



Vicinity Map

1. Subject property shown with hatch.
2. Vicinity map from City of Wilmington zoning map titled "City of Wilmington - Zoning" dated November 29, 2012 AD

WHITE FILL AND ANGLED LINES REPRESENT AREA OF DISTURBANCE
 GRAY FILL AND VERTICAL LINES REPRESENT REMAINING PORTION OF SITE TO REMAIN UNDISTURBED



Access Easement

Excerpt from North Carolina General Warranty Deed (Market Street LLC, Grantor; O'Reilly Automotive Stores, Inc., Grantee) found at Book 5585, Pages 224-226 (recorded September 9, 2011):

"Subject to and together with a perpetual easement and right of way for access, ingress, egress and regress, over and across that area shown and designated on the aforesaid plat as "Access Easement - Variable Width - Minimum 30' Wide" hereby reserved unto Grantor for the use, benefit, and enjoyment of Lot 1 and other lands adjoining Lots 1 and 2 on the South retained by Grantor and herein granted to Grantee for the use, benefit and enjoyment of Lot 2 and for the use benefit and enjoyment of their respective successors and assigns"

Site Data Table

Project and Parcel Information

Project Name: Cornerstone Industrial Park
 Project Address: 111 Warehouse Lane, Wilmington, North Carolina
 Parcel ID Number: R04913-010-005-000 and R04914-006-001-000

Zoning

Zoning District: CS

Building Setbacks	Required	Proposed
Front:	15'	35'
Rear:	7'	69'
Interior Side:	35'	10'-3"
Corner:		N/A

Parcel and Building Data

Acreage: 9.82 acres (x 43,560 s.f./acre = 4,277,592 s.f.)
 Building Size and Area (Existing): N/A (no existing buildings on site)
 Building Size and Area (Proposed): 50'x40' (2000 s.f.)

Number of Units: 1
 Number of Buildings: 1
 Building Height: 22'-8"
 Number of Stories: 1
 Area per Floor: 2000 s.f. (for proposed 1-story building)

Building Lot Coverage

Building Lot Coverage (Existing): 0% (no existing buildings on site)
 Building Lot Coverage (Proposed): 6710.7 s.f. (total of building and parking area)
 0.157% of entire lot

Impervious Area, CAMA

Impervious Surface Amount and Percentage:
 2000.0 s.f. Building Footprint
 63.9 s.f. Sidewalk and Ramp
 4626.8 s.f. Parking and Driveway Aisle
 6710.7 s.f. Total (0.157%) [proposed, 0% impervious existing]

CAMA Land Use Classification: Developed

Parking Requirements

	Provided	Required	Standard
Parking	4	4	Maximum: 1 per 400 s.f. gross Minimum: 1 per 600 s.f. gross and 1 per 2000 s.f. display area
Loading Spaces	0	0	Not applicable for buildings less than 5000 s.f.

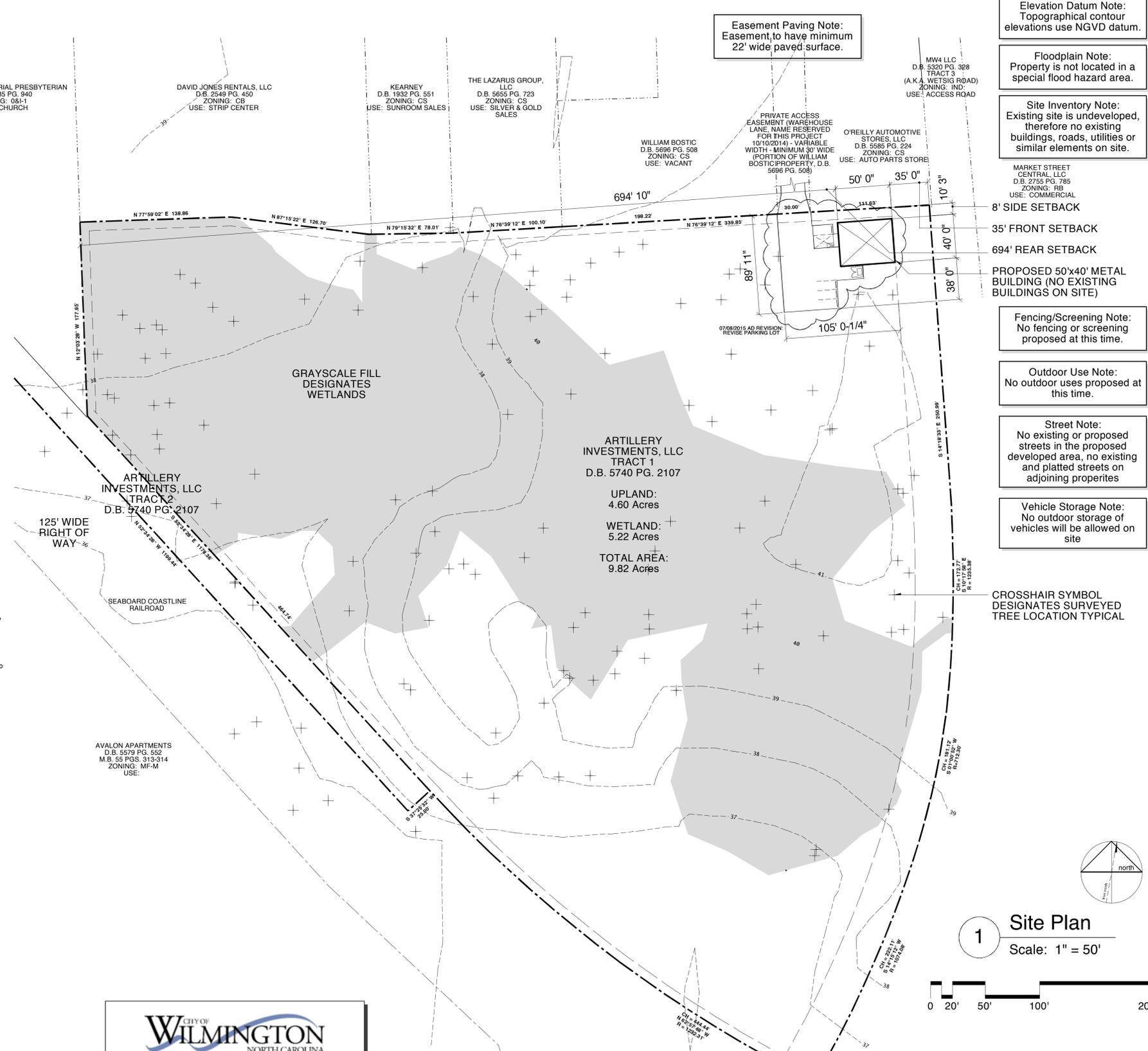
General Notes

1. Prior to any clearing, grading, or construction activity, tree protection fencing shall be installed around protected trees or groves of trees. No construction workers, tools, materials, or vehicles are permitted with the tree protection fencing.
2. Any trees and/or areas designated to be protected must be properly barricaded with fencing and protected throughout construction to insure that no clearing, grading or staging of materials will occur in those areas.
3. No equipment is allowed on site until all tree protection fencing and silt fencing is installed and approved. Protective fencing is to be maintained throughout the duration of the project, and contractors shall receive adequate instruction on tree protection methods.
4. Call Traffic Engineering at 910-341-7888 48 hours prior to any excavation in the right-of-way.
5. Water and sewer service shall meet Cape Fear Public Utility Authority (CFPUA) details and specifications.
6. A utility cut permit is required for each open cut of a City street.
7. Project shall comply with CFPUA Cross Connection Control requirements. Water meter(s) cannot be released until all requirements are met and the State has given their final approval. Call 910-343-3010 for information.
8. If the contractor desires CFPUA water for construction, he shall apply in advance for this service and must provide a reduced pressure zone (RPZ) backflow prevention device on the developer's side of the water meter box.
9. Any irrigation system supplied by CFPUA water shall comply with the CFPUA Cross Connection Control regulations. Call 910-343-3910 for information.
10. Any irrigation system shall be equipped with a rain and freeze sensor.
11. Any backflow prevention devices required by the CFPUA will need to be on the list of approved devices by USCFCOCHR to ASSE.
12. Contractor to field verify existing water and sewer service locations, sizes and materials prior to construction. Engineer to be notified of any conflicts.
13. Contractor shall maintain all-weather access for emergency vehicles at all times during construction.

Water and Sewer Capacity

Water (Current Use): 0 GPD
 Water (Proposed Use): 825 GPD
 Sewer (Current Use): 0 GPD
 Sewer (Proposed Use): 825 GPD

Note: Property is undeveloped, therefore no current use.



Easement Paving Note:
 Easement to have minimum 22' wide paved surface.

Elevation Datum Note:
 Topographical contour elevations use NGVD datum.

Floodplain Note:
 Property is not located in a special flood hazard area.

Site Inventory Note:
 Existing site is undeveloped, therefore no existing buildings, roads, utilities or similar elements on site.

Market Street Central LLC
 D.B. 2755 PG. 785
 ZONING: RB
 USE: COMMERCIAL

8' SIDE SETBACK
 35' FRONT SETBACK
 694' REAR SETBACK

PROPOSED 50'x40' METAL BUILDING (NO EXISTING BUILDINGS ON SITE)

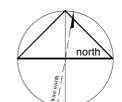
Fencing/Screening Note:
 No fencing or screening proposed at this time.

Outdoor Use Note:
 No outdoor uses proposed at this time.

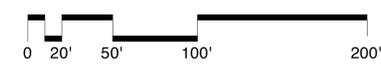
Street Note:
 No existing or proposed streets in the proposed developed area, no existing and platted streets on adjoining properties

Vehicle Storage Note:
 No outdoor storage of vehicles will be allowed on site

CROSSHAIR SYMBOL DESIGNATES SURVEYED TREE LOCATION TYPICAL



1 Site Plan
 Scale: 1" = 50'



CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services - Engineering Division
 APPROVED PLAN - NO PERMIT REQUIRED
 Signed: _____

Survey by:
 Sherwin D. Cribb
 N.C. Professional Land Surveyor L-1099
 1144 Shipyard Boulevard,
 Wilmington, North Carolina 28412

Approved Construction Plan

Name	Date
Planning _____	_____
Traffic _____	_____
Fire _____	_____

Drawings Produced by:
 Ted Trzos
 57 Lee Drive
 Wilmington, North Carolina 28401
 910.362.1133

Drawing Issue Information:

date	description
02/25/2015 AD	For Owner's use.
07/08/2015 AD	Revise parking area.

Cornerstone Industrial Park
 Sheet Index, Vicinity Map, Site Plan, Asphalt Section, Site Data Table, General Notes, Access Easement

Project Owner:
 Artillery Investment, LLC
 P.O. Box 6280
 Ocean Isle Beach, North Carolina 28614

Project Name and Address:
 Cornerstone Industrial Park
 111 Warehouse Lane
 Wilmington, North Carolina 28403

Date: 07/08/2015 AD

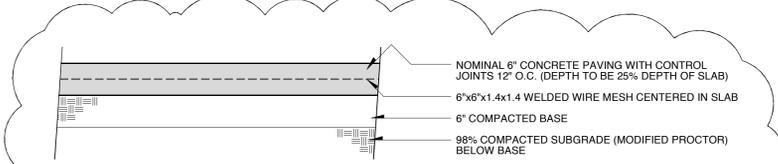
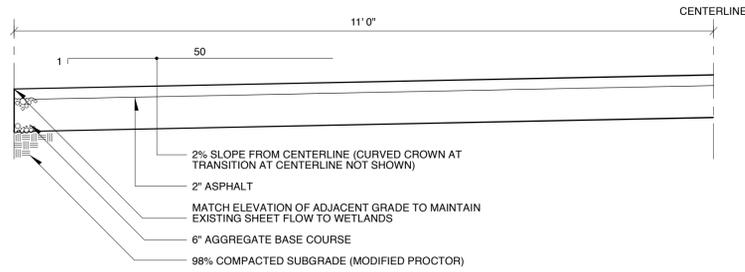
SHEET:
A-1



Vicinity Map

1. Subject property shown with hatch.
2. Vicinity map from City of Wilmington zoning map titled "City of Wilmington - Zoning" dated November 29, 2012 AD

WHITE FILL AND ANGLED LINES REPRESENT AREA OF DISTURBANCE
 GRAY FILL AND VERTICAL LINES REPRESENT REMAINING PORTION OF SITE TO REMAIN UNDISTURBED



Drainage Plan Legend

	PROPERTY LINE
	SETBACK LINE
	OTHER SURVEYED LINE
	MAJOR TOPOGRAPHY LINE (10' INTERVAL)
	MINOR TOPOGRAPHY LINE (1' INTERVAL)
	DIRECTIONAL FLOW ARROW (BAR IS HIGH POINT, POINTS DOWNHILL) - ALL STORMWATER CONVEYANCE BY SHEET FLOW ACROSS EXISTING GRADE
	STORMWATER COLLECTION BY NATURAL WETLANDS

Drainage Plan Notes

These notes address points on the City of Wilmington document "Drainage Plan Requirements" as organized by the three sections in that document.

Minimum Requirements

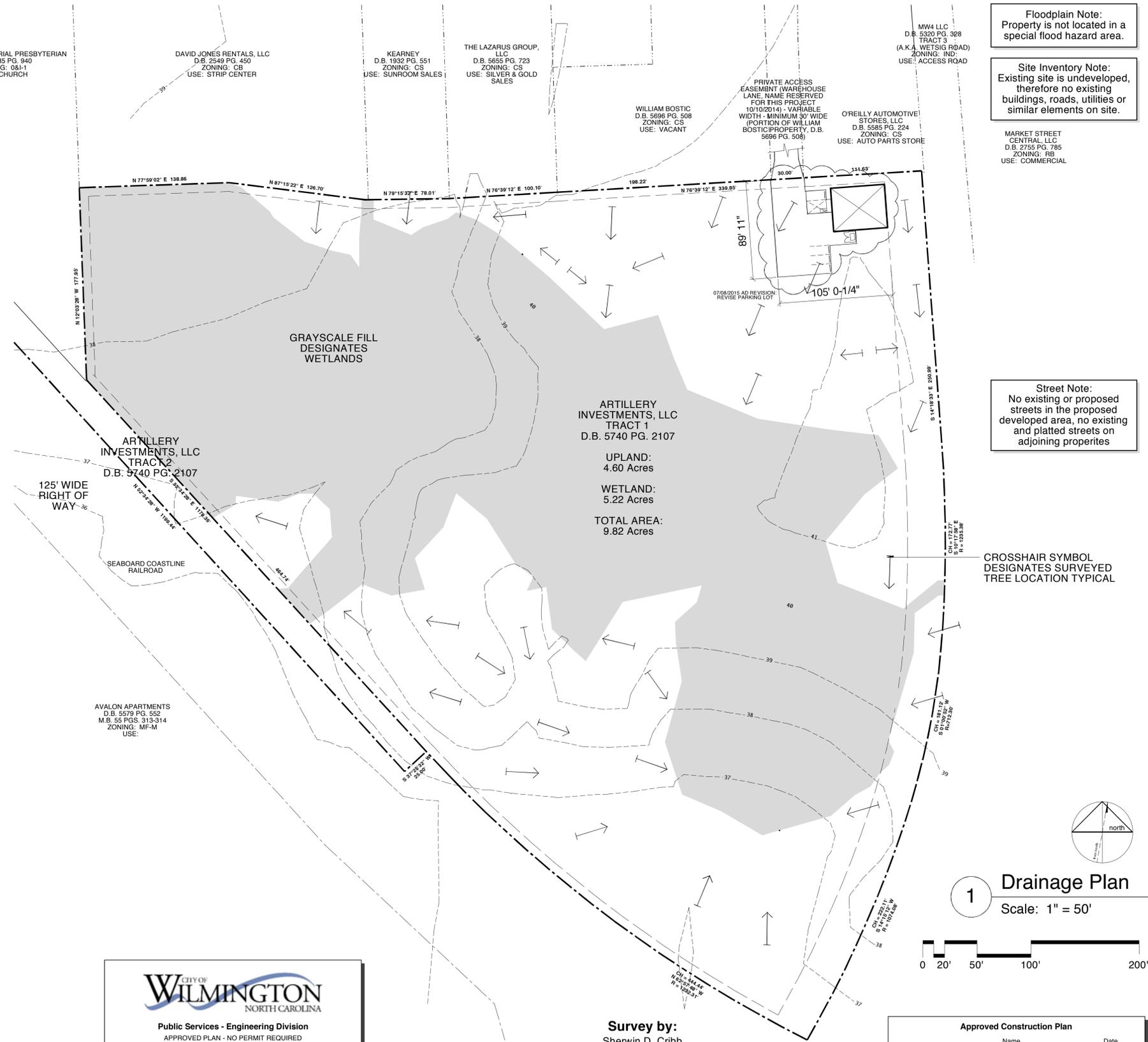
1. Sheet flow of stormwater follows natural downhill grade to existing pond, only fine grading of limited areas immediately around building to be performed.
2. Existing natural pond is at least 10' behind all property lines except where the pond crosses over to the adjacent property to the west.
3. No modifications to existing natural pond are proposed.
4. No new underground pipes used to convey stormwater are proposed for this project.

Site Plan Information

1. No existing structures, roads, buildings, or paved areas are on the site.
2. No existing stormwater management system components are on the site.
3. No connections to existing stormwater management systems are proposed.

Calculations

1. No piping is used for this project, therefore calculations for pipe sizing are not applicable.



Elevation Datum Note:
 Topographical contour elevations use NGVD datum.

Floodplain Note:
 Property is not located in a special flood hazard area.

Site Inventory Note:
 Existing site is undeveloped, therefore no existing buildings, roads, utilities or similar elements on site.

Street Note:
 No existing or proposed streets in the proposed developed area, no existing and platted streets on adjoining properties

CROSSHAIR SYMBOL DESIGNATES SURVEYED TREE LOCATION TYPICAL

CITY OF WILMINGTON
 NORTH CAROLINA

Public Services - Engineering Division
 APPROVED PLAN - NO PERMIT REQUIRED

Signed: _____

Survey by:
 Sherwin D. Cribb
 N.C. Professional Land Surveyor L-1099
 1144 Shipyard Boulevard,
 Wilmington, North Carolina 28412

Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

Drawings Produced by:
 Ted Trzos
 57 Lee Drive
 Wilmington, North Carolina 28401
 910.362.1133

Drawing Issue Information:

date	description
02/25/2015 AD	For Owner's use.
07/08/2015 AD	Revise parking area.

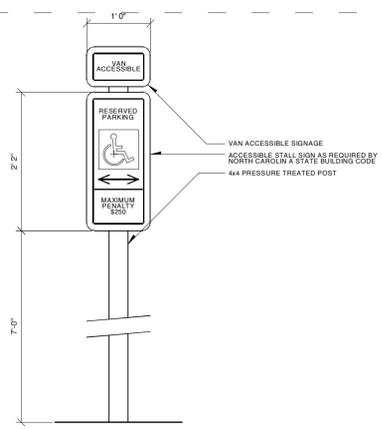
Cornerstone Industrial Park
Drainage Plan, Concrete Section, Asphalt Section, Drainage Plan Legend, Drainage Plan Notes

Project Owner:
 Artillery Investment, LLC
 P.O. Box 6280
 Ocean Isle Beach, North Carolina 28614

Project Name and Address:
 Cornerstone Industrial Park
 111 Warehouse Lane
 Wilmington, North Carolina 28403

Date: 07/08/2015 AD

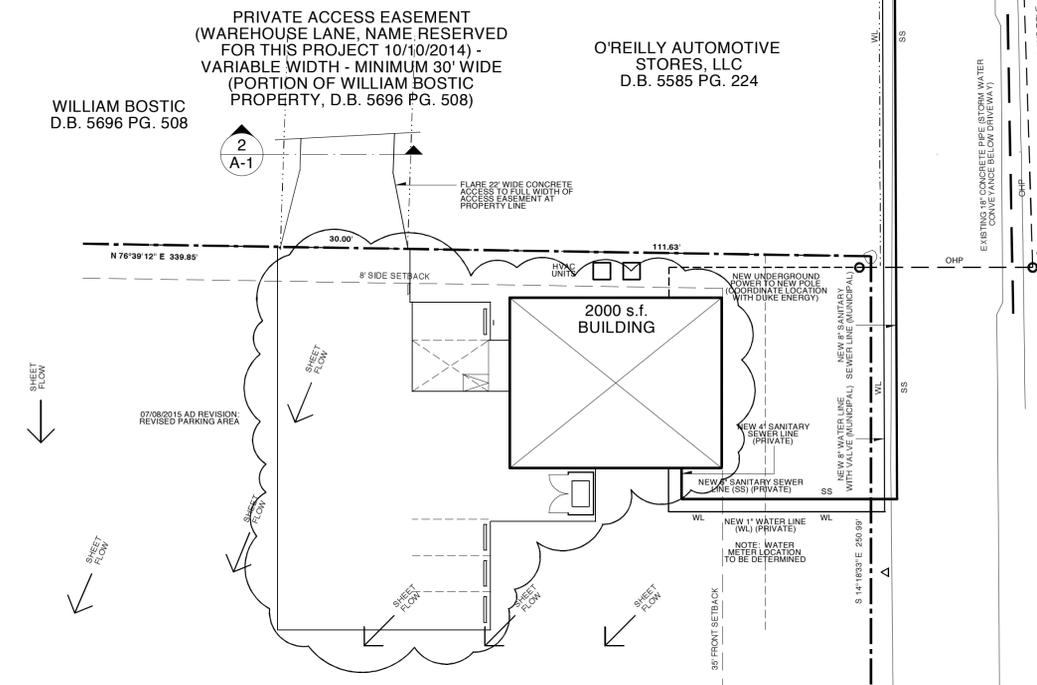
SHEET:
A-2



5 Accessible Parking Signage Detail
Scale: 3/4" = 1'-0"

Utility Plan Legend

	STORMWATER PIPE
	WATER SUPPLY LINE
	SANITARY SEWER LINE
	OVERHEAD POWER LINE
	UNDERGROUND POWER LINE
	WATER VALVE



4 Utility Plan
Scale: 1" = 20'

Storm Water Note:
Storm water conveyance via existing natural sheet flow to existing natural wetland.

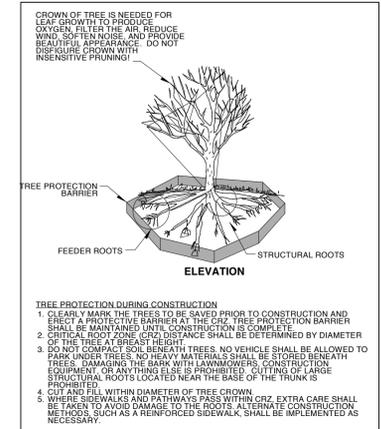
Traffic Engineering Notes

- No existing or proposed sidewalks.
- No proposed streets.
- No proposed medians, median openings, or curbs.
- Triangular sight distance not applicable (straight connection to access easement, no intersection).
- No proposed right-of-way closures.
- No proposed private streets.
- No proposed loading or unloading areas.
- No off site parking.
- No existing driveways, therefore no driveway closures.
- Three existing street intersections within 500' of site: Barkley Hills Drive and Market Street, access easement (on adjacent property) and Market Street, and Wetsig Road and Market Street.
- No required turn lanes.
- No existing or proposed traffic control devices.
- Pedestrian access to site via access easement across property to north.
- No existing or proposed pedestrian crossings.
- No NCDOT driveway permit required.
- All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards.
- All signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards.
- Uniform Traffic Control Devices standards.
- All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- All parking stall markings and lane arrows within the parking areas shall be white.

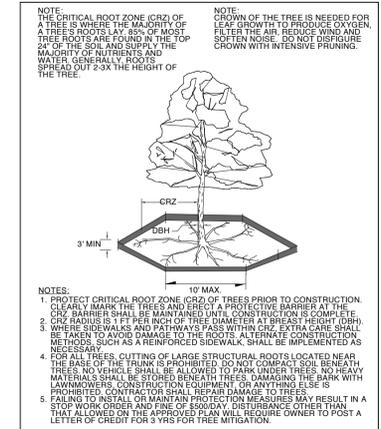
CITY OF WILMINGTON NORTH CAROLINA

Public Services - Engineering Division
APPROVED PLAN - NO PERMIT REQUIRED

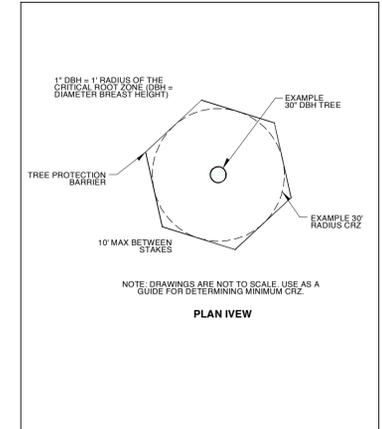
Signed: _____



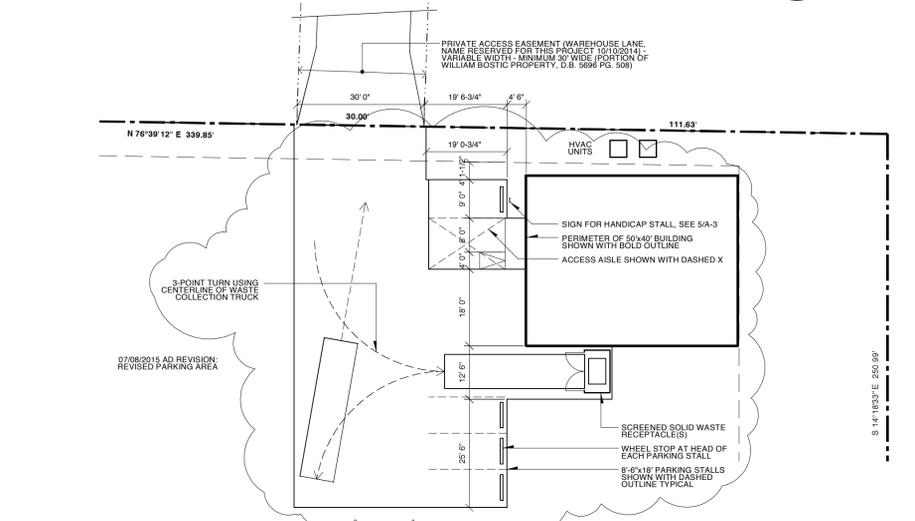
3 Tree Protection Details
Scale: Not to Scale



3 Tree Protection Details
Scale: Not to Scale

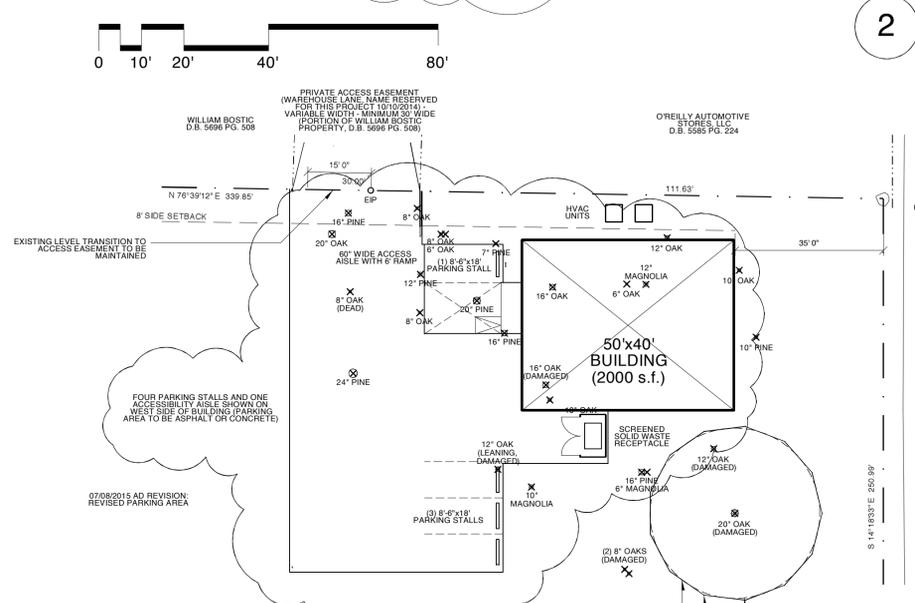


3 Tree Protection Details
Scale: Not to Scale



2 Parking Lot Plan
Scale: 1" = 20'

Ramp Note:
Ramp included in striped accessible parking stall access aisle and to be ADA compliant



1 Tree Removal Plan
Scale: 1" = 20'

Approved Construction Plan

Name	Date
Planning	_____
Traffic	_____
Fire	_____

Drawings Produced by:

Ted Tzozs
57 Lee Drive
Wilmington, North Carolina 28401
910.362.1133

Drawing Issue Information:

date	description
02/25/2015 AD	For Owner's use.
07/08/2015 AD	Revise parking area.

Cornerstone Industrial Park

Tree Removal Plan, Parking Lot Plan, Tree Protection Details, Utility Plan, Accessible Parking Signage Detail, Traffic Engineering Notes

Project Owner:
Artillery Investment, LLC
P.O. Box 6280
Ocean Isle Beach, North Carolina 28614

Project Name and Address:
Cornerstone Industrial Park
111 Warehouse Lane
Wilmington, North Carolina 28403

Date: 07/08/2015 AD

SHEET:
A-3