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

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.	Adopti	on of Agenda	5:01 p.m.
III.	Approv	val of Minutes:	5:02 p.m.
	A.	January 12, 2023	
IV.	Public	Comment	5:03 p.m.
V.	New B	usiness	
	A.	Commercial Plan Review: Fire Station	5:04 p.m.
VI.	Discus	sion	6:04 p.m.
	A.	NCRCCP PH 3	
	B.	CRS Cycle Verification Meeting for 4/18/2023	
	C.	HMGP	
VII.	Adjour	nment	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 Becker Morgan Group Paramounte Engineering, PLLC CBHF Engineering, PLLC

n Town Manager Architect Civil Engineer PME Engineer PA Structural Engineer

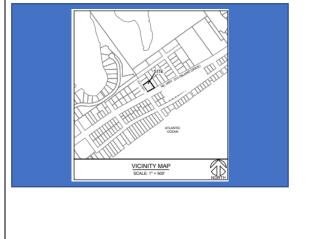
PUBLIC HEARING DATEPROPERTY ADBoard of Aldermen 3/1/2023 11AM (EXHIBIT 4)3304 GRAY ST/

PROPERTY ADDRESS/LOCATION
3304 GRAY ST/ NORTH TOPSAIL BEACH

Woods Engineering,

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 Summery for All Commercial Projects by the engineer. (EXHIBIT 5)



Design Documents/December 2022/Paramounte Engineering, Inc.

EXISTING ZONING	EXISTING	SURROUNDING ZONING & LAND	SITE IMPROVEMENTS	SIZE OF PROPERTY
	LAND USE	USE		
	(CAMA LUP		1986 PUBLIC/GOVERNMENT	
CD-R5	Map 10A)	N: vacant CD-R5	BUILDINGS	+/- 0.38 acres/
		E: single family CD-R5	BUILDINGS	+/-16,501SF
	Office &	S: Island Dr		1, 10,30131
	Institutional	W: Gray St		

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). NCDCM.

COMPATIBILITY with the UNIFIED DEVELOPMENT ORDINANCE

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

Public	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	4.03.20
administration/government											
facilities (ambulance service;											
police and fire stations)											

§ 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						
Zoning District	Minimum Lot Size	Front Yard Setback	Lot Width	Side Yard Setback	Side Yard on Corner	Rear Yard Setback	Building Height
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 reapplications 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;
 - (I) 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-	ha	It a	ı mır	iute:

- 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) Certificat	te of survey and accu	racy:			
"l,	certify that th	iis map was (drawn ι	ınder my superv	ision) (deed description	recorded
				culated by latitudes and	
				es platted from informa	
	e and seal this				
Surveyor,					
Registration No	o.,				
Seal	,				
Sworn to and s	ubscribed before me	this day of			
Notary Public	Seal				
•	tion of the approval o	f streets and utilities	:		
• •	• •			oeen installed within th	e
•	• •	•		accordance with design	
•		•		Beach, North Carolina ar	
• •	•	-	•	, case in the amount of	
				osted with the town to	
	equired improvemen		,		
, , , , , , , , , , , , , , , , , , ,	Date				
Surveyor,					
Registration No.,					
Seal	'				
	bscribed before me th	nis day of			
Notary Public	Seal				
•	e of approval of wate	r and sewage system	n:		

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

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

DESIGN DOCUMENTS

JANUARY 2023

OI Feb 2023 02-02-2023

NOTICE REQUIRED

LL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY

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

CONTACT "CAROLINA ONE CALL" AT 811

CONTACT THESE UTILITIES

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

PLURIS - SANITARY SEWER

EMERGENCY DIAL 911

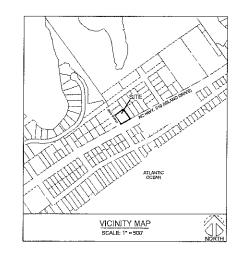
ONSLOW WATER AND SEWER AUTHORITY - WATER ATTN: WYNNE RAY PH: 910-937-7526

DUKE ENERGY PROGRESS

CENTURY LINK

SPECTRUM CABLE

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



TOWN OF NORTH TOPSAIL BEACH NORTH TOPSAIL BEACH, NC 28460

ENGINEER (CIVIL): WIEMINGTON, NORTH CAROLINA 28403 ATTN: ROBERT BALLAND, P.E. (910) 791-670

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				

OWNER:

Town of NORTH TOPSAIL BEACH FOUNDED IN 1998 Plature's Tranquel Benety MORTH CANDELING

PREPARED BY:

PARAMOUNTF

on North Cambina 28403 NC License #: C-2846

FINAL DESIGN - ISSUED FOR CONSTRUCTION

COORDINATION NOTES

- THE CONTRACTOR IS REQUIRED TO OBTAIN ANY/ALL PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS.
- 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.
- 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).
- 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.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS BY OTHERS FOR ALL BUILDING DIMENSIONS AND DETAILS.

GENERAL NOTES:

- 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.
- REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF ALL EXISTING UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF DITCHING OPERATIONS BY OBSERVATIONS ELECTRONIC DEVICES HAND DIGGING AND BY PERSONA 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 WATERLINES ETC.
- CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE 10. DURING DEWATERING OPERATIONS, WATER SHALL BE PUMPED INTO AN APPROVED FILTERING DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT.
- 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.
- 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.
- ALL WORK BY THE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER THE OWNER ACCEPTS THE WORK.
- CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL CENTER AT 811 AN ALLOW THE CENTER TO LOCATE EXISTING UTILITIES BEFORE DIGGING.
- 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.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM
- 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 OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- 5. 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
- 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 PLURIS 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 SUCH PIPE OTHER OBSTRUCTIONS OR FROM DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. CONTACT NORTH CAROLINA ONE CALL" TOLL FREE 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NONSUBSCRIBING UTILITIES.
- 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.
- 1. 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 RADII ARE TO OUTSIDE FACE OF BUILDING OR TO FACE OF CURB UNLESS OTHERWISE NOTED.

TRAFFIC NOTES

- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY & FOR DRIVEWAY(S) ARE TO BE THERMOPLASTIC & MEET NCDOT STANDARDS.
- 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
- 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 GROUNDCOVER 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
- 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
- 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 AND SHALL INSTALL NECESSARY MEASURES AT NO SEPARATE PAYMENT. THE CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER A COPY
- 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).
- 3. 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
- 9. ALL AREAS DISTURBED BY CONSTRUCTION UNLESS OTHERWISE IMPROVED SHALL BE SODDED OR
- SEEDED AS INDICATED AND STABILIZED.

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

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 STABILIZED IMMEDIATELY.

DEMOLITION NOTES:

(NO SEPARATE PAYMENT)

AND/OR LAND DISTURBANCE.

FULL REQUIREMENTS

IS ACHIEVED

- CONTRACTOR TO COORDINATE WITH THE OWNER TO PROPERLY MAINTAIN OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN NECESSARY.
- 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.
- 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.
- 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
- 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.
- EXISTING CURB AND GUTTER, LIGHTS, SIDEWALK, AND UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING DEMOLITION.
- ALL EXISTING IMPROVEMENTS INDICATED OR REQUIRED TO BE DEMOLISHED SHALL INCLUDE REMOVAL FROM THE PROPERTY AND PROPER DISPOSAL.
- 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.
- 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:

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.

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

- 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
- 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.
- 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.
- UPON RECEIVING FINAL APPROVAL, THE CONTRACTOR CAN REMOVE TEMPORARY EROSION CONTROL MEASURES.
- 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.
- 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.
- SEDIMENT FENCE / SEDIMENT FENCE OUTLETS SEDIMENT WILL BE REMOVED BEHIND THE SEDIMENT FENCE WHEN IT BECOMES HALF-FILLED. THE SEDIMENT FENCE WILL BE 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.
- ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED 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		
CENTIPEDE	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 CENTIPEDE SERICEA LESPEDEZA	5 20	JAN - DEC	BY SOIL TEST		

TEMPORARY SEEDING				
GRASS TYPE LBS/ ACR		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

- 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 &
- 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.
- 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)
- THESE ACCESSIBILITY NOTES AND DETAILS ARE INTENDED TO DEPICT SLOPE AND DIMENSIONAL REQUIREMENTS ONLY. REFER TO SIDEWALK, CURBING, AND PAVEMENT DETAILS FOR ADDITIONAL

ACCESSIBLE ROUTE NOTES:

- 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
- 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.
- 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.

OF 5.0% AND A MAXIMUM CROSS SLOPE OF 2.0%.

- 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
- WHERE AN ACCESSIBLE ROUTE MAKES A 180 DEGREE TURN AROUND AN OBJECT THAT IS LESS THAN FORTY-EIGHT (48) INCHES IN WIDTH. 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 THIRTY-SIX (36) 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*
- AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN SIXTY (60) INCHES SHALLPROVIDE PASSING SPACES AT INTERVALS OF TWO HUNDRED (200) FEET MAXIMUM. PASSING SPACES SHALL BE EITHER A 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

- ANY PART OF AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 5% SHALL BE CONSIDERED
- 2. THE MAXIMUM RUNNING SLOPE FOR A RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE
- 3. THE CLEAR WIDTH OF AN EXTERIOR RAMP RUN SHALL BE FORTY EIGHT INCHES (NC BUILDING CODE). 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
- 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
- 8. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED
- 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, ½ 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.

PARAMOUNTE ENGINERING, INC.

Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846 - SC License #: 003542

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 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.
- PARKING ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND SHALL COMPLY WITH PROVISIONS FOR ACCESSIBLE ROLLTES. MARKED CROSSINGS SHALL BE PROVIDED WHERE THE ACCESSIBLE ROUTE MUST 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 EXCEPTFOR ANGLED VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES.
- 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 1106.1SHALL COMPLY WITH THE REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTE
- 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

20-37.6 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

FROM PAVEMENT). PASSENGER LOADING ZONE NOTES:

SPACE THEY SERVE.

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
- 3. ACCESS AISLE SHALL ADJOIN AN ACCESSIBLE ROUTE AND NOT OVERLAP THE VEHICULAR WAY.
- 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

GENERAL STORM SEWER NOTES

- 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.
- BEDDING FOR ALL STORM SEWER PIPE SHALL BE AS SPECIFIED ON THE DRAWINGS.
- 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

PROPOSED BUILDING SHALL DIVERT ROOF DRAINAGE TO STORMWATER COLLECTION SYSTEM

EXISTING UTILITY NOTES:

TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

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

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE





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

Delaware 309 S Governors Ave Dover, DE 19904 302.734.7950 The Tower at STAR Campus

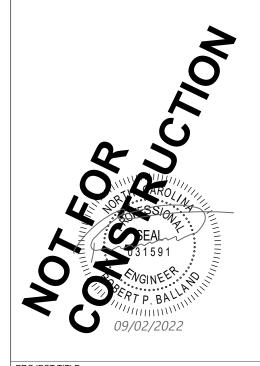
410.546.9100

302.369.3700 www.beckermorgan.com

100 Discovery Boulevard, Suite 102

Newark, DE 19713

OUNDED IN 1990 Nature's Tranquil Beauty NORTH CAROLII



NORTH TOPSAIL **BEACH FIRE**

3304 GRAY STREET

NORTH TOPSAIL BEACH, NC

DESIGN

DOCUMENTS

NOT FOR CONSTRUCTION

NOT FOR PERMITS

12/09/22 SHEET TITLE

GENERAL NOTES

PROJECT NO: 22242.PE

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

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet

may not apply depending on site conditions and the delegated authority having jurisdiction

	Required Ground Stabilization Timeframes					
Site Area Description		Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations			
(a)	Perimeter dikes, swales, ditches, and perimeter slopes	7	None			
(b)	High Quality Water (HQW) Zones	7	None			
(c)	Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed			
(d)	Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed			
			-7 days for perimeter dikes, swales,			

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

ditches, perimeter slopes and HQW Zones

10 days for Falls Lake Watershed unless

GROUND STABILIZATION SPECIFICATION

(e) Areas with slopes

flatter than 4:1

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

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

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

- Select flocculants that are appropriate for the soils being exposed during construction, selecting from the NC DWR List of Approved PAMS/Flocculants.
- Apply flocculants at or before the inlets to Erosion and Sediment Control Measures. Apply flocculants at the concentrations specified in the NC DWR List of Approved *PAMS/Flocculants* and in accordance with the manufacturer's instructions.

4. Provide ponding area for containment of treated Stormwater before discharging

Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

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

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

- Never bury or burn waste. Place litter and debris in approved waste containers.
- receptacle) on site to contain construction and domestic wastes. Locate waste containers at least 50 feet away from storm drain inlets and surface
- waters unless no other alternatives are reasonably available.

Provide a sufficient number and size of waste containers (e.g dumpster, trash

- Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland. Cover waste containers at the end of each workday and before storm events or
- provide secondary containment. Repair or replace damaged waste containers. Anchor all lightweight items in waste containers during times of high winds.
- Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
- Dispose waste off-site at an approved disposal facility. 9. On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

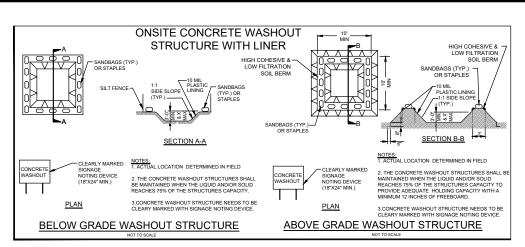
- Do not dump paint and other liquid waste into storm drains, streams or wetlands. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Contain liquid wastes in a controlled area. Containment must be labeled, sized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

ORTABLE TOILETS

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

EARTHEN STOCKPILE MANAGEMENT

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



CONCRETE WASHOUTS

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

HERBICIDES, PESTICIDES AND RODENTICIDES

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

HAZARDOUS AND TOXIC WASTE

- 2. Place hazardous waste containers under cover or in secondary containment.

Create designated hazardous waste collection areas on-site.

3. Do not store hazardous chemicals, drums or bagged materials directly on the ground.

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

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

Inspect	Frequency (during normal	Inspection records must include:
	business hours)	
(1) Rain gauge	Daily	Daily rainfall amounts.
maintained in		If no daily rain gauge observations are made during weekend
good working		holiday periods, and no individual-day rainfall information
order		available, record the cumulative rain measurement for those u attended days (and this will determine if a site inspection needed). Days on which no rainfall occurred shall be recorded "zero." The permittee may use another rain-monitoring devi approved by the Division.
(2) E&SC	At least once per	Identification of the measures inspected,
Measures	7 calendar days	2. Date and time of the inspection,
	and within 24	3. Name of the person performing the inspection,
	hours of a rain	4. Indication of whether the measures were operating
	event > 1.0 inch in	properly,
	24 hours	5. Description of maintenance needs for the measure,
		6. Description, evidence, and date of corrective actions taken.
(3) Stormwater	At least once per	Identification of the discharge outfalls inspected,
discharge	7 calendar days	2. Date and time of the inspection,
outfalls (SDOs)	and within 24	3. Name of the person performing the inspection,
	hours of a rain	4. Evidence of indicators of stormwater pollution such as oil
	event ≥ 1.0 inch in	sheen, floating or suspended solids or discoloration,
	24 hours	5. Indication of visible sediment leaving the site,
		6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of	At least once per	If visible sedimentation is found outside site limits, then a record
site	7 calendar days	of the following shall be made:
	and within 24	1. Actions taken to clean up or stabilize the sediment that has left
	hours of a rain	the site limits,
	event ≥ 1.0 inch in	2. Description, evidence, and date of corrective actions taken, an
	24 hours	3. An explanation as to the actions taken to control future
		releases.
(5) Streams or	At least once per	If the stream or wetland has increased visible sedimentation or a
wetlands onsite	7 calendar days	stream has visible increased turbidity from the construction
or offsite	and within 24	activity, then a record of the following shall be made:
(where	hours of a rain	1. Description, evidence and date of corrective actions taken, and
accessible)	event ≥ 1.0 inch in	2. Records of the required reports to the appropriate Division
	24 hours	Regional Office per Part III, Section C, Item (2)(a) of this permit
(5) 5	A.F	of this permit.
(6) Ground stabilization	After each phase	The phase of grading (installation of perimeter E&SC The phase of grading and grading installation of staura
	of grading	measures, clearing and grubbing, installation of storm
measures		drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent
		ground cover).
		ground cover). 2. Documentation that the required ground stabilization
		measures have been provided within the required
		timeframe or an assurance that they will be provided as

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

SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING 1. E&SC Plan Documentation

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

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

2. Additional Documentation

In addition to the E&SC Plan documents above, the following items shall be kept on the

and available for agency inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

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

SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that must be reported Permittees shall report the following occurrences: (a) Visible sediment deposition in a stream or wetland.

- (b) Oil spills if: They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or
- They are within 100 feet of surface waters (regardless of volume).
- Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.
- (b) Anticipated bypasses and unanticipated bypasses.
- (c) Noncompliance with the conditions of this permit that may endanger health or the

2. Reporting Timeframes and Other Requirements

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

Reporting Timeframes (After Discovery) and Other Requirements

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



122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F)

NC License #: C-2846 - SC License #: 003542



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

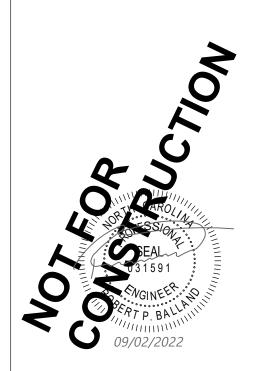
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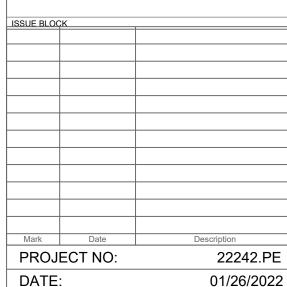
NORTH TOPSAIL BEACH FIRE STATION #2

3304 GRAY STREET NORTH TOPSAIL BEACH, NC

> DESIGN DOCUMENTS NOT FOR CONSTRUCTION NOT FOR PERMITS

> > 12/09/22

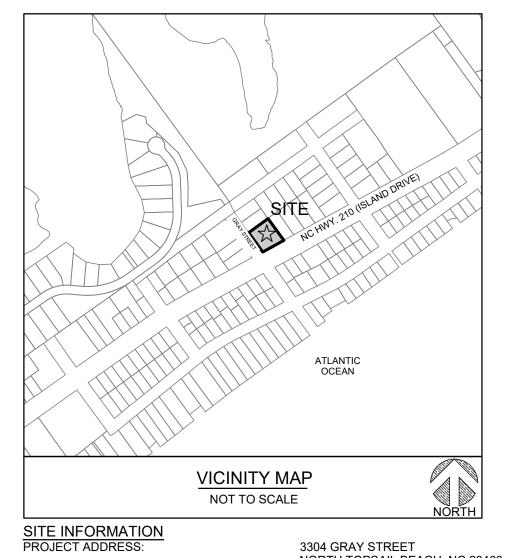
GENERAL NOTES



DRAWN BY: RPB PROJ MGR: RPB

SCALE:

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



APPLICANT/DEVELOPER:

NORTH TOPSAIL BEACH, NC 28460 TOWN OF NORTH TOPSAIL BEACH

2008 LOGGERHEAD COURT

NORTH TOPSAIL BEACH, NC 28460

TOWN OF NORTH TOPSAIL BEACH PROPERTY OWNER: 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 FIRE STATION PROPOSED USE:

TOTAL SITE AREA: ± 0.38 AC / ± 16,501 SF WETLAND AREA: NO WETLANDS EXIST ON SITE SURFACE WATERS: NO SURFACE WATERS EXIST ON SITE

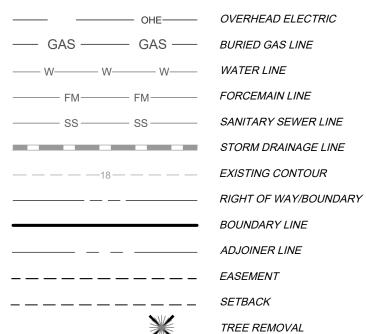
FLOOD INFORMATION: SITE IS LOCATED IN AN AE SPECIAL FLOOD HAZARD AREA (BFE 12) AS SHOWN ON FEMA FLOOD MAP NO. 3720425600K BEARING AN EFFECTIVE DATE OF JUNE 19,

CAMA AREAS OF CONCERN: 575' OF OUTSTANDING RESOURCE WATERS

SOILS

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









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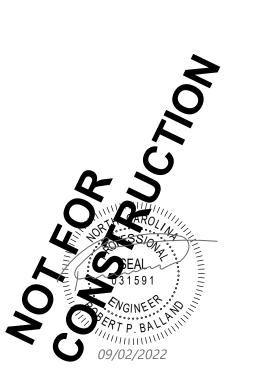
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Delaware 309 S Governors Ave Dover, DE 19904 302.734.7950 The Tower at STAR Campus 100 Discovery Boulevard, Suite 102 Newark, DE 19713

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Town of NORTH TOPSAIL BEACH FOUNDED IN 1990 Nature's Tranquil Beauty NORTH CAROLINA

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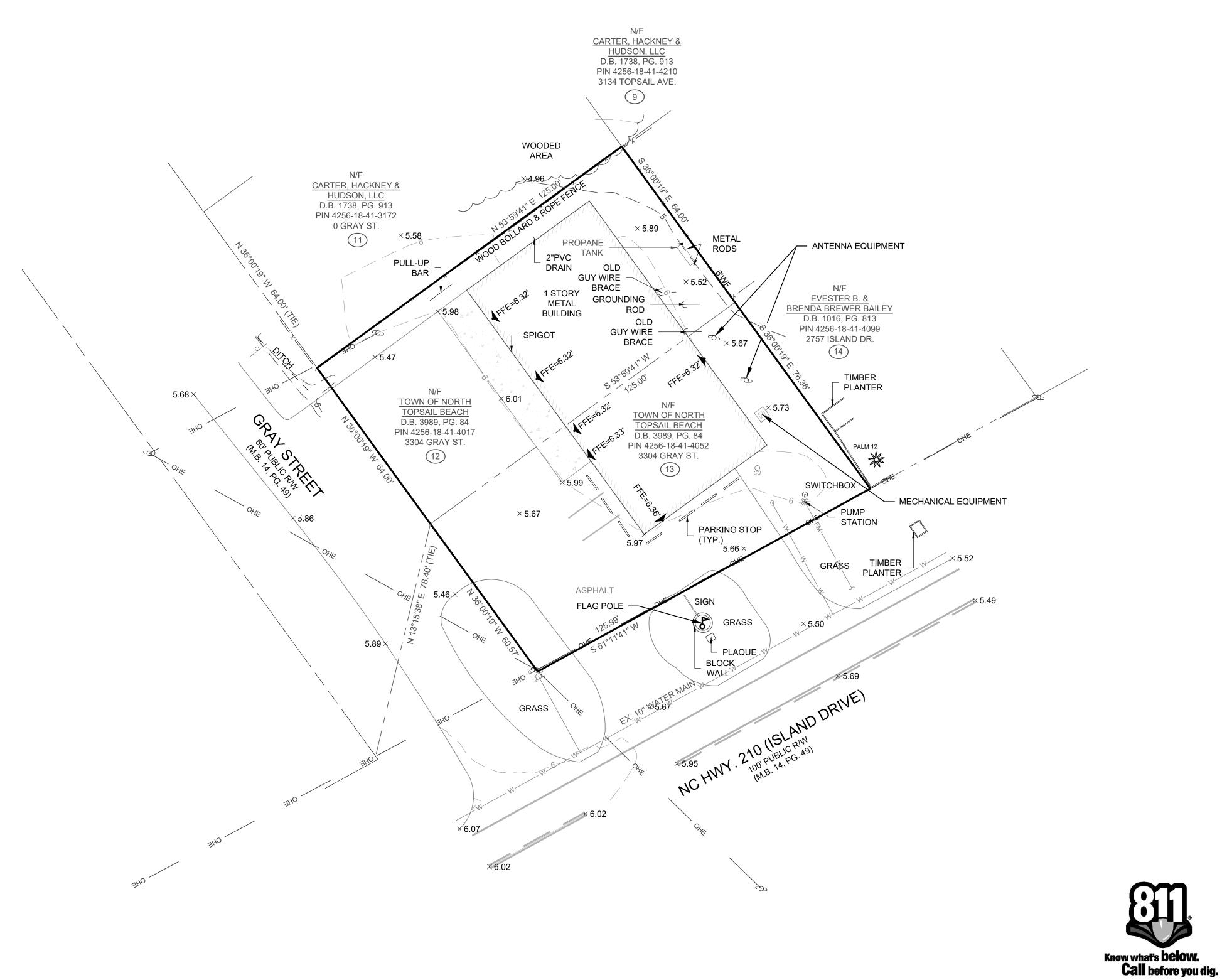
NORTH TOPSAIL BEACH FIRE STATION #2

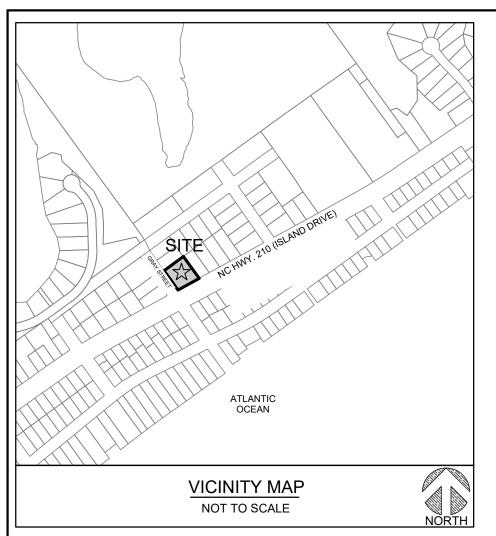
3304 GRAY STREET NORTH TOPSAIL BEACH, NC

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

EXISTING CONDITIONS

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

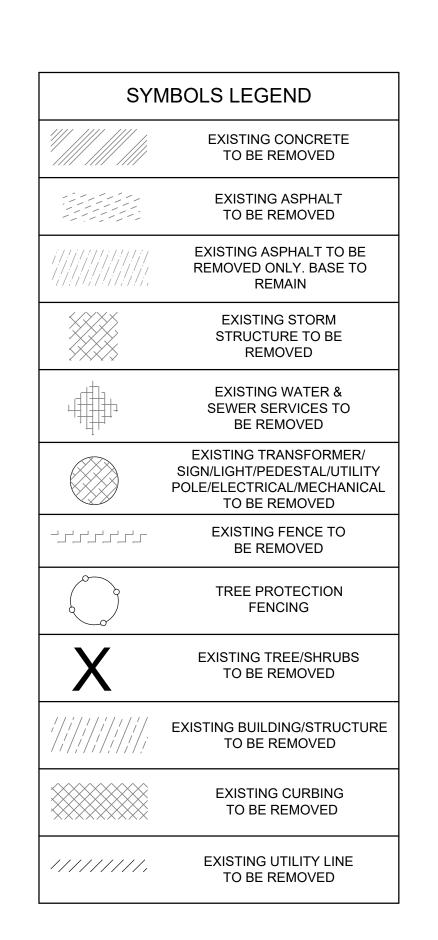


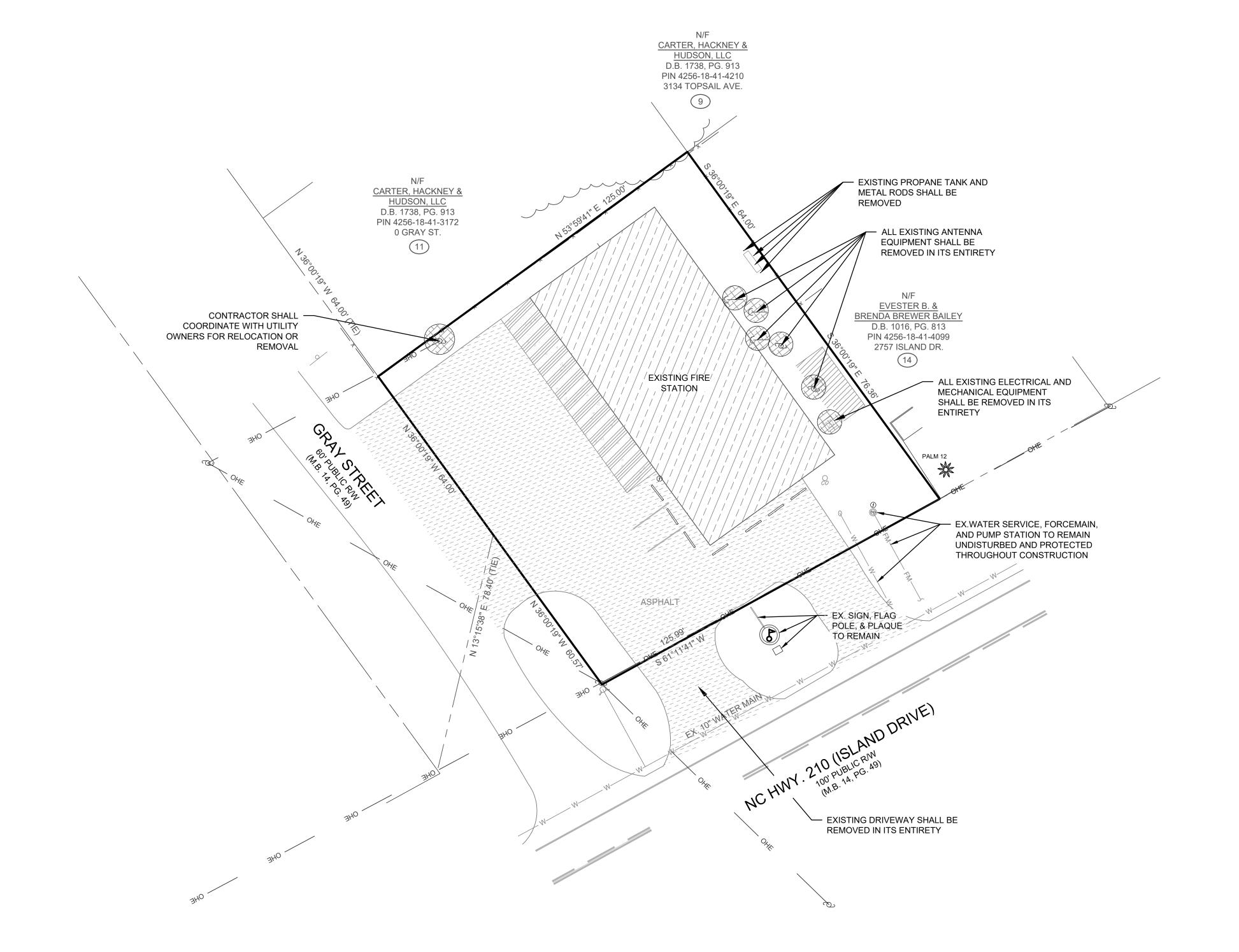


DEMOLITION NOTES:

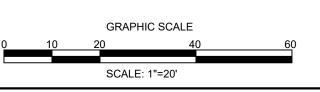
.) CONTRACTOR SHALL REFER TO SHEET C-1.0 GENERAL NOTES FOR DEMOLITION NOTES.

- 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.











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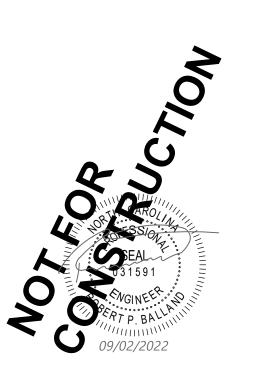
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NORTH TOPSAIL BEACH FIRE STATION #2

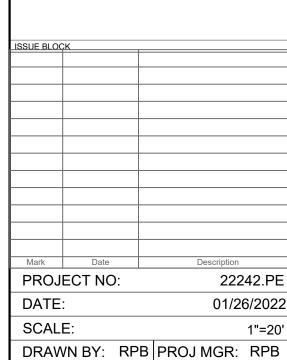
3304 GRAY STREET NORTH TOPSAIL BEACH, NC

DESIGN DOCUMENTS

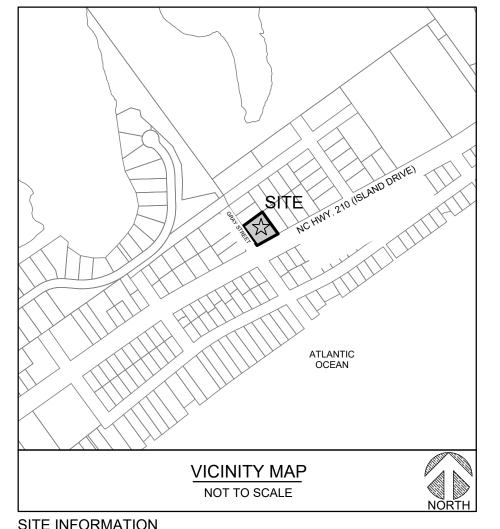
NOT FOR CONSTRUCTION

NOT FOR PERMITS
12/09/22

DEMOLITION PLAN



C-2.0



SITE INFORMATION PROJECT ADDRESS:

3304 GRAY STREET NORTH TOPSAIL BEACH, NC 28460

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

TOWN OF NORTH TOPSAIL BEACH PROPERTY OWNER: 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,

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: HANDICAP PARKING PROVIDED: 1 SPACE 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:

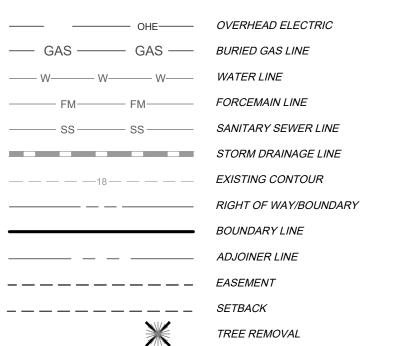
TOTAL ON-SITE PROPOSED IMPERVIOUS AREA:

DIFFERENCE (PROPOSED - EXISTING) = 12,157 SF 11,968 SF -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:
DIFFERENCE (PROPOSED - EXISTING) =

- GENERAL NOTES:

 1. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET TOWN AND/ OR NCDOT STANDARDS. 2. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC
- ARE TO MEET MUTCD STANDARDS. 3. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD
- 4. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
- 5. THERE WILL BE NO SOLID WASTE DISPOSAL ON SITE.

PROPOSED LEGEND:



EXISTING LEGEND:

N/F

CARTER, HACKNEY &

HUDSON, LLC

D.B. 1738, PG. 913 PIN 4256-18-41-3172

0 GRAY ST.

———— SS————— SANITARY SEWER LINE

CONCRETE

PERVIOUS CONCRETE

— X — X — FENCING, TYPE AS SPECIFIED ------ FM------- FORCEMAIN LINE

N/F CARTER, HACKNEY & HUDSON, LLC D.B. 1738, PG. 913 PIN 4256-18-41-4210 3134 TOPSAIL AVE.

PROPOSED GENERATOR ON —

· ELEVATED MECHANICAL

PLATFORM EVESTER B. & BRENDA BREWER BAILEY D.B. 1016, PG. 813 PIN 4256-18-41-4099

2757 ISLAND DR. PROPOSED 8,660 SF

FOOTPRINT FIRE STATION
BUILDING

ELEVATED STRUCTURE DESIGNED BY OTHERS

EX. SIGN, FLAG -POLE, & PLAQUE

EXISTING DRIVEWAY -TO BE REMOVED

PARAMOUNTE 122 Cinema Drive

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lown of NORTH TOPSAIL BEACH FOUNDED IN 1990 Nature's Tranquil Beauty NORTH CAROLINA



NORTH TOPSAIL BEACH FIRE STATION #2

3304 GRAY STREET NORTH TOPSAIL BEACH, NC

DESIGN DOCUMENTS NOT FOR CONSTRUCTION NOT FOR PERMITS

12/09/22

SITE PLAN



KEY NOTES:

— EX. TIMBER PLANTER

TO REMAIN

0 EDGE OF EXISTING ROAD

5 HANDICAP ACCESS UNLOADING ZONE SLOPE 2% MAX. EACH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN.

7 EXISTING WOOD BOLLARD & ROPE FENCE

111 SEGMENTAL BLOCK RETAINING WALL DESIGNED BY OTHERS

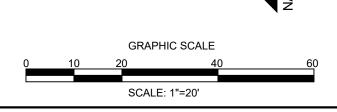
12 PERVIOUS CONCRETE PAVING REFER TO DETAIL

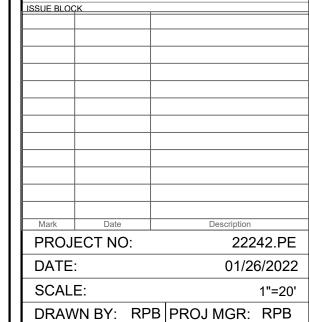
8 FIRE HYDRANT REFER TO UTILITY PLAN

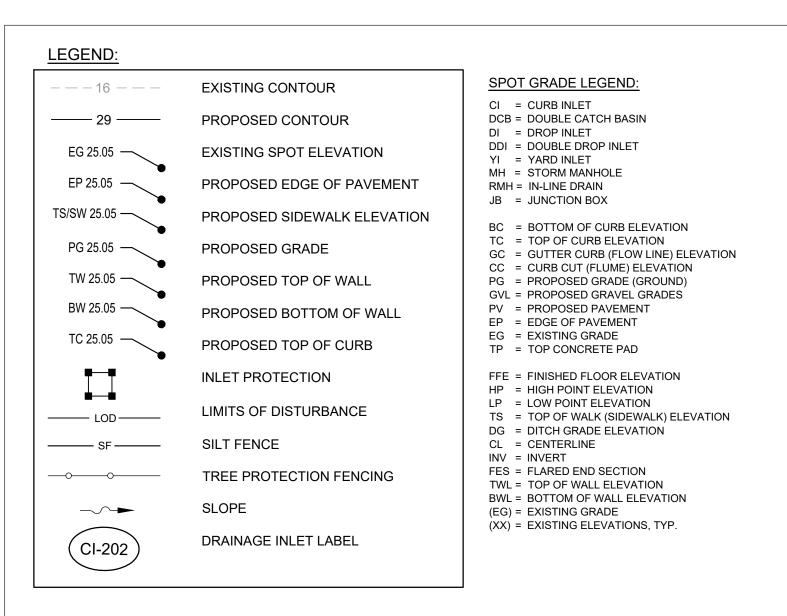
9 WOOD PLATFORM

10 WHEEL STOP REFER TO DETAIL

STRIPING
PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN. USE HIGHWAY MARKING PAINT - WHITE (2 COATS).







EROSION CONTROL NOTES:

1.) NO TEMPORARY GRAVEL CONSTRUCTION ENTRANCE IS NEEDED IF EXISTING ASPHALT REMAINS DURING BUILDING CONSTRUCTION, UNLESS SEDIMENT IS LEAVING THE SITE, THEN CONTRACTOR MUST INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PER DETAIL.

2.) IF ANY EXISTING STORMWATER DROP INLETS ARE FOUND ON THE PROPERTY OR IN SURROUNDING RIGHT OF WAY, INLET PROTECTION SHALL BE INSTALLED DURING CONSTRUCTION ACTIVITIES.

GRADING NOTES:

- 1.) SITE CONTRACTOR SHALL STRIP TOPSOIL AND ANY UNSUITABLE MATERIAL AND PROVIDE STOCKPILE LOCATIONS ON SITE IF NOT SPECIFIED. SEE GENERAL NOTES SHEET (C-1.0, TYP.) FOR GRADING, DRAINAGE, AND EROSION CONTROL SEQUENCE NOTES AND REQUIREMENTS. IN ADDITION, REFERENCE TECHNICAL SPECIFICATIONS AND DETAIL SHEETS FOR MORE INFORMATION.
- 2.) A GEOTECHNICAL ENGINEER OR INSPECTORS SHALL BE CONSULTED TO CONFIRM SUITABILITY OF SUBGRADE MATERIAL AND PROPER COMPACTION PER EARTHWORK SPECIFICATIONS IN FILL AREAS.

ASPHALT AREA NOTE

1.) SITE CONTRACTOR SHALL STRIP TOPSOIL AND ANY UNSUITALBE MATERIAL AND PROVIDE CUT/FILL OPERATIONS TO PROVIDE A COMPACTED CONTROLLED SUBGRADE, IN ACCORDANCE WITH THE SUBSURFACE GEOTECHNICAL EXPLORATION AND/OR TECHNICAL SPECIFICATIONS.

BUILDING PAD NOTE

1.) SITE CONTRACTOR SHALL STRIP TOPSOIL AND ANY UNSUITABLE MATERIAL AND PROVIDE CUT/FILL OPERATIONS TO PROVIDE A COMPACTED CONTROLLED BUILDING PAD, IN ACCORDANCE WITH THE SUBSURFACE GEOTECHNICAL EXPLORATION AND/OR TECHNICAL SPECIFICATIONS.

DRAINAGE NOTES:

- 1.) DRAINAGE EASEMENT AND STORMWATER SYSTEM MAINTENANCE IS THE RESPONSIBILITY OF THE DEVELOPER, INCLUDING PONDS, PIPES, AND INFILTRATION BASINS AND TRENCHES AS PERMITTED WITH THE STATE AND LOCAL MUNICIPALITY.
- 2.) ALL IMPERVIOUS MUST DRAIN TO THE DESIGNED STORMWATER SYSTEM UNLESS THE APPROVED PLANS SHOW OTHERWISE.
- 3.) NO OBSTRUCTIONS ARE ALLOWED IN DRAINAGE EASEMENTS, INCLUDING FENCES.
- 4.) ALL PUBLIC STORM DRAINAGE STRUCTURES SHALL MEET NCDOT STANDARDS AND SPECIFICATIONS AND SHALL BE TRAFFIC RATED FOR H-20 LOADS AT A MINIMUM. PRIVATE DRAINAGE SYSTEMS SHALL BE PER APPROVED PLANS AND SPECIFICATIONS.
- 5.) ALL CATCH BASIN (CB) RIM ELEVATIONS ARE LISTED AS THE "GUTTER OF FLOWLINE ELEVATION" WITHIN THE CURB SECTION. THE CONTRACTOR SHALL MAINTAIN A UNIFORM EDGE OF PAVEMENT (EOP) WHEN PLACING THE STORM INLETS WITHIN THE CURB-LINE (SEE "CURB TRANSITION" DETAIL). FOR CATCH BASINS WITHIN A TRANSITION FROM 24" STANDARD CURB & GUTTER, THE RIM ELEVATION GIVEN IS 1/2 INCH BELOW EOP.
- 6.) MANHOLE RIM ELEVATION SHOWN ABOVE IS FLUSH WITH PROPOSED GRADE.
 CONTRACTOR SHALL PROVIDE 6" CLEARANCE ABOVE PROPOSED GRADE WHEN PLACED
 IN A GRASS/PERVIOUS AREA; AND A FLUSH CONDITION WITH PROPOSED PAVEMENT OR
 IMPERVIOUS COVER.
- 7.) PROPOSED BUILDING SHALL HAVE SPLASH PADS AT EACH DOWNSPOUT LOCATION UNLESS IT DRAINS TO AN IMPERVIOUS SURFACE.
- 8.) CONTRACTOR SHALL ADJUST ALL FRAMES OF EX. UTILITY INFRASTRUCTURE TO MATCH PROPOSED GRADES.
- 9.) THE CONTRACTOR SHALL USE STORM PIPE PER THE SPECIFICATIONS (TYPICALLY CONCRETE OR ADS WATERTIGHT N-12 HDPE PIPE). EITHER WAY THE CONTRACTOR SHALL FOLLOW THE TRENCH DETAILS AND SPECIFICATIONS, AND THE PIPE MANUFACTURER SPECIFICATIONS.
- 10.) THE CONTRACTOR WILL EMPLOY A LAND SURVEYOR LICENSED IN THE STATE OF NORTH CAROLINA TO PROVIDE ACCURATE REPRODUCIBLE AS-BUILT DRAWINGS OF THE STORMWATER BASIN, COLLECTION SYSTEM, AND IMPERVIOUS AREA ON THE SITE TO THE ENGINEER & OWNER UPON COMPLETION OF CONSTRUCTION. UPON CERTIFICATION BY THE ENGINEER AND VERIFICATION FROM THE OWNER ANY DISCREPANCIES WILL BE INDICATED, THEN THESE PLANS SHALL BE RETURNED TO THE CONTRACTOR FOR CORRECTION PRIOR TO FINAL PAYMENT AND FINAL INSPECTION.

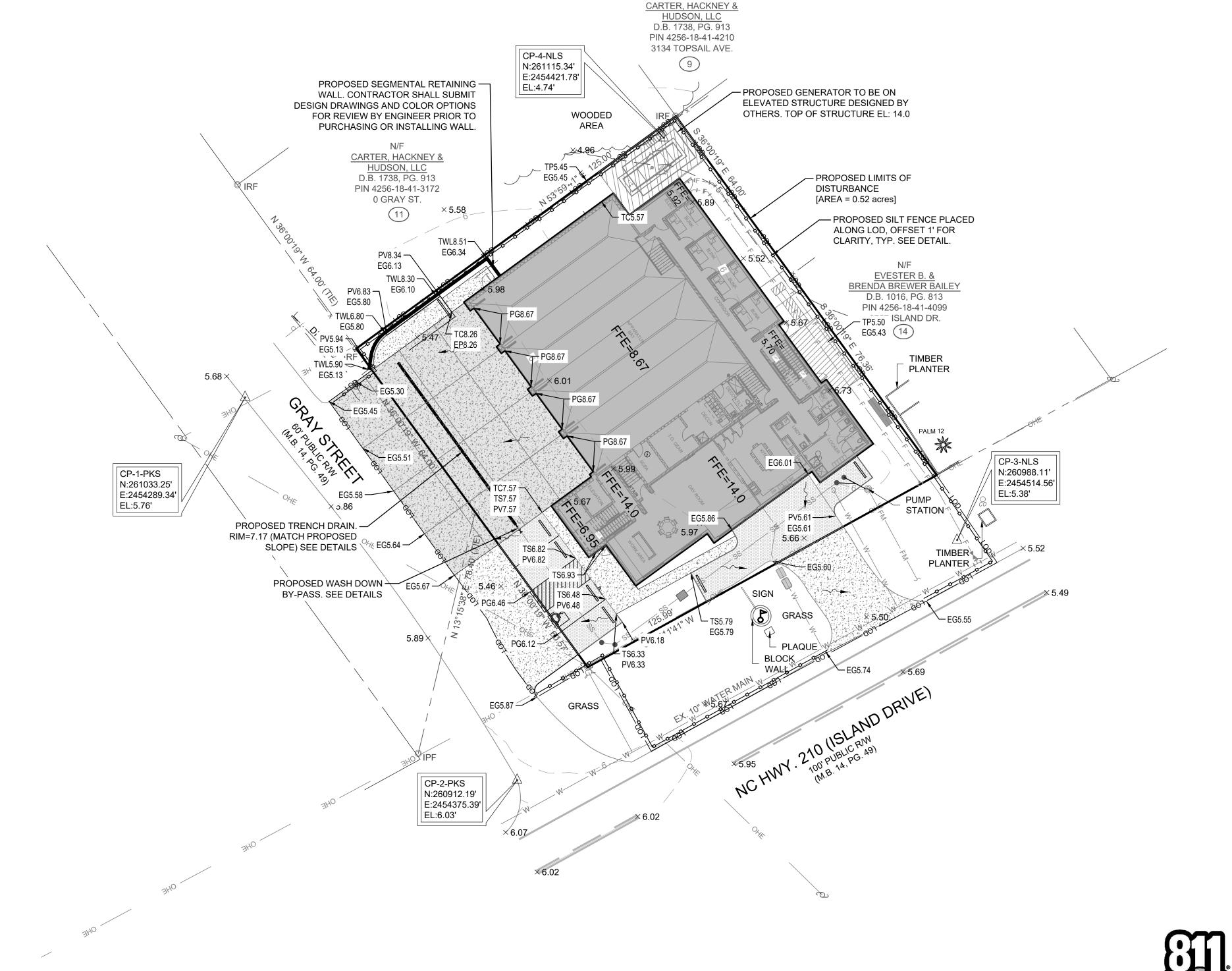


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Know what's **below**.

Call before you dig.

SCALE: 1"=20'





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Maryland
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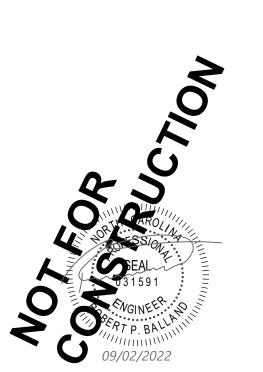
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NORTH TOPSAIL BEACH FIRE STATION #2

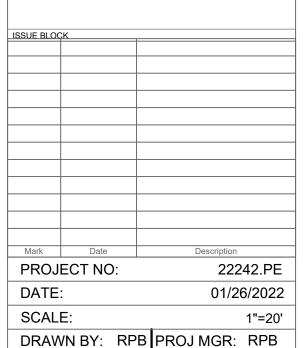
3304 GRAY STREET NORTH TOPSAIL BEACH, NC 28460

DESIGN
DOCUMENTS

NOT FOR CONSTRUCTION
NOT FOR PERMITS

12/09/22

GRADING,
DRAINAGE &
EROSION CONTROL
PLAN



C-3.0

SITE INFORMATION

OJECT ADDRESS: 3304 GRAY STREET

NORTH TOPSAIL BEACH, NC 28460

APPLICANT/DEVELOPER: TOWN OF NORTH TOPSAIL BEACH

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

PROPERTY OWNER: TOWN OF NORTH TOPSAIL BEACH 2008 LOGGERHEAD COURT

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: \pm 0.38 AC / \pm 16,501 SF

WETLAND AREA: NO WETLANDS EXIST ON SITE

SURFACE WATERS: NO SURFACE WATERS EXIST ON SITE

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,

CAMA AREAS OF CONCERN: 575' OF OUTSTANDING RESOURCE WATERS

WATER AND SEWER CAPACITY

FIRE OR RESCUE STATIONS WITH ON-SITE STAFF - 50GAL/PERSON/SHIFT: 10 @ 50 GAL= 500 GPD TOTAL = 500 GPD

UTILITY INFORMATION

FLOOD INFORMATION

CONTRACTOR SHALL INSTALL WATER AND SEWER SERVICES IN ACCORDANCE WITH ONWASA AND PLURIS STANDARD DETAILS AND SPECIFICATIONS AS APPROPRIATE.

SANITARY SEWER

THIS PROJECT WILL CONNECT TO AN EXISTING PRIVATE SANITARY SEWER PUMP STATION THAT IS LOCATED ON THE SUBJECT PROPERTY. ALL SANITARY SEWER ALLOCATION IS PROVIDED BY PLURIS.

WATER

THIS PROJECT WILL CONNECT TO AN EXISTING 10" WATER MAIN LOCATED WITHIN THE NC HWY 210 RIGHT OF WAY. THIS PROJECT WILL UTILIZE THE EXISTING WATER AND METER SERVICE. DOMESTIC WATER ALLOCATION PROVIDED BY ONWASA.

UTILITY NOTES: (NCAC 15A.02T.0305 / T15A.18C.0906)

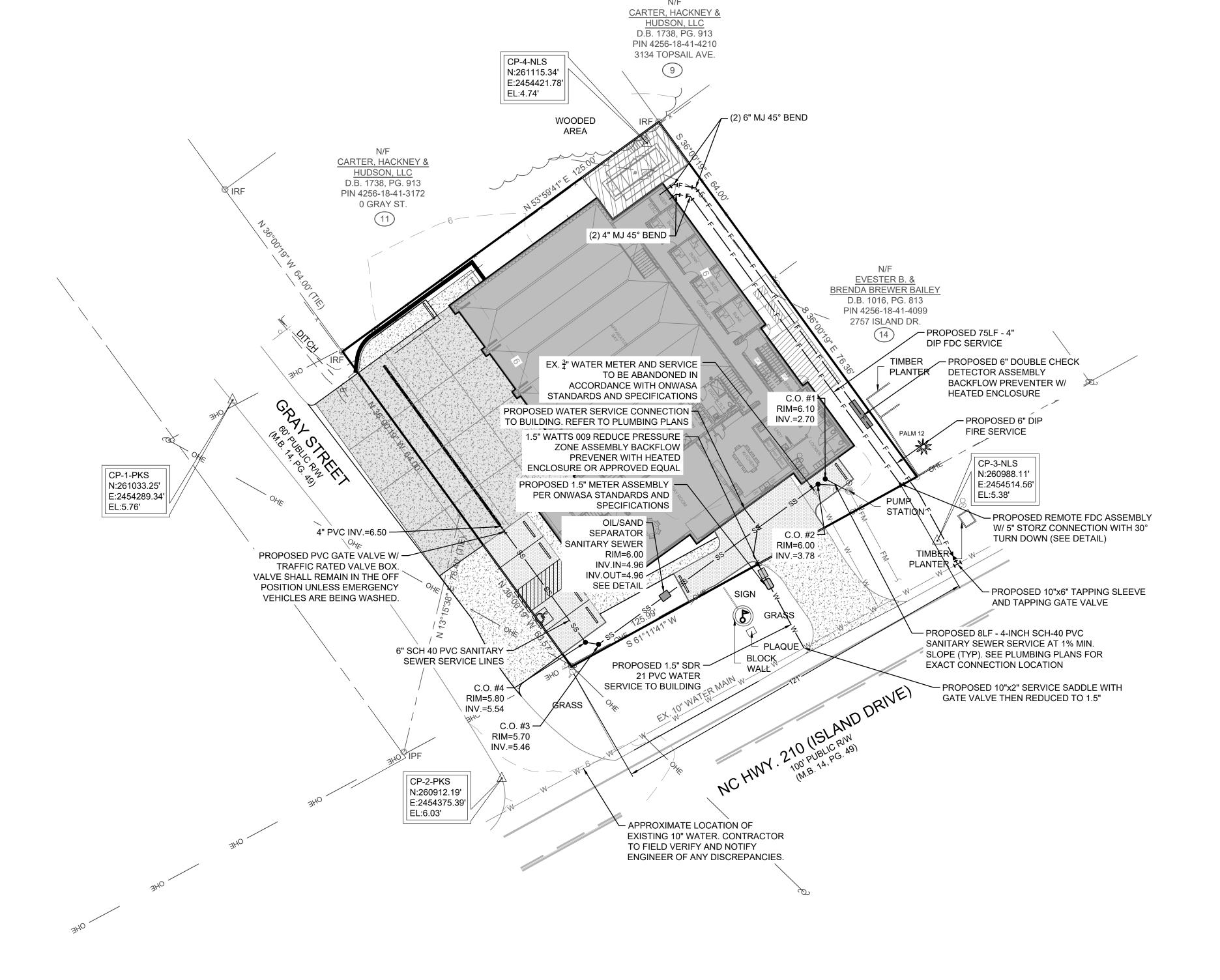
- 1. WATER MAINS SHALL BE LAID SO AS TO PROVIDE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FROM SEWERS. IF CONDITIONS EXIST SUCH THAT THIS SEPARATION CANNOT BE ACHIEVED, THE WATER MAIN CAN BE INSTALLED AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, EITHER IN A SEPARATE TRENCH, OR IN THE SAME TRENCH ON A BENCH OF UNDISTURBED EARTH.
- 2. WHEN CROSSING A WATER MAIN OVER A SEWER, THE WATER MAIN SHALL BE LAID AT LEAST 18 INCHES ABOVE THE SEWER. IF CONDITIONS EXIST SUCH THAT THIS SEPARATION CANNOT BE ACHIEVED, BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE WITH JOINTS THAT MEET WATER MAIN STANDARDS. THE DUCTILE IRON PIPE SHALL EXTEND 10 FEET ON EACH SIDE OF THE CROSSING WITH A SECTION OF WATER MAIN PIPE CENTERED ON THE CROSSING.
- 3. CROSSING A WATER MAIN UNDER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.
- 4. WHERE VERTICAL CLEARANCE IS LESS THAN 24" BETWEEN SANITARY SEWER AND STORM DRAIN, SANITARY SEWER SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10' EITHER SIDE OF CROSSING AND STORM DRAIN SHALL BE RC PIPE.
- 5. WHERE VERTICAL CLEARANCE IS LESS THAT 18" BETWEEN WATER MAIN AND STORM DRAIN, WATER MAIN SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10' EITHER SIDE OF CROSSING AND STORM DRAIN SHALL BE RC PIPE.
- 6. PER RULE .0904, ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM COVER OF 30" OVER TOP OF PIPE.

FIRE & LIFE SAFETY NOTES:

- 1. CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- 2. NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE.
- 3. A HYDRANT MUST BE WITHIN 150' OF THE FDC (MEASURED AS THE TRUCK DRIVES FOR PRACTICAL
- 4. FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT
- 5. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FDC'S OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL ALWAYS BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS AND FDC'S.
- 6. ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THIS PROJECT.
- 7. ALL ISOLATION VALVES WITHIN THE "HOT BOX" AND BETWEEN THE "HOT BOX" AND THE RISER ROOM, MUST BE ELECTRICALLY SUPERVISED.

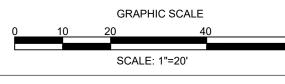
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FIRE LINE NOTE:
SITE CONTRACTOR SHALL COORDINATE WITH
FIRE SUPPRESSION DESIGN BUILD TO
CONFIRM FIRE SERVICE SIZE PRIOR TO
ORDERING ANY MATERIAL OR INSTALLATION.
SITE CONTRACTOR SHALL INSTALL FIRE LINE
INSIDE RISER ROOM AND TERMINATE 12" AFF.





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North Carolina
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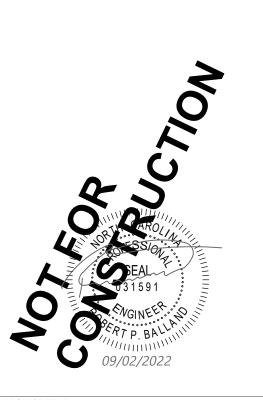
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NORTH TOPSAIL BEACH FIRE STATION #2

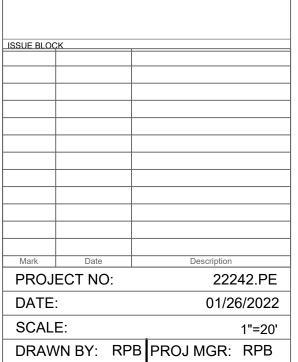
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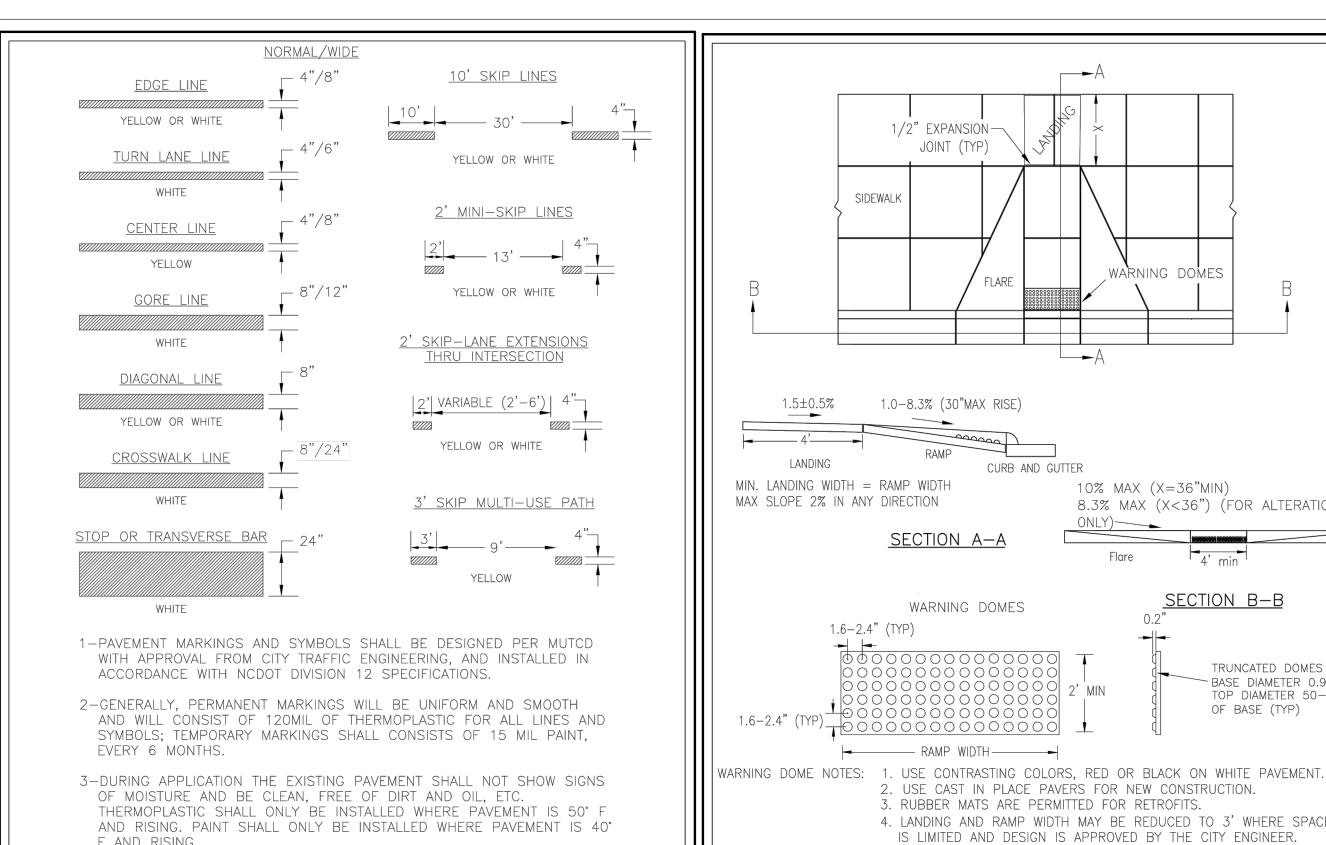
DESIGN
DOCUMENTS

NOT FOR CONSTRUCTION
NOT FOR PERMITS

12/09/22

UTILITY PLAN





TYPICAL DETAIL FOR PAVEMENT

MARKINGS LINE TYPES

NOT TO SCALE

-R7-Ba SIGN

(NO ARROW(S))

NORTH CAROLINA

R7-8e SIGN, A

COMBINATION OF

AND THE NORTH CAROLINA R7-8d

MAXIMUM

PENALTY

\$ 250

Signage

Figure A1.2

FOR DESIGN OF ACCESSIBLE SIGNS, SEE THE

2004 EDITION OF THE STANDARD HIGHWAY SIGNS AND THE 2012 SUPPLEMENT OR LATEST

NORTH CAROLINA 2009 SUPPLEMENT TO THE MANUAL OF UNIFORM TRAFFIC CONTROL

NCDOT DRAWING H-1_S FOR SIGNS SP00075.

2009 MUTCD OR LATEST EDITION.

DEVICES OR LATEST EDITION

SP00076, AND SP00077.

PENALTY SIGN -

-NORTH CAROLINA

PENALTY R7-8d

EITHER THE COMBINATION OF

SIGNS OR THE R7-8e SIGN

CAN BE USED.

FOLLOWING:

TYPICAL DETAIL FOR HANDICAP

PARKING SIGNAGE (1 OF 2)

NOT TO SCALE

1. SYMBOL TO BE PAINTED

ACCESSIBILITY STANDARDS.

HANDICAP PARKING SYMBOL

(HIGHWAY GRADE) YELLOW PER

THE R7-8a SIGN

12"

MAXIMUM

R7-8a and R7-8d

ACCESSIBLE

WHERE VAN ACCESSIBLE PARKING IS

PROVIDED, THE VAN ACCESSIBLE (R7-8P) SIGN SHALL BE MOUNTED BELOW THE OTHER

ACCESSIBLE PARKING SIGNS.

(2009 EDITION MUTCD SECTION 2B.47)

Signage

Figure A1.3

NOT TO SCALE

Signage

Figure A1.1

IS LIMITED AND DESIGN IS APPROVED BY THE CITY ENGINEER. PERPENDICULAR CURB RAMP ADJACENT TO WALKING SURFACE & ADA WARNING DOMES

1/2" EXPANSION -

1.0-8.3% (30"MAX RISE)

SECTION A-A

WARNING DOMES

CURB AND GUTTER

2. USE CAST IN PLACE PAVERS FOR NEW CONSTRUCTION.

4. LANDING AND RAMP WIDTH MAY BE REDUCED TO 3' WHERE SPACE

3. RUBBER MATS ARE PERMITTED FOR RETROFITS.

10% MAX (X=36"MIN)

SECTION B-B

TRUNCATED DOMES

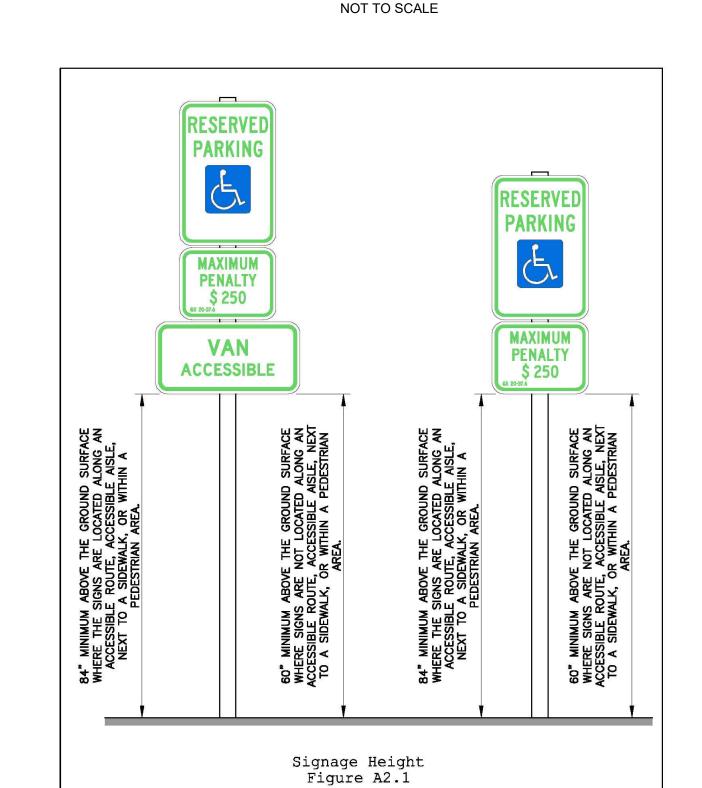
OF BASE (TYP)

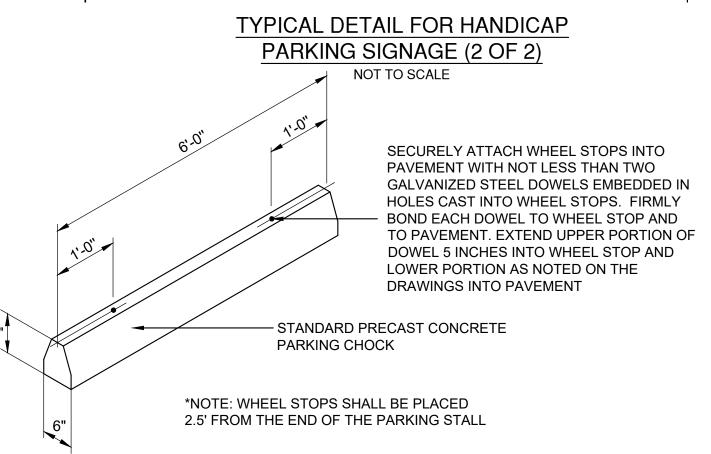
Flare

SIDEWALK

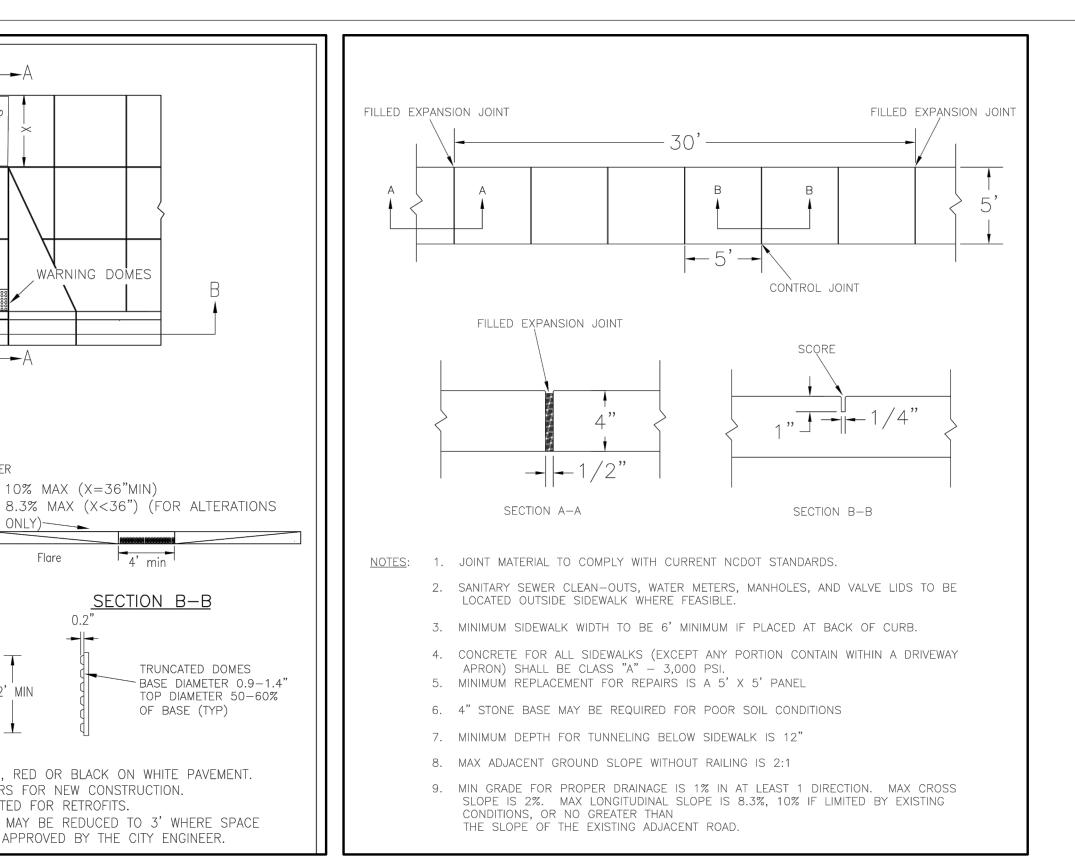
1.6-2.4" (TYP)

JOINT (TYP)

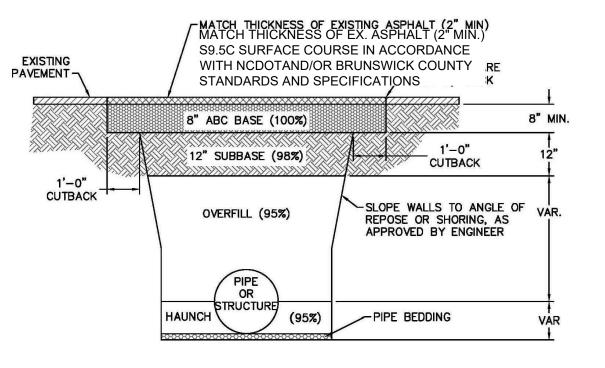




WHEEL STOP NOT TO SCALE



TYPICAL SIDEWALK DETAIL NOT TO SCALE

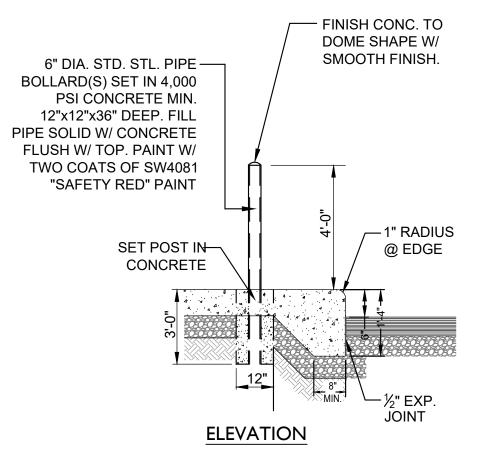


NOTES:

- CONTRACTOR SHALL ENSURE BOTTOM OF TRENCH IS SUITABLE FOR INSTALLATION AND DOES NOT REQUIRE FOUNDATION CONDITIONING STONE. 2. FILL SHALL BE SUITABLE MATERIAL THAT IS FREE FROM HEAVY CLAY, GUMBOS, DEBRIS,
- ORGANICS AND LITTLE TO NO EXCESSIVE MOISTURE. 3. SELECT BACKFILL MAY BE SUBSTITUTED OR REQUIRED BY CITY TO ACHIEVE COMPACTION, (I.E. #57 STONE, ABC, CRUSHED LIMESTONE, CLEAN SAND, FLOWABLE FILL, ETC). 4. SOIL SHALL BE INSTALLED IN 6"-8" LIFTS AND COMPACTED BY A MECHANIZED TAMPER
- (I.E. JUMPING JACK). HOWEVER, VIBRATORY ROLLERS > 18" WIDTH MAY BE USED FOR LARGER EXCAVATIONS. THE PLATE TAMP METHOD SHALL NOT BE USED.

 5. ALL APPROVED CASTINGS SHALL BE SET FLUSH TO GRADE AND SUPPORTED IF
- 6. COMPACT MATERIALS TO MINIMUM % DENSITY SHOWN IN DIAGRAM AS DETERMINED BY THE STANDARD PROCTOR METHOD ASTM D-698-A FOR SOILS, AND ASTM D-698-C FOR ABC STONE, AND BY NUCLEAR GAGE OR CORE SAMPLE FOR ASPHALT. 7. CUTBACKS OF ASPHALT SHALL BE PREPARED ON EDGE OF EXCAVATION OVER TOP OF UNDISTURBED SOIL.

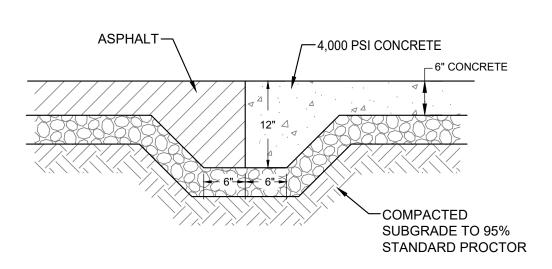
TYPICAL DETAIL FOR PAVEMENT REPAIRS-UTILITY CUTS NOT TO SCALE



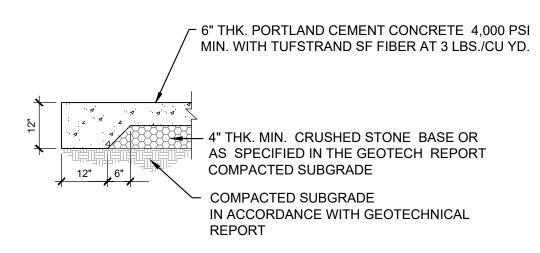
PIPE BOLLARD DETAIL



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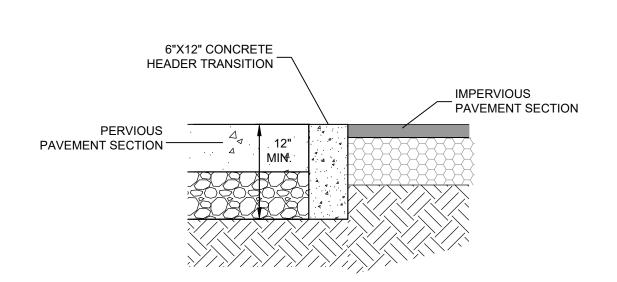


ASPHALT TO CONCRETE PAVEMENT TRANSITION NOT TO SCALE

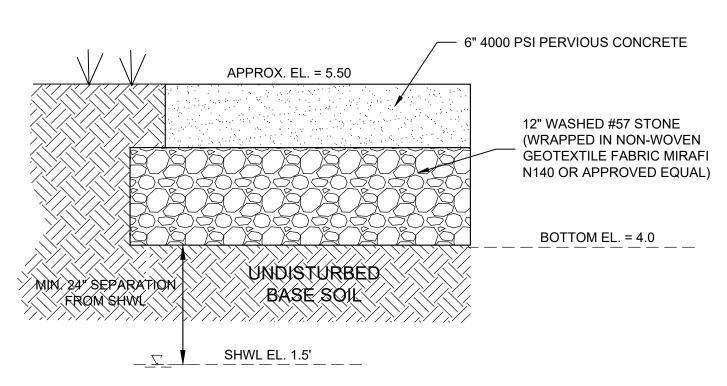


1. CONCRETE AREAS SHALL HAVE TOOLED JOINTS. 2. CONCRETE PAD IN SIDEYARD SHALL HAVE BROOM FINISH.

HEAVY DUTY CONCRETE PAVEMENT SECTION NOT TO SCALE



ASPHALT TO PERVIOUS CONCRETE TRANSITION



1. PERVIOUS CONCRETE SHALL CONFORM TO ALL REQUIREMENTS OF ACI 522.1, 'SPECIFICATION FOR PERVIOUS CONCRETE PAVEMENT,' PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, FARMINGTON HILLS, MICHIGAN, **EXCEPT AS MODIFIED BY THESE CONTRACT DOCUMENTS**

2. IN-FIELD INFILTRATION TESTING SHALL CONFIRM RFTS SOIL

TESTS OF EXISTING CONDITIONS.

PERVIOUS CONCRETE PAVEMENT SECTION FOR SWM CREDIT NOT TO SCALE



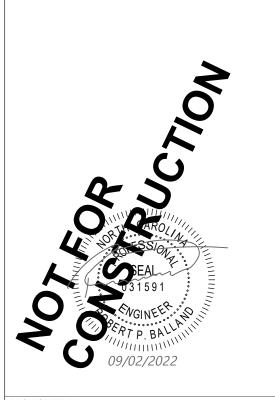
ARCHITECTURE ENGINEERING

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lown of NORTH TOPSAIL BEACH FOUNDED IN 1990 Nature's Tranquil Beauty NORTH CAROLINA



NORTH TOPSAIL BEACH FIRE STATION #2

3304 GRAY STREET NORTH TOPSAIL BEACH, NC

> DESIGN DOCUMENTS NOT FOR CONSTRUCTION

> > NOT FOR PERMITS

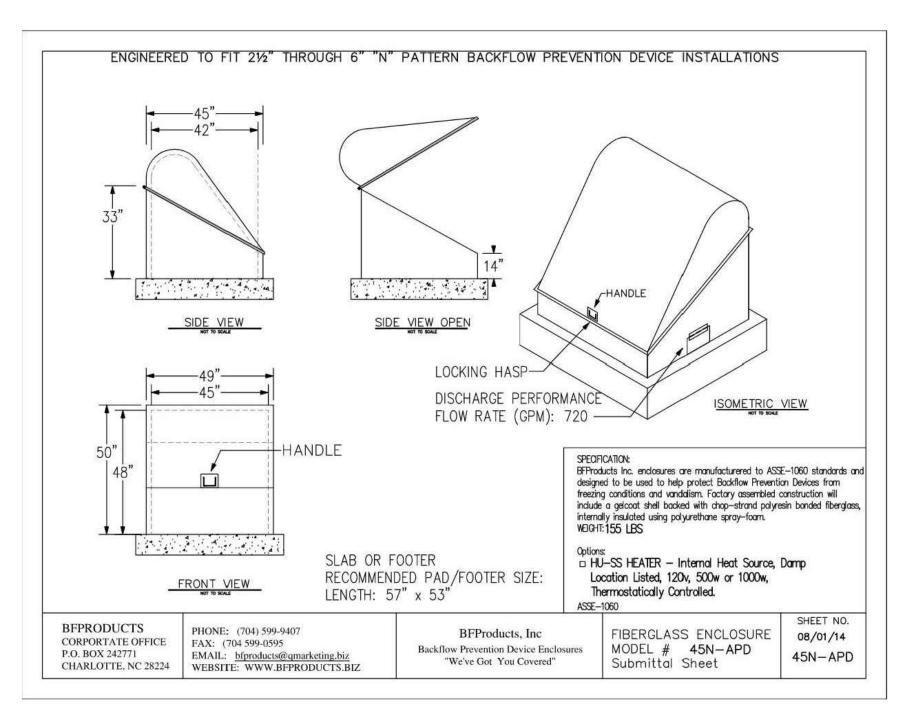
12/09/22

SHEET TITLE

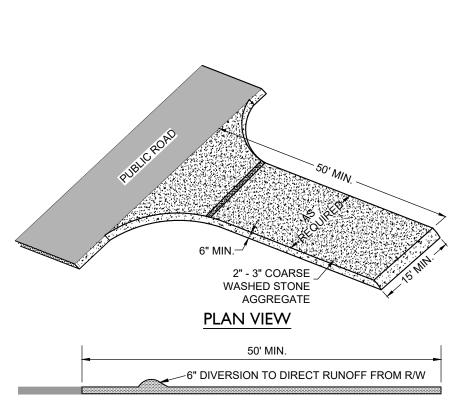
DETAILS

PROJECT NO: 22242.PE DATE: 01/26/2022 SCALE: AS NOTED

DRAWN BY: RPB PROJ MGR: RPB



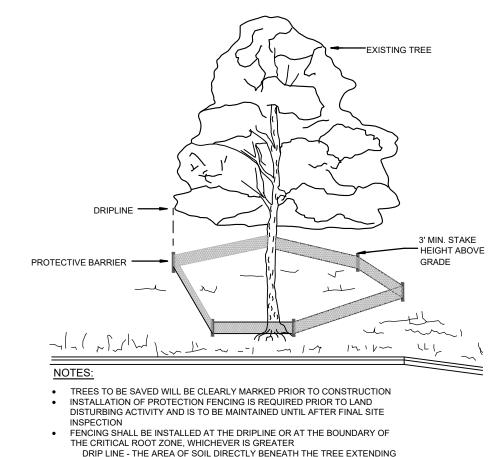
FIRE SERVICE BACKFLOW ENCLOSURE DETAIL NOT TO SCALE



SECTION VIEW

TEMPORARY CONSTRUCTION ENTRANCE

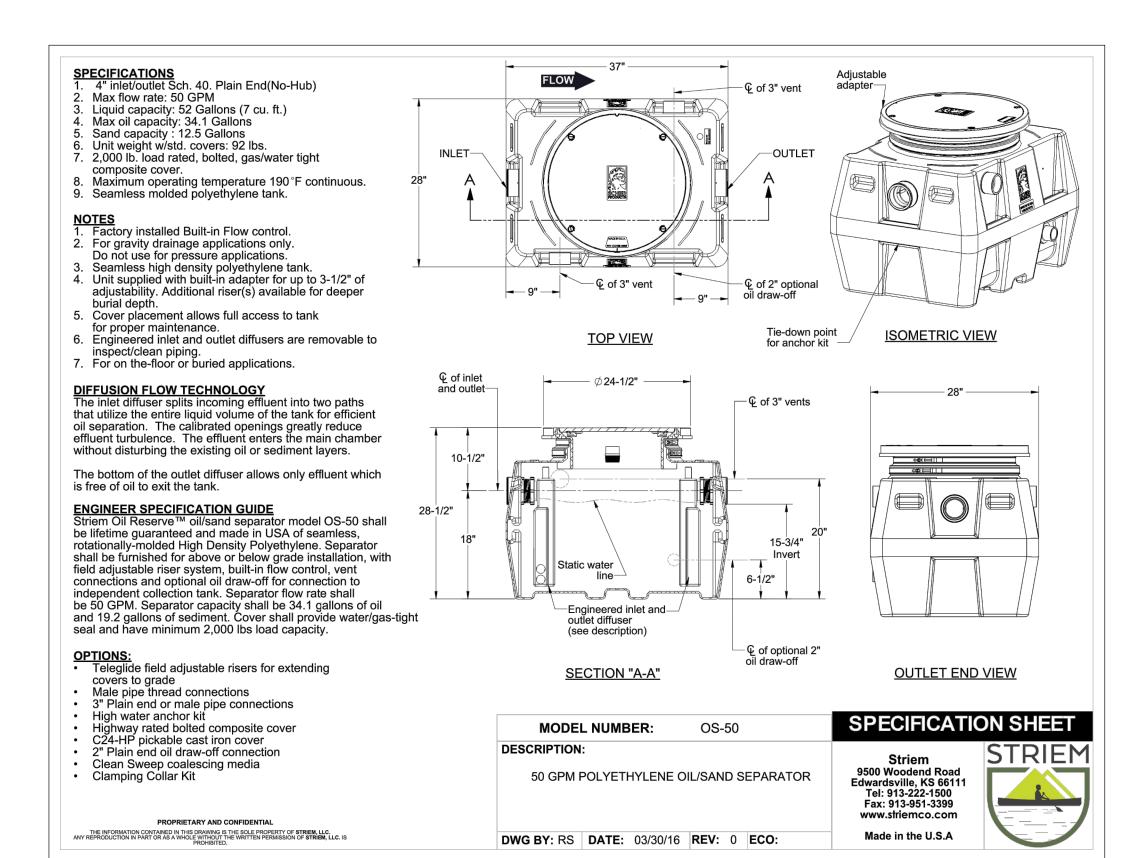
NOT TO SCAL

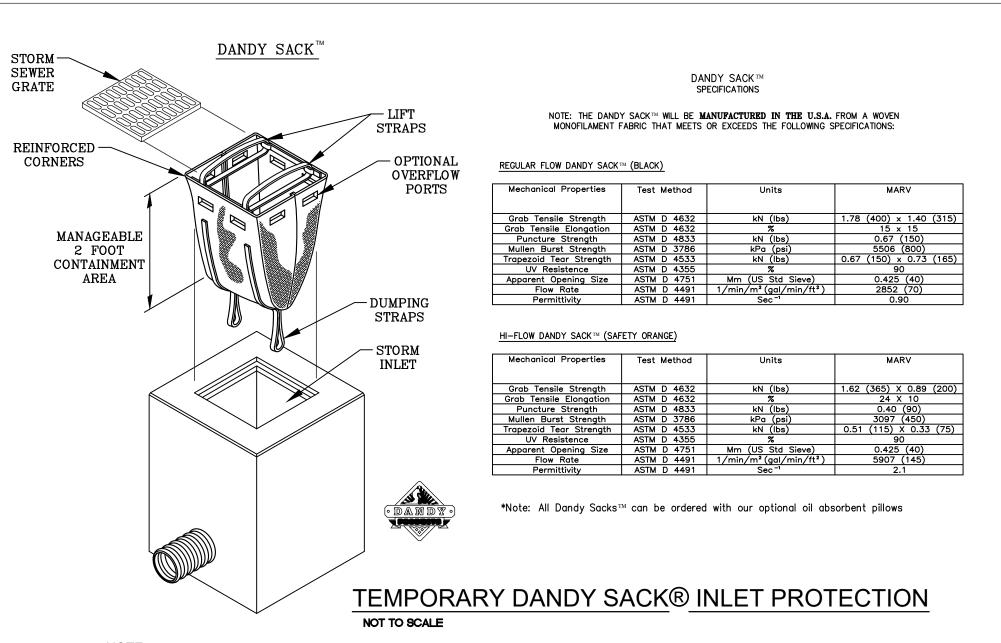


INSTALLATION OF PROTECTION FENCING IS REQUIRED PRIOR TO LAND DISTURBING ACTIVITY AND IS TO BE MAINTAINED UNTIL AFTER FINAL SITE INSPECTION
 FENCING SHALL BE INSTALLED AT THE DRIPLINE OR AT THE BOUNDARY OF THE CRITICAL ROOT ZONE, WHICHEVER IS GREATER
 DRIP LINE - THE AREA OF SOIL DIRECTLY BENEATH THE TREE EXTENDING OUT TO THE TIPS OF THE OUTERMOST BRANCHES.
 CRITICAL ROOT ZONE - 1' RADIUS FROM THE TREE TRUNK PER 1" CALIPER

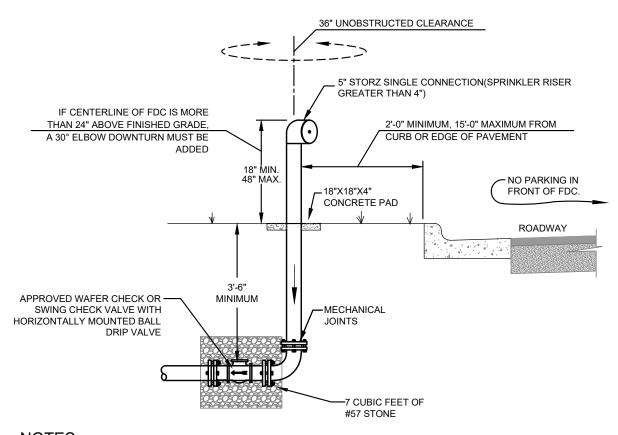
METHOD OF TREE PROTECTION DURING CONSTRUCTION

NTS





NOTE
CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT IN A DESIGNATED DISPOSAL AREA AND
NOT WITHIN LIMITS OF DISTURBANCE. 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.

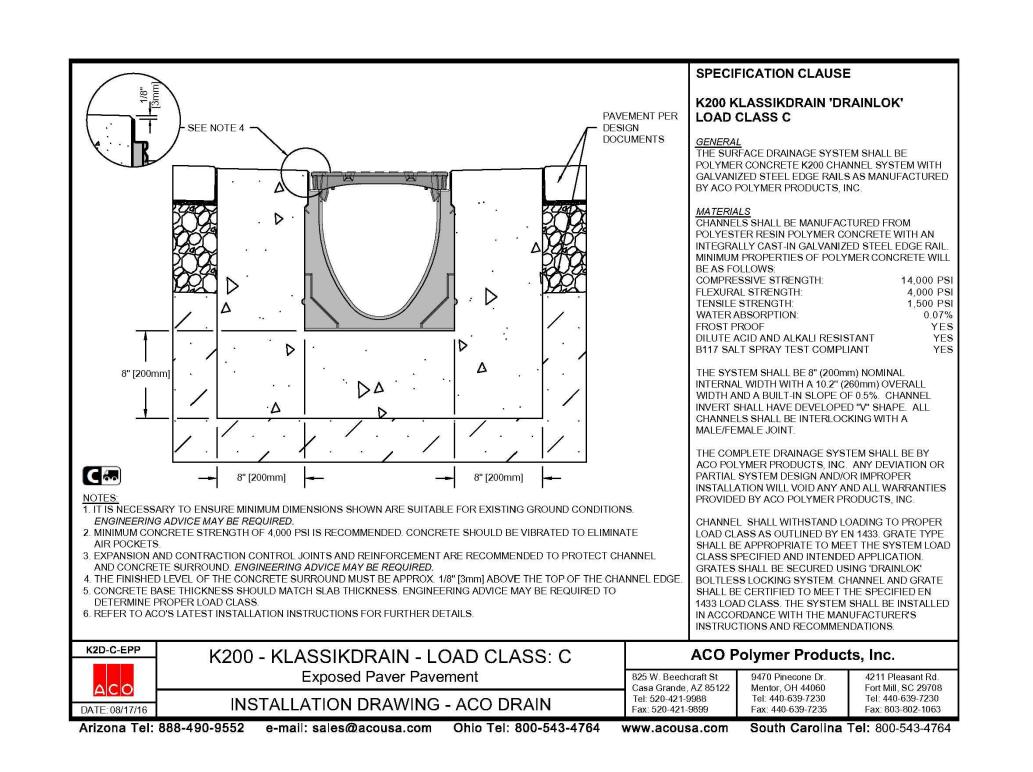


NOTES:

- THE VALVE PIT SHALL BE SIZED TO ACCOMMODATE ALL PROPOSED EQUIPMENT.
- THERE SHALL BE NO SHUTOFF VALVE IN THE FIRE DEPT.
 CONNECTION PIPING (PER NFPA 13).
- 3. ALL FITTINGS SHALL BE FLANGED.4. ALL PIPING SHALL BE STEEL OR DUCTILE IRON.
- ALL FIFTING STALL BE STEEL ON DUCTILE INON.
 SEE SITE PLANS FOR SIZES OF PIPES AND FITTINGS. SIAMESE
- SEE SHE PLANS FOR SIZES OF PIPES AND FITTINGS. SIAME CONNECTION TO BE IN ACCORDANCE WITH NFPA 13.6. PROVIDE DRAINAGE AWAY FROM STRUCTURE.
- 7. A 2" MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN THE BOTTOM OF THE VAULT LID AND THE RISING STEM OF THE OS&Y VALVE IN THE FULLY OPEN POSITION.
- 8. KNOX LOCKING PLUG SHALL BE PROVIDED ON THE FDC INLET
- 9. APPROVED WAFER CHECK OR SWING CHECK VALVE WITH HORIZONTAL MOUNTED BALL DRIP VALVE.

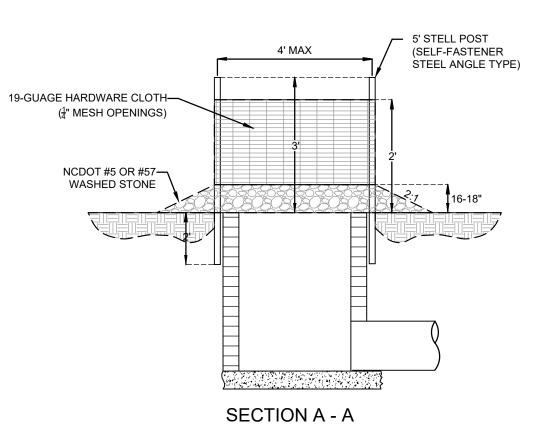
 10. THE FDC SHALL BE CONNECTED TO THE PIPING SYSTEM LOCATED DOWNSTREAM OF THE POST INDICATOR VALVE.

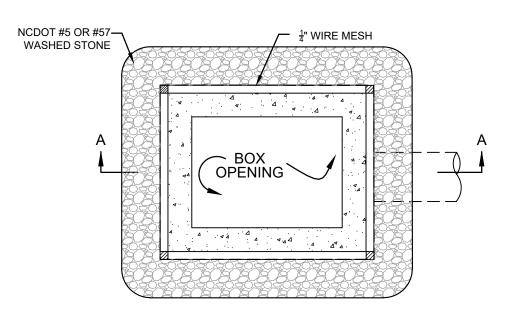
FREE STANDING FIRE DEPARTMENT CONNECTION NOT TO SCALE





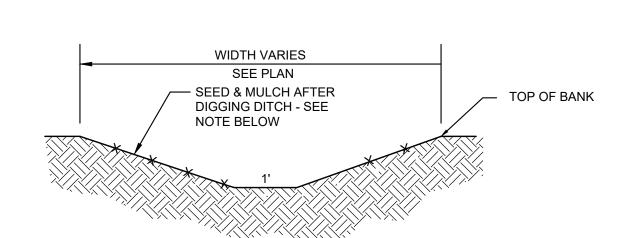
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NOTE:
FOR CURB INLETS AND DROP INLETS

TEMPORARY INLET PROTECTION



NOTES

1. 2:1 SIDE SLOPES.

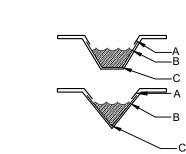
NOT TO SCALE

2. DITCH TO BE FULLY LINED WITH EROSION CONTROL BLANKETS PRIOR TO SEEDING & MULCHING FROM TOP OF BANK TO TOP OF

NOT TO SCALE

- BANK, AS REQUIRED BY LAND QUALITY.
- PROPOSED SWALES WILL HAVE A BOTTOM WIDTH OF 1 FOOT.
 SEE PLAN FOR HORIZONTAL LOCATION OF SWALES.
- 5. SWALES TO BE CONSTRUCTED WITH 6" OF DEPTH ADDED TO CALCULATED DEPTH ABOVE.

TYPICAL SWALE



CRITICAL POINTS

A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE
SLOPE VERTICES

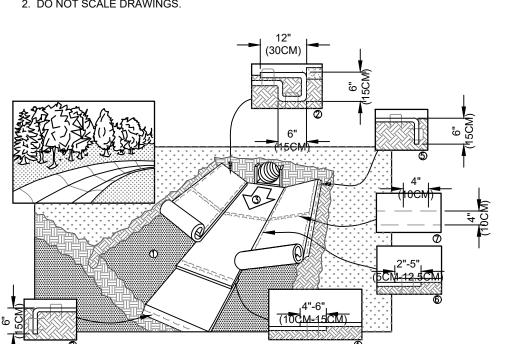
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED
IF NECESSARY TO ALLOW STAPLES TO SECURE THE
CRITICAL POINTS ALONG THE CHANNEL SURFACE.

** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE
OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY
BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

2. DO NOT SCALE DRAWINGS.



ROLLED EROSION CONTROL LINING
NOT TO SCALE



ARCHITECTURE ENGINEERING

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600
Maryland
312 West Main St, Suite 300
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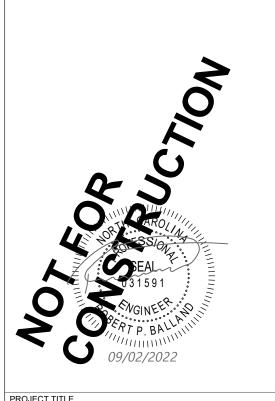
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NORTH TOPSAIL BEACH
FOUNDED IN 1990 Metaris Tranquil Beauty North Carolina



NORTH TOPSAIL BEACH FIRE STATION #2

3304 GRAY STREET NORTH TOPSAIL BEACH, NC

> DESIGN DOCUMENTS

NOT FOR CONSTRUCTION NOT FOR PERMITS 12/09/22

DETAILS

Mark Date Description
PROJECT NO: 22242.PE
DATE: 01/26/2022

DRAWN BY: RPB PROJ MGR: RPB

AS NOTED

SCALE:



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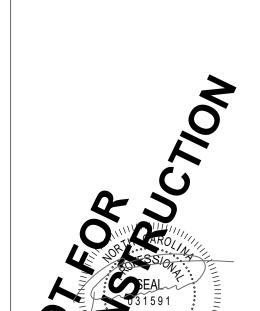
> North Carolina 3333 Jaeckle Drive, Suite 120 Wilmington, NC 28403 910.341.7600 Maryland 312 West Main St, Suite 300 Salisbury, MD 21801

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NORTH TOPSAIL BEACH FIRE STATION #2

09/02/2022

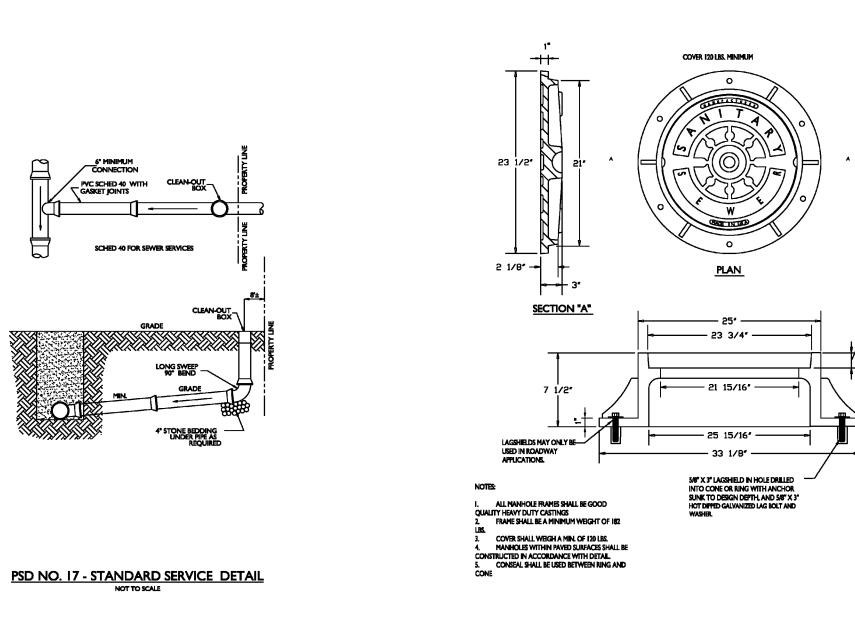
3304 GRAY STREET NORTH TOPSAIL BEACH, NC

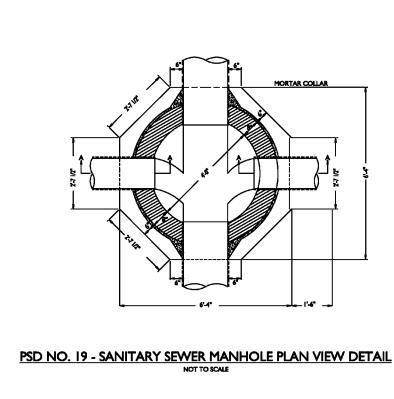
DESIGN DOCUMENTS NOT FOR CONSTRUCTION NOT FOR PERMITS

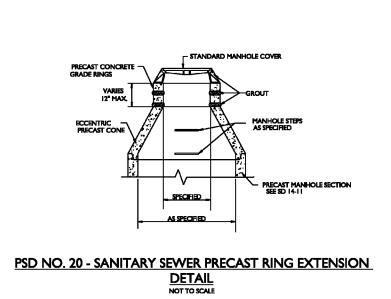
DETAILS

PROJECT NO: 22242.PE 01/26/2022

DRAWN BY: RPB PROJ MGR: RPB

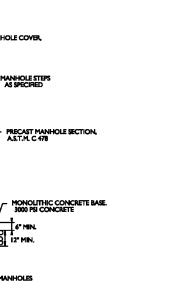






PSD NO. 18 - STANDARD MANHOLE RING AND COVER

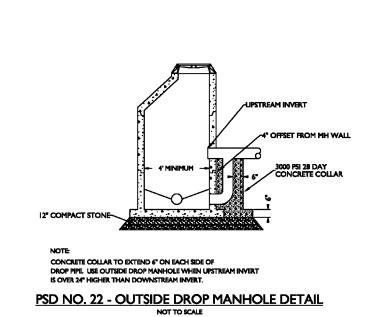
DETAIL
NOT TO SCALE

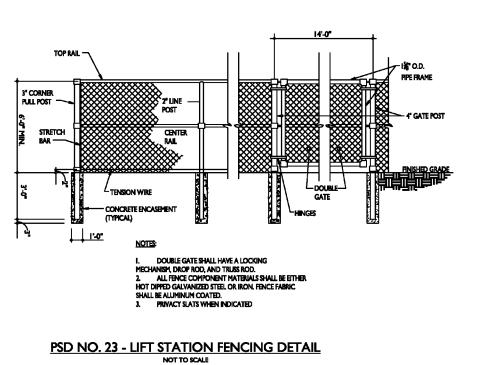


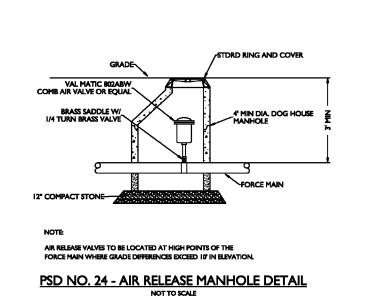
PSD NO. 21 - SANITARY SEWER PRECAST MANHOLE DETAIL
NOT TO SCALE

Ø4"x45° BEND —

PSD NO. 17A - STANDARD SERVICE CLEAN OUT DETAIL
NOT TO SCALE







STANDARD DETAILS SHEET C





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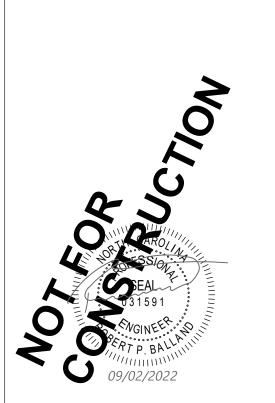
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> > > Delaware

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Town of NORTH TOPSAIL BEACH FOUNDED IN 1990 Nature's Tranquil Beauty NORTH CAROLINA



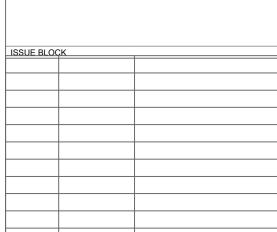
NORTH TOPSAIL **BEACH FIRE** STATION #2

3304 GRAY STREET NORTH TOPSAIL BEACH, NC

> DESIGN DOCUMENTS NOT FOR CONSTRUCTION NOT FOR PERMITS

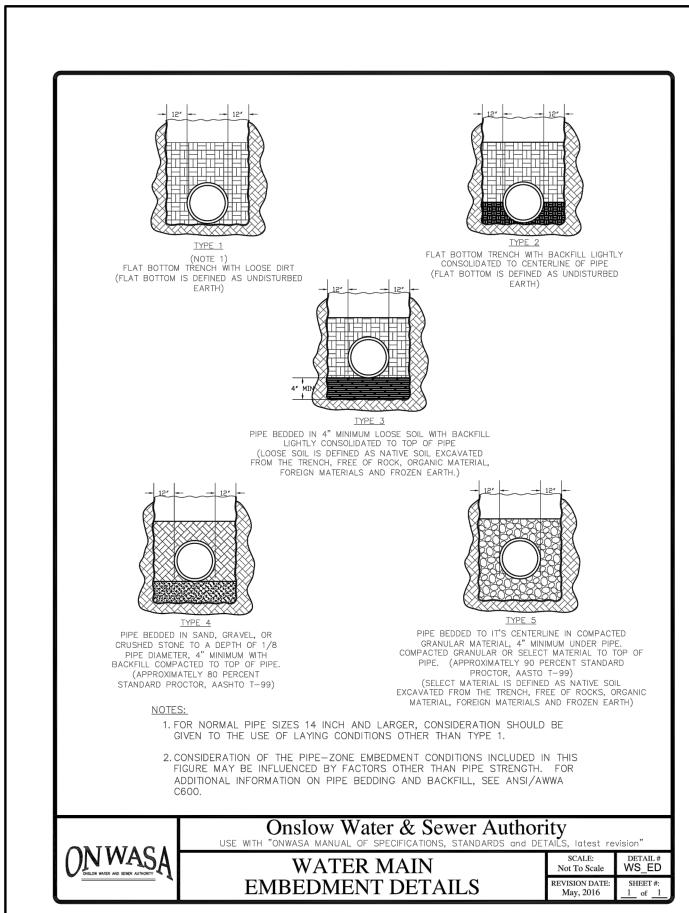
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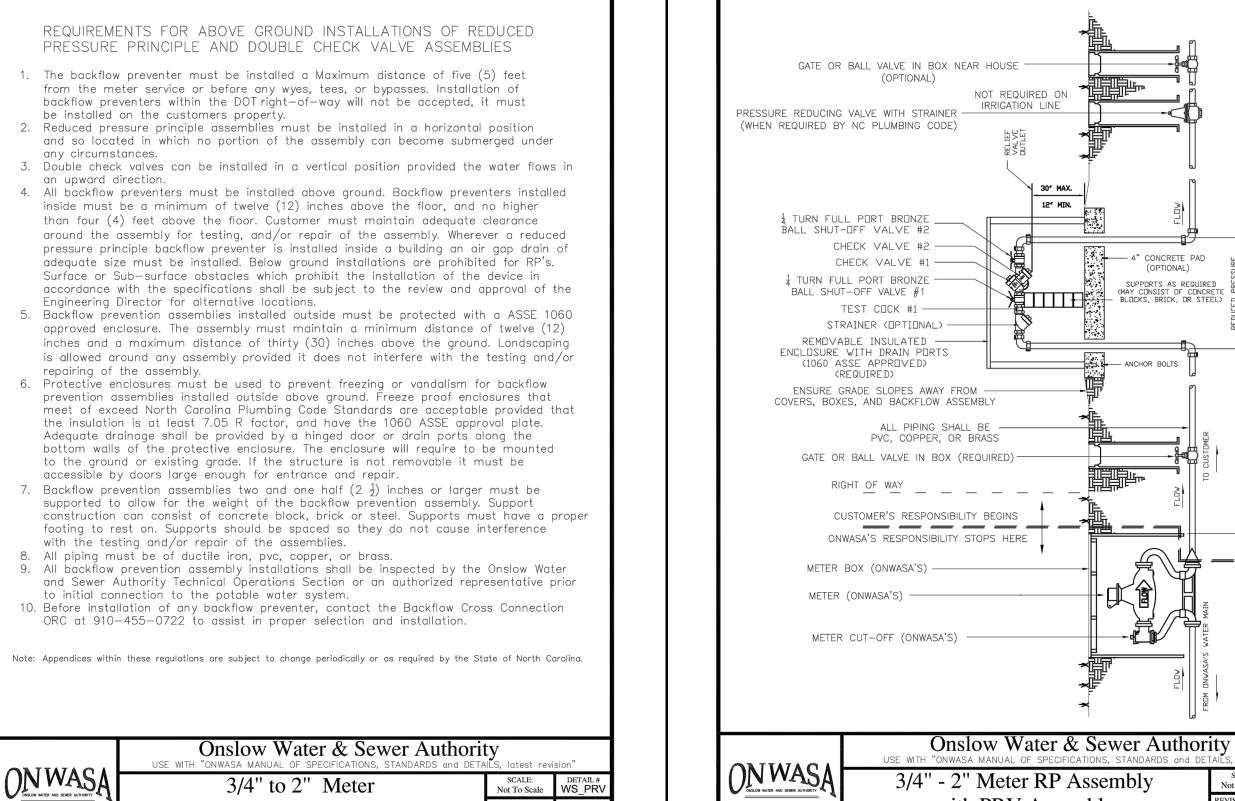
SHEET TITLE **DETAILS**



PROJECT NO: 22242.PE DATE: 01/26/2022

> AS NOTED DRAWN BY: RPB PROJ MGR: RPB

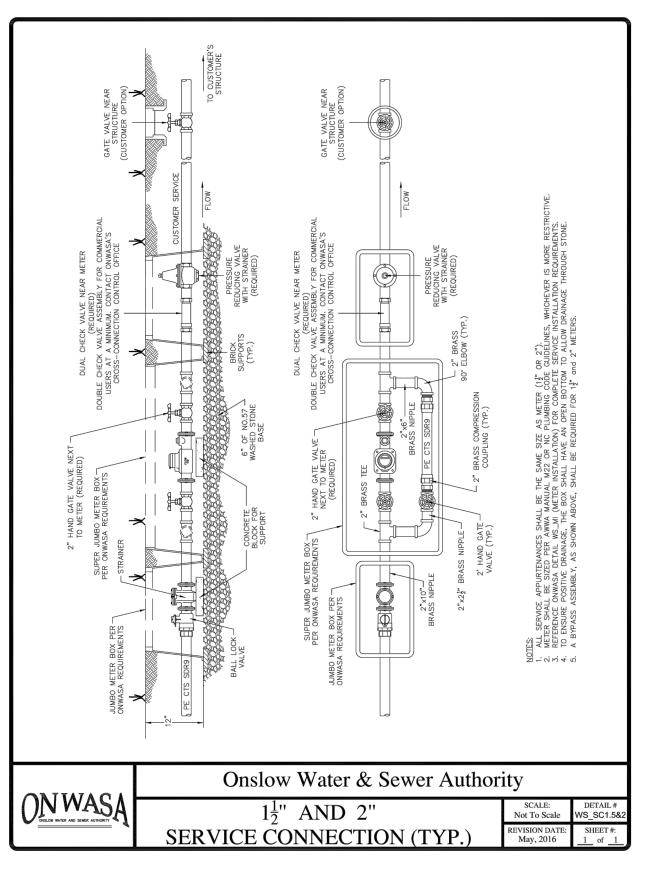




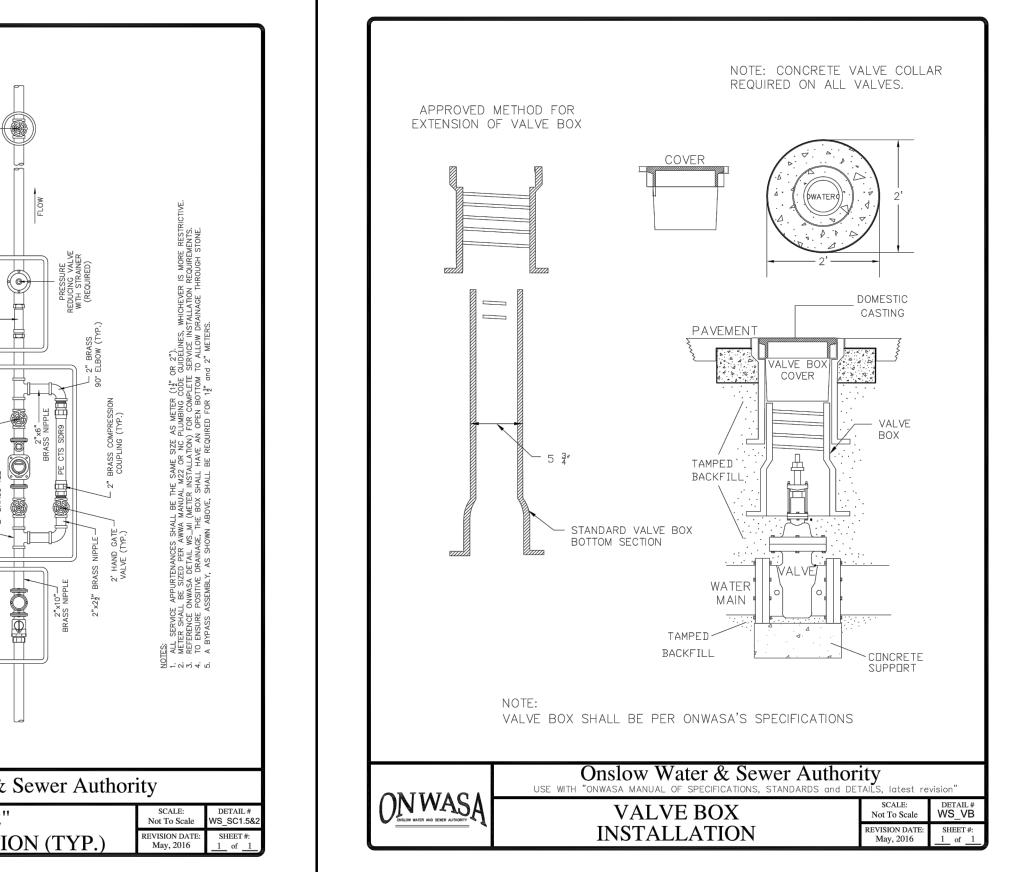
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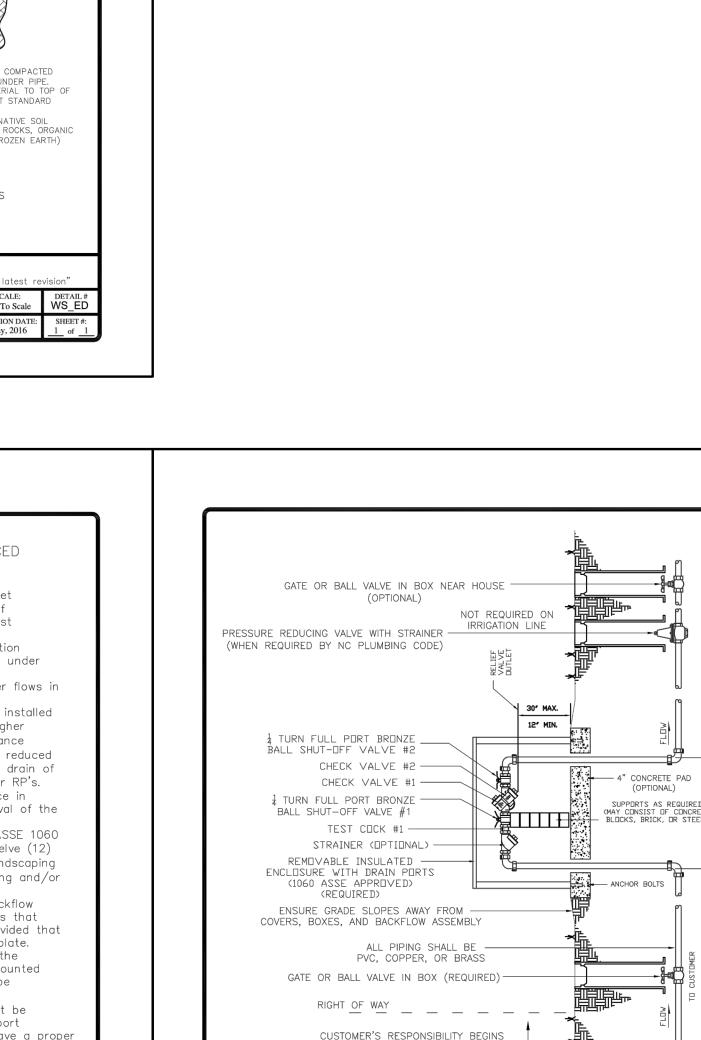
3/4" to 2" Meter

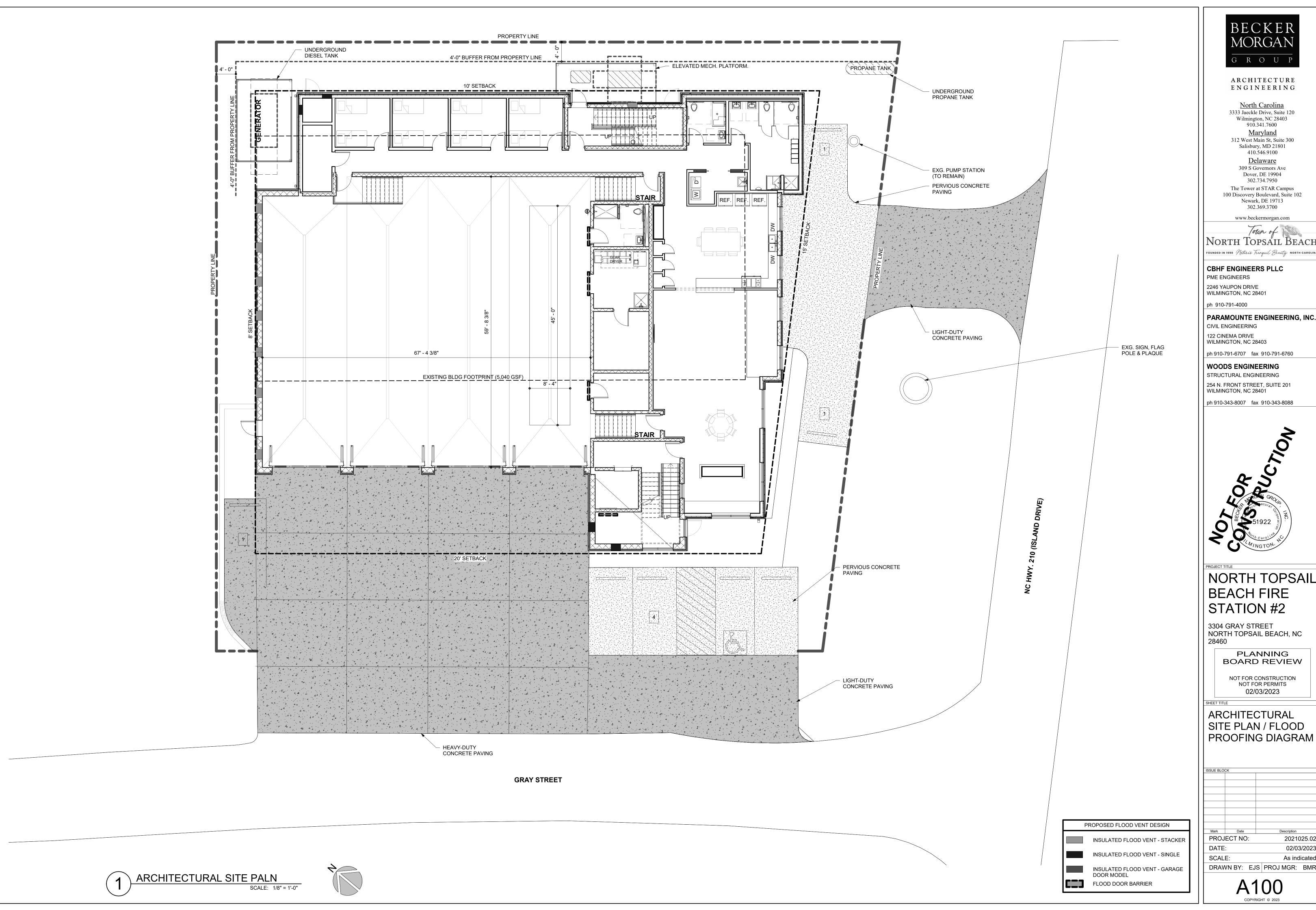
RP / DCVA / PRV Assembly



with PRV Assembly







GROUP

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<u>Delaware</u> 309 S Governors Ave Dover, DE 19904

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NORTH TOPSAIL BEACH

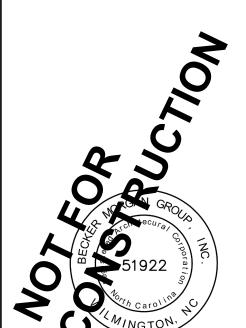
CBHF ENGINEERS PLLC

PARAMOUNTE ENGINEERING, INC.

WILMINGTON, NC 28403

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

WOODS ENGINEERING



NORTH TOPSAIL BEACH FIRE STATION #2

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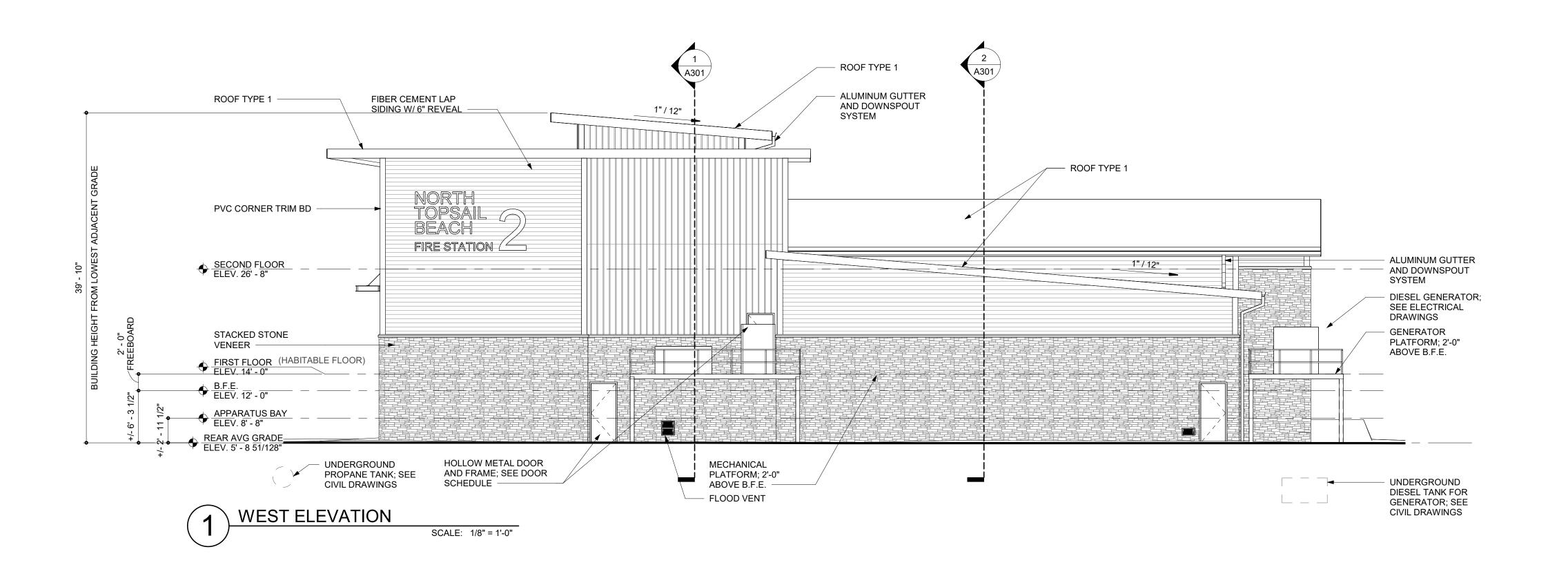
> PLANNING **BOARD REVIEW**

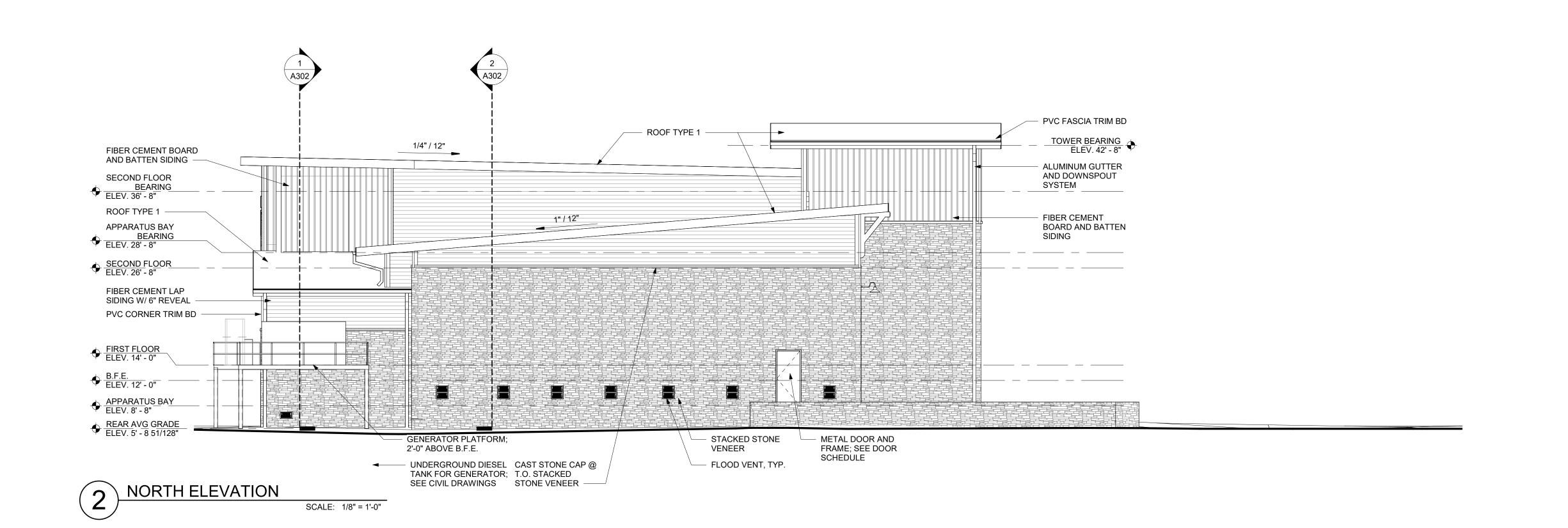
NOT FOR CONSTRUCTION NOT FOR PERMITS 02/03/2023

ARCHITECTURAL SITE PLAN / FLOOD

2021025.02 02/03/2023

As indicated DRAWN BY: EJS PROJ MGR: BMR







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Maryland

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CIVIL ENGINEERING

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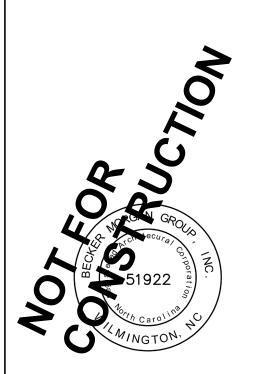
ph 910-791-6707 fax 910-791-6760

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STRUCTURAL ENGINEERING

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

ph 910-343-8007 fax 910-343-808

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



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> PLANNING BOARD REVIEW

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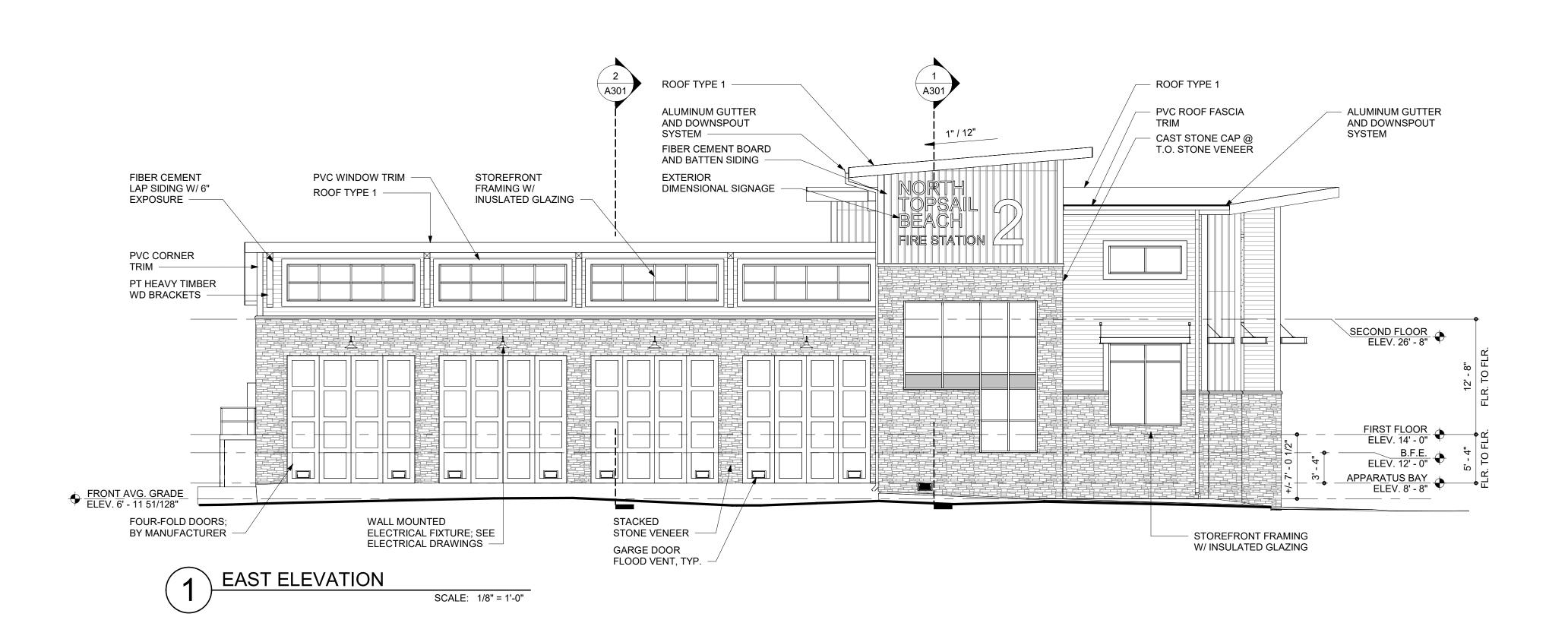
EXTERIOR ELEVATIONS

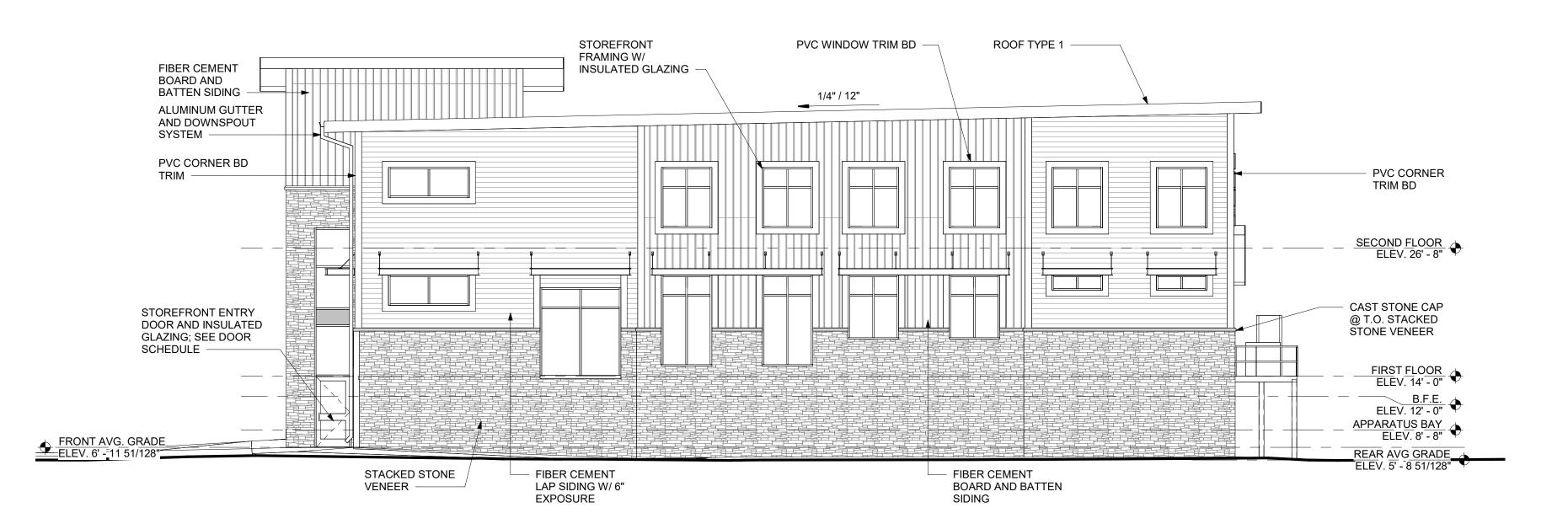
Mark Date Description
PROJECT NO: 2021025.02

DATE: 02/03/2023 SCALE: 1/8" = 1'-0"

DRAWN BY: EJS PROJ MGR: BMR

A201









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WILMINGTON, NC 28401

ph 910-791-4000 PARAMOUNTE ENGINEERING, INC.

CIVIL ENGINEERING 122 CINEMA DRIVE

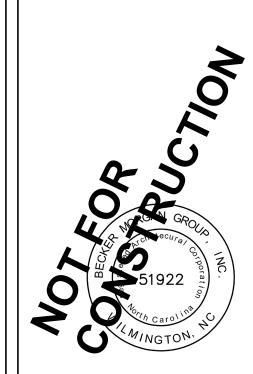
WILMINGTON, NC 28403 ph 910-791-6707 fax 910-791-6760

WOODS ENGINEERING STRUCTURAL ENGINEERING

254 N. FRONT STREET, SUITE 201

WILMINGTON, NC 28401

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



NORTH TOPSAIL BEACH FIRE STATION #2

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> PLANNING **BOARD REVIEW**

NOT FOR CONSTRUCTION NOT FOR PERMITS 02/03/2023

EXTERIOR ELEVATIONS

2021025.02

PROJECT NO: 02/03/2023

1/8" = 1'-0" DRAWN BY:Author PROJ MGR: BMR

A202

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

вк 3989 ра 84

This certifies that there a Maxes, or other taxes which the Onslow County Tax Ca og, that are a lien on:

Parcel Identification !

This is not a certification that the entification Number matches this deed descr

uamia HENETARO

This deed presented to nese Ja Tas**L** The Onslow Control Date 51713

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

Parcel No. OUDUS9 040481

Stamps: \$ 0.00

STATE OF North Carolina

COUNTY OF Onslow County

OUITCLAIM 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 Onlsow 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 quitelaim 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 survy 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 hereitabove 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 thereumto 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 Granter 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.

> (SEAL) Gunner Matthews

(SEAL)

STATE OF North Carolina

COUNTY OF Ouslow County

I. Con 2. Four 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:

NOTEMBER 12 2016

STATE OF NORTH CAROLINA

Notary Public (Notarial Seal)

RIN Z FAULTA NOTARY PUBLIC A POVER COUNTY

Book: 3989 Page, 1977-Current: 84 Seq: 1

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 Unified Development Ordinance §2.06 and §2.07.01, notice is hereby given that a regular meeting of the North Topsail Beach Board of Aldermen will be held at 2008 Loggerhead Court, North Topsail Beach NC on Wednesday, March 1, 2023, 11:00 a.m. Hearings will be conducted to receive input on: Commercial Plan Review: Fire Station #2, 3304 Gray Street; Proposed Amendment §6.05 Off-Street Parking And Loading Requirement; Proposed Amendment § 4.03.20, § 11.02 Duplex; Proposed Amendment § 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 contact: Deborah J. Hill MPA AICP CFM CZO, Planning Director dhill@northtopsailbeachnc.gov 910-328-1349

February 11 & 18, 2023

BUILDING CODE SUMMARY

SLAB ON GRADE

U-VALUE OF TOTAL ASSEMBLY

DESCRIPTION OF ASSEMBLY

U-VALUE OF TOTAL ASSEMBLY R-VALUE OF INSULATION

HORIZONTAL / VERTICAL REQUIREMENT

R-VALUE OF INSULATION

FLOORS SLAB ON GRADE (each assembly)

SLAB HEATED

FLOORS OVER UNCONDITIONED SPACE (each assembly) DESCRIPTION OF ASSEMBLY

NAME OF PROJECT <u>: NORT</u>	H TOPSAIL BEACH	H FIRE STATION #2						_					
ADDRESS: 3304 GRAY STF						STORY		(A) BLDG AREA		(B) E 506.2⁴ AREA	ARE		(D) WABLE AREA
OWNER OR AUTHORIZED	_	·	:910.328.1349_	E-Mail: aderian@	 onorthtopsailbeachnc.gov	NO.	AND USE	PER STORY (ACTUAL)	UNSPRINKLE	RED SPRINKLERE			STORY OR NLIMITED
OWNED BY: City CODE ENFORCEMENT JUR	☐ County ☐ St		State		, 1	1	BUSINESS - B	4,758 SF		69,000 SF			
——————————————————————————————————————	KIODIOTION.	tyOounty	Otate			2	RESIDENTIAL - R2			48,000 SF			48,000 SF
CONTACT: BRICE REID, A	AIA, NCARB					3	STOARGE - S2			78,000 SF			
DESIGNER	<u>FIRM</u>	<u>NAME</u>		TELEPHONE #	EMAIL ADDRESS	1.	FRONTAGE AREA INC	REASES FROM	/ SECTION 506	.2 ARE COMPUTED	THUS:		
ARCHITECTURAL CIVIL	Becker Morgan Grou	IP, Inc. ERNEST W. OLDS ERING, INC ROBERT BALLAND	100000	910.341.7600	eolds@beckermorgan.com rballand@paramounte-eng.com	,	A. PERIMETER W	HICH FRONTS	A PUBLIC WA	Y OR OPEN SPACE I		T MINIMUM WIE)TH(F)
ELECTRICAL	CBHF Engineers, PLLC	W. ALLEN CRIBB	023311	910.791.4000	acribb@cbhfengineers.com	(B. TOTAL BUILDII C. RATIO $(F/P) =$	(F/P)		(P)			
FIRE ALARM PLUMBING	CBHF Engineers, PLLC	W. ALLEN CRIBB	023311	910.791.4000	acribb@cbhfengineers.com		D. W = MINIMUM E. PERCENT OF I			(W) (do not exce 0 [F/P - 0.25] x W/30 =			
MECHANICAL	CBHF Engineers, PLLC CBHF Engineers, PLLC	TROY O. GRADY TROY O. GRADY	043801 043801	910.791.4000 910.791.4000	tgrady@cbhfengineers.com tgrady@cbhfengineers.com	2.	UNLIMITED AREA APP	LICABLE UNDE	ER CONDITION:	S OF SECTION 507.	,	A VIDALIDA O OTO	DIEO) (500.0)
SPRINKLER-STANDPIPE	PFBFB ENGINEERING.		046319	910.600.7780	dstacy@pbfpe.com		MAXIMUM BUILDING A THE MAXIMUM AREA (IAXIMUM 3 STOI	RIES) (506.2)
STRUCTURAL RETAINING WALL >5' HIGH	Woods Engineering, PA	ADAM SISK	041563	910.343.8007	adam@woodseng.com	5. I	FRONTAGE INCREASE	E IS BASED ON	THE UNSPRIN	KLERED AREA VALU	JE IN TABLE	506.2	
OTHER													
2040 NO PUII DINO CODE:						ALLO	WABLE HEIGHT:						
2018 NC BUILDING CODE: New Building	Addition	Renovation 1st 1	Time Interior Comp	letion					A11.0V	NADI E CI	IOWAL ON D	I ANG CODE	
Phased Construction -		Shell/Core	mile interior Comp	71011011					ALLOV (TABLES 50	04.3 & 504.4)	IOWN ON P	LANS CODE	REFERENCE
2018 NC EXISTING BUILDIN		Prescriptive Repa	air 🔲 C	Chapter 14		BUILDIN	G HEIGHT IN FEET (Ta	able 504.3)	75 FEE		40 FEET		
		Alteration Level I Alter	ation Level II	Alteration Level II	I		IG HEIGHT IN STORIES	` '	4 STOF		2 STORIES		
	 I	Historic Property Char	nge of Use		Change of Use	2. The m	de code reference if the ' naximum height of air tra	ffic control towe	r must comply w	ith Table 412.3.1.	3 or 504.4.		
		. ,			Historic Property	3. The m	naximum height of open	parking garages	must comply w	ith Table 406.5.4.			
CONSTRUCTED: RENOVATED:		RRENT OCCUPANCY(S) DPOSED OCCUPANCY(S				FIRE F	PROTECTION RE	QUIREMEN	TS:				
RISK CATEGORY (Table 160		RRENT N/A	/ (= -/ _		I IV				RΔT	ING DETAIL#	DE010N #	DE010N # 501	DEGIGN
INON CATEGORY (Table 100	,	OPOSED N/A	<u> </u>	_	IV	BUILDI	NG ELEMENT	FIRE SEPARATION	REQ'D PRO		DESIGN#	DESIGN # FOR	R DESIGN # FOR
		31 332B14//	·		•••			DISTANCE (FEET)	(W/ RE	DUCTION) SHEET #	RATED ASSEMBLY	PENETRATIO	N RATED JOINTS
						Structur	ral Frame including	(FEEI)	0		ASSLIVIDE		301113
BASIC BUILDING DA	TA:					columns	s, girders, trusses						
CONSTRUCTION TYPE:	□I-A □I-B	∏II-A II II-B	□ III-A	∏III-B	□IV □V-A □V-B	Bearing Exteri							
SPRINKLERS:	□NO ■YES	PARTIAL NFPA				Nor		8'	1 HR				
_	■NO □YES	CLASS I CLASS			DRY	Eas	st	10'	0				
PRIMARY FIRE DISTRICT:						We		>30'	0				
	NO ■YES					Sou Interio		>30'	0				
	<u> </u>					Nonbea	ring Walls and		0				
SPECIAL INSPECTIONS:	NOYES					Partition Exteri							
GROSS BUILDING AI	REA TABLE:					Nor			0				
FLOOR EXISTIN	NG (SQ. FT.)	NEW (SQ. FT.)	RENO/ALTE	R (SQ. FT.)	SUB-TOTAL	Eas			0				
6TH FLOOR	-	-		•		We Sou			0				
5TH FLOOR	-	-	-				or walls and partitions		0				
4TH FLOOR	-	-	-			Floor Co	onstruction, including		0				
3RD FLOOR	-	-	-				ing beams and joists eiling Assembly		0				
2ND FLOOR	-	2,444 SF	-				s Supporting Floors		0				
MEZZANINE	-	649 SF	-				onstruction, including		0				
1ST FLOOR	-	8,550 SF	-				ing beams and joists eiling Assembly		0				
BASEMENT	-	-	-		-		s Supporting Roof		0				
TOTAL	-	11,643 SF	-		-	Shaft Er	nclosures - Exit		1 HR	2G / A002	UL# U-905		
ALLOWABLE AREA:		<u> </u>					nclosures - Other r Separation		1 HR 0				
PRIMARY OCCUPANCY CLA							ncy / Fire Barrier Separa	ation	30 MIN		UL# U-419		
ASSEMBLY A-1	□A-2 □A-3 □	A-4 A-5					Fire Wall Separation		0				
BUSINESS		-					Barrier Separation / Dwelling Unit / Sleeping	g Senaration	0 30 MIN		UL# U-419		
EDUCTIONAL							tal Use Separation	g Ocparation	N/A		SEN 3 410		
	10DERATE	F-2 LOW				* Indicat	te section number permi	itting reduction					
			H-3 COMBUST	H-4 HE	ALTH	MDEDCI	ENTAGE OF WAL	I ODENING		TIONS:			
INSTITUTIONAL II-1 CC			-			PERCI	ENTAGE OF WAL	L OPENING	CALCULA	TIONS.			
	ONDITION						SEPARATION DISTANC		OF OPENINGS		AREA A	CTUAL SHOWN	ON PLANS
 □I-3 CC	ONDITION] 4			(FEEI)	FROM PROPERTY LIN		TECTION BLE 705.8)	(%)		(%)	
I-4							5 TO LESS THAN 10	UNPROTECT	ED / SPRINKLERED (S	3) 25%			
MERCANTILE							10 TO LESS THAN 15	UNPROTECT	ED / SPRINKLERED (S	3) 45%			
	☐R-2 ☐R-3 ☐]R-4											
		S-2 LOW S-3 HIG	H-PILED			LIEE	SAFETY SYSTEM	DECHIDEM	IENTO:				
PARK	KING GARAGE	OPEN ENCLO	SED	REPAIR GARAG	SE .	LIFE	PAPETT STSTEW	REQUIREN	IENIO.				
UTILITY AND MISCELLAN	IEOUS						SENCY LIGHTING:	□ NO	YES				
	_					EXIT SI FIRE AL		□ NO □ NO	YES YES				
ACCESSORY OCCUPANCY		(S):R-2 RESIDENTIAL	/ S-2 STORAGE_				DETECTION SYSTEM		YES P	ARTIAL			
INCIDENTAL USES (Table 50	09): <u> </u>					CARBO	ON MONOXIDE DETECT	IION: NO	YES				
SPECIAL USES (Chapter 4 -		,				LIEE	SAFETY PLAN RE	OHIDEMEN	ITQ.				
SPECIAL Provisions (Chapter	er 5 - List Code Sect	tions):N/A						•	113.				
MIXED OCCUPANCY:	NO YES S	EPARATION:_1HR	. EXCEPTION	:		LIFE SP	AFETY PLAN SHEET #_			O -)			
Non-Separated Use (5	508.3)					•	FIRE AND/OR SMOKE ASSUMED AND REAL				an)		
Separated Use (508.4)						•	EXTERIOR WALL OP OCCUPANCY TYPES						
		f each use divided by the			пан посехоееч Т		OCCUPANT LOADS F	OR EACH ARE	ĒΑ	23 13 30001 ANT	LO, NO OAL	ZOZ, MION (IADI	1007.1.2)
ACTUAL AREA OF OG ALLOWABLE AREA OF		+ ACTUAL AREA OF ALLOWABLE AREA				•	EXIT ACCESS TRAVE COMMON PATH OF T			& 1006.3.2(1))			
ALLOWADLE AREA UP	OCCUPANCY A	ALLOWADLE AREA	. OI OOOUPAINO			•	DEAD END LENGTHS	S (1020.4)	`	<i>、</i> //			
-		+	-	<u>< 1</u>		•	CLEAR EXIT WIDTHS MAXIMUM CALCULAT	TED OCCUPAN		CITY EACH EXIT DO	OR CAN AC	COMMODATE BA	ASED ON
-			-			•	EGRESS WIDTH (100 ACTUAL OCCUPANT		CH EXIT DOOP	<u> </u>			
						•	A SEPARATE SCHEM	MATIC PLAN IND	DICATING WHE	RE FIRE RATED FLO		IG AND/OR ROC)F
						•	STRUCTURE IS PROV	S WITH PANIC	HARDWARE (1008.1.10.)			
						•	LOCATION OF DOOR LOCATION OF DOOR	S WITH DELAY	/ED EGRESS L	OCKS AND THE AMO		ELAY (1010.1.9.7	1
						•	LOCATION OF DOOR	S EQUIPPED V	VITH HOLD-OP	EN DEVICES `)		
						•	LOCATION OF EMER THE SQUARE FOOTA	AGE OF EACH I	FIRE AREA (202	2) ′			
						•	THE SQUARE FOOTA	AGE OF EACH	SMOKE COMPA	ARTMENT FOR OCC			
						-	NOTE ANY CODE EX	OFE HOMS OK	INDIE NOTES	THAT WAT HAVE BE	LLIN UTILIZE	D NEGARDING	IIIL II EIVIO

ACCESSIBLE DWELLING UNITS (SEC	CTION 1107) NOT	APPLICABLE		STRUCTURAL DESIGN SEE STRUCTURAL DRAWINGS						
TOTAL UNITS UNITS UNITS REQUIRED PROVIDED REQUIRED	S UNITS	TYPE B UNITS REQUIRED F		TOTAL ACCESSIBLE IITS PROVIDED	DESIGN LOADS: IMPORTANCE FACTORS: SNOW (Is) SEISMIC (Ie)					
ACCESSIBLE PARKING (SECTION 1	106) SEE	CIVIL DRAWI	NGS		LIVE LOADS: ROOFPSF MEZZANINEPSF FLOORPSF					
, 100_00.2 , , 1111110					GROUND SNOW LOAD: PSF					
LOT OR TOTAL # OF PARKING SPACES PARKING AREA REQUIRED PROVIDED	REGULAR WITH 5' ACCESS	VAN SPAC 132" ACCESS			WIND LOAD: ULTIMATE WIND SPEED MPH (ASCE-7-16) EXPOSURE CATEGORY					
PARKING AREA 7 7	AISLE 1	AISLE N/A	AISLE N/A	11	SEISMIC DESIGN CATEGORY:					
TOTAL					SPECTRAL RESPONSE ACCELERATION S _S %g S ₁ %g					
					- SITE CLASSIFICATION (ASCE 7) A B C D E F DATA SOURCE: FIELD TEST PRESUMPTIVE					
PLUMBING FIXTURE REQUIREMENT	S (TABLE 2902.1)			BASIC STRUCTURAL SYSTEM: BEARING WALL DUAL W/ SPECIAL MOMENT FRAME					
USE WATERCLOSETS URINAL		/		G FOUNTAINS	☐ BUILDING FRAME ☐ DUAL W/ INTERMEDIATE R/C OR SPECIAL S					
MALE FEMALE UNISEX	MALE FEMAL	E UNISEX / TUE	REGULAR	ACCESSIBLE						
EXIST'G NEW REQ'D					ANALYSIS PROCEDURE: SIMPLIFIED EQUIVALENT LATERAL FORCE DYNA ARCHITECTURAL, MECHANICAL, COMPONENTS ANCHORED? YES NO					
Special Approval: (Local Jurisdiction, Department o	f Insurance, OSC, D	PI, DHHS, etc., desc	cribe below)		LATERAL DESIGN CONTROL: EARTHQUAKE WIND					
					SOIL BEARING CAPACITIES: FIELD TEST (PROVIDE COPY OF TEST REPORT) PSF					
					PRESUMPTIVE BEARING CAPACITY PSF					
ENERGY SUMMARY					PILE SIZE, TYPE AND CAPACITY PSF					
METHOD, STATE THE ANNUAL ENERGY COST FOOST FOO	H CODE: ☐ YES (1				WINTER DRY BULB SUMMER DRY BULB INTERIOR DESIGN CONDITIONS WINTER DRY BULB SUMMER DRY BULB RELATIVE HUMIDITY					
CLIMATE ZONE: 3A					BUILDING HEATING LOAD					
METHOD OF COMPLIANC	E:				BUILDING COOLING LOAD					
■ PRESCRIPTIVE	(ENERGY CO	,			MECHANICAL SPACING CONDITIONING SYSTEM UNITARY					
☐ PERFORMANCE ☐ PRESCRIPTIVE	(ENERGY CO (ASHRAE 90	,			DESCRIPTION OF UNIT					
☐ PERFORMANCE ☐ PERFORMANCE	`	.1)			HEATING EFFICIENCY COOLING EFFICIENCY					
☐ FERFORMANCE	,				SIZE CATEGORY OF UNIT BOILER					
THERMAL ENVELOPE (Prescriptive method only)					SIZE CATEGORY, IF OVERSIZED, STATE REASON					
· · ·					CHILLER SIZE CATEGORY, IF OVERSIZED, STATE REASON					
ROOF/CEILING ASSEMBLY (each assembly) DESCRIPTION OF ASSEMBLY U-VALUE OF TOTAL ASSEMBLY U-VALUE OF TOTAL ASSEMBLY		BOVE DECK	LIST EQUIPMENT EFFICIENCIES:							
R-VALUE OF INSULATION SKYLIGHTS IN EACH ASSEMBLY			R-25ci		ELECTRICAL SUMMARY SEE ELECTRICAL DRAWINGS					
U-VALUE OF SKYLIGHT TOTAL SQUARE FOOTAGE OF S	SKYLIGHTS IN EACH	ASSEMBLY			ELECTRICAL SYSTEM AND EQUIPMENT METHOD OF					
EXTERIOR WALLS (each assembly)			OTEEL ES	0 / 0 / 1	COMPLIANCE: ENERGY CODE: PRESCRIPTIVE PERFORMANCE					
U-VALUE OF TOTAL ASSEMBLY		STEEL FRAMIN		ASHRAE 90.1: PRESCRIPTIVE PERFORMANCE						
R-VALUE OF INSULATION OPENINGS (windows or doors with			R-13 + R-7	.5ci	LIGHTING SCHEDULE					
U-VALUE OF ASSEMBLY U-0.45 SOLAR HEAT GAIN COEFFICIENT PROJECTION FACTOR DOOR R-VALUES U-0.77				 LAMP TYPE REQUIRED IN FIXTURE NUMBER OF LAMPS IN FIXTURE 						
					BALLAST TYPE USED IN THE FIXTURE TOTAL WATTAGE PER FIXTURE					
WALLS BELOW GRADE (each assembly) DESCRIPTION OF ASSEMBLY			СМИ		 TOTAL INTERIOR WATTAGE SPECIFIED VS ALLOWED (whole building or space by space) TOTAL EXTERIOR WATTAGE SPECIFIED VS ALLOWED 					
U-VALUE OF TOTAL ASSEMBLY R-VALUE OF INSULATION			R-7.5ci		ADDITIONAL PRESCRIPTIVE COMPLIANCE					
FLOORS OVER LINCONDITIONED SPACE (each assambly)			C406.2 MORE EFFICIENT HVAC EQUIPMENT PERFORMANCE						

C406.3 REDUCED LIGHTING POWER DENSITY

C406.5 ON-SITE RENEWABLE ENERGY

C406.6 DEDICATED OUTDOOR AIR SYSTEM

C406.4 ENHANCED DIGITAL LIGHTING CONTROLS

C406.7 REDUCED ENERGY USE IN SERVICE WATER HEATING



ARCHITECTURE ENGINEERING

North Carolina 3333 Jaeckle Drive, Suite 120 Wilmington, NC 28403 910.341.7600 <u>Maryland</u> 312 West Main St. Suite 300

Salisbury, MD 21801 410.546.9100 <u>Delaware</u> 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

www.beckermorgan.com

Town of NORTH TOPSAIL BEACH FOUNDED IN 1990 Nature's Tranquil Beauty NORTH CAROLIN.

CBHF ENGINEERS PLLC PME ENGINEERS 2246 YAUPON 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

NORTH TOPSAIL BEACH FIRE STATION #2

3304 GRAY STREET NORTH TOPSAIL BEACH, NC

> PROGRESS DRAWINGS

NOT FOR CONSTRUCTION NOT FOR PERMITS

01/27/23

APPENDIX B

ISSUE BLOCK PROJECT NO: 2021025.02 DATE: 01.30.2023

DRAWN BY: EJS PROJ MGR: BMR

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:

Hanna McCloud

Chair

Kathryn Winzler

Secretary