

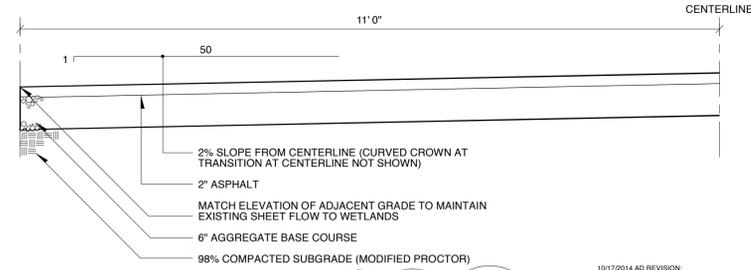


Vicinity Map

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.



(approximately 1:9028 scale)



2 Asphalt Section
Scale: 3/4" = 1'-0"

Access Easement

Excerpt from North Carolina General Warranty Deed (Market Street LLC, Grantor; O'Reilly Automotive Stores, Inc., Grantee) found at Book 5685, 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: 130 Wetsig Road, Wilmington, North Carolina
 Parcel ID Number: R04913-010-005-000 and R04914-006-001-000

Zoning

Zoning District:	CS	
Building Setbacks	Required	Proposed
Front:	35'	35'
Rear:	15'	694'
Interior Side:	7'	8'
Corner:	35'	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: 16'
 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): 8427.5 s.f. (total of impervious and pervious areas), 0.187% of entire lot

Impervious Area, CAMA

Impervious Surface Amount and Percentage:
 2000.0 s.f. Building Footprint
 423.0 s.f. Sidewalk and Accessible Parking Stall
 66.7 s.f. Gravel Stops and Wheel Stops
 2495.7 s.f. Total (0.059%) [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 910-343-3010 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 USFCFCCR 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.

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 _____	_____

Sheet Index

- A-1: Sheet Index, Vicinity Map, Site Plan, Asphalt Section, Site Data Table, General Notes, Access Easement
- A-2: Drainage Plan, Drainage Plan Legend, Drainage Plan Notes, Gravel Section
- A-3: Tree Removal Plan, Parking Lot Plan, Tree Protection Details, Utility Plan, Accessible Parking Signage Detail, Traffic Engineering Notes

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

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

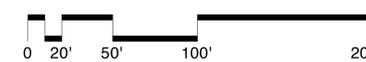
Fencing/Screening Note:
 No fencing or screening proposed at this time.

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



1 Site Plan
Scale: 1" = 50'



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

Drawing Issue Information:

date	description
04/11/2014 AD	For Owner's use.
06/20/2014 AD	Revisions addressing 05/02/2014 AD TRC comments.
07/25/2014 AD	Revisions addressing Plan Review 2 TRC comments.
10/17/2014 AD	Revisions addressing Plan Review 3 TRC comments.

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

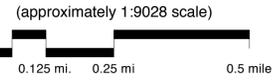
Project Name and Address:
 Cornerstone Industrial Park
 130 Wetsig Road
 Wilmington, North Carolina 28403

Date: 10/17/2014 AD

SHEET:
A-1

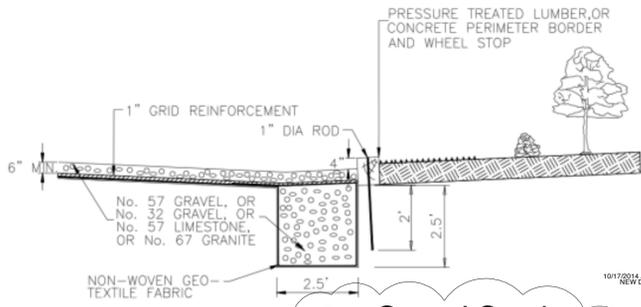


WHITE FILL AND ANGLED LINES REPRESENT AREA OF DISTURBANCE
GRAY FILL AND VERTICAL LINES REPRESENT REMAINING PORTION OF SITE TO REMAIN UNDISTURBED



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



2 Gravel Section
Scale: None

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

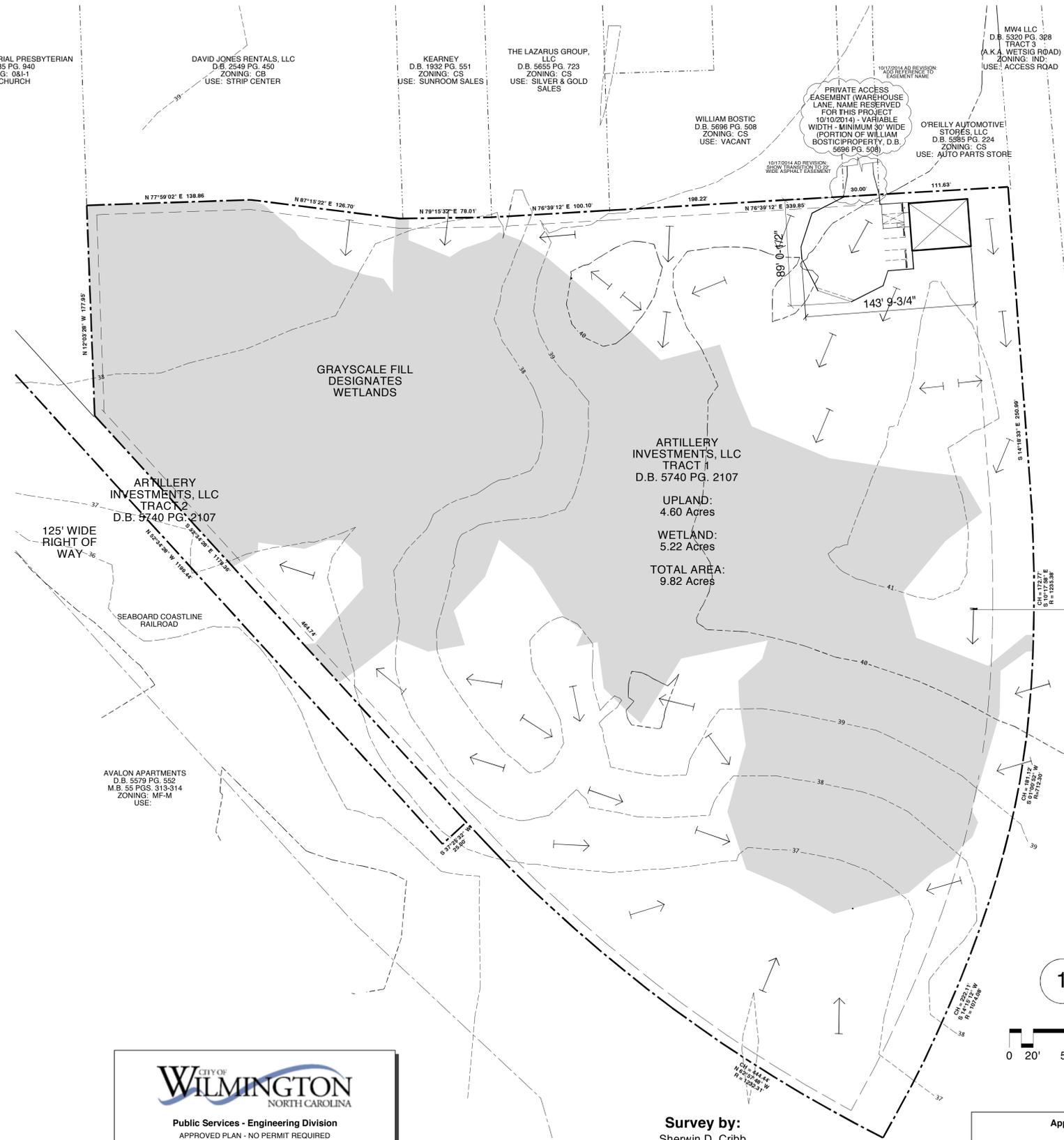
1. Sheet flow of stormwater follows natural downhill grade to existing pond, only fine grading of limited areas immediately around building to be performed.
2. Existing natural pond is at least 10' behind all property lines except where the pond crosses over to the adjacent property to the west.
3. No 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.

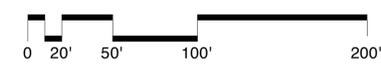
Floodplain Note:
Property is not located in a special flood hazard area.

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

1 Drainage Plan
Scale: 1" = 50'



CITY OF WILMINGTON
NORTH CAROLINA

Public Services - Engineering Division
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Signed: _____

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

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Name	Date
Planning	
Traffic	
Fire	

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

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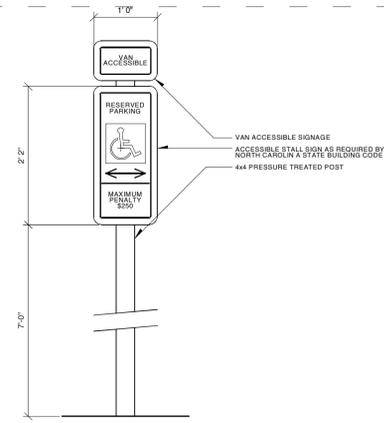
Cornerstone Industrial Park
Drainage Plan, Drainage Plan Legend, Drainage Plan Notes, Gravel Section

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

Project Name and Address:
Cornerstone Industrial Park
130 Wetsig Road
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Date: 10/17/2014 AD

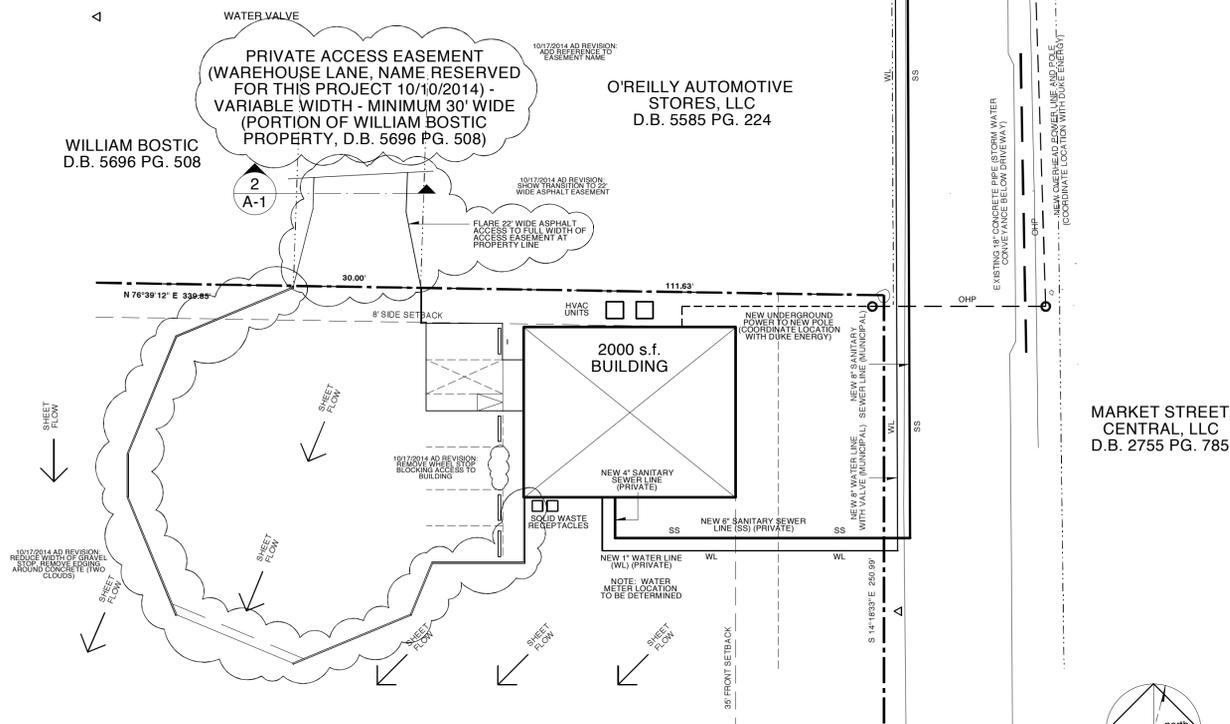
SHEET:
A-2



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

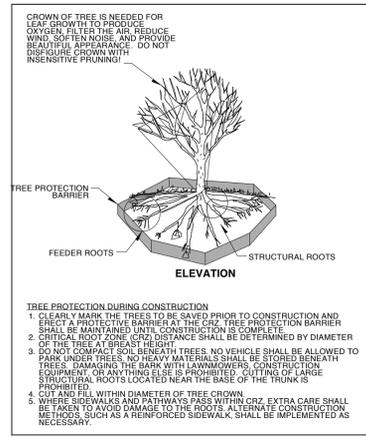
Utility Plan Legend

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



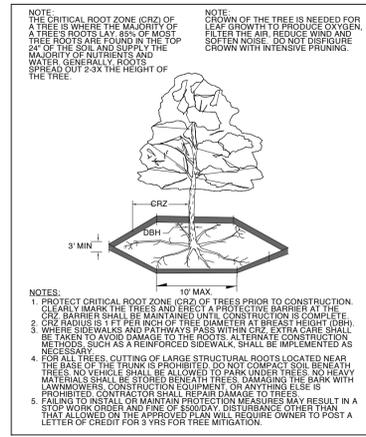
Storm Water Note:
Storm water conveyance via existing natural sheet flow to existing natural wetland.

4 Utility Plan
Scale: 1" = 20'



TREE PROTECTION DURING CONSTRUCTION

1. CLEARLY MARK THE TREES TO BE SAVED PRIOR TO CONSTRUCTION AND ERECT A PROTECTIVE BARRIER AT THE CRZ. TREE PROTECTION BARRIERS SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
2. CRITICAL ROOT ZONE (CRZ) SPREAD DISTANCE SHALL BE DETERMINED BY DIAMETER OF THE TREE. CRZ SPREAD DISTANCE SHALL BE 1 FT PER INCH OF TREE DBH.
3. CRZ SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. CONSTRUCTION EQUIPMENT OR ANYTHING ELSE IS PROHIBITED FROM ENTERING THE CRZ. MATERIALS SHALL BE STORED BENEATH TREES DAMAGING THE BARK WITH LAWNMOWERS, CONSTRUCTION EQUIPMENT, OR ANYTHING ELSE IS PROHIBITED. CUTTING OF LARGE STRUCTURAL ROOTS LOCATED NEAR THE BASE OF THE TRUNK IS PROHIBITED.
4. CUT AND FILL WITHIN DIAMETER OF TREE CROWN.
5. WEAR SIDEWALKS AND PATHWAYS PASS WITHIN CRZ. EXTRA CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE CRZ. ALTERNATE CONSTRUCTION METHODS, SUCH AS A REINFORCED SIDEWALK, SHALL BE IMPLEMENTED AS NECESSARY.

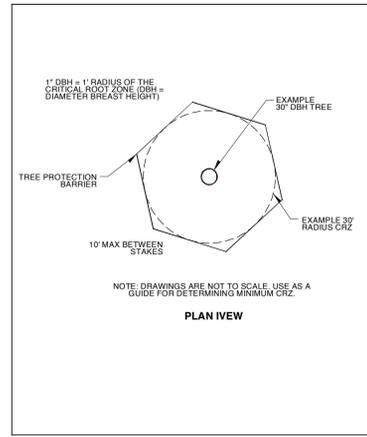


NOTE: THE CRITICAL ROOT ZONE (CRZ) OF A TREE IS WHERE THE MAJORITY OF THE ROOTS ARE FOUND IN THE TOP HALF OF THE TREE. THE MAJORITY OF NUTRIENTS AND WATER GENERALLY ARE TRANSPORTED THROUGH THE CRZ.

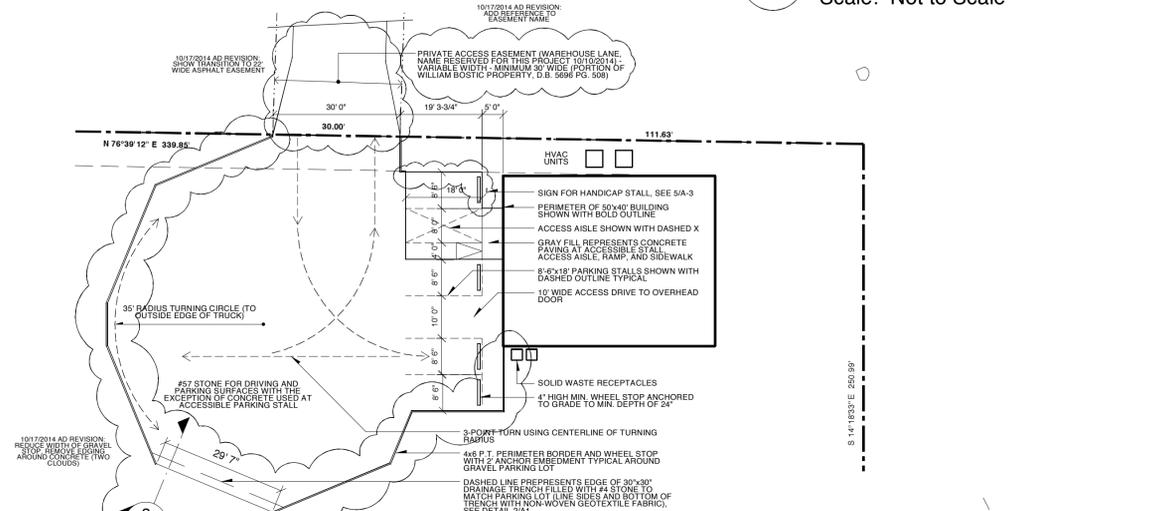
NOTE: CROWN OF THE TREE IS NEEDED FOR LEAF GROWTH TO PRODUCE OXYGEN. FILTER THE AIR, REDUCE WIND AND SOFTEN NOISE. DO NOT DISBURSE CROWN WITH INTENSIVE PRUNING.

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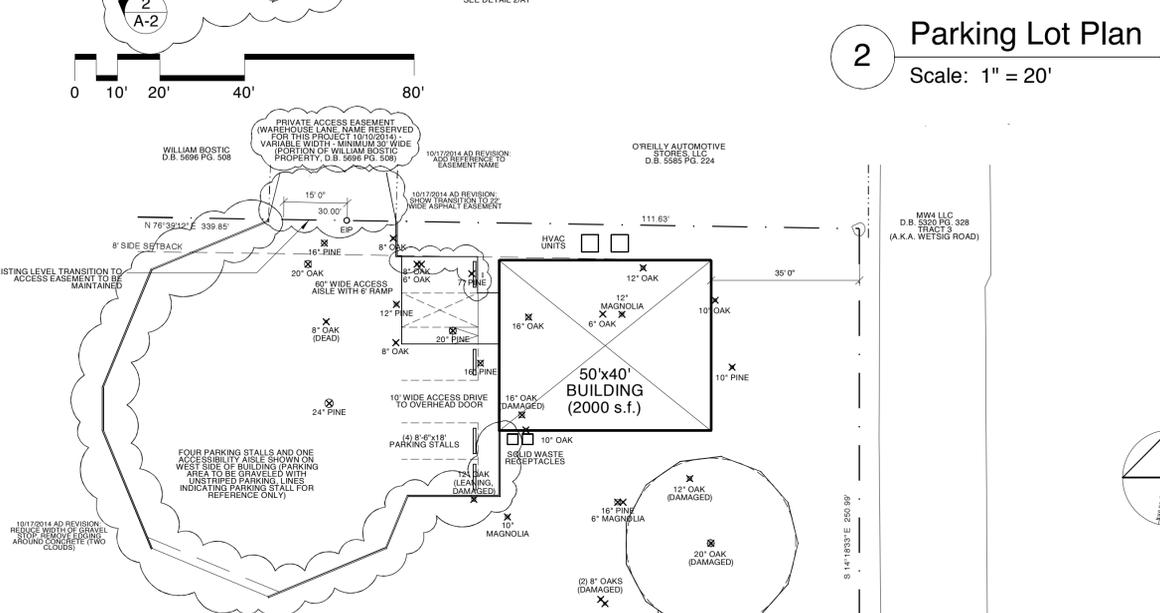
NOTE: DRAWINGS ARE NOT TO SCALE. USE AS A GUIDE FOR DETERMINING MINIMUM CRZ.



3 Tree Protection Details
Scale: Not to Scale



2 Parking Lot Plan
Scale: 1" = 20'



1 Tree Removal Plan
Scale: 1" = 20'

- Traffic Engineering Notes**
1. No existing or proposed sidewalks.
 2. No proposed streets.
 3. No proposed medians, median openings, or curbs.
 4. Triangular sight distance not applicable (straight connection to access easement, no intersection).
 5. No proposed right-of-way closures.
 6. No proposed private streets.
 7. No proposed loading or unloading areas.
 8. No off site parking.
 9. No existing driveways, therefore no driveway closures.
 10. 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.
 11. No required turn lanes.
 12. No existing or proposed traffic control devices.
 13. Pedestrian access to site via access easement across property to north.
 14. No existing or proposed pedestrian crossings.
 15. No NCDOT driveway permit required.
 16. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards.
 17. All signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards.
 18. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
 20. 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: _____

Approved Construction Plan

Name	Date
Planning _____	
Traffic _____	
Fire _____	

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

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Cornerstone Industrial Park

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

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Ocean Isle Beach, North Carolina 28614

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Date: 10/17/2014 AD

SHEET:
A-3