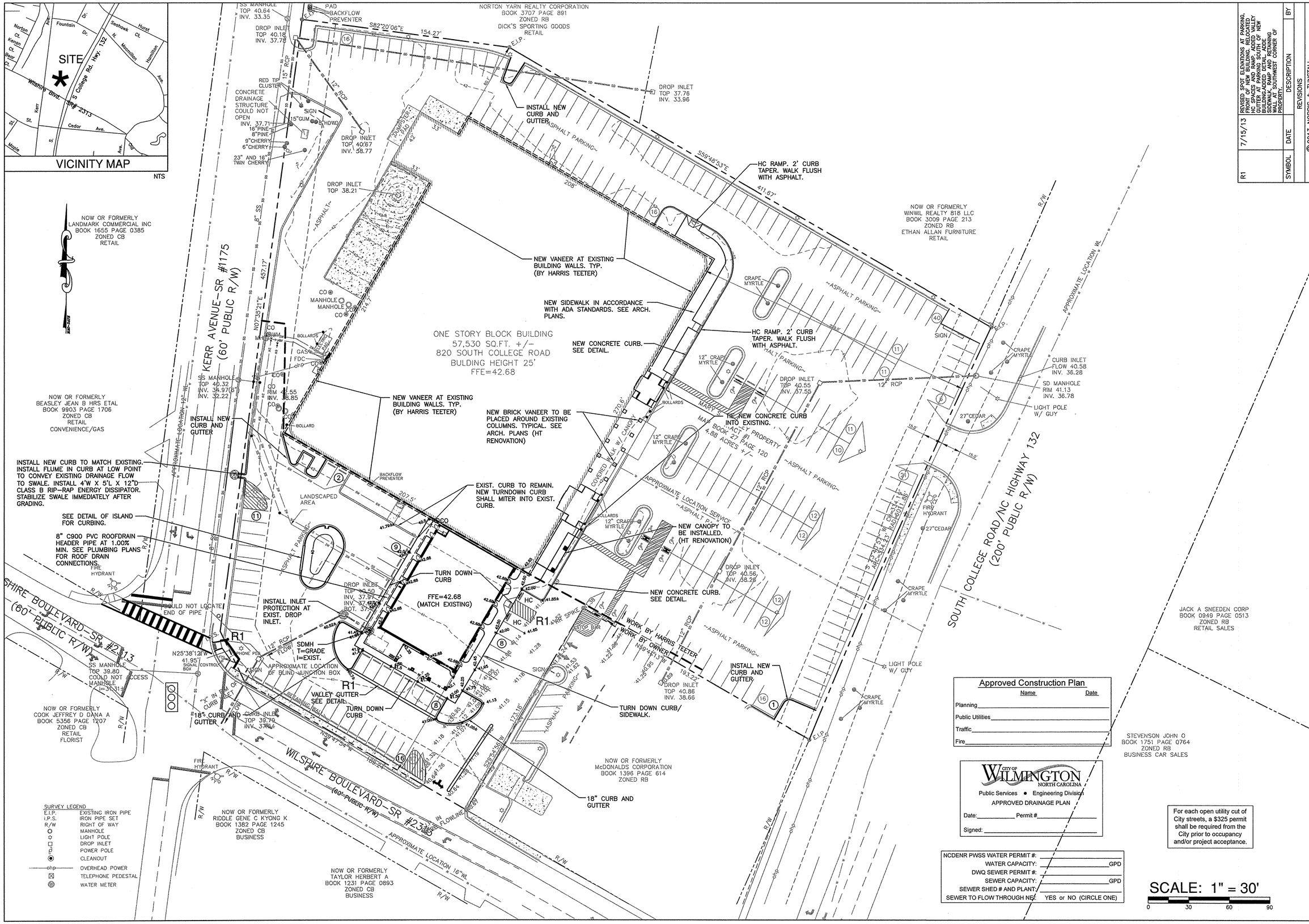

SYMBOL	DATE	DESCRIPTION	BY
R1	7/15/13	REVISED SPOT ELEVATIONS AT PARKING, REVISED GRADING AND BUILDING PADS, HC SPACES AND RAMP, ADDED VALLEY GUTTER AT PARKING SOUTH OF NEW BUILDING, ADDED SPOT ELEVATIONS, SIDEWALK, RAMP AND RETAINING WALL AT SOUTHWEST CORNER OF PROPERTY	

REVISIONS

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GRADING, DRAINAGE AND EROSION CONTROL
HARRIS TEETER BUILDING EXPANSION AND RENOVATION, STORE #158
820 S. COLLEGE RD.
WILMINGTON, N. C. 28403

OWNER/DEVELOPER
MR. WILL DICKSON, MANAGER
LEGACY PROPERTIES
COLLEGE ROAD INVESTMENTS, LLC
2600 FAIRVIEW ROAD, SUITE 210
RALEIGH, NC 27608
704-962-0466

NORRIS & TUNSTALL
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PHONE (910) 343-9653
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licence #C-3641

12050/12055

DES. JST
CKD. JPN
DRWN. NKS
DATE 1/14/13

NORTH CAROLINA PROFESSIONAL SEAL 19851 ENGINEER JOHN S. TUNSTALL

C2

Approved Construction Plan

	Name	Date
Planning		
Public Utilities		
Traffic		
Fire		

CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED DRAINAGE PLAN
Date: _____ Permit # _____
Signed: _____

NCDENR PWSS WATER PERMIT #: _____
WATER CAPACITY: _____ GPD
DWQ SEWER PERMIT #: _____
SEWER CAPACITY: _____ GPD
SEWER SHED # AND PLANT: _____
SEWER TO FLOW THROUGH NEW: YES or NO (CIRCLE ONE)

For each open utility cut of City streets, a $325 permit shall be required from the City prior to occupancy and/or project acceptance.

SCALE: 1" = 30'
0 30 60 90

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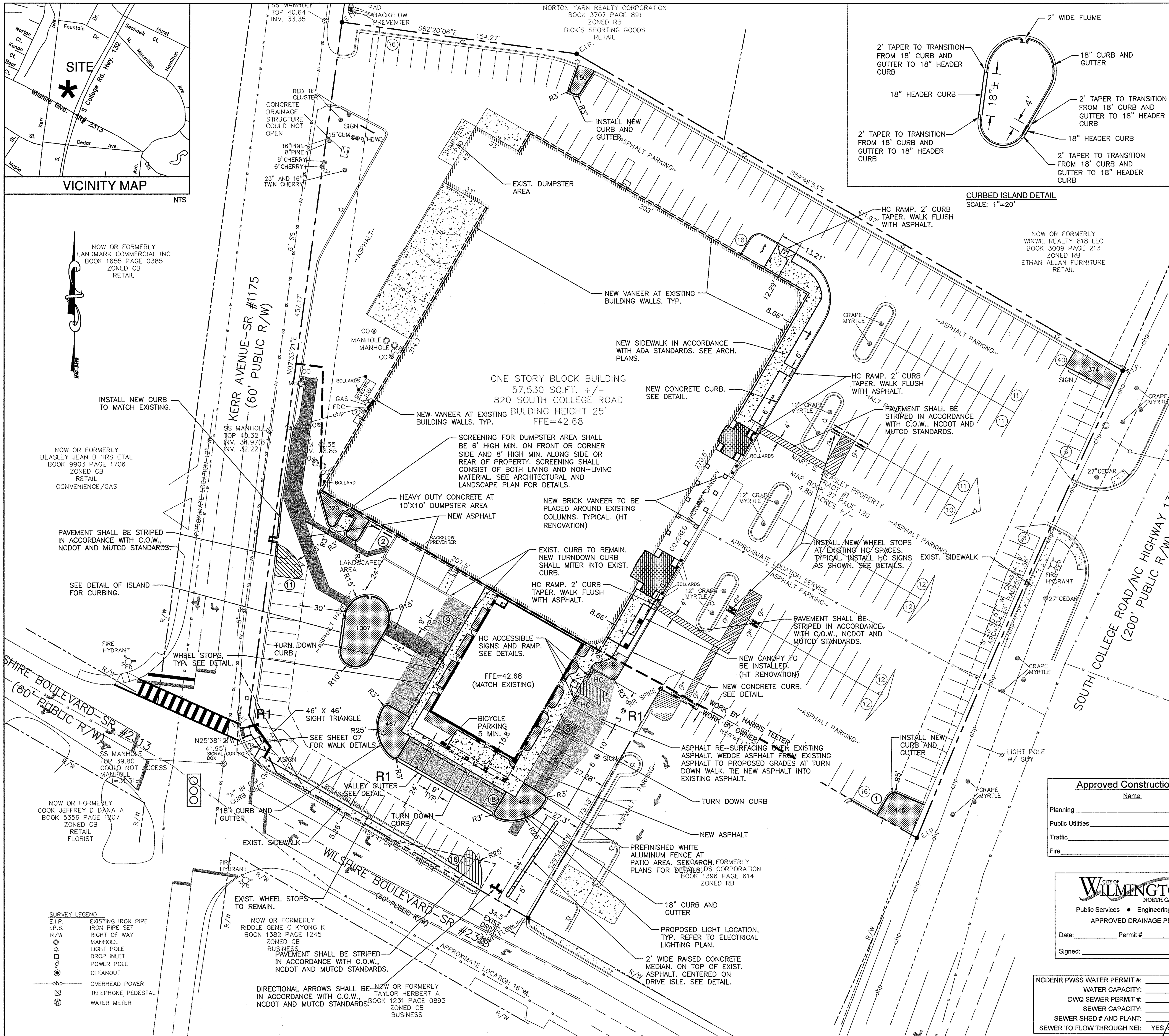

SITE DATA TABLE

USE:	GROCERY STORE/RETAIL/RESTAURANT
SITE AREA:	4.88 ACRES (212,842 SF)
PARCEL ID#:	R05515-002-002-000
MAP ID#:	313715.62.8990.000
ZONING:	RB REGIONAL BUSINESS
CAMA LAND USE:	URBAN
BUILDING SETBACKS: (REQUIRED)	FRONT SETBACK: 25' INTERIOR SIDE SETBACK: 0' CORNER SIDE SETBACK: 25' REAR SETBACKS: 15'
BUILDING SETBACKS: (EXISTING)	FRONT SETBACK: 228' INTERIOR SIDE SETBACK: 60.1' CORNER SIDE SETBACK: 173.18' REAR SETBACKS: 31.5'
BUILDING SETBACKS: (PROPOSED)	FRONT SETBACK: 57' CORNER SIDE SETBACK: 83' REAR SETBACKS: 116'
MAX. LOT COVERAGE:	40% (EXIST. LOT COVERAGE: 27.0%) (PROPOSED LOT COVERAGE: 29.7%)
MAX. BUILDING HEIGHT:	35'

EXISTING BUILDING

EXISTING BUILDING SQUARE FOOTAGE:	57,530 SF
EXISTING BUILDING HEIGHT:	25'
EXIST. BUILDING CONSTRUCTION TYPE:	2B
EXIST. PARKING:	275 (8 ARE HC)

PROPOSED BUILDING EXPANSION: 5,736 SF

EXPANSION RETAIL SQUARE FOOTAGE:	1,661 SF
EXPANSION RESTAURANT SQUARE FOOTAGE:	4,075 SF
RESTAURANT SEATING INTERIOR/EXTERIOR:	150
EXPANSION BUILDING HEIGHT:	19.5'-26' FRONT, SIDE
EXPANSION BUILDING HEIGHT:	19.5' REAR
EXPANSION BUILDING CONSTRUCTION TYPE:	2B

PARKING REQUIREMENT

PARKING REQ'D: RETAIL	200/SF MAX, 400/SF MIN.	
EXISTING BUILDING:	288 MAX, 144 MIN.	
NEW BUILDING:	8 MAX, 4 MIN.	
PARKING REQ'D: RESTAURANT	1 PER 2.5 SEATS MAX, 1 PER 4 SEATS MIN.	
NEW BUILDING:	60 MAX, 38 MIN.	
TOTAL PARKING REQUIRED:	356 MAX, 186 MIN.	
ACCESSIBLE PARKING REQUIRED:	8 MAX, 6 MIN.	
TOTAL PARKING PROVIDED:	261	
ACCESSIBLE PARKING PROVIDED:	10	
BICYCLE PARKING:	5 REQUIRED	5 PROVIDED

EXISTING IMPERVIOUS AREA:

EXIST. BUILDING:	57,530 SF
EXIST. SIDEWALK/CONCRETE:	11,172 SF
EXIST. ASPHALT:	133,417 SF
EXIST TOTAL:	202,119 SF
EXIST. % IMPERVIOUS:	95%
EXISTING IMPERVIOUS REMOVED:	19,331 SF

IMPERVIOUS AREA ADDED

ASPHALT, CONC. CURB & GUTTER:	3,288 SF
BUILDING:	5,736 SF
SIDEWALK:	5,446 SF
TOTAL:	14,470 SF
PROPOSED % IMPERVIOUS:	92.6%

LANDSCAPE AREA REQUIRED (REFER TO LANDSCAPE PLAN)

EXISTING BUILDING: 57,530 SF
BUILDING EXPANSION: 5,736 SF
% BUILDING EXPANSION: 9.97%
LANDSCAPING UPDATE TO EXISTING SITE NOT REQUIRED.

INTERIOR LANDSCAPING PROVIDED FOR NEW DEVELOPMENT: 3,447 SF

FOUNDATION PLANTINGS: 12% FACE OF BUILDING X LENGTH
FRONT: (88)(22.75)(.12)=240 SF REQUIRED 330 PROVIDED
REAR: (88)(19.5)(.12)=206 SF REQUIRED 251 PROVIDED
SIDE: (64)(22.75)(.12)=175 SF REQUIRED 182 PROVIDED

15 TREES PER DISTURBED ACRE REQUIRED
DISTURBED AREA: 0.54 AC (23,355 SF)
8 TREES REQUIRED

NOTES:
1. TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
2. ALL PAVEMENT PARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS SHALL BE THERMOPLASTIC AND MEET CITY AND NCDOT STANDARDS.
3. TRASH REMOVAL WILL BE BY DUMPSTER.
4. ALL PROPOSED VEGETATION WITHIN THE SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30"-10'.

Approved Construction Plan

	Name	Date
Planning		
Public Utilities		
Traffic		
Fire		

CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED DRAINAGE PLAN
Date:__________ Permit #__________
Signed: __________

NCDENR PWSS WATER PERMIT #:	
WATER CAPACITY:	GPD
DWQ SEWER PERMIT #:	
SEWER CAPACITY:	GPD
SEWER SHED # AND PLANT:	
SEWER TO FLOW THROUGH NEI:	YES or NO (CIRCLE ONE)

LEGEND

- PROPOSED NEW CONCRETE
- PROPOSED NEW ASPHALT
- PROPOSED ASPHALT RE-SURFACING
- PROPOSED NEW LANDSCAPING

SCALE: 1" = 30'
0 30 60 90

SYMBOL	DATE	DESCRIPTION	BY
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REVISIONS

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LAYOUT SITE PLAN
HARRIS TEETER BUILDING EXPANSION AND RENOVATION, STORE #158
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licence #C-3641

12050/12055

DES.	JST
CKD.	JPN
DRWN.	NKS
DATE	1/17/13

NORTH CAROLINA PROFESSIONAL SEAL 19851 ENGINEER JOHN S. TUNSTALL

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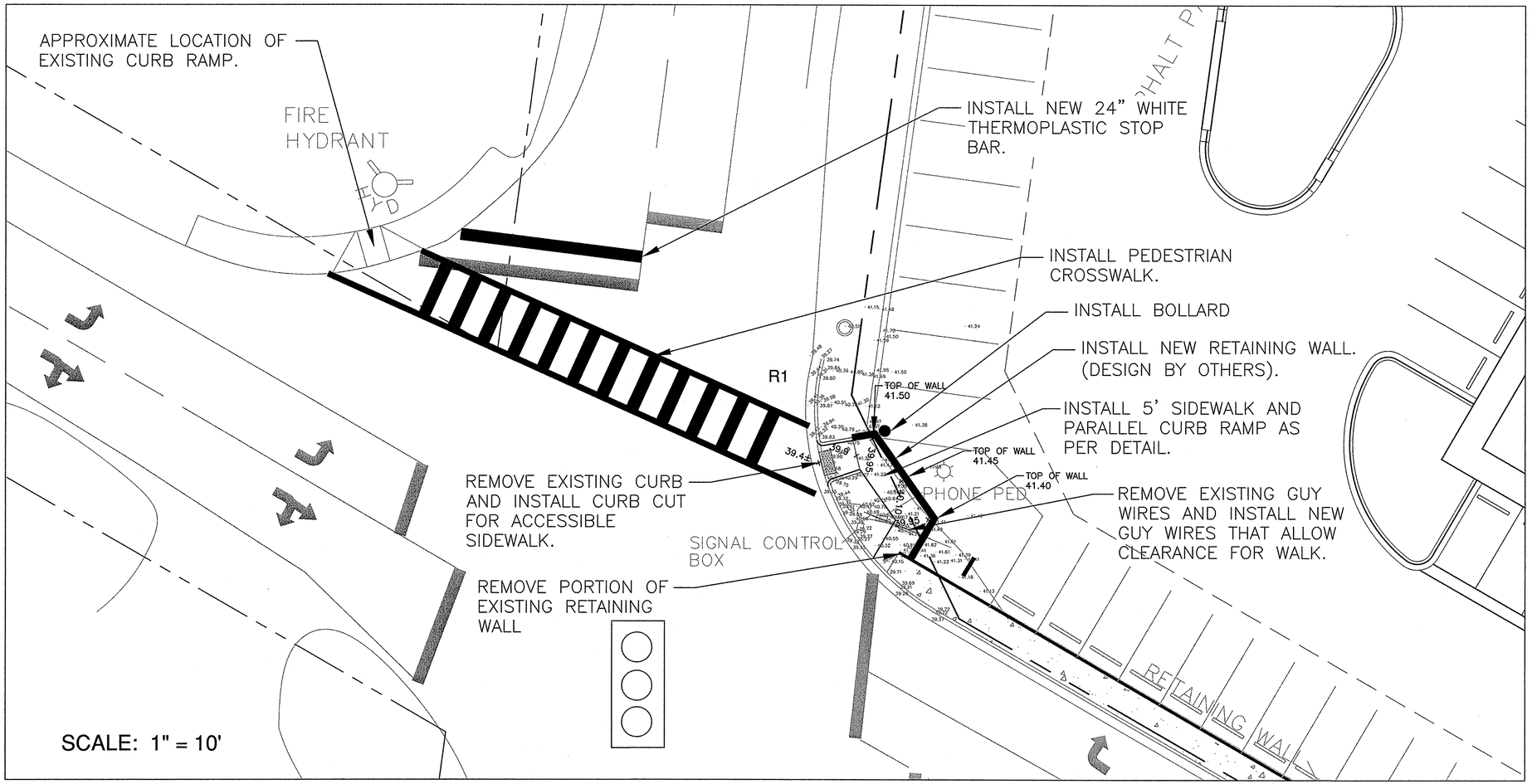

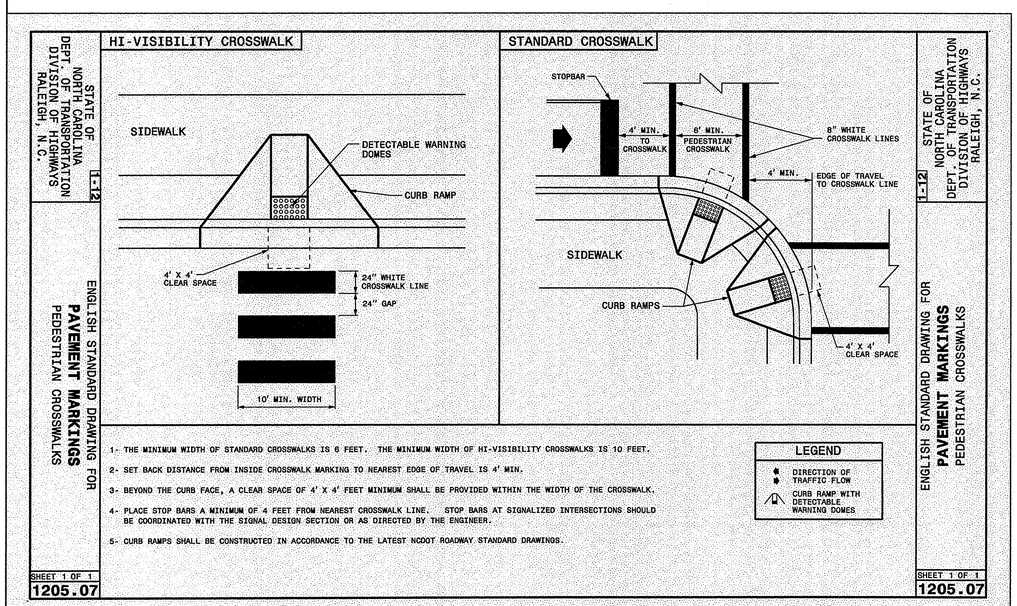

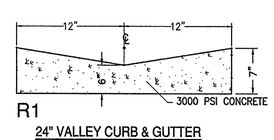

R1

24" VALLEY CURB & GUTTER
NTS

SYMBOL	DATE	DESCRIPTION	BY
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CURB, SIDEWALK AND CROSSWALK DETAILS
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DRWN.	NKS
DATE	4/18/13

NORTH CAROLINA PROFESSIONAL SEAL 19851 ENGINEER CHRIS TUNSTALL

C7

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