

**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**

CONCRETE PARKING 99,149 SF  
BUILDING (MAIN) 19,735 SF  
BUILDING (GAS STATION) 3,093 SF  
121,977 SF

**PROPOSED**

CONCRETE PARKING 99,593 SF  
BUILDING (MAIN) 19,735 SF  
BUILDING (GAS STATION) 3,093 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.

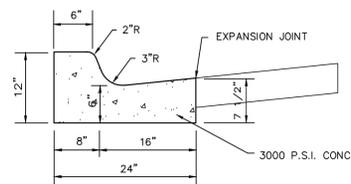
**UTILITY INFORMATION**

SANITARY SEWER - N/A  
WATER - N/A

NO NEW SERVICES ARE BEING REQUESTED

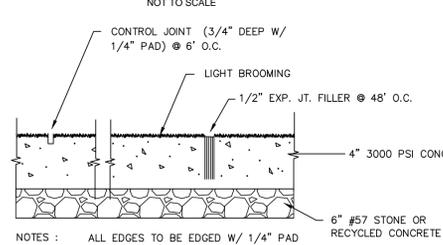
**LANDSCAPE REQUIREMENTS**

NEW DRIVE ISLAND TO BE LANDSCAPED AS SHOWN



NOTE: WHEN USED ON THE HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" UNLESS OTHERWISE SHOWN.

**24" CURB AND GUTTER DETAIL**



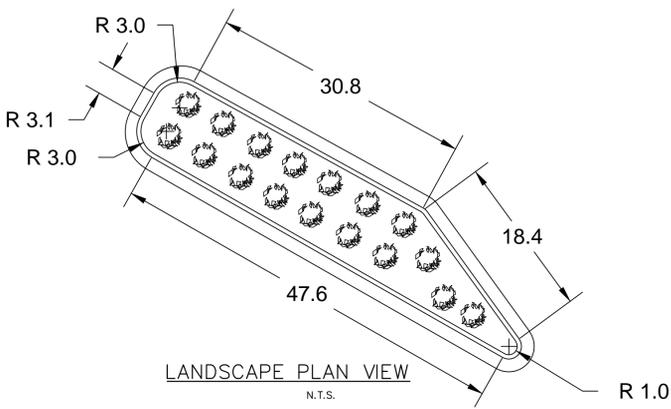
NOTES: ALL EDGES TO BE EDGED W/ 1/4" PAD

**CONCRETE SECTION**

NOT TO SCALE

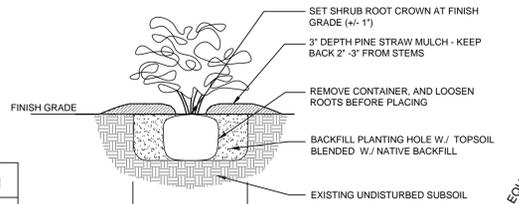
**GENERAL NOTES**

- 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 CofW 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 CofW 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 341-5888 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.



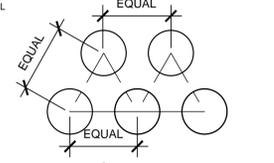
**LANDSCAPE PLAN VIEW**

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 'nana'</i>	Dwarf Yaupon	3-Gal		17

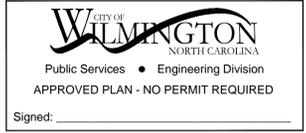
REVISION	DATE	NUMBER	DESCRIPTION
R2	5-27-16		RESPONDED TO 5-26-16 TRC COMMENTS
R1	5-11-16		RELEASED TO COW



**LEGEND**

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

**NO WETLAND WITHIN PROJECT AREA**



**Approved Construction Plan**

Name \_\_\_\_\_ Date \_\_\_\_\_

Planning \_\_\_\_\_

Traffic \_\_\_\_\_

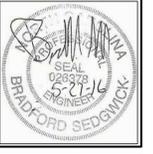
Fire \_\_\_\_\_

DESIGN BY:	BDS
DRAWN BY:	BDS
CHECKED BY:	BDS
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 Cotesworth Drive  
Wilmington, NC 28405  
(910) 619-9990  
LICENCE # C-2525

PLANNING • ENGINEERING • CONSTRUCTION MANAGEMENT

SHEET

**C1**

JOB NO. 107-001