FRONT STREET, SUITE 201
WILMINGTON, NC 28401

ph 910-343-8007 fax 910-343-8088



PROJECT TITLE

NORTH TOPSAIL
BEACH FIRE
STATION #2

3304 GRAY STREET
NORTH TOPSAIL BEACH, NC
28460

PLANNING BOARD REVIEW

NOT FOR CONSTRUCTION
NOT FOR PERMITS
02/03/2023

SHEET TITLE

EXTERIOR ELEVATIONS

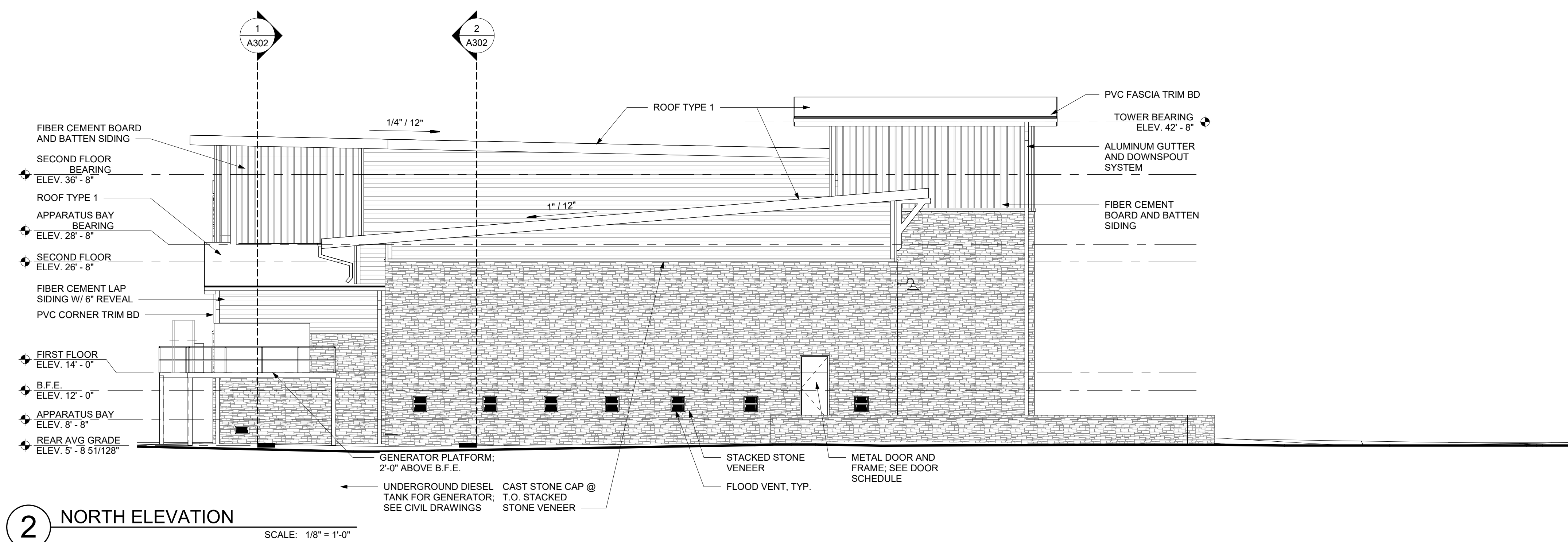
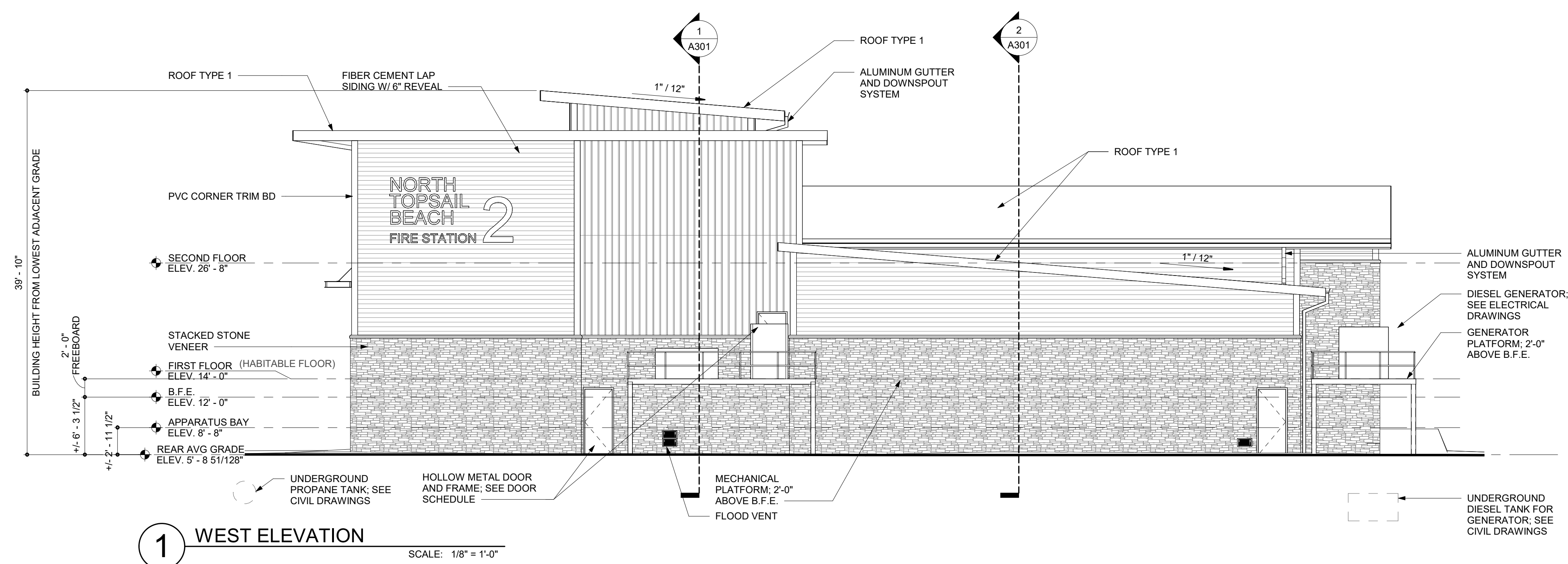
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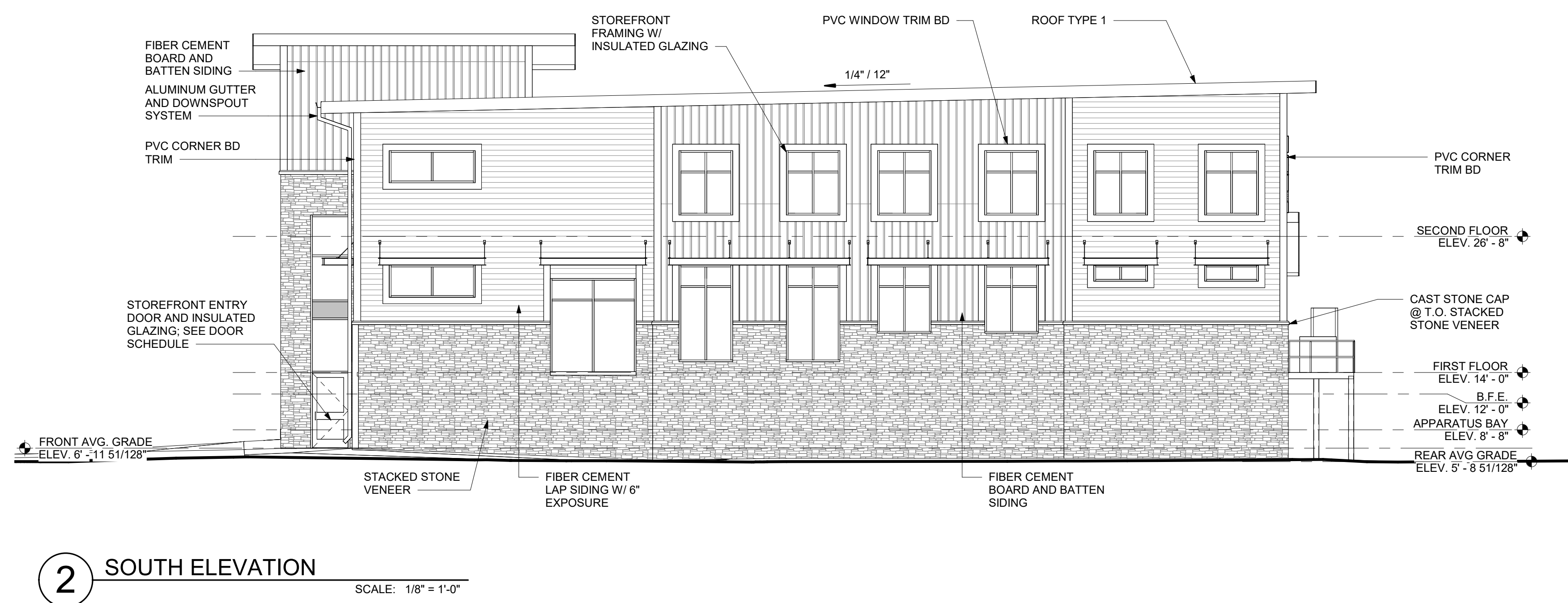
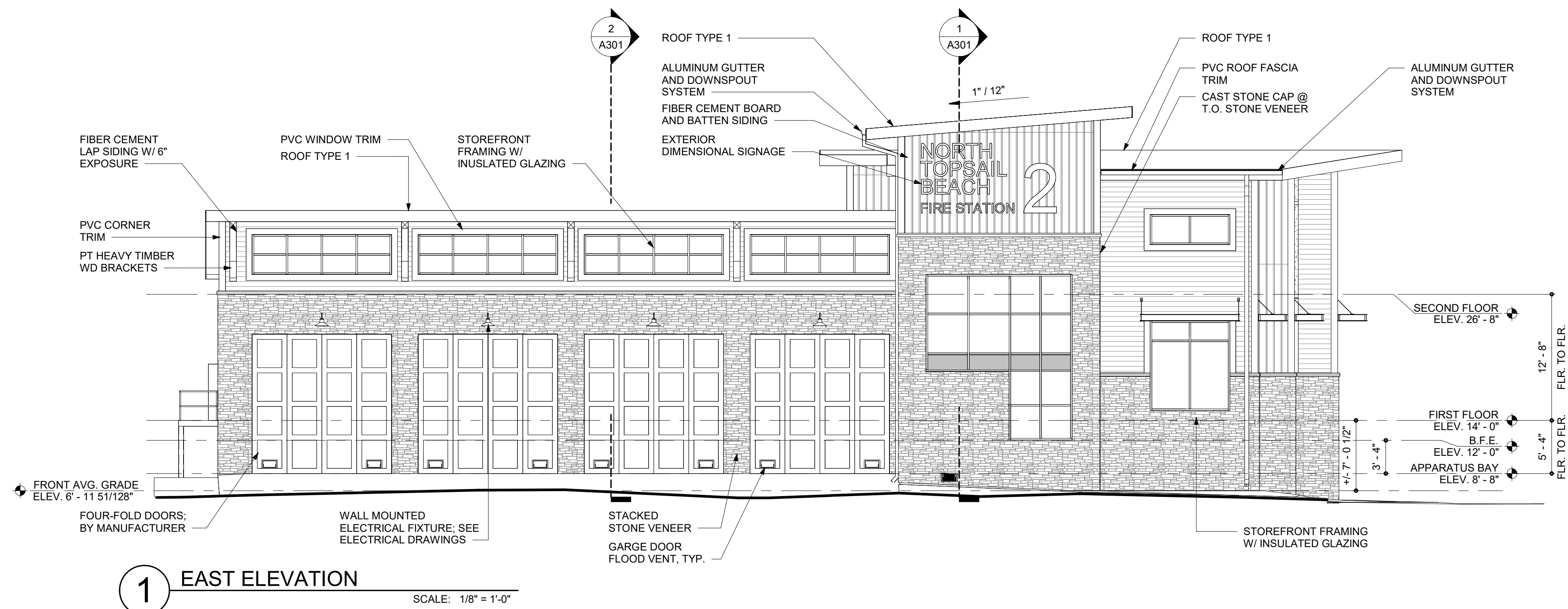
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Doc ID: 010491360001 Type: CRP
Recorded: 05/17/2013 at 11:44:17 AM
Fee Amt: \$26.00 Page 1 of 1
Revenue Tax: \$0.00
Onslow County, NC
Rebecca L. Pollard Reg. of Deeds

BK 3989 PG 84

This certifies that there are no delinquent ad valorem taxes, or other taxes which the Onslow County Tax Collector is charged with collecting, that are a lien on:

Parcel Identification Number:

This is not a certification that the Onslow County Parcel Identification Number matches this deed description.

Guanna Matthews
Tax Collections Staff
Date 5-17-2013

This deed presented to
The Onslow Co Tax Office
Date 5/17/13

Return to: Brian E. Edes
5002 Randall Parkway
Wilmington, NC 28403

Parcel No. 040459
040481

Stamps: \$ 0.00

STATE OF North Carolina

COUNTY OF Onslow County

QUITCLAIM DEED

BRIEF DESCRIPTION FOR THE INDEX: Lots 12 and 13 in Block twenty-four, Ocean City

THIS QUITCLAIM DEED, made and entered into this the 4th day of May, 2013, by and between North Topsail Beach Volunteer Rescue & EMS, Inc., of Onslow County, NC, hereinafter called Grantor, and the Town of North Topsail Beach, North Carolina, of Onslow County, hereinafter called Grantee;

WITNESSETH

That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars to him in hand paid, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey and forever quitclaim unto the Grantee and his/her heirs and/or successors and assigns all right, title, claim, and interest of the Grantor in and to a certain tract or parcel of land lying and being in Onslow County, State of North Carolina, and more particularly described as follows:

All of Lots twelve (12) and thirteen (13) in Block twenty-four (24), more particularly shown and described on a plat of survey entitled "Revised Map of a Portion of Ocean City on Topsail Island, North Carolina, dated February 6, 1974, by H. M. Loughlin, Registered Land Surveyor

THE PROPERTY hereinabove described was acquired by Grantor by instrument recorded in Book 751 at page 495 of the October 9, 1985 county registry

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to her, the Grantee and her heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of Grantor or anyone claiming by, through, or under him.

The Designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Gunnar Matthews
(SEAL)
Gunnar Matthews

(SEAL)

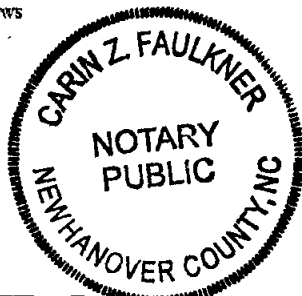
STATE OF North Carolina
COUNTY OF Onslow County

I, *Carin Z. Faulkner*, a Notary Public for the aforesaid County and State, hereby certify that Gunnar Matthews personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 4th day of May, 2013.

My Commission Expires:
November 22, 2016
STATE OF NORTH CAROLINA

Carin Z. Faulkner
Notary Public
(Notarial Seal)



**TOWN OF
NORTH TOPSAIL BEACH
BOARD OF ALDERMEN**

Wednesday, March 1, 2023,
11:00 a.m. 2008 Loggerhead
Court, North Topsail Beach NC
28460 Pursuant to NCGS §
160D-601 and the Town's Uni-
fied Development Ordinance
§2.06 and §2.07.01, notice is
hereby given that a regular meet-
ing of the North Topsail Beach
Board of Aldermen will be held at
2008 Loggerhead Court, North
Topsail Beach NC on Wednes-
day, March 1, 2023, 11:00 a.m.
Hearings will be conducted to re-
ceive input on: Commercial Plan
Review: Fire Station #2, 3304
Gray Street; Proposed Amend-
ment §6.05 Off-Street Parking
And Loading Requirement; Pro-
posed Amendment § 4.03.20, §
11.02 Duplex; Proposed Amend-
ment § 4.03.07 Fences.

All information pertaining to these
public hearings may be viewed at
the Town Hall by appointment
only Monday through Friday
between the hours of 8:00 am
and 5:00 pm.

For more information, please con-
tact: Deborah J. Hill MPA AICP
CFM CZO, Planning Director
dhill@northtopsailbeachnc.gov
910-328-1349

February 11 & 18, 2023

BUILDING CODE SUMMARY

NAME OF PROJECT: NORTH TOPSAIL BEACH FIRE STATION #2
ADDRESS: 3304 GRAY STREET - NORTH TOPSAIL BEACH, 28460
OWNER OR AUTHORIZED AGENT: ALICE DERIAN PHONE #: 910.328.1349 E-Mail: aderian@northtopsailbeachnc.gov
OWNED BY: ☒ City ☐ County ☐ State ☐ Private
CODE ENFORCEMENT JURISDICTION: ☒ City ☐ County ☐ State

CONTACT: BRICE REID, AIA, NCARB

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	EMAIL ADDRESS
ARCHITECTURAL	Becker Morgan Group, Inc.	ERNEST W. OLDS	105959	910.341.7900	edols@beckermorgan.com
CIVIL	PARAMOUNTE ENGINEERING, INC	ROBERT BALLAND	31991	910.791.6707	rballand@paramounte-eng.com
ELECTRICAL	CBHF Engineers, PLLC	W. ALLEN CRIBB	023311	910.791.4000	acribb@cbhfenigneers.com
FIRE ALARM	CBHF Engineers, PLLC	W. ALLEN CRIBB	023311	910.791.4000	acribb@cbhfenigneers.com
PLUMBING	CBHF Engineers, PLLC	TROY O. GRADY	043801	910.791.4000	tgrady@cbhfenigneers.com
MECHANICAL	CBHF Engineers, PLLC	TROY O. GRADY	043801	910.791.4000	tgrady@cbhfenigneers.com
SPRINKLER-STANDPIPE	PEFEB ENGINEERING, PLLC	DAVID STACY PE	046319	910.600.7780	dstacy@pefe.com
STRUCTURAL	Woods Engineering, PA	ADAM SISK	041563	910.343.8007	adam@woodseng.com
RETAINING WALL >5' HIGH OTHER					

2018 NC BUILDING CODE:
☒ New Building ☐ Addition ☐ Renovation ☐ 1st Time Interior Completion
☐ Phased Construction - Shell/Core ☐ Shell/Core
2018 NC EXISTING BUILDING CODE:
☐ Prescriptive ☐ Repair ☐ Chapter 14
Alteration: ☐ Alteration Level I ☐ Alteration Level II ☐ Alteration Level III
☐ Historic Property ☐ Change of Use ☐ Change of Use ☐ Historic Property

CONSTRUCTED: _____ CURRENT OCCUPANCY(S) (Ch. 3) BUSINESS
RENOVATED: _____ PROPOSED OCCUPANCY(S) (Ch. 3) BUSINESS
RISK CATEGORY (Table 1604.5): CURRENT ☐ N/A ☐ I ☐ II ☐ III ☒ IV
PROPOSED ☐ N/A ☐ I ☐ II ☐ III ☒ IV

BASIC BUILDING DATA:

CONSTRUCTION TYPE: ☐ I-A ☐ I-B ☐ II-A ☒ II-B ☐ III-A ☐ III-B ☐ IV ☐ V-A ☐ V-B
SPRINKLERS: ☐ NO ☒ YES ☐ PARTIAL ☒ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
STANDPIPES: ☒ NO ☐ YES ☐ CLASS I ☐ CLASS II ☐ CLASS III ☐ WET ☐ DRY
PRIMARY FIRE DISTRICT: ☒ NO ☐ YES
FLOOD HAZARD AREA: ☐ NO ☒ YES
SPECIAL INSPECTIONS: ☐ NO ☒ YES

GROSS BUILDING AREA TABLE:

FLOOR	EXISTING (SQ. FT.)	NEW (SQ. FT.)	RENO/ALTER (SQ. FT.)	SUB-TOTAL
6TH FLOOR	-	-	-	-
5TH FLOOR	-	-	-	-
4TH FLOOR	-	-	-	-
3RD FLOOR	-	-	-	-
2ND FLOOR	-	2,444 SF	-	-
MEZZANINE	-	649 SF	-	-
1ST FLOOR	-	8,550 SF	-	-
BASEMENT	-	-	-	-
TOTAL	-	11,643 SF	-	-

ALLOWABLE AREA:

PRIMARY OCCUPANCY CLASSIFICATION(S):

ASSEMBLY ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
BUSINESS ☒
EDUCATIONAL ☐
FACTORY ☐ F-1 MODERATE ☐ F-2 LOW
HAZARDOUS ☐ H-1 DETONATE ☐ H-2 DEFLAGRATE ☐ H-3 COMBUST ☐ H-4 HEALTH ☐ H-5 HPM
INSTITUTIONAL ☐ I-1 CONDITION ☐ 1 ☐ 2
☐ I-2 CONDITION ☐ 1 ☐ 2
☐ I-3 CONDITION ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ I-4
MERCANTILE ☐
RESIDENTIAL ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
STORAGE ☐ S-1 MODERATE ☐ S-2 LOW ☐ S-3 HIGH-PILED
☐ PARKING GARAGE ☐ OPEN ☐ ENCLOSED ☐ REPAIR GARAGE
UTILITY AND MISCELLANEOUS ☐

ACCESSORY OCCUPANCY CLASSIFICATION(S): R-2 RESIDENTIAL / S-2 STORAGE
INCIDENTAL USES (Table 509): N/A
SPECIAL USES (Chapter 4 - List Code Sections): N/A
SPECIAL Provisions (Chapter 5 - List Code Sections): N/A
MIXED OCCUPANCY: ☐ NO ☒ YES SEPARATION: 1 HR. EXCEPTION:
☒ Non-Separated Use (508.3)
☐ Separated Use (508.4) - See below for area calculations for each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1

$$\frac{\text{ACTUAL AREA OF OCCUPANCY A}}{\text{ALLOWABLE AREA OF OCCUPANCY A}} + \frac{\text{ACTUAL AREA OF OCCUPANCY B}}{\text{ALLOWABLE AREA OF OCCUPANCY B}} \leq 1$$
$$\frac{-}{-} + \frac{-}{-} \leq 1$$

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2 ^a AREA	(C) AREA FOR FRONTAGE INCREASE ^{1,5}	(D) ALLOWABLE AREA PER STORY OR UNLIMITED
1	BUSINESS - B	4,758 SF	69,000 SF		
2	RESIDENTIAL - R2		48,000 SF		48,000 SF
3	STOARGE - S2		78,000 SF		

- FRONTAGE AREA INCREASES FROM SECTION 506.2 ARE COMPUTED THUS:
A. PERIMETER WHICH FRONTS A PUBLIC WAY OR OPEN SPACE HAVING 20 FT MINIMUM WIDTH ____ (F)
B. TOTAL BUILDING PERIMETER = ____ (P)
C. RATIO (F/P) = ____ (F/P)
D. W = MINIMUM WIDTH OF PUBLIC WAY = ____ (W) (do not exceed 30)
E. PERCENT OF FRONTAGE INCREASE I_r = 100 (F/P - 0.25) x W/30 = ____ (%)
UNLIMITED AREA APPLICABLE UNDER CONDITIONS OF SECTION 507.
3. MAXIMUM BUILDING AREA = TOTAL NUMBER OF STORIES IN THE BUILDING x D (MAXIMUM 3 STORIES) (506.2)
4. THE MAXIMUM AREA OF OPEN PARKING GARAGES MUST COMPLY WITH 406.5.4.
5. FRONTAGE INCREASE IS BASED ON THE UNSPRINKLERED AREA VALUE IN TABLE 506.2

ALLOWABLE HEIGHT:

	ALLOWABLE (TABLES 504.3 & 504.4)	SHOWN ON PLANS	CODE REFERENCE
BUILDING HEIGHT IN FEET (Table 504.3)	75 FEET	40 FEET	
BUILDING HEIGHT IN STORIES (Table 504.4)	4 STORIES	2 STORIES	

- Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.
- The maximum height of air traffic control tower must comply with Table 412.3.1.
- The maximum height of open parking garages must comply with Table 406.5.4.

FIRE PROTECTION REQUIREMENTS:

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D	PROVIDED* (W/ REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
Structural Frame including columns, girders, trusses		0					
Bearing Walls							
Exterior							
North	8'	1 HR					
East	10'	0					
West	>30'	0					
South	>30'	0					
Interior							
Nonbearing Walls and Partitions		0					
Exterior							
North	0						
East	0						
West	0						
South	0						
Interior walls and partitions		0					
Floor Construction, including supporting beams and joists		0					
Floor Ceiling Assembly		0					
Columns Supporting Floors		0					
Roof Construction, including supporting beams and joists		0					
Roof Ceiling Assembly		0					
Columns Supporting Roof		0					
Shaft Enclosures - Exit	1 HR		2G / A002	UL# U-905			
Shaft Enclosures - Other							
Corridor Separation	0						
Occupancy / Fire Barrier Separation	30 MIN			UL# U-419			
Party / Fire Wall Separation	0						
Smoke Barrier Separation	0						
Tenant / Dwelling Unit / Sleeping Separation	30 MIN			UL# U-419			
Incidental Use Separation	N/A						
* Indicate section number permitting reduction							

PERCENTAGE OF WALL OPENING CALCULATIONS:

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
5 TO LESS THAN 10	UNPROTECTED / SPRINKLERED (S)	25%	
10 TO LESS THAN 15	UNPROTECTED / SPRINKLERED (S)	45%	

LIFE SAFETY SYSTEM REQUIREMENTS:

EMERGENCY LIGHTING: ☐ NO ☒ YES
EXIT SIGNS: ☐ NO ☒ YES
FIRE ALARM: ☐ NO ☒ YES
SMOKE DETECTION SYSTEMS: ☒ NO ☐ YES ☐ PARTIAL
CARBON MONOXIDE DETECTION: ☒ NO ☐ YES

LIFE SAFETY PLAN REQUIREMENTS:

LIFE SAFETY PLAN SHEET # G003

- FIRE AND/OR SMOKE RATED WALL LOCATIONS (Chapter 7)
- ASSUMED AND REAL PROPERTY LINE LOCATIONS (if not on the site plan)
- EXTERIOR WALL OPENING AREA WITH RESPECT TO DISTANCE TO ASSUMED PROPERTY LINES (705.8)
- OCCUPANCY TYPES FOR EACH AREA AS IT RELATES TO OCCUPANT LOAD CALCULATION (TABLE 1004.1.2)
- OCCUPANT LOADS FOR EACH AREA
- EXIT ACCESS TRAVEL DISTANCES (1017)
- COMMON PATH OF TRAVEL DISTANCES (1006.2.1 & 1006.3.2(1))
- DEAD END LENGTHS (1020.4)
- CLEAR EXIT WIDTHS FOR EACH EXIT DOOR
- MAXIMUM CALCULATED OCCUPANT LOAD CAPACITY EACH EXIT DOOR CAN ACCOMMODATE BASED ON EGRESS WIDTH (1005.3)
- ACTUAL OCCUPANT LOAD FOR EACH EXIT DOOR
- A SEPARATE SCHEMATIC PLAN INDICATING WHERE FIRE RATED FLOOR / CEILING AND/OR ROOF STRUCTURE IS PROVIDED FOR PURPOSES OF OCCUPANCY SEPARATION
- LOCATION OF DOORS WITH PANIC HARDWARE (1008.1.10.)
- LOCATION OF DOORS WITH DELAYED EGRESS LOCKS AND THE AMOUNT OF DELAY (1010.1.9.7)
- LOCATION OF DOORS WITH ELECTROMAGNETIC EGRESS LOCKS (1010.1.9.9)
- LOCATION OF DOORS EQUIPPED WITH HOLD-OPEN DEVICES
- LOCATION OF EMERGENCY ESCAPE WINDOWS (1030)
- THE SQUARE FOOTAGE OF EACH FIRE AREA (202)
- THE SQUARE FOOTAGE OF EACH SMOKE COMPARTMENT FOR OCCUPANCY CLASSIFICATION I-2 (407.5)
- NOTE ANY CODE EXCEPTIONS OR TABLE NOTES THAT MAY HAVE BEEN UTILIZED REGARDING THE ITEMS ABOVE

ACCESSIBLE DWELLING UNITS (SECTION 1107) NOT APPLICABLE

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED

ACCESSIBLE PARKING (SECTION 1106) SEE CIVIL DRAWINGS

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED			TOTAL # ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 132" ACCESS AISLE	8' ACCESS AISLE	
PARKING AREA	7	7	1	N/A	N/A	1
TOTAL						

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)

USE	WATERCLOSETS		URINALS	LAVATORIES		SHOWERS / TUBS	DRINKING FOUNTAINS
	MALE	FEMALE / UNISEX		MALE	FEMALE / UNISEX		REGULAR ACCESSIBLE
SPACE							
EXIST'G							
NEW							
REQ'D							

Special Approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, etc., describe below)

ENERGY SUMMARY

ENERGY REQUIREMENTS:

THE FOLLOWING DATA SHALL BE CONSIDERED MINIMUM AND ANY SPECIAL ATTRIBUTE REQUIRED TO MEET THE NORTH CAROLINA ENERGY CONSERVATION CODE SHALL ALSO BE PROVIDED. EACH DESIGNER SHALL FURNISH THE REQUIRED PORTIONS OF THE PROJECT INFORMATION FOR THE PLAN DATA SHEET. IF PERFORMANCE METHOD, STATE THE ANNUAL ENERGY COST FOR THE STANDARD REFERENCE DESIGN VS ANNUAL ENERGY COST FOR THE PROPOSED DESIGN.

EXISTING BUILDING ENVELOPE COMPLIES WITH CODE: ☐ YES (the remiander of this section is not applicable) ☒ NO

EXEMPT BUILDING: ☐ YES Provide code or statutory reference: ☒ NO

CLIMATE ZONE: 3A

METHOD OF COMPLIANCE:

- ☒ PRESCRIPTIVE (ENERGY CODE)
- ☐ PERFORMANCE (ENERGY CODE)
- ☐ PRESCRIPTIVE (ASHRAE 90.1)
- ☐ PERFORMANCE (ASHRAE 90.1)
- ☐ PERFORMANCE (OTHER)

If "Other" specify source here: _____

THERMAL ENVELOPE (Prescriptive method only)

ROOF/CEILING ASSEMBLY (each assembly)

DESCRIPTION OF ASSEMBLY	STEEL FRAMING / ABOVE DECK
U-VALUE OF TOTAL ASSEMBLY	
R-VALUE OF INSULATION	R-25ci
SKYLIGHTS IN EACH ASSEMBLY	
U-VALUE OF SKYLIGHT	
TOTAL SQUARE FOOTAGE OF SKYLIGHTS IN EACH ASSEMBLY	

EXTERIOR WALLS (each assembly)

DESCRIPTION OF ASSEMBLY	STEEL FRAMING / CMU
U-VALUE OF TOTAL ASSEMBLY	
R-VALUE OF INSULATION	R-13 + R-7.5ci
OPENINGS (windows or doors with glazing)	
U-VALUE OF ASSEMBLY	U-0.45
SOLAR HEAT GAIN COEFFICIENT	U-0.25
PROJECTION FACTOR	U-0.77
DOOR R-VALUES	

WALLS BELOW GRADE (each assembly)

DESCRIPTION OF ASSEMBLY	CMU
U-VALUE OF TOTAL ASSEMBLY	
R-VALUE OF INSULATION	R-7.5ci

FLOORS OVER UNCONDITIONED SPACE (each assembly)

DESCRIPTION OF ASSEMBLY	
U-VALUE OF TOTAL ASSEMBLY	
R-VALUE OF INSULATION	

FLOORS SLAB ON GRADE (each assembly)

DESCRIPTION OF ASSEMBLY	SLAB ON GRADE
U-VALUE OF TOTAL ASSEMBLY	
R-VALUE OF INSULATION	N/A
HORIZONTAL / VERTICAL REQUIREMENT	
SLAB HEATED	

STRUCTURAL DESIGN SEE STRUCTURAL DRAWINGS

DESIGN LOADS:

IMPORTANCE FACTORS: SNOW (ls) _____
SEISMIC (le) _____

LIVE LOADS: ROOF _____ PSF
MEZZANINE _____ PSF
FLOOR _____ PSF

GROUND SNOW LOAD: _____ PSF

WIND LOAD: ULTIMATE WIND SPEED _____ MPH (ASCE-7-16)
EXPOSURE CATEGORY _____

SEISMIC DESIGN CATEGORY: ☐ A ☐ B ☐ C ☐ D

RISK CATEGORY (TABLE 1604.5) ☐ I ☐ II ☐ III ☐ IV

SPECTRAL RESPONSE ACCELERATION S_s _____ %g S₁ _____ %g

SITE CLASSIFICATION (ASCE 7) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F

DATA SOURCE: ☐ FIELD TEST ☐ PRESUMPTIVE

BASIC STRUCTURAL SYSTEM: ☐ BEARING WALL ☐ DUAL W/ SPECIAL MOMENT FRAME

☐ BUILDING FRAME ☐ DUAL W/ INTERMEDIATE R/C OR SPECIAL STEEL

☐ MOMENT FRAME ☐ INVERTED PENDULUM

ANALYSIS PROCEDURE: ☐ SIMPLIFIED ☐ EQUIVALENT LATERAL FORCE ☐ DYNAMIC

ARCHITECTURAL, MECHANICAL, COMPONENTS ANCHORED? ☐ YES ☐ NO

LATERAL DESIGN CONTROL: ☐ EARTHQUAKE ☐ WIND

SOIL BEARING CAPACITIES:

FIELD TEST (PROVIDE COPY OF TEST REPORT) _____ PSF

PRESUMPTIVE BEARING CAPACITY _____ PSF

PILE SIZE, TYPE AND CAPACITY _____ PSF

MECHANICAL SUMMARY SEE MECHANICAL DRAWINGS

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

THERMAL ZONE

WINTER DRY BULB _____
SUMMER DRY BULB _____

INTERIOR DESIGN CONDITIONS

WINTER DRY BULB _____
SUMMER DRY BULB _____
RELATIVE HUMIDITY _____

BUILDING HEATING LOAD _____

BUILDING COOLING LOAD _____

MECHANICAL SPACING CONDITIONING SYSTEM

UNITARY

DESCRIPTION OF UNIT _____
HEATING EFFICIENCY _____
COOLING EFFICIENCY _____
SIZE CATEGORY OF UNIT _____

BOILER

SIZE CATEGORY, IF OVERSIZED, STATE REASON _____

CHILLER

SIZE CATEGORY, IF OVERSIZED, STATE REASON _____

LIST EQUIPMENT EFFICIENCIES: _____

ELECTRICAL SUMMARY SEE ELECTRICAL DRAWINGS

ELECTRICAL SYSTEM AND EQUIPMENT

METHOD OF COMPLIANCE:

ENERGY CODE: ☐ PRESCRIPTIVE ☐ PERFORMANCE
ASHRAE 90.1: ☐ PRESCRIPTIVE ☐ PERFORMANCE

LIGHTING SCHEDULE

- LAMP TYPE REQUIRED IN FIXTURE
- NUMBER OF LAMPS IN FIXTURE
- BALLAST TYPE USED IN THE FIXTURE
- TOTAL WATTAGE PER FIXTURE
- TOTAL INTERIOR WATTAGE SPECIFIED VS ALLOWED (whole building or space by space)
- TOTAL EXTERIOR WATTAGE SPECIFIED VS ALLOWED

ADDITIONAL PRESCRIPTIVE COMPLIANCE

- ☐ C406.2 MORE EFFICIENT HVAC EQUIPMENT PERFORMANCE
- ☐ C406.3 REDUCED LIGHTING POWER DENSITY
- ☐ C406.4 ENHANCED DIGITAL LIGHTING CONTROLS
- ☐ C406.5 ON-SITE RENEWABLE ENERGY
- ☐ C406.6 DEDICATED OUTDOOR AIR SYSTEM
- ☐ C406.7 REDUCED ENERGY USE IN SERVICE WATER HEATING

BECKER
MORGAN
GROUP

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Town of
NORTH TOPSAIL BEACH
FOUNDED IN 1980 *Nature's Tranquil Beauty* NORTH CAROLINA

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PME ENGINEERS

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PARAMOUNTE ENGINEERING, INC.

CIVIL ENGINEERING

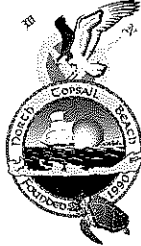
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Town of North Topsail Beach

Joann M. McDermon, Mayor
Mike Benson, Mayor Pro Tem

Aldermen:
Alfred Fontana
Richard Grant
Tom Leonard
Connie Pletl



Alice Derian, ICMA-CM
Town Manager

Melinda Mier
Town Clerk

Nature's Tranquil Beauty
Zoning Board of Adjustment
Monday, January 30, 2023, 5:30 p.m.
ORDER

To Whom It May Concern:

The Board of Adjustment for the Town of North Topsail Beach, Onslow County, North Carolina, held a public hearing on January 30, 2023 to consider Case # VF-23-01, a variance request by the Town of North Topsail Beach from Unified Development Ordinance §7.05(G), to allow for construction of Fire Station 2 at 3304 Gray Street, North Topsail Beach NC, not otherwise permissible by the Town of North Topsail Beach Development Ordinance.

Having considered all technical evaluations, all relevant factors, all standards specified in Unified Development Ordinance §7.04(E)(4)(a) - (k) and having heard all of the evidence and arguments presented at the hearing by all sworn witnesses, included as a summary of FINDINGS OF FACT, the Board makes the following CONCLUSIONS:

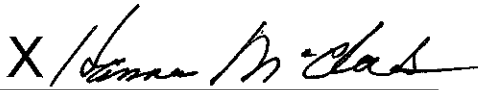
- A showing of good and sufficient cause has been made;
- A determination that failure to grant the variance would result in exceptional hardship; and
- A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or this article.

THEREFORE, on the basis of the foregoing, it is ORDERED that a variance be granted from the Town's higher standard of enforcing v-zone development standards in an AE zone identified in Unified Development Ordinance § 7.05 (G), to allow for construction of Fire Station 2 at 3304 Gray Street, North Topsail Beach NC, that the design meets or exceeds NFIP AE flood zone requirements for commercial/non-residential development with 12-foot base flood elevation and 2-foot freeboard including dry floodproofing of the below regulatory flood where the use is anything other than parking, access, or storage.

Any person aggrieved by the decision of the Appeal Board may appeal such decision to the Court, as provided in North Carolina General Statutes Chapter 7A.

Ordered this 30th day of January, 2023:

Certified:

X 

Hanna McCloud
Chair

X 

Kathryn Winzler
Secretary