

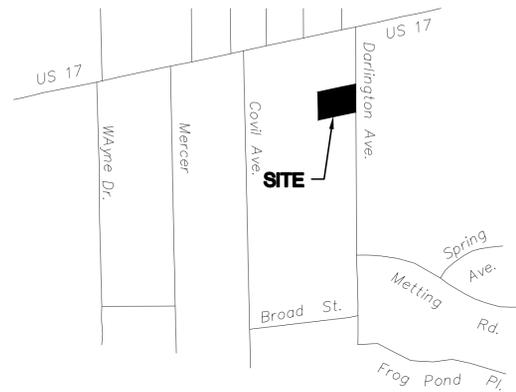
ZEME, LLC

STORAGE ADDITION

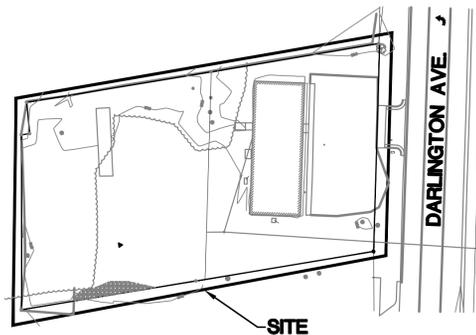
44 DARLINGTON AVENUE

WILMINGTON, NC

MAY, 2016



VICINITY MAP
NOT TO SCALE



EXISTING SITE MAP
NOT TO SCALE

NUMBER TITLE

■ XX/XX/XX	-	TITLE SHEET
■ XX/XX/XX	C-001	LEGEND, ABBREV., & GENERAL NOTES
■ XX/XX/XX	C-101	EXISTING CONDITIONS
■ XX/XX/XX	C-102	DEMOLITION & TREE REMOVAL PLAN
■ XX/XX/XX	C-201	ZONING COMPLIANCE PLAN
■ XX/XX/XX	C-241	SITE IMPROVEMENTS & GRADING PLAN
■ XX/XX/XX	D-101	STANDARD CITY DETAILS
■ XX/XX/XX	D-102	CIVIL / SITE DETAILS

SITE- DATA TABULATION		
PARCEL ID#: 04917-004-016-000		
ZONING: CS / O&I-1 (SPLIT ZONING/ NO ADJOINING RESIDENTIAL USES)		
<u>SETBACKS: CS</u>	<u>SETBACKS: O&I-1</u>	<u>PROPOSED SETBACKS (ADDITION)</u>
FRONT - 35'	FRONT - 20'	FRONT - 83.5'
SIDE - 7'	SIDE - 10'	SIDE - 17.3'
REAR - 15'	REAR - 20'	REAR - 64.0'
MAX HEIGHT - 35'	MAX HEIGHT - 45'	HEIGHT - 16' (APPROX.)
CAMA LAND CLASSIFICATION: URBAN		
THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM# 3720313700J; MAP EFFECTIVE DATE: APRIL 3, 2006.		
<u>EXISTING IMPERVIOUS AREA:</u>		
BUILDINGS: 2,338 SF		
PARKING & DRIVES: 3,218 SF		
WALK & PADS: 316 SF		
<u>PROPOSED IMPERVIOUS AREA:</u>		
BUILDINGS: 3,000 SF		
PARKING & DRIVE: 1,120 SF		
WALKS AND PADS: 425 SF		
TOTAL =	10,417 SF	
AREA OF SUBJECT PARCEL: 25,264 SF 0.58 AC. (PER SURVEY)		
PROPOSED PERCENT IMPERVIOUS: 41.2 %		
<u>EXISTING BUILDING:</u> 2,338 SF		
<u>PROPOSED BUILDING:</u> 3,000 SF		
TOTAL = 5,338 SF		
AREA OF SUBJECT PARCEL: 25,264 SF 0.58 AC. (PER SURVEY)		
PROPOSED BUILDING COVERAGE: 21.1 %		
PROPOSED USE: STORAGE		
NUMBER OF PROPOSED BUILDINGS: 1 (1-STORY), +/- 18' HEIGHT		
<u>PARKING CALCULATIONS:</u>		
EXISTING FACILITY = 2,354 SF @ 1 PER 400 SF GROSS FLOOR = 6 SPACES		
NEW WAREHOUSE = 3,000 SF @ 1 PER 1,000 SF GROSS FLOOR = 3 SPACES		
PARKING REQUIRED: = 9 SPACES (8 STANDARD, 1 ADA VAN)		
<u>PARKING PROVIDED:</u>		
REGULAR - = 8 SPACES		
HANDICAPPED - = 1 SPACES		
TOTAL = 9 SPACES		
WATER & SEWER BY EXISTING CONNECTIONS/ NO NEW PLUMBING IN ADDITION.		

FOR EACH OPEN UTILITY CUT OF CITY STREETS, A \$325 PERMIT SHALL BE REQUIRED FROM THE CITY PRIOR TO OCCUPANCY AND/ OR PROJECT ACCEPTANCE.

CITY OF WILMINGTON
NORTH CAROLINA

Public Services • Engineering Division

APPROVED DRAINAGE PLAN

Date: _____ Permit # _____

Signed: _____

APPROVED CONSTRUCTION PLAN

NAME _____ DATE _____

PLANNING _____

TRAFFIC _____

FIRE _____

PRELIMINARY PLAN
ISSUED FOR AGENCY REVIEW



GS&E
GEOMATICS

SURVEYING & ENGINEERING INC.

PROFESSIONAL FIRM# C-3796

PROJECT NUMBER 20 - 29

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Grid with columns 1-15 and rows A-K. Contains text for GENERAL NOTES, LEGEND, and SITE CONDITIONS.

GENERAL NOTES

LEGEND

SITE CONDITIONS



POST OFFICE BOX 16110 WILMINGTON, NC 28409 910 - 742 - 3860 PROFESSIONAL FIRM# C-3796

44 DARLINGTON AVE STORAGE ADDITION

WILMINGTON NORTH CAROLINA

PREPARED FOR: ZEME, LLC 44 DARLINGTON AVE WILMINGTON, NC 28403

REVISIONS table with columns: NO., DATE, QTS, DESCRIPTION

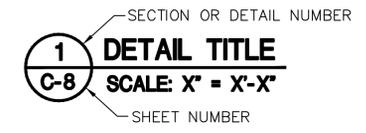
EXISTING CONDITIONS

ZEME, LLC CURRENTLY OPERATES A WEB-BASED SALES OPERATION AT 44 DARLINGTON AVENUE. THE FACILITY IS A BRICK VENEER STRUCTURE WITH ASPHALT PARKING AND AN IMPROVED, CONCRETE DRIVE TO DARLINGTON AVENUE. DRAINAGE GENERALLY SHEET FLOWS TO NEIGHBORING PROPERTIES AND TO THE STREET. THE SITE HAS SOME MATURE TREES AND SOME SCRUBBY UNDERBRUSH.

PROPOSED CONDITIONS

THE PURPOSE OF THIS PROJECT IS TO ADD A 3,000 SQUARE FOOT STORAGE ADDITION TO THE REAR OF THE EXISTING STRUCTURE. THIS BUILDING WILL BE STANDALONE, PRE-FABRICATED METAL CONSTRUCTION ON A CONCRETE SLAB WITH ASSOCIATED CONCRETE APPROACH. THE NEW BUILDING WILL HAVE NO OFFICE AREAS AND NO PLUMBING. DRAINAGE IS TO BE DIRECTED FROM ROOF LEADERS TO THE EXISTING DRAINAGE PATTERNS IN COMPLIANCE WITH CITY STORMWATER REQUIREMENTS.

DETAIL IDENTIFICATION



ABBREVIATIONS

Table of abbreviations: AGGR, ASPH, B & S, etc. vs. INCHES, IRON PIN FOUND, etc.

FOR EACH OPEN UTILITY CUT OF CITY STREETS, A \$325 PERMIT SHALL BE REQUIRED FROM THE CITY PRIOR TO OCCUPANCY AND/OR PROJECT ACCEPTANCE.

WILMINGTON NORTH CAROLINA Public Services • Engineering Division APPROVED DRAINAGE PLAN. Includes signature and date lines.

PRELIMINARY PLAN ISSUED FOR AGENCY REVIEW

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Scales, as stated hereon, are valid on the original drawing; the dimensions of which are 24 by 36 inches. These scales, noted hereon, are hereby changed by the ratio of the overall sheet dimensions of the print to corresponding dimensions of the original drawing.

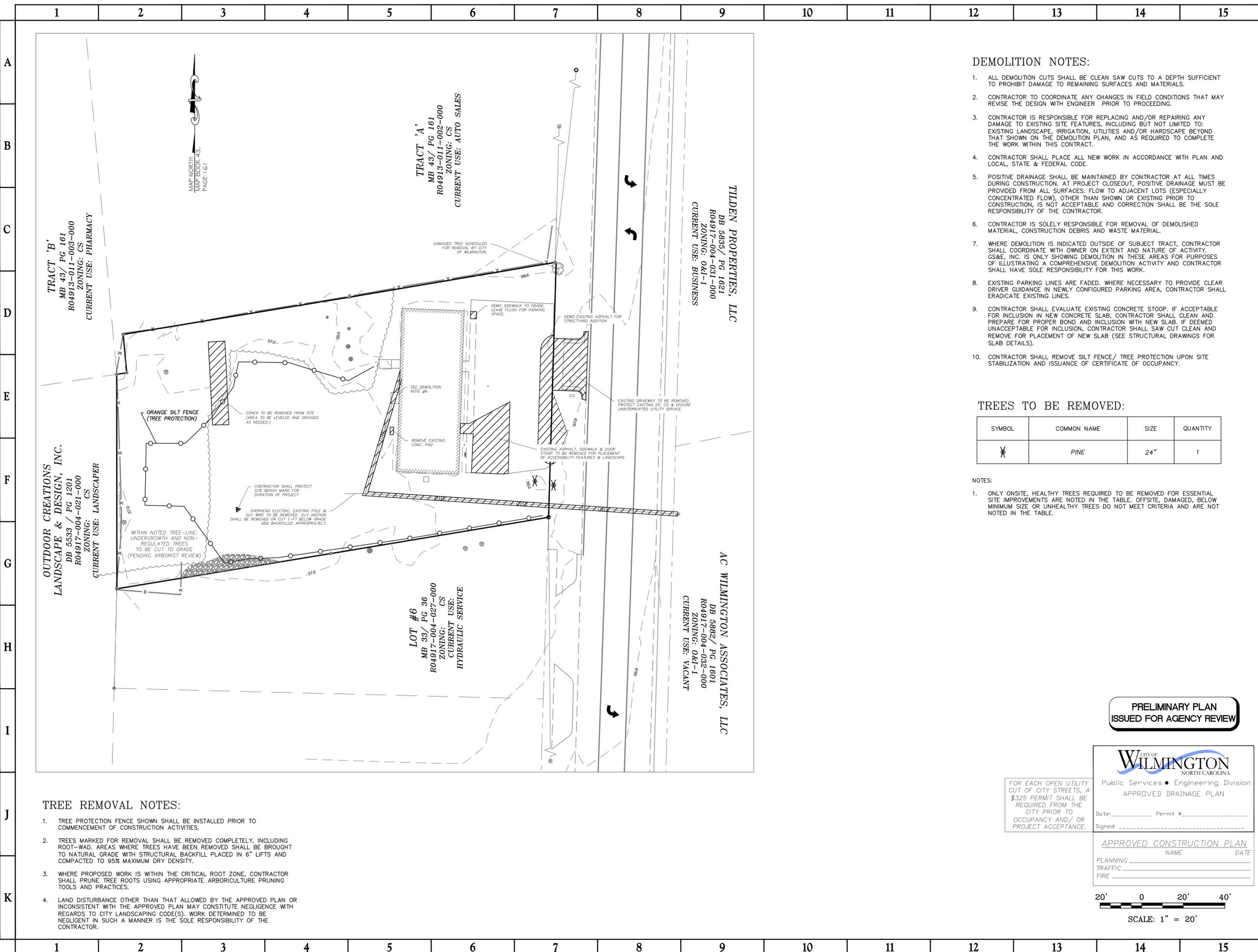
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DRAWING TITLE LEGEND, ABBREVIATIONS, & GENERAL NOTES

Table with drawing metadata: DRAWN BY (FCL), CHECKED BY (FCL), DRAWING DATE (XX/XX/XX), DRAWING NUMBER (C-001), PROJECT NUMBER (20-29), 2 OF 8

NOT ISSUED FOR CONSTRUCTION

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DEMOLITION NOTES:

- 1. ALL DEMOLITION CUTS SHALL BE CLEAN SAW CUTS TO A DEPTH SUFFICIENT TO PROHIBIT DAMAGE TO REMAINING SURFACES AND MATERIALS.
2. CONTRACTOR TO COORDINATE ANY CHANGES IN FIELD CONDITIONS THAT MAY REVISE THE DESIGN WITH ENGINEER PRIOR TO PROCEEDING.
3. CONTRACTOR IS RESPONSIBLE FOR REPLACING AND/OR REPAIRING ANY DAMAGE TO EXISTING SITE FEATURES, INCLUDING BUT NOT LIMITED TO: EXISTING LANDSCAPE, IRRIGATION, UTILITIES AND/OR HARDSCAPE BEYOND THAT SHOWN ON THE DEMOLITION PLAN, AND AS REQUIRED TO COMPLETE THE WORK WITHIN THIS CONTRACT.
4. CONTRACTOR SHALL PLACE ALL NEW WORK IN ACCORDANCE WITH PLAN AND LOCAL, STATE & FEDERAL CODE.
5. POSITIVE DRAINAGE SHALL BE MAINTAINED BY CONTRACTOR AT ALL TIMES DURING CONSTRUCTION. AT PROJECT CLOSEOUT, POSITIVE DRAINAGE MUST BE PROVIDED FROM ALL SURFACES. FLOW TO ADJACENT LOTS (ESPECIALLY CONCENTRATED FLOW), OTHER THAN SHOWN OR EXISTING PRIOR TO CONSTRUCTION, IS NOT ACCEPTABLE AND CORRECTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR IS SOLELY RESPONSIBLE FOR REMOVAL OF DEMOLISHED MATERIAL, CONSTRUCTION DEBRIS AND WASTE MATERIAL.
7. WHERE DEMOLITION IS INDICATED OUTSIDE OF SUBJECT TRACT, CONTRACTOR SHALL COORDINATE WITH OWNER ON EXTENT AND NATURE OF ACTIVITY. GS&E, INC. IS ONLY SHOWING DEMOLITION IN THESE AREAS FOR PURPOSES OF ILLUSTRATING A COMPREHENSIVE DEMOLITION ACTIVITY AND CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR THIS WORK.
8. EXISTING PARKING LINES ARE FADED. WHERE NECESSARY TO PROVIDE CLEAR DRIVER GUIDANCE IN NEWLY CONFIGURED PARKING AREA, CONTRACTOR SHALL ERADICATE EXISTING LINES.
9. CONTRACTOR SHALL EVALUATE EXISTING CONCRETE STOOP, IF ACCEPTABLE FOR INCLUSION IN NEW CONCRETE SLAB, CONTRACTOR SHALL CLEAN AND PREPARE FOR PROPER BOND AND INCLUSION WITH NEW SLAB. IF DEEMED UNACCEPTABLE FOR INCLUSION, CONTRACTOR SHALL SAW CUT CLEAN AND REMOVE FOR PLACEMENT OF NEW SLAB (SEE STRUCTURAL DRAWINGS FOR SLAB DETAILS).
10. CONTRACTOR SHALL REMOVE SILT FENCE/ TREE PROTECTION UPON SITE STABILIZATION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY.

TREES TO BE REMOVED:

Table with 4 columns: SYMBOL, COMMON NAME, SIZE, QUANTITY. Row 1: PINE, 24", 1.

NOTES:

- 1. ONLY ONSITE, HEALTHY TREES REQUIRED TO BE REMOVED FOR ESSENTIAL SITE IMPROVEMENTS ARE NOTED IN THE TABLE. OFFSITE, DAMAGED, BELOW MINIMUM SIZE OR UNHEALTHY TREES DO NOT MEET CRITERIA AND ARE NOT NOTED IN THE TABLE.

TRACT 'B' MB 43/ PG 161 R04913-011-003-000 ZONING: CS CURRENT USE: PHARMACY

TRACT 'A' MB 43/ PG 161 R04913-011-002-000 ZONING: CS CURRENT USE: AUTO SALES

TILDEN PROPERTIES, LLC DB 5895/ PG 1631 R04917-004-031-000 ZONING: O&I-1 CURRENT USE: BUSINESS

AC WILMINGTON ASSOCIATES, LLC DB 5882/ PG 1601 R04917-004-032-000 ZONING: O&I-1 CURRENT USE: VACANT

LOT #6 MB 33/ PG 36 R04917-004-027-000 ZONING: CS CURRENT USE: HYDRAULIC SERVICE

OUTDOOR CREATIONS LANDSCAPE & DESIGN, INC. DB 5633 / PG 1201 R04917-004-021-000 ZONING: CS CURRENT USE: LANDSCAPER

TREE REMOVAL NOTES:

- 1. TREE PROTECTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. TREES MARKED FOR REMOVAL SHALL BE REMOVED COMPLETELY, INCLUDING ROOT-WAD. AREAS WHERE TREES HAVE BEEN REMOVED SHALL BE BROUGHT TO NATURAL GRADE WITH STRUCTURAL BACKFILL PLACED IN 6" LIFTS AND COMPACTED TO 95% MAXIMUM DRY DENSITY.
3. WHERE PROPOSED WORK IS WITHIN THE CRITICAL ROOT ZONE, CONTRACTOR SHALL PRUNE TREE ROOTS USING APPROPRIATE ARBORICULTURE PRUNING TOOLS AND PRACTICES.
4. LAND DISTURBANCE OTHER THAN THAT ALLOWED BY THE APPROVED PLAN OR INCONSISTENT WITH THE APPROVED PLAN MAY CONSTITUTE NEGLIGENCE WITH REGARDS TO CITY LANDSCAPING CODE(S). WORK DETERMINED TO BE NEGLIGENCE IN SUCH A MANNER IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



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44 DARLINGTON AVE STORAGE ADDITION

WILMINGTON NORTH CAROLINA

PREPARED FOR: ZEME, LLC 44 DARLINGTON AVE WILMINGTON, NC 28403

REVISIONS

Table with 4 columns: NO., DATE, QTS, DESCRIPTION. Multiple empty rows for revisions.

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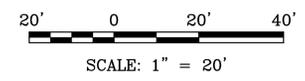
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PRELIMINARY PLAN ISSUED FOR AGENCY REVIEW

City of Wilmington North Carolina Public Services • Engineering Division APPROVED DRAINAGE PLAN. Includes fields for Date, Permit #, and Signature.

APPROVED CONSTRUCTION PLAN. Includes fields for NAME, DATE, PLANNING, TRAFFIC, and FIRE.



DRAWING TITLE DEMOLITION & TREE REMOVAL PLAN

Table with 2 columns: DRAWN BY, CHECKED BY, DRAWING DATE, DRAWING NUMBER, PROJECT NUMBER. Values include FCL, XX/XX/XX, 20-29, and C-102.

NOT ISSUED FOR CONSTRUCTION

