

**SITE DATA:**  
 PROPERTY CURRENTLY OWNED BY:  
 R & R COMPANY WILMINGTON LLC  
 4951 NEW CENTRE DR  
 WILMINGTON, NC 28403  
 &  
 RIPPY CADILLAC OLDS INC  
 4951 NEW CENTRE DR  
 WILMINGTON, NC 28401

PROPERTY ADDRESS:  
 1002, 1014, 1032 MARKET ST  
 WILMINGTON, NC

NEW HANOVER COUNTY PINS:  
 R04818-030-004-000,  
 R04818-030-003-000,  
 R04818-030-001-000

TOTAL TRACT AREA: ±1.25 AC. (54,450 SF)  
 DISTURBED AREA: ±1.25 AC. (54,450 SF)

CURRENT ZONING: CITY OF WILMINGTON  
 UMX (URBAN MIXED USE)

CAMA CLASSIFICATION:  
 URBAN

SETBACKS:  
 FRONT REQ'D= 0' PROP= 4'  
 REAR REQ'D= 0' PROP= 111'  
 SIDE REQ'D= 0' PROP= 4'L/195'R

PROPOSED LAND USE:  
 CONVENIENT STORE

GROSS FLOOR AREA:  
 4,500 SF (8.3% LOT COVERAGE)

BUILDING HEIGHT: ±20'

EXISTING IMPERVIOUS SURFACES:  
 PAVEMENT/BLDG PADS = 33,988 SF (62.4%)  
 TO REMAIN= 0 SF

PROPOSED ONSITE IMPERVIOUS SURFACES:  
 BUILDINGS= 4,500 SF  
 PAVED PARKING= 30,009 SF  
 SIDEWALKS= 947 SF  
 TOTAL IMPERVIOUS= 35,456 SF (65.1%)

OFFSITE IMPERVIOUS SURFACES:  
 DRIVEWAY APRONS= 1,500 SF

PARKING REQUIRED: (4,500 SF @ 1 SPACE / 400 SF MIN.  
 1 SPACE/200 SF MAX)  
 TOTAL PARKING REQUIRED: 11.25 SPACES  
 TOTAL PARKING PROVIDED: 14 SPACES (1 HC)

STREETYARD:  
 REQUIRED: 0 SF  
 PROVIDED: 0 SF

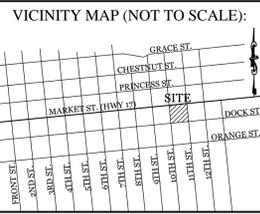
FOUNDATION PLANTINGS:  
 REQUIRED: 336 SF (2,800 SF X 12%)  
 PROVIDED: 400 SF

WATER AND SEWER DEMAND:  
 (250 GPD PER PLUMBING FIXTURE)  
 SEWER: @ 250 GPD X 4= 1,000 GPD  
 WATER: @ 250 GPD X 4= 1,000 GPD

**SURVEY NOTES:**  
 1. SURVEY DATA, INCLUDING TOPOGRAPHY TAKEN FROM NEW HANOVER COUNTY GIS.  
 2. NO SIGNIFICANT TREES EXIST ON SITE.

**DEVELOPMENT NOTES:**  
 1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH CITY OF WILMINGTON ZONING ORDINANCE.  
 2. PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.  
 3. PROPERTY IS LOCATED IN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, 37223127003 COMMUNITY-PANEL NUMBER 3127, DATED 04/03/06

**UTILITY NOTES:**  
 1. WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS.  
 2. ALL PROPOSED UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.  
 3. SOLID WASTE DISPOSAL BY PRIVATE DUMPSTER SERVICE.  
 4. ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CFPWA TECHNICAL SPECIFICATIONS & STANDARDS.  
 5. PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND N.C.D.E.N.R. HAS ISSUED THEIR "FINAL APPROVAL". CALL 343-3910 FOR INFORMATION.  
 6. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCFCCR OR ASSE.  
 7. IF CONTRACTOR DESIRES CFPWA 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.  
 8. WHEN PVC WATER MAINS AND SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED, SINGLE-STRAND COPPER WIRE INSTALLED & STRAPPED TO THE PIPES WITH DUCT TAPE. THIS IS TO BE ACCESSIBLE IN ALL VALVES AND METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.  
 9. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB & GUTTER, PAVEMENT, ETC. THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.

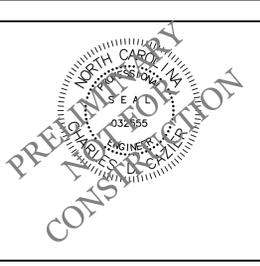


**REVISIONS**

NO.	DATE	DESCRIPTION

**INTRACOASTAL ENGINEERING, PLLC**  
 5725 Oleander Dr. Unit E-7  
 Wilmington, North Carolina 28403  
 Phone: (910) 859-8983  
 Email: Charlie@intracoastalengineering.com  
 License Number P-0662

**PRELIMINARY SITE PLAN**  
 FOR  
**FAMILY FARE**  
**MARKET ST.**  
 WILMINGTON, NC



**CLIENT INFORMATION:**  
 M. M. FOWLER, INC.  
 LEE BARNES  
 4220 NEAL ROAD  
 DURHAM, NC 27705  
 919-309-2925 EXT. 215

DRAWN:	JAE	SHEET SIZE:	24 x 36
CHECKED:	CDC	DATE:	4/20/2016
APPROVED:	CDC	SCALE:	1" = 20'
PROJECT NUMBER:	2015-049		

DRAWING NUMBER:  
**C1**  
 1 OF 1

