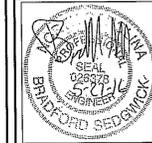


DESIGN BY: BIDS
 DRAWN BY: BIDS
 CHECKED BY: BIDS
 DATE: MAY, 2016

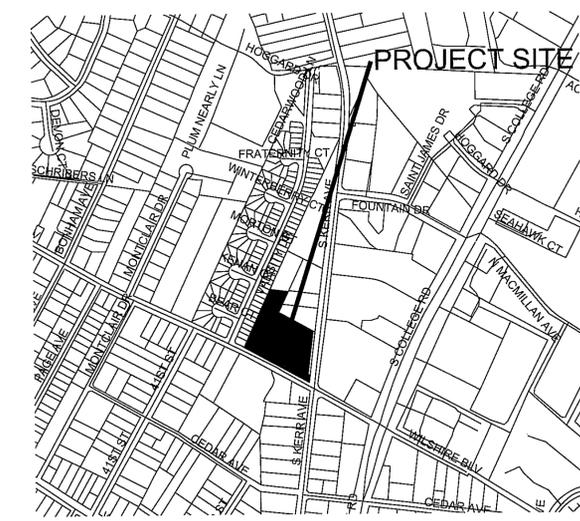
SITE PLAN
CROSSROAD CENTER
 894 South Kerr Avenue
 Wilmington, NC

LANDMARK COMMERCIAL INC.
 5022 WRIGHTSVILLE AVENUE
 WILMINGTON, NC 28403
 910-392-7201



JBS CONSULTING, PA
 7332 Colesworth Drive
 Wilmington, NC 28405
 (910) 616-9990
 LICENSE # C-2625
 PLANNING - ENGINEERING - CONSTRUCTION MANAGEMENT

SHEET
C1
 of 1
 JOB NO.
 107-001



VICINITY MAP
 SCALE 1" = 600'

SITE DATA

ADDRESS: 894 KERR AVENUE S, WILMINGTON, NC
 PARCEL ID NUMBERS: R05515-001-001-000
 DEED BOOK & PAGE: D.B. 9903 PG. 1706
 MAP BOOK & PAGE: MB 23 PG. 20
 ZONING: CB, CITY OF WILMINGTON
 TOTAL LOT AREA: 4.0 ACRES
 CAMA LAND USE CLASSIFICATION: URBAN
 OVERLAY DISTRICT: PROPERTY IS NOT IN A SPECIAL HIGHWAY OVERLAY DISTRICT
 PROPOSED USE: RETAIL COMMERCIAL

FLOOD INFO
 ZONE X - MINIMAL FLOOD ZONE
 PANEL 3137
 MAP # 3720313700J
 APRIL 3, 2006

NUMBER OF BUILDINGS: 2 EXISTING
 EX. BUILDING SQUARE FOOTAGE: 19,735 SF (MAIN)
 GAS STATION: 3,093 SF (GAS STATION)
 22,828 SF

LOT COVERAGE: 22,828 SF / (4.0 AC X 43,560) = 13.1%

	REQUIRED	PROPOSED
MIN. LOT AREA	N/A	N/A
MIN. LOT WIDTH	N/A	N/A
MAX. LOT COVERAGE	N/A	N/A
FRONT BUILDING SETBACK	N/A	N/A
SIDE BUILDING SETBACK	N/A	N/A
RIGHT SIDE	N/A	N/A
LEFT SIDE	N/A	N/A
MAX. BUILDING HEIGHT	N/A	N/A

PAVEMENT/BUA CALCULATIONS

	EXISTING	PROPOSED
CONCRETE PARKING	99,149 SF	99,593 SF
BUILDING (MAIN)	19,735 SF	19,735 SF
BUILDING (GAS STATION)	3,093 SF	3,093 SF
	121,977 SF	122,421 SF

NET INCREASE IN CONCRETE SURFACE = 444 SF

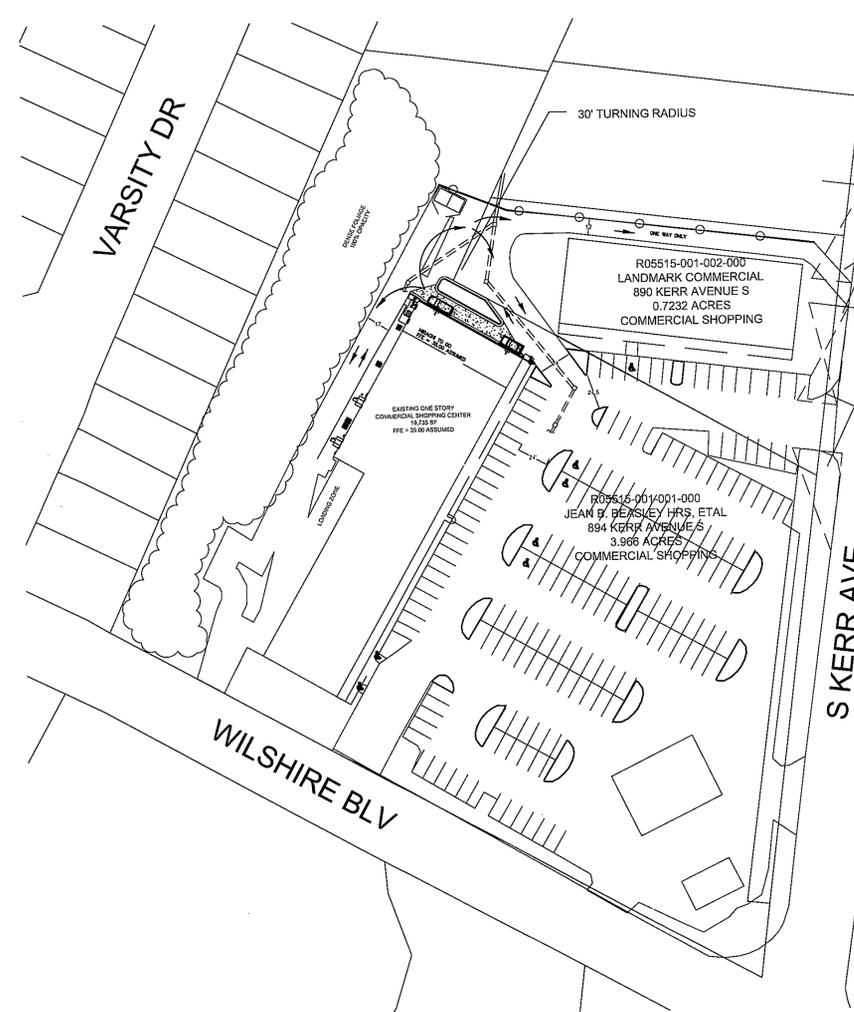
PARKING REQUIREMENTS
 EXISTING PARKING COUNT = 177 SPACES + 6 H/C
 40,000 SF OF SPACES (2 BUILDINGS) 40,000 / 177 = ONE SPOT PER 225 SF OF BUILDING
 PER ADA LOTS WITH BETWEEN 151 AND 200 6 H/C SPOTS REQUIRED

SOLID WASTE - THIS PROJECT RELOCATES TWO DUMPSTERS FROM CORNER OF BUILDING TO CORNER OF PARKING LOT AS SHOWN. DUMPSTER PAD WILL BE SCREENED BY 6' HIGH - SOLID WOOD FENCE.

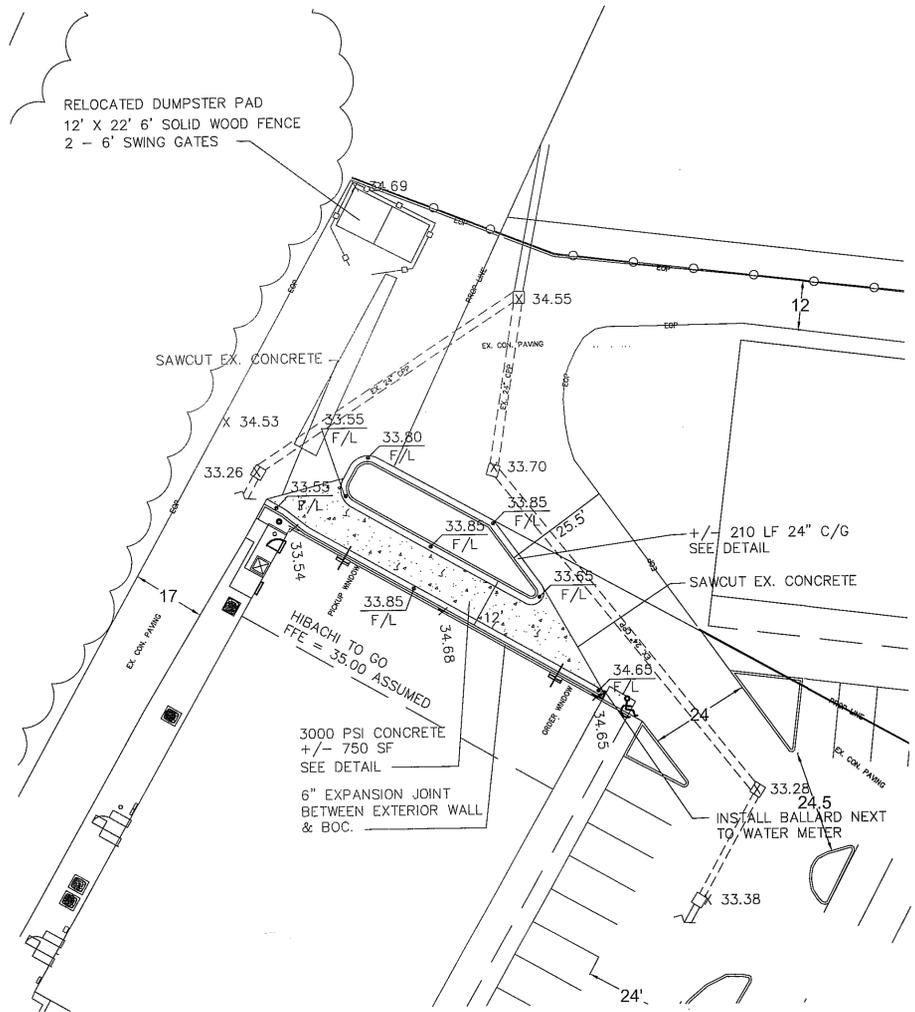
UTILITY INFORMATION
 SANITARY SEWER - N/A
 WATER - N/A

NO NEW SERVICES ARE BEING REQUESTED

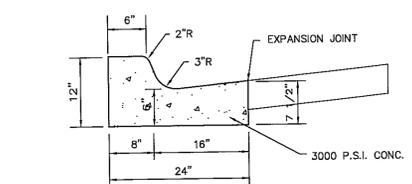
LANDSCAPE REQUIREMENTS
 NEW DRIVE ISLAND TO BE LANDSCAPED AS SHOWN



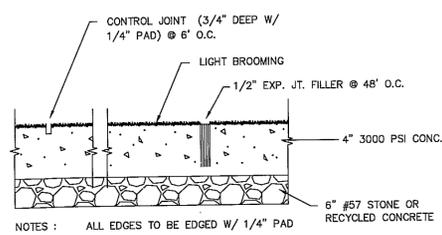
OVERALL SITE PLAN
 SCALE: 1" = 60'



SUBJECT AREA
 SCALE: 1" = 20'



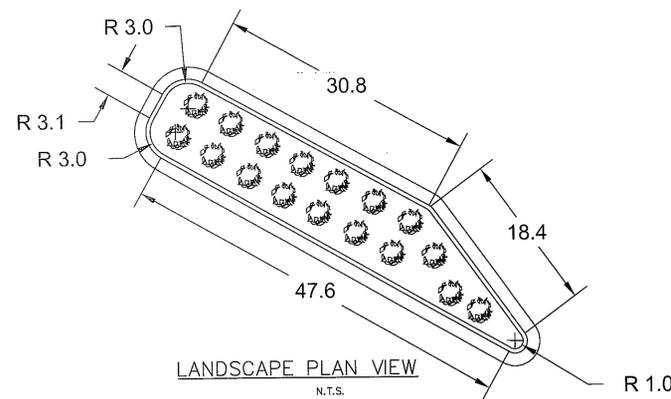
24" CURB AND GUTTER DETAIL
 NOT TO SCALE



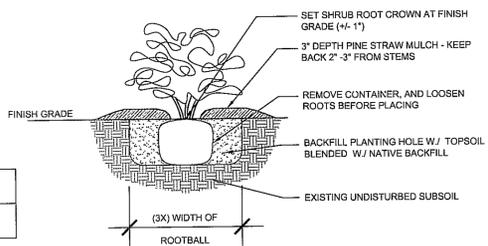
CONCRETE SECTION
 NOT TO SCALE

GENERAL NOTES

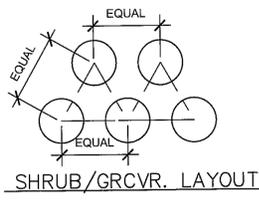
- All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards. [Detail SD-13 CoW Tech Stds]
- All signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards. [Detail SD 15-13 CoW Tech Stds]
- All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- All parking stall markings and lane arrows within the parking areas shall be white.
- So noted.
- A utility cut permit is required for each open cut of a City street. Note this on the plan and contact 341-8888 for more details. In certain cases an entire resurfacing of the area being open cut may be required.
- Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
- Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.



LANDSCAPE PLAN VIEW
 N.T.S.



SHRUB/GRCVR. PLANTING DETAIL
 N.T.S.



SHRUB/GRCVR. LAYOUT

LANDSCAPE SCHEDULE

Scientific Name	Common Name	Size	Symbol	Quantity
<i>Ilex vomitoria 'neve'</i>	Winter Yew	3'-Gal	(Symbol)	17



LEGEND

EXISTING SPOT ELEVATION	X 34.68
PRO. SPOT ELEVATION	33.70
6" WOOD SOLID FENCE	(Symbol)
SEWER CLEAN OUT	(60)
EXISTING WATER METER	(W)
PROPOSED CONCRETE	(Symbol)

NO WETLAND WITHIN PROJECT AREA

RECEIVED
 JUN 1 2016
 PLANNING DIVISION

CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED PLAN - NO PERMIT REQUIRED
 Signed: *[Signature]*

Approved Construction Plan
 Name: _____ Date: 6/1/16
 Planning: *[Signature]* 6/2/16
 Traffic: *[Signature]* 6/2/16
 Fire: *[Signature]* 6/2/16