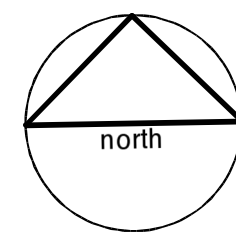
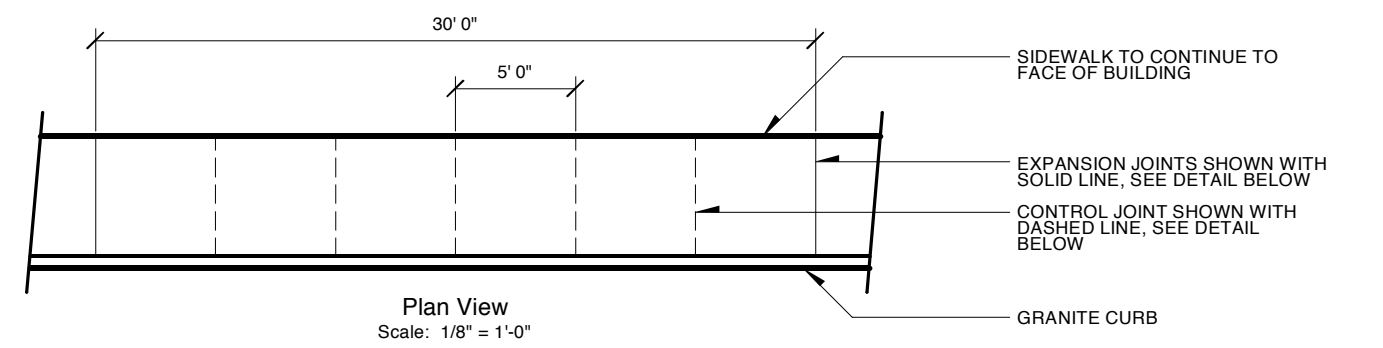


Project Site
200 Market Street

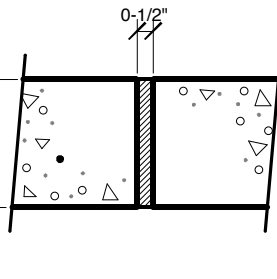
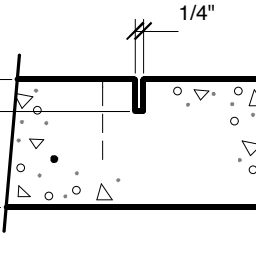


Vicinity Map
Scale: 1" = 400'



SIDEWALK DETAIL NOTES

1. JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARD.
2. 3000 PSI CONCRETE TYPICAL.
3. 4" STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS.
4. INSTALL SIDEWALK WITH 1% MINIMAL GRADE FOR DRAINAGE IN AT LEAST ONE DIRECTION.
5. MAXIMUM LONGITUDINAL SLOPE IS 8%, 10% IS LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN SLOPE OF EXISTING ADJACENT ROAD.



3/A1 • Sidewalk Details
Scale: As Noted

LOT DIAGONALLY ACROSS INTERSECTION OF MARKET STREET AND SOUTH 2ND STREET:
NE
125 MARKET STREET LLC
RD 4742-001-000
D.B. 3201 PG. 107
ZONING: CBD
USE: COMMERCIAL

LOT ACROSS MARKET STREET:
NE
FIRST BANK
RD 4817-024-004-000
D.B. 3238 PG. 227
ZONING: CBD
USE: COMMERCIAL

Site Data Table

Project and Parcel Information

Project Name: 200 Market Street
Project Address: 200 Market Street, Wilmington, North Carolina
Parcel ID Number: R048717-034-001-000

Zoning

Zoning District: Central Business District (CBD, Historic District Overlay (HDO))

Building Setbacks	Required	Proposed
Front:	0'	0'
Rear:	0'	0'
Interior Side:	0'	0'
Corner:	0'	0'

Parcel and Building Data

Acreage: 0.12 acre (5,116 s.f.)
Building Size and Area (Existing): 0.0 s.f. (no existing buildings on site)
Building Size and Area (Proposed): 72'-5" x 70'-1 1/2" (4953.14 s.f.)
Number of Units: 9
Number of Buildings: 1
Building Height: 27'-0"
Number of Stories: 2
Area per Floor: 4953.14 s.f.

Building Lot Coverage

Building Lot Coverage (Existing): 0.0% (no existing buildings on site)
Building Lot Coverage (Proposed): 96.82% (4953.14 s.f./5,116 s.f.)

Impervious Area, CAMA

Impervious Surface Amount and Percentage:
4953.14 s.f. Building Footprint
81.82 s.f. Sidewalks at Recessed Entrances
5034.96 s.f. Total Proposed (98.4%) [100% impervious existing]

CAMA Land Use Classification:

Developed

Parking Requirements

	Provided	Required	Standard
Parking	0	0	Off-street parking not required in Central Business District.

Loading Spaces: 0 Off-street parking not required in Central Business District.

Street Tree Requirements

	Frontage	Trees/Frontage	Required	Provided
Market Street	70'-1 1/2"	1 per 30' of frontage	2	2 (Existing)
South 2nd Street	72'-5"	1 per 30' of frontage	2	2 (New, see A2 for size and species)

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 cleaning, 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 910-343-3910 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 USFCFOCHR to ASSE.
12. Contractors shall maintain all-weather access for emergency vehicles at all times during construction.
13. Contractor shall maintain all-weather access for emergency vehicles at all times during construction.
14. Sidewalk panels broken during construction to be repaired or replaced in accordance with Wilmington Technical Standard and Specification manual.

Historic Preservation Commission Conditions

1. All HVAC and mechanical equipment shall be located in an inconspicuous location and shielded from public view.
2. The Historic Preservation Planner shall review and approve the design of any screening used on the property.
3. The Historic Preservation Planner shall review and approve the final paint colors.
4. The Historic Preservation Planner shall review and approve all exterior lighting.
5. Any proposed landscaping shall be reviewed and approved by the city's Historic Preservation Planner in consultation with the City Arborist prior to installation.
6. The City Arborist shall review and approve the removal or trimming of any trees for the project.
7. The two existing street trees along Market Street shall be preserved and protected during construction.
8. The Historic Preservation Planner shall review and approve the final design of the 2nd story fixed windows.
9. The exterior entrance floor in the recessed entries shall be a contrast color to distinguish it from the public sidewalk. The Historic Preservation Planner shall review and approve the entrance floor color.
10. The plywood sheathing used to construct the cantilever canopies shall be A/C grade with the A side being the finished side that would be seen from the underside of the canopy.
11. Granite curbing along South 2nd Street shall be restored along the entire length of the property.
12. A portion of the street adjacent to the subject site was patched with asphalt. The applicant shall restore brick pavers along the frontage of the property within the right-of-way of South 2nd Street as reviewed and approved by the Historic Preservation Planner and the Public Services Department.
13. Any broken sidewalk panels shall be repaired or replaced in accordance with the Wilmington Technical Standard and Specification Manual.
14. All Technical Review Committee requirements shall be in full compliance.
15. All window, door, and transom window glazing shall be clear with no tinting.

Water and Sewer Capacity

Water (Current Use): 0 GPD
Water (Proposed Use): See Plumbing Sheets
Sewer (Current Use): 0 GPD
Sewer (Proposed Use): See Plumbing Sheets

Note: Property is undeveloped, therefore no current use.

SOLID WASTE COLLECTION NOTE
SOLID WASTE AND RECYCLING COLLECTION TO USE CENTRAL BUSINESS DISTRICT BAG/CONTAINER PROGRAM. DAILY PICK UP TIMES TO BE DETERMINED BY BUILDING TENANTS.

SYMBOL LEGEND

	SPOT ELEVATION MARKER (ON GRADE)
	EXISTING LIGHT POLE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT

LINETYPE LEGEND

	OVERHEAD POWER LINE
	CENTER OF RIGHT-OF-WAY (R.O.W.)
	UNDERGROUND FIBER OPTIC LINE
	UNDERGROUND ELECTRIC SERVICE
	PROPERTY LINE
	UNDERGROUND SANITARY SEWER (WITH DIRECTIONAL FLOW ARROW), EXISTING UNLESS NOTED WITH "NEW"
	UNDERGROUND WATER SERVICE, EXISTING UNLESS NOTED WITH "NEW"
	UNDERGROUND STORM WATER, EXISTING UNLESS NOTED WITH "NEW"

SITE PLAN AND UTILITY NOTES

1. EXISTING CONDITIONS FROM SURVEY OF PROPERTY BY PORT CITY LAND SERVICES, DATED FEBRUARY 27, 2017 AD UNLESS NOTED OTHERWISE.
2. OWNERSHIP OF UNDERGROUND WATER AND SEWER SERVICES BY CAPE FEAR PUBLIC UTILITY AUTHORITY.
3. UNDERGROUND STORMWATER CONNECTION TO SERVICE BY CITY OF WILMINGTON.
4. PROPOSED WATER USES EXISTING METER CONNECTED TO EXISTING MAIN.
5. PROPOSED SEWER TO BE CONNECTED TO EXISTING MAIN PROJECT SCOPE DOES NOT INCLUDE NEW FIRE HYDRANT(S).

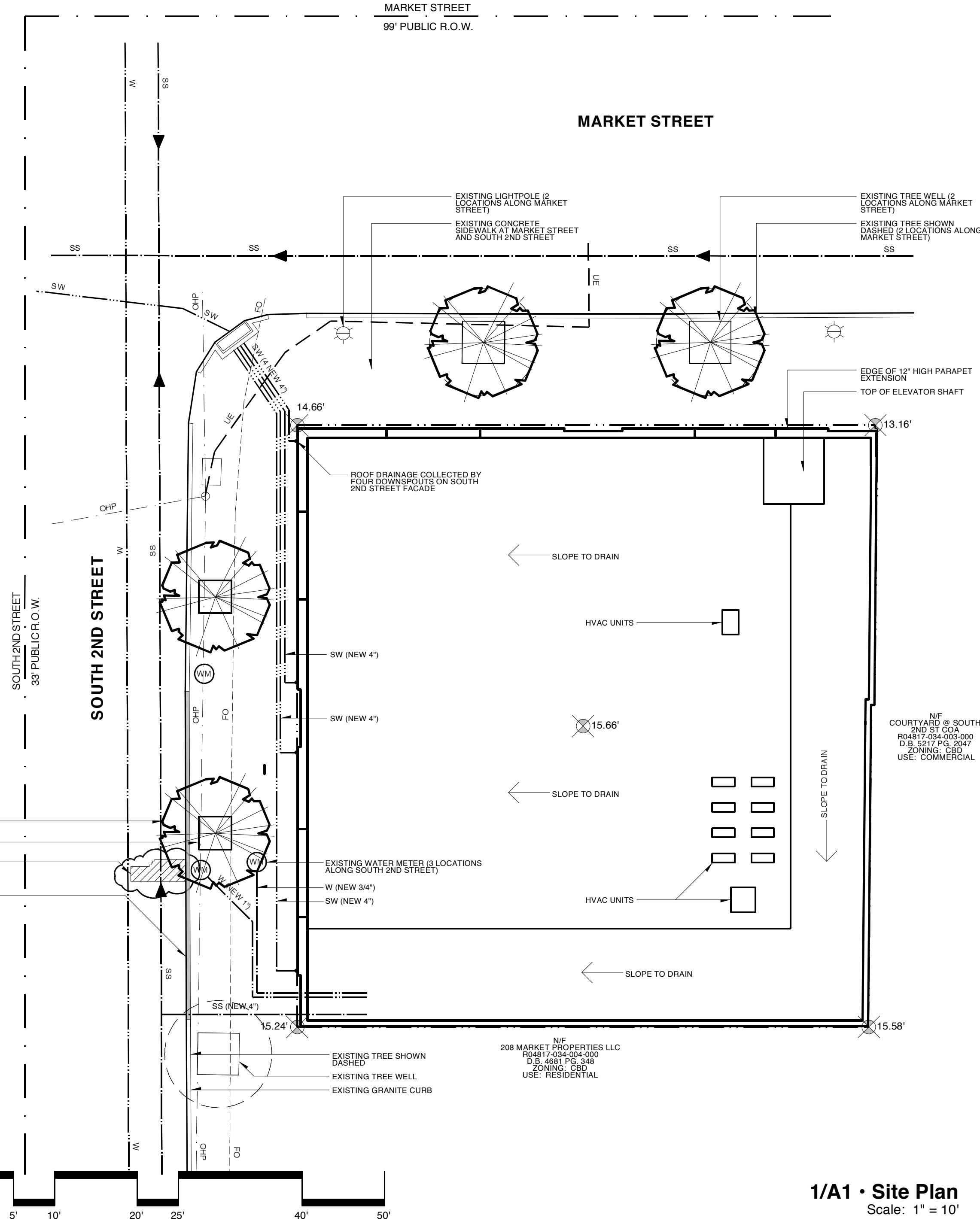
Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		

CITY OF WILMINGTON
NORTH CAROLINA

Public Services - Engineering Division
APPROVED PLAN - NO PERMIT REQUIRED

Signed: _____



1/A1 • Site Plan
Scale: 1" = 10'

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

Drawing Issue Information:

date	description
04/21/2017 AD	Technical Review Committee application
08/07/2017 AD	Revisions addressing Jeff Walton's TRC comments.

200 Market Street
 Sheet Index, Vicinity Map, Site Plan, Granite Curb Detail, Sidewalk Detail, Tree Well Detail, Site Data Table, General Notes

Project Address:
200 Market Street
Wilmington, North Carolina 28401

Project Owner:
200 Market Street, LLC
P.O. Box 2680
Ocean Isle Beach, North Carolina 28449

General Contractor:
(To Be Determined)

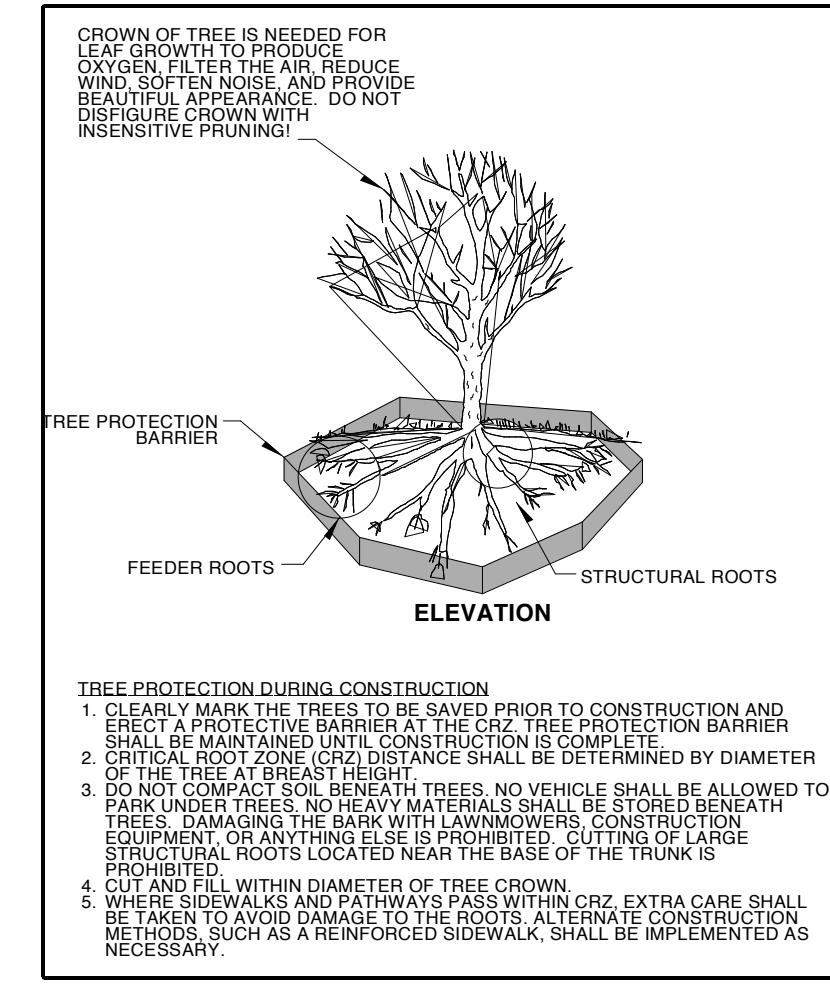
Date: 08/07/2017 AD

SHEET:

A1

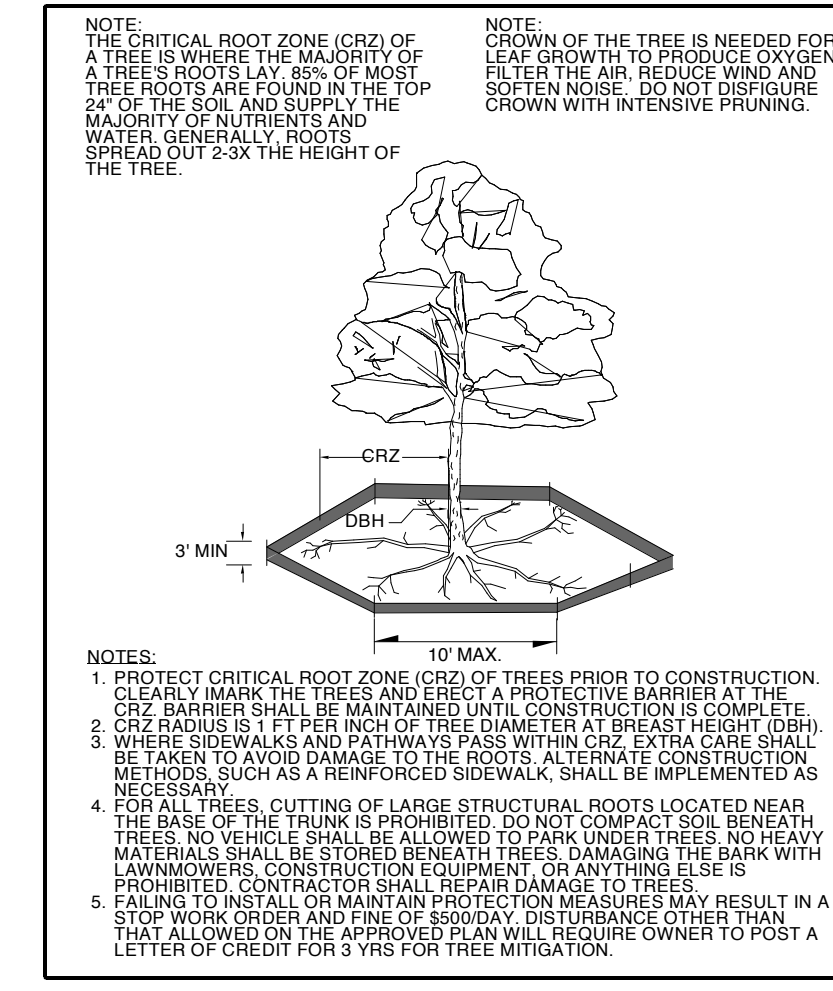
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 Ted Trzos
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 Wilmington, North Carolina 28401
 910.362.1133

Drawing Issue Information:	
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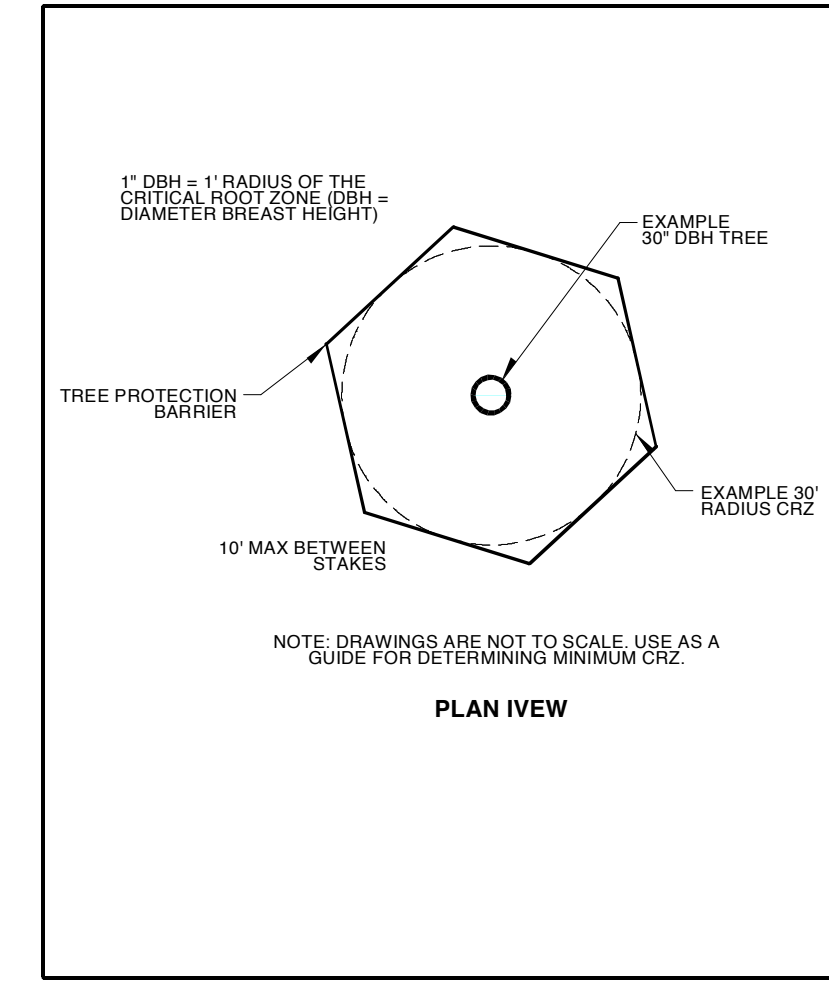
TREE PROTECTION DURING CONSTRUCTION

1. CLEARLY MARK THE TREES TO BE SAVED PRIOR TO CONSTRUCTION AND ERECT A PROTECTIVE BARRIER AT THE CRZ. TREE PROTECTION BARRIER SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
2. CRITICAL ROOT ZONE (CRZ) DISTANCE SHALL BE DETERMINED BY DIAMETER OF THE TREE AT BREAST HEIGHT.
3. DO NOT COMPACT SOIL BENEATH TREES. NO VEHICLE SHALL BE ALLOWED TO PARK UNDER TREES. NO HEAVY MATERIALS SHALL BE STORED BENEATH TREES. MAINTAINING THE GRASS WITH LAWNMOWERS, CONSTRUCTION MATERIALS OR ANYTHING IN WITH LAWNMOWERS, CONSTRUCTION MATERIALS, STRUCTURAL ROOTS LOCATED NEAR THE BASE OF THE TRUNK IS PROHIBITED.
4. CUT AND FILL WITHIN DIAMETER OF TREE CROWN.
5. WHERE SIDEWALKS AND PATHWAYS PASS WITHIN CRZ, EXTRA CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE ROOTS. ALTERNATE CONSTRUCTION METHODS, SUCH AS A REINFORCED SIDEWALK, SHALL BE IMPLEMENTED AS NECESSARY.



NOTES:

1. PROTECT CRITICAL ROOT ZONE (CRZ) OF TREES PRIOR TO CONSTRUCTION. CLEARLY MARK THE TREE AND ERECT A PROTECTIVE BARRIER AT THE CRZ. BARRIER SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
2. CRZ RADIUS IS 1 FT PER INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH).
3. WHERE SIDEWALKS AND PATHWAYS PASS WITHIN CRZ, EXTRA CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE ROOTS. ALTERNATE CONSTRUCTION METHODS, SUCH AS A REINFORCED SIDEWALK, SHALL BE IMPLEMENTED AS NECESSARY.
4. FOR ALL TREES, CUTTING OF LARGE STRUCTURAL ROOTS LOCATED NEAR THE BASE OF THE TRUNK IS PROHIBITED. DO NOT COMPACT SOIL BENEATH TREES. NO HEAVY MATERIALS SHALL BE STORED UNDER TREES. MAINTAINING THE GRASS WITH LAWNMOWERS, CONSTRUCTION MATERIALS OR ANYTHING ELSE IS PROHIBITED. CONTRACTOR SHALL REPAIR DAMAGE TO TREES.
5. FAILING TO INSTALL OR MAINTAIN PROTECTION MEASURES MAY RESULT IN A STOP WORK ORDER AND FINE OF \$500/DAY. DISTURBANCE OTHER THAN THAT ALLOWED ON THE APPROVED PLAN WILL REQUIRE OWNER TO POST A LETTER OF CREDIT FOR 5 YRS FOR TREE MITIGATION.



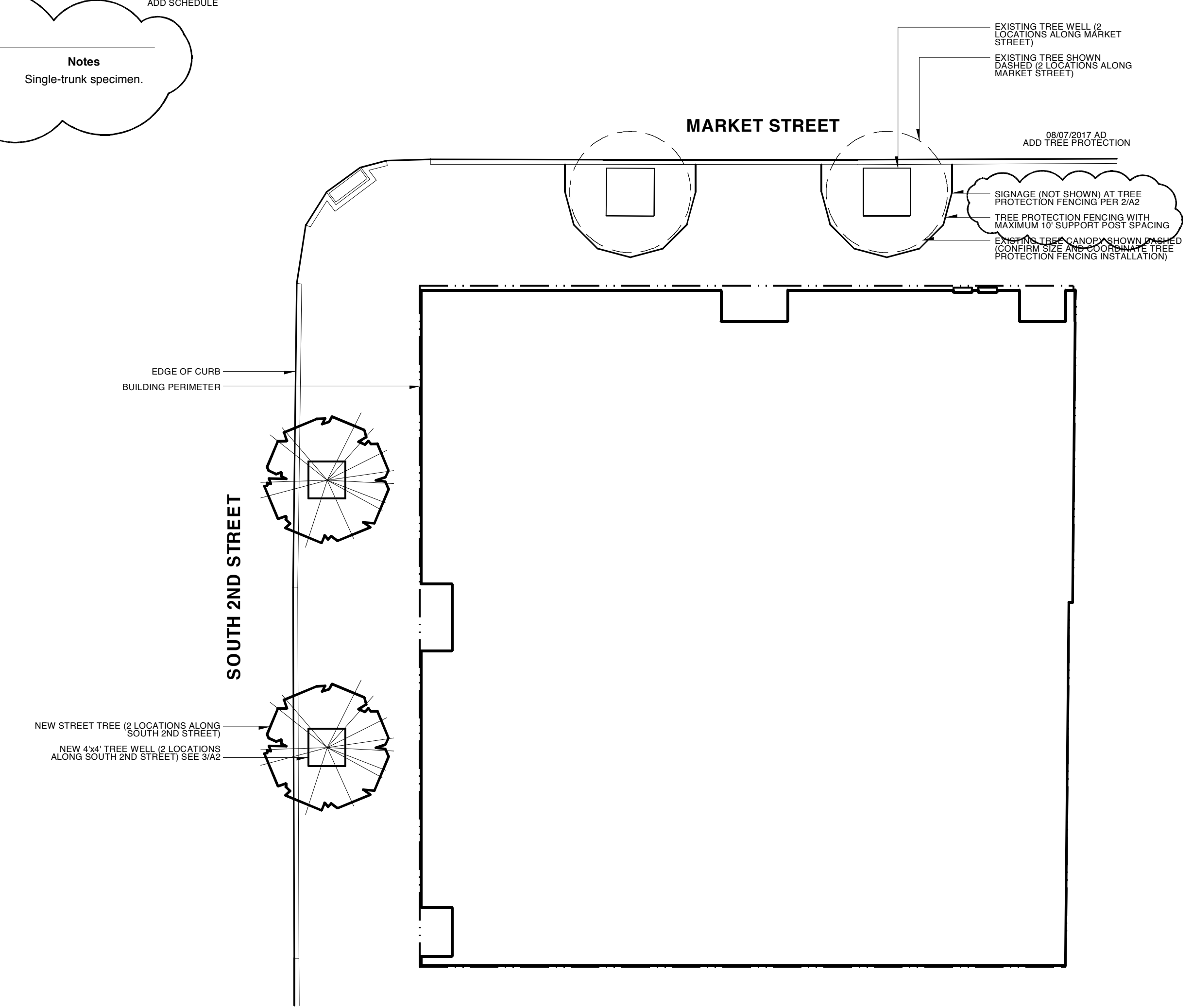
NOTE: DRAWINGS ARE NOT TO SCALE. USE AS A GUIDE FOR DETERMINING MINIMUM CRZ.

2/A2 • Tree Protection Details
 Scale: Not to Scale

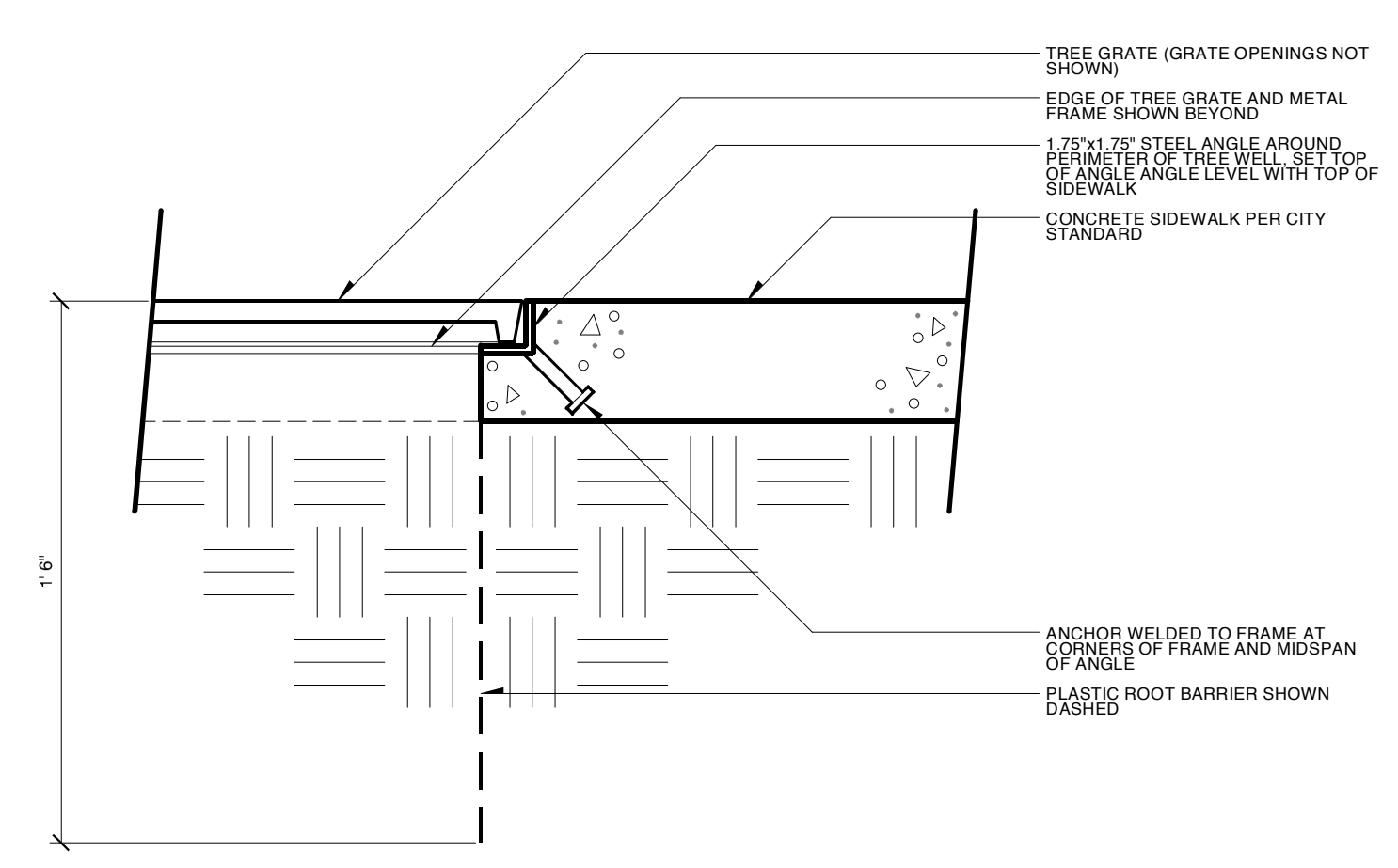
08/07/2017 AD
 ADD DETAIL

08/07/2017 AD
 ADD SCHEDULE

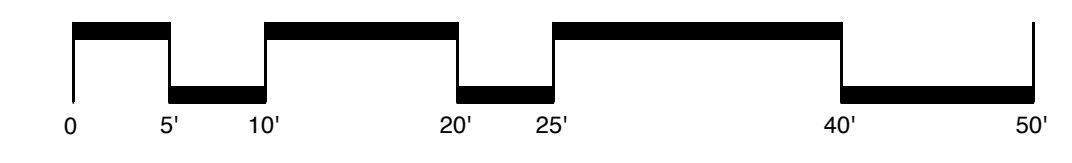
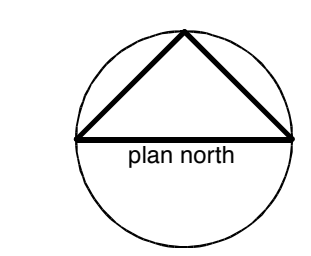
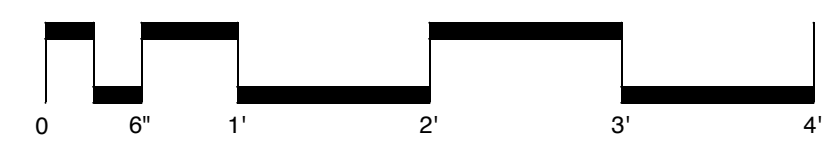
Street Tree Schedule					
Location	Type	Height	Caliper	Quantity	Notes
South 2nd Street	<i>Cercis reniformis</i> (Oklahoma Redbud)	8' to 10' at time of planting	NA	2	Single-trunk specimen.



08/07/2017 AD
 ADD TREE PROTECTION



3/A2 • Tree Grate Detail
 Scale: 2" = 1'-0"



1/A2 • Landscape Plan
 Scale: 1" = 10'

200 Market Street
 Landscape Plan, Tree Protection Details, Tree Well Detail

Project Address:
 200 Market Street
 Wilmington, North Carolina 28401

Project Owner:
 200 Market Street, LLC
 P.O. Box 2680
 Ocean Isle Beach, North Carolina 28449

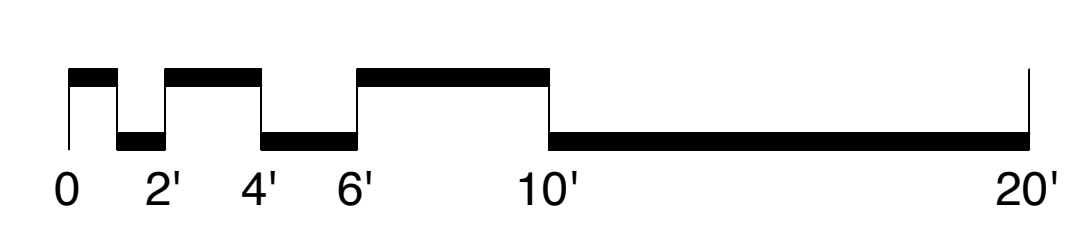
General Contractor:
 (To Be Determined)

Date: 08/07/2017 AD

SHEET:
A2

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

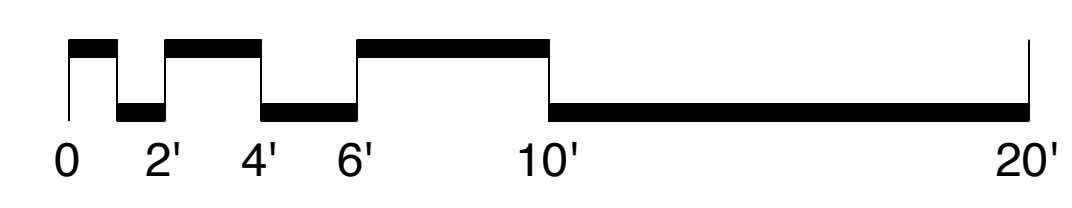
Drawing Issue Information:	
date	description
04/21/2017 AD	Technical Review Committee application
08/07/2017 AD	Revisions addressing Jeff Walton's TRC comments.



MARKET STREET FACADE GLAZING AREA:
 404.43 S.F. (DOOR AND TRANSOM UNITS) DIVIDED BY 701.27 S.F. (AREA OF FIRST FLOOR MARKET STREET ELEVATION)
57.67%

WINDOW GLAZING NOTE:
 ALL WINDOW, DOOR, AND TRANSOM GLAZING SHALL BE CLEAR WITH NO LINTING.

2/A4 • South 2nd Street Exterior Elevation
 Scale: 1/4" = 1'-0"



SOUTH 2ND STREET FACADE GLAZING AREA:
 454.21 S.F. (DOOR AND TRANSOM UNITS) DIVIDED BY 724.17 S.F. (AREA OF FIRST FLOOR SOUTH 2ND STREET ELEVATION)
62.72%

WINDOW GLAZING NOTE:
 ALL WINDOW, DOOR, AND TRANSOM GLAZING SHALL BE CLEAR WITH NO LINTING.

1/A4 • Market Street Exterior Elevation
 Scale: 1/4" = 1'-0"

200 Market Street
 Market Street Exterior Elevation, South 2nd Street Exterior Elevation

Project Address:
 200 Market Street
 Wilmington, North Carolina 28401

Project Owner:
 200 Market Street, LLC
 P.O. Box 2680
 Ocean Isle Beach, North Carolina 28449

General Contractor:
 (To Be Determined)

Date: 08/07/2017 AD

SHEET:
A4