

Atlantic Spas and Billiards

6315 Market Street Wilmington, North Carolina

Planning Notes:

1. Prior to any clearing, grading, or construction activity, tree protection fencing will be installed around protected trees or groves of trees. And no construction workers, tools, materials or vehicles are permitted within the tree protection fencing.

Transportation Notes:

1. All proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30'-10'.
2. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards. [Detail SD 15-13 CofW Tech Stds]
3. 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]
4. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
5. All parking stall markings and lane arrows within the parking areas shall be white.
6. 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.
7. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.
8. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
9. Compact / small vehicle parking spaces will be clearly marked with a sign reading "This parking space for smaller vehicles only"

Landscaping and Planting Notes:

1. All proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30' - 10'.

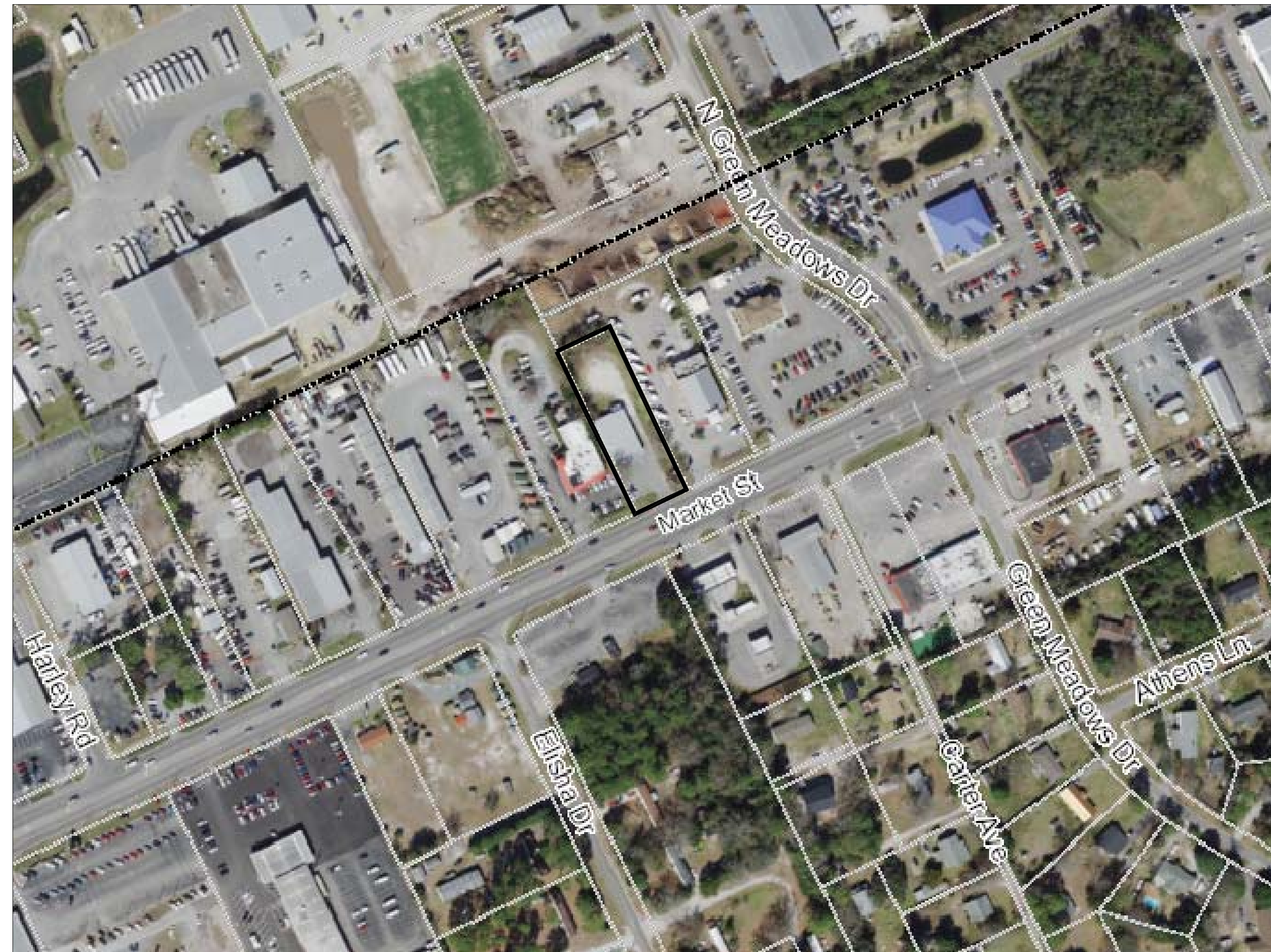
Fire & Life Safety notes:

1. Contractor shall maintain an all-weather access for emergency vehicles at all times during construction.
2. Landscaping or parking cannot block or impede the FDC or fire hydrants. A 3-foot clear space shall be maintained around the circumference of the hydrant and FDC
3. Construction is type II-B.

Water and Sewer Notes:

1. There is an 8" Public Sewer Main on the adjacent property owned CFPUA. Existing building has a 4" PVC sewer line connected to this main.
2. The existing property gets water from a public water main in the Market Street R/W (owned by CFPUA). The service meter location is shown on this plan. The exact location and size of the public water main is unknown.
3. There will be no new or additional water and sewer lines added to serve the addition. Existing bathrooms in the existing building will remain.
4. There is currently a maximum of 3 employees working at this business. The addition will be expanding the showroom and warehouse areas in the existing building but no increase in the number of employees is proposed.
Domestic Use = 25 GPD per employee. Use a factor of 2X for demand.

WATER DEMAND: 150 GPD (current use)
SEWER DEMAND: 150 GPD (current use)
WATER DEMAND: 150 GPD (proposed use)
SEWER DEMAND: 150 GPD (proposed use)



PARCEL and OWNER DATA:

Parcel ID: R05007-018-001-000
Parcel: 6315
Owner: William Douglas Mitchell Family Trust, etal
8721 Glenwood Avenue, Raleigh NC 27617
Raleigh NC 27617

Address: 6315 Market Street
lot 4 Dutch Square
Area: 0.689 acres
Zoning: RB
Class: Ind.
CAMA land use class: URBAN
Floodplain: NA
Market Street R/W is not being dedicated by applicant.
Future R/W being shown for reference only.

SHEET INDEX

| | |
|----|---|
| C1 | Survey |
| C2 | Site Plan |
| C3 | Grading and Erosion Control Plan |
| C4 | Landscape Plan |
| C5 | Stormwater Plan |
| C6 | NCDOT Market Street Improvements Landscape Island Area Vehicle turning radius |

SITE DATA

| | Minimum | Proposed |
|------------------------|----------|----------|
| Lot width: | 100 feet | 100 feet |
| Front Bldg. Setback: | 25 feet | 66 feet |
| Rear Bldg. Setback: | 15 feet | 35 feet |
| Interior Side Setback: | 0 feet | 9.5 feet |
| Maximum Height: | 35 feet | 25 feet |

BUILDING LOT COVERAGE

Maximum Lot Coverage: 40%
Actual Lot Coverage: 30% (.206ac/.689ac)

IMPERVIOUS AREA SUMMARY

| | | |
|-----------------|-----------|--------------|
| Existing: | 14,496 sf | (.333 acres) |
| New: | 9,995 sf | (.229 acres) |
| To be removed: | | |
| Gravel: | 2,885 sf | (.066 acres) |
| Parking Spaces: | 558 sf | (.013 acres) |

Proposed Total: 14,996+9,995-2,885-558= 21,548 sf
21,548 sf = .49 acres
.49 / .689 = 71.1% Impervious

PARKING SUMMARY

| | |
|-----------------|---|
| Existing: | 9 spaces |
| New: | 10 spaces |
| To Be Removed: | 4 spaces |
| Total Proposed: | 15 spaces (including 1 h/c and 2 compact spaces) |

BUILDING AREA SUMMARY

| | |
|--------------------|---------|
| Existing Building: | 4000 sf |
| Retail: | 3400 sf |
| Warehouse: | 600 sf |

Addition Area: 4980 sf
Proposed Building: 8980 sf (existing and addition)


| | |
|------------|---------|
| Warehouse: | 4980 sf |
| Retail: | 4000 sf |

PARKING REQUIREMENTS

| | | |
|------------|-----------------------------|-----------------------------------|
| Warehouse: | $\frac{1}{1000}$ sf minimum | $\frac{4980}{1000} = 4.98$ spaces |
| Warehouse: | no maximum | |
| Retail: | $\frac{1}{400}$ sf minimum | $\frac{4000}{400} = 10$ spaces |
| Retail: | $\frac{1}{200}$ maximum | $\frac{4000}{200} = 20$ spaces |

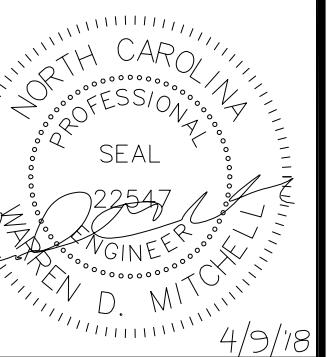
Minimum Required = 4.98 + 10 = 15 spaces
Maximum Allowed = 4.98 + 20 = 25 spaces

Total Parking Proposed = 15 spaces


 APPROVED CONSTRUCTION PLAN
 Planning : _____
 Traffic : _____
 Fire : _____

 Public Services • Engineering Division
 APPROVED DRAINAGE PLAN
 Date: _____ Permit # _____
 Signed: _____

Warren D. Mitchell, PE
 Civil Engineering
 104 Amber Wood Run
 CHAPEL HILL, NORTH CAROLINA 27516
 warrenmitchellpe@gmail.com
 P (919) 593-1916



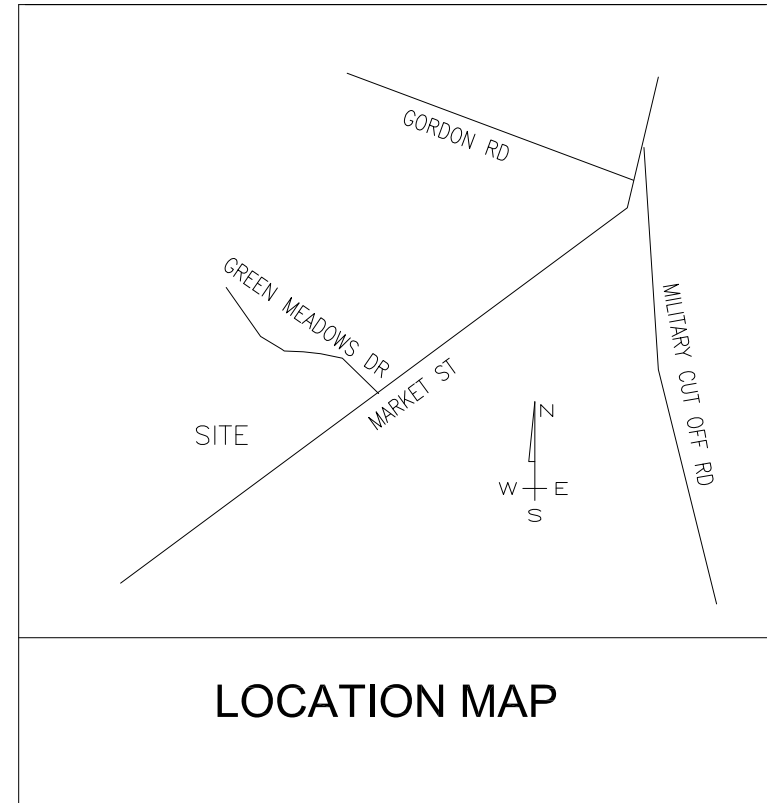
REVISIONS
1. 4/9/18 - CITY TRC COMMENTS

Atlantic Spas and Billiards
6315 Market Street
 Wilmington, North Carolina

Apr 09, 2018

Scale: NTS

Cover



LEGEND

- = IRON PIPE FOUND (EIP)
- = CONC. MONUMENT FOUND (ECM)
- ⊕ = CENTERLINE (CL)
- R/W = RIGHT OF WAY
- ⊙ = NON-MONUMENTED POINT (NMP)
- GS = GROUND SHOT
- ⊕ = POWER POLE (PP)
- OHP = OVERHEAD POWER
- WM = WATER METER
- WV = WATER VALVE
- CO = CLEAN OUT
- FH = FIRE HYDRANT
- DI = DROP INLET
- ☆ = LIGHT POLE (LP)
- ⊙ = DECIDUOUS TREE (SIZES/TYPES AS NOTED)
- ⊙ = FLOWERING TREE (SIZES/TYPES AS NOTED)
- EP = EDGE OF PAVEMENT
- BOC = BACK OF CURB
- SSMH = SANITARY SEWER MANHOLE
- SS = SANITARY SEWER
- SD = STORM DRAIN
- X — X = CHAIN LINK FENCE
- — — = PROPERTY LINE and R/W
- - - - - = BUILDING SETBACK
- SS-SS-SS- = SANITARY SEWER
- SD-SD-SD- = STORM DRAIN
- - - - - = TREE PROTECTION FENCE
- SF-SF-SF- = SILT FENCE

NOTES

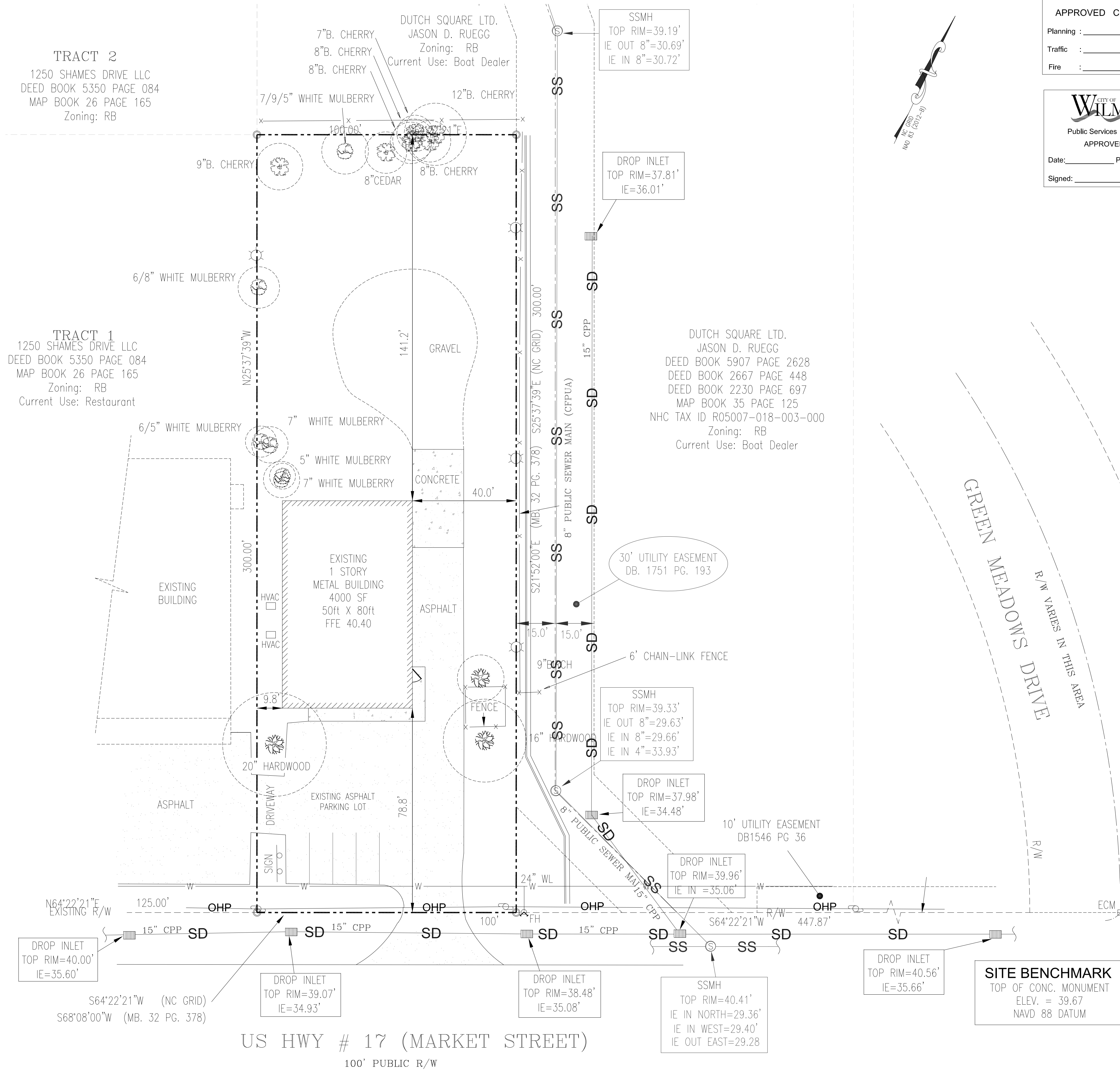
1. THIS LOT IS LOCATED IN ZONE X PER FRIS ON FIRM MAP NUMBER # 3720314800 J DATED: APRIL 3, 2006
2. THIS LOT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHT OF WAYS NOT SHOWN HEREIN.
4. ELEVATIONS BASED ON 88 DATUM.
5. BENCHMARK ELEVATIONS DETERMINED USING TOPCON HYPER XT GPS UNIT UTILIZING THE NC VRS SYSTEM.
6. NC GRID BEARINGS DERIVED USING TOPCON SR, UTILIZING NORTH CAROLINA VRS SYSTEM.

BOUNDARY, TREE & TOPOGRAPHIC SURVEY FOR WILLIAM DOUGLAS MITCHELL FAMILY TRUST

LOT 4 DUTCH SQUARE LTD. TRACT
 PARCEL ID# R05007-018-001-000 DEED BOOK 5955 PAGE 2180 MAP BOOK 32 PAGE 378
 WILMINGTON TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA
 AUGUST 25, 2017 0.689 ACRES 1' CONTOUR INTERVAL - NAVD 88 DATUM



4002 1/2 OLEANDER DRIVE
 SUITE 203
 WILMINGTON, NC 28403
 email: ddanfords@danfordsurveying.com
 PHONE (910) 799-4916
 FIRM LIC# C-2797



CITY OF WILMINGTON NORTH CAROLINA
APPROVED CONSTRUCTION PLAN
 Planning : _____
 Traffic : _____
 Fire : _____

CITY OF WILMINGTON NORTH CAROLINA
 Public Services • Engineering Division
APPROVED DRAINAGE PLAN
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| REVISIONS | CITY TRC COMMENTS |
|-----------|-------------------|
| 1. | 4/9/18- |

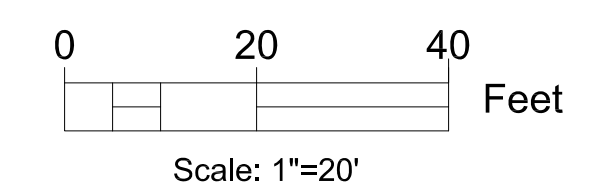
Atlantic Spas and Billiards
 6315 Market Street
 Wilmington, North Carolina

Jan 24, 2018

Scale: 1"=20'

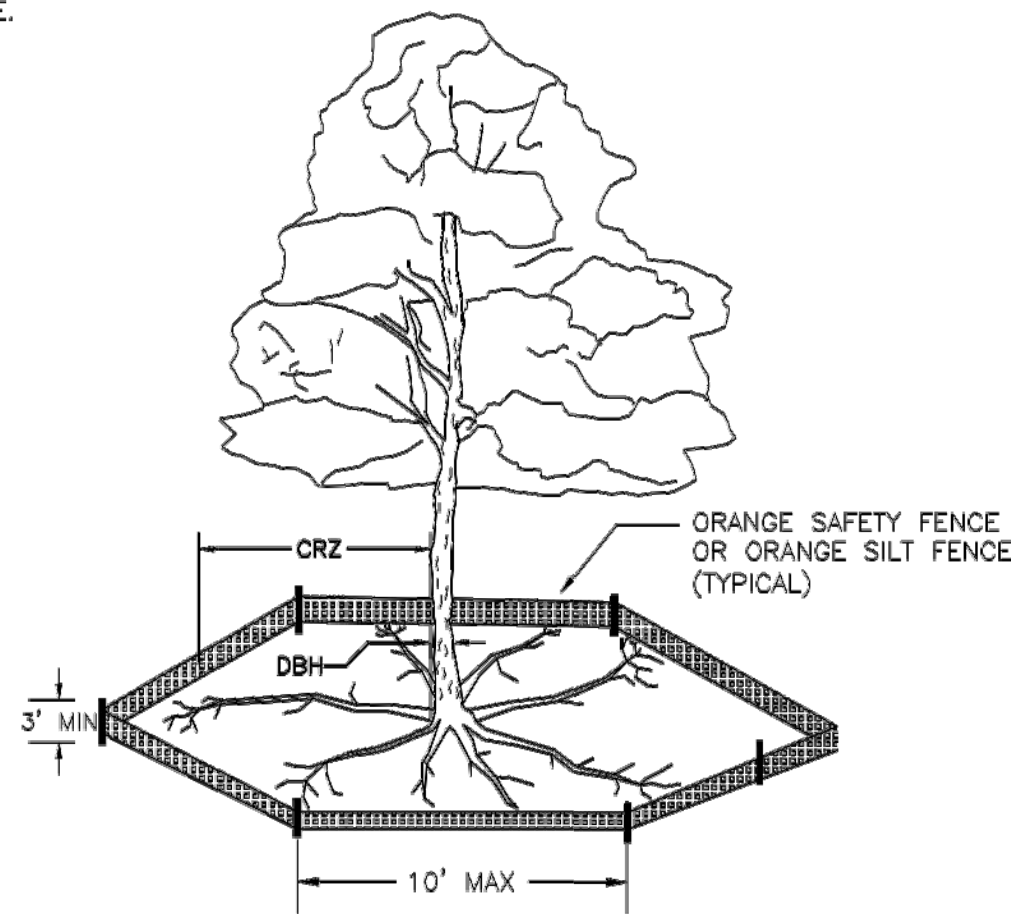
Existing Conditions

C1



NOTE: THE CRITICAL ROOT ZONE (CRZ) OF A TREE IS WHERE THE MAJORITY OF A TREE'S ROOTS LAY. 85% OF MOST TREE ROOTS ARE FOUND IN THE TOP 24" OF THE SOIL AND SUPPLY THE MAJORITY OF NUTRIENTS AND WATER. GENERALLY, ROOTS SPREAD OUT 2-3X THE HEIGHT OF THE TREE.

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



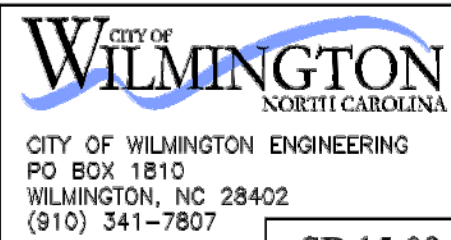
- NOTES:**
1. PROTECT CRITICAL ROOT ZONE (CRZ) OF TREES PRIOR TO CONSTRUCTION. CLEARLY MARK THE TREES AND ERECT A PROTECTIVE BARRIER AT THE CRZ. BARRIER SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
 2. CRZ RADIUS IS 1 FT PER INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH).
 3. WHERE SIDEWALKS AND 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 VEHICLE SHALL BE ALLOWED TO PARK UNDER TREES. NO HEAVY MATERIALS SHALL BE STORED BENEATH TREES. DAMAGING THE BARK WITH LAWNMOWERS, CONSTRUCTION EQUIPMENT, 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 3 YRS FOR TREE MITIGATION.

STANDARD DETAIL

TREE PROTECTION DURING CONSTRUCTION

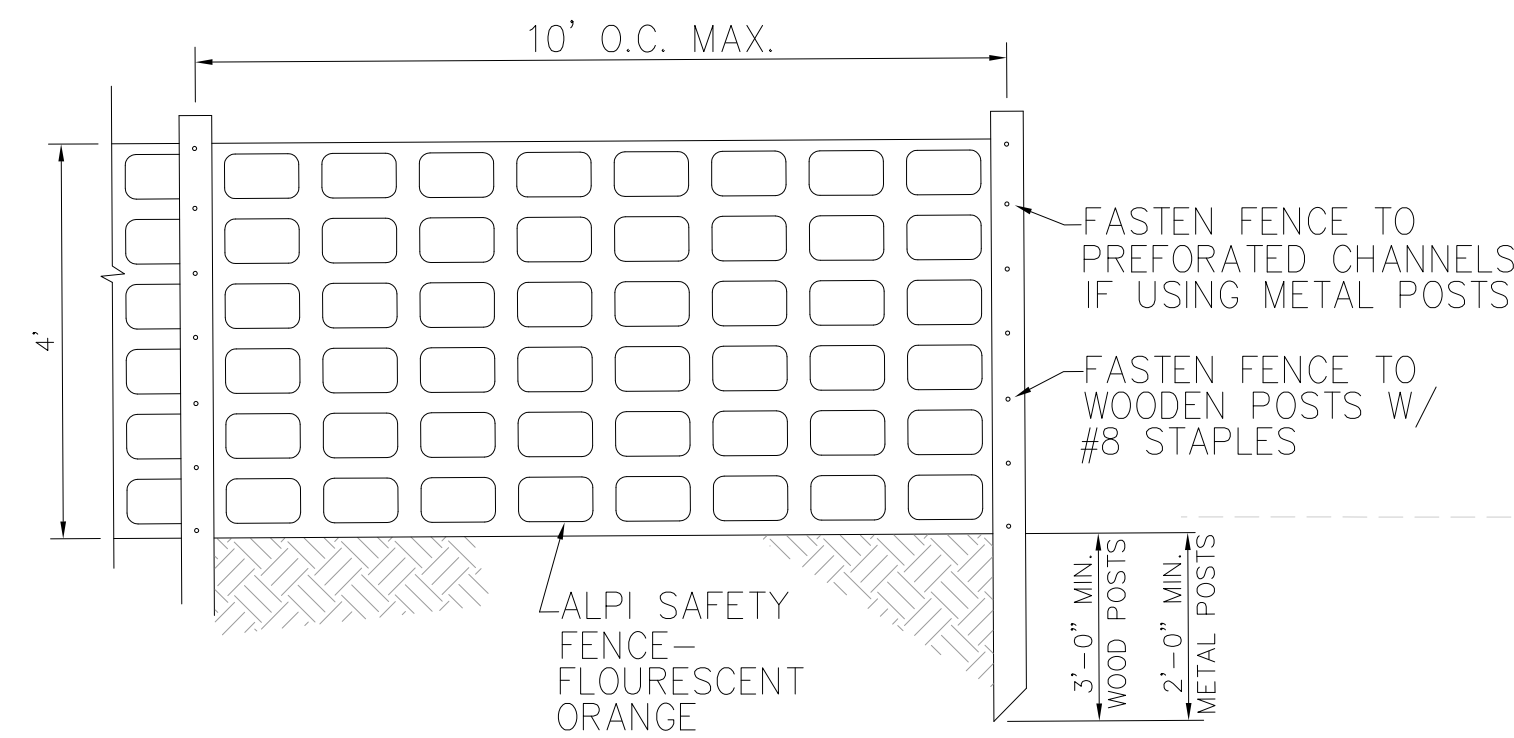
DATE: NOV, 2011
DRAWN BY: JSR
CHECKED BY: BDR, P.E.
SCALE: NOT TO SCALE

SHEET 1 of 2



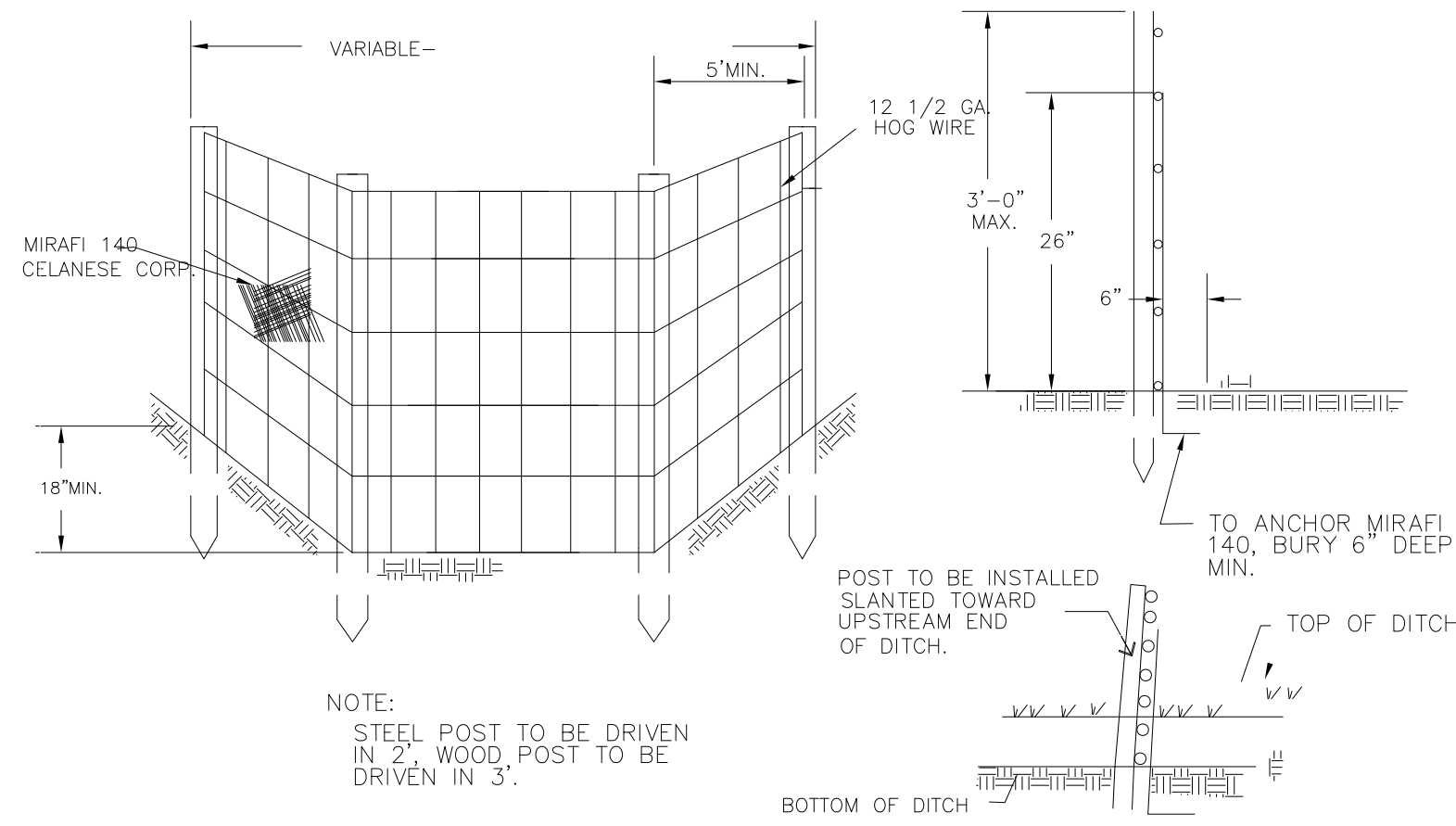
SD 15-09

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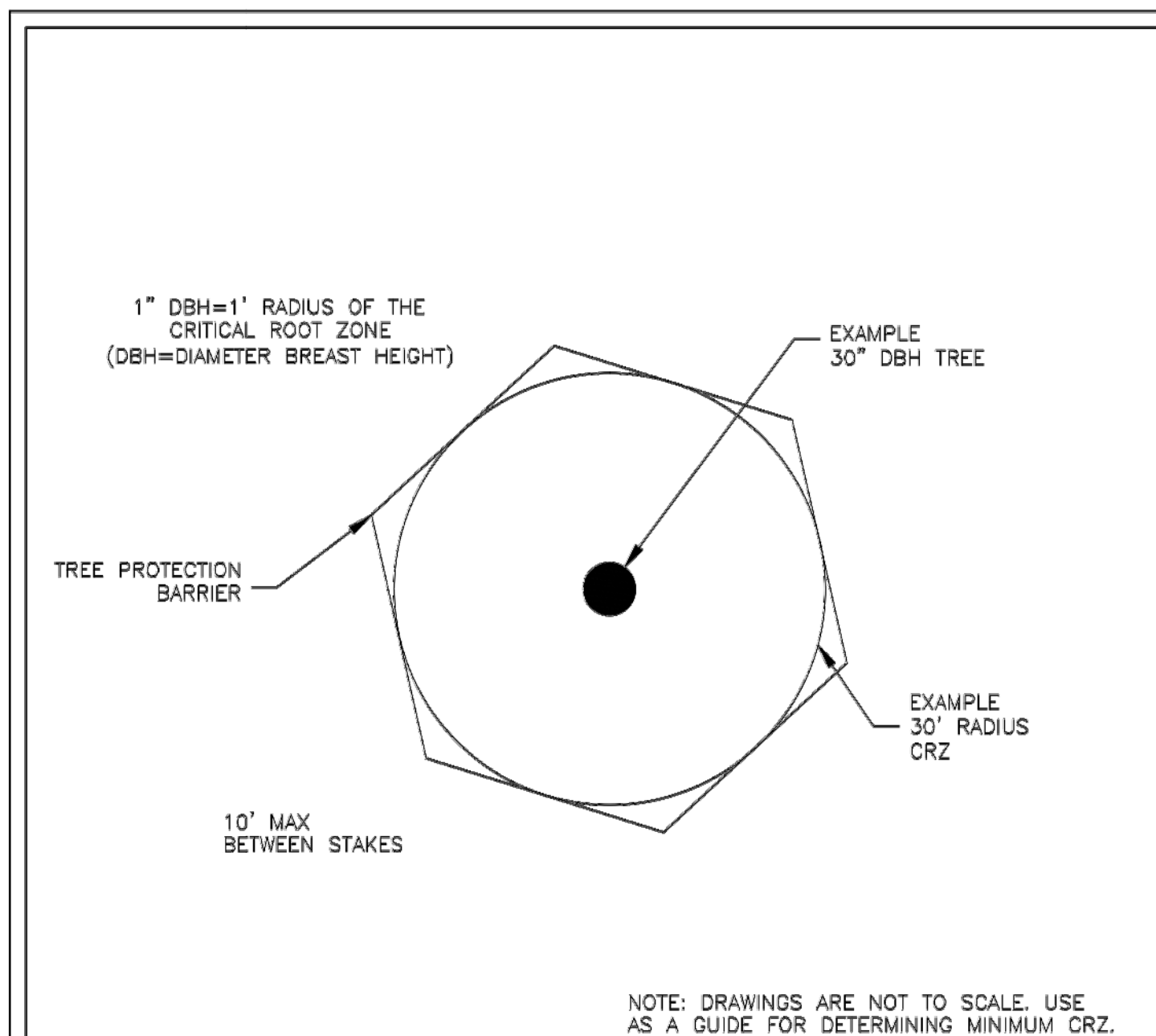
Tree Protection Fence

nts



Silt Fence

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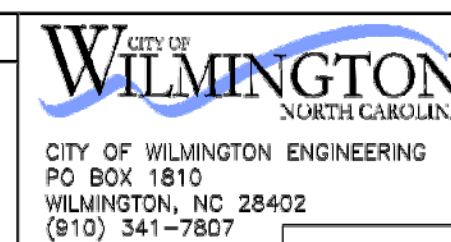


STANDARD DETAIL

TREE PROTECTION DURING CONSTRUCTION

DATE: NOV, 2011
DRAWN BY: JSR
CHECKED BY: BDR, P.E.
SCALE: NOT TO SCALE

SHEET 2 of 2



SD 15-09

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APPROVED CONSTRUCTION PLAN

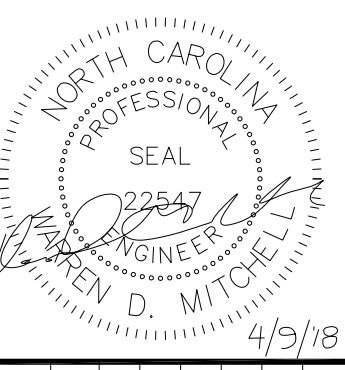
Planning : _____
Traffic : _____
Fire : _____



APPROVED DRAINAGE PLAN

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| REVISIONS | DATE | BY | COMMENTS |
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| 1. | 4/9/18 | JSR | CITY IRC COMMENTS |

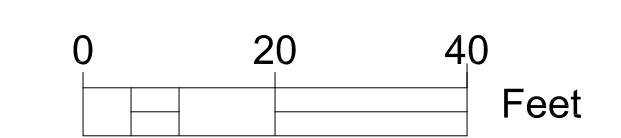
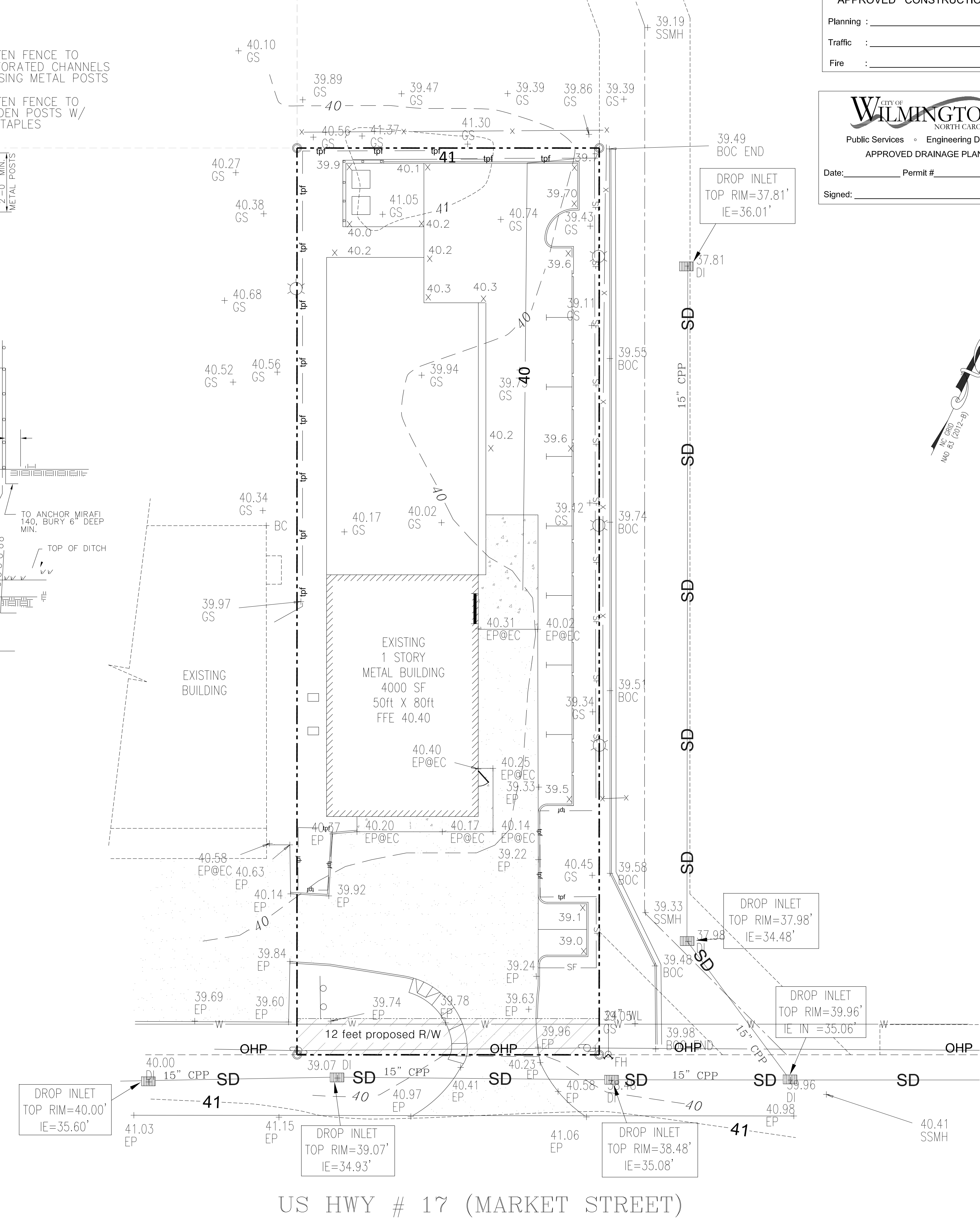
Atlantic Spas and Billiards
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Jan 24, 2018

Scale: 1"=20'

Grading and Erosion Control Plan

C3



Scale: 1"=20'

LANDSCAPE REQUIREMENTS:

- Street Yard:** Street Boundary–Driveway Width(100ft–23ft) x 25 = 1925 square feet
 Sec 18–477f: Bufer reduced by one–half = 962.5 square feet
 Buffer provided = 1040 square feet. (625sf west ; 256sf east)

 plants: 1 canopy/shade tree per 600 sf
 or 3 standard understory trees when power lines are in conflict.
 Proposed overhead easement covers street yard buffer–6 understory trees required.
 Trees Provided: 3 understory plus 1 tree credit from 11 total credits
 Shrubs required: 6 x 1.67 = 10 total at 12inches in height.
 Shrubs provided: 40 + 17 = 57 shrubs
- Parking Lot – Interior Areas:** All islands shall have at least 1 tree.
- Foundation Plantings:** Building face (east) = 20 feet high x 0.12 (12%) = 2.4 feet required.
 Provide 2.5 feet wide planting bed the length of the building.
- Parking Area Perimeter Landscaping:** Provide 1 canopy tree every 18 to 27 feet.

Plants:

LARGE SHADE TREES (canopy trees)

| | | | |
|--------------------|--------------|---|---------------|
| Quercus acutissima | Sawtooth Oak | 8 | 2"–2–1/2" cal |
|--------------------|--------------|---|---------------|

SMALL SHADE TREES (understory)

| | | | |
|---|-----------------|---|-------------|
| Cercis canadensis (texensis 'Oklahoma') | Oklahoma Redbud | 3 | 8'–10' tall |
|---|-----------------|---|-------------|

SHRUBS

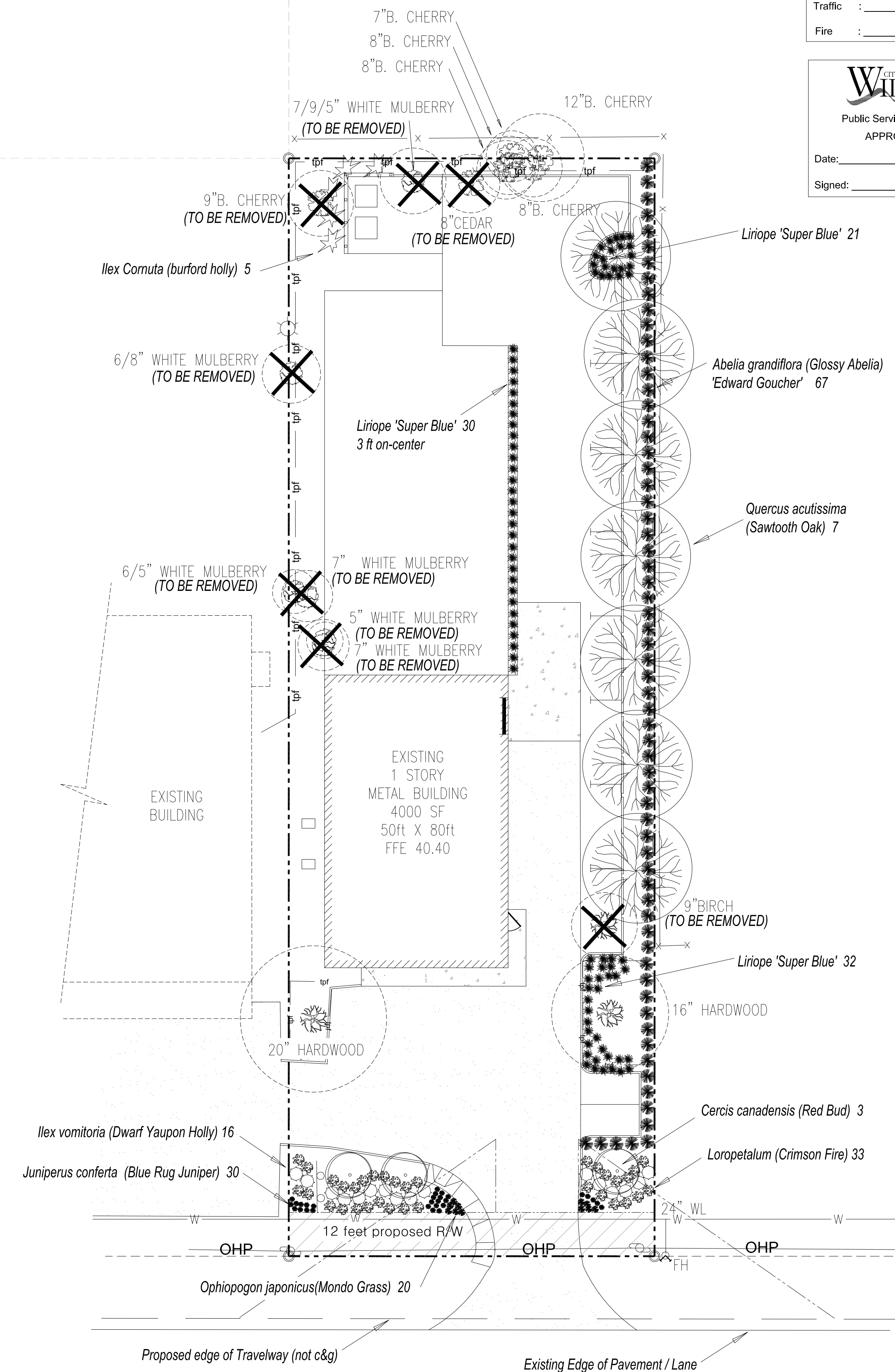
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| Ilex vomitoria | Dwarf Yaupon Holly "Nano" | 16 | 3 gal |
| Abelia grandiflora | Glossy Abelia (Edward Goucher) | 64 | 3 gal |
| Ilex Cornuta (Burfordi) | Burford Holly | 5 | 3 gal |
| Loropetalum rubrum 'Crimson Fire' or Daruma | Chinese Fringe Flower | 33 | 3 gal |

GROUND COVERS / GRASSES

| | | | |
|----------------------|--------------------------------------|----|-------|
| Liriope muscari | Liriope 'Super blue' | 83 | 1 gal |
| Ophiopogon japonicus | Mondo Grass | 20 | 1 gal |
| Juniperus conferta | Juniper 'Blue Rug' or 'Blue Pacific' | 30 | 1 gal |

PRESERVED TREE CREDIT:

| | Credit |
|--|------------------------|
| Northern Boundary: 3 – 8" Black Cherry | 6 trees |
| 1 – 7" Black Cherry | 2 trees |
| 1 – 12" Black Cherry | 3 trees |
| TOTAL | 11 tree credits |



CITY OF WILMINGTON
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REVISIONS

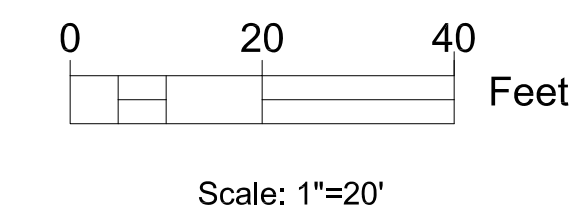
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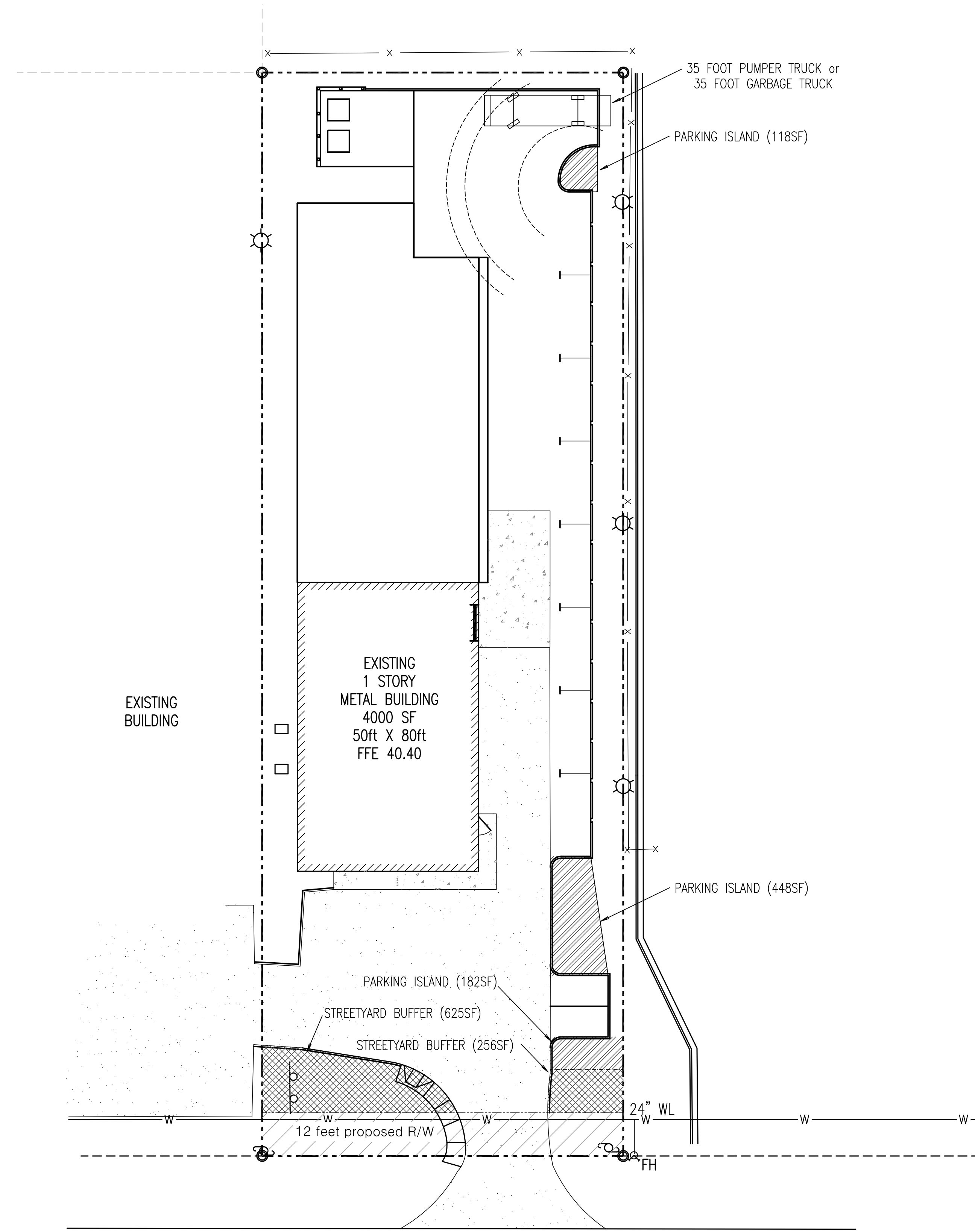
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 Scale: 1"=20'
Landscape Plan

C4

US HWY # 17 (MARKET STREET)



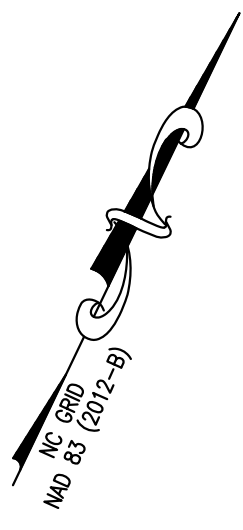
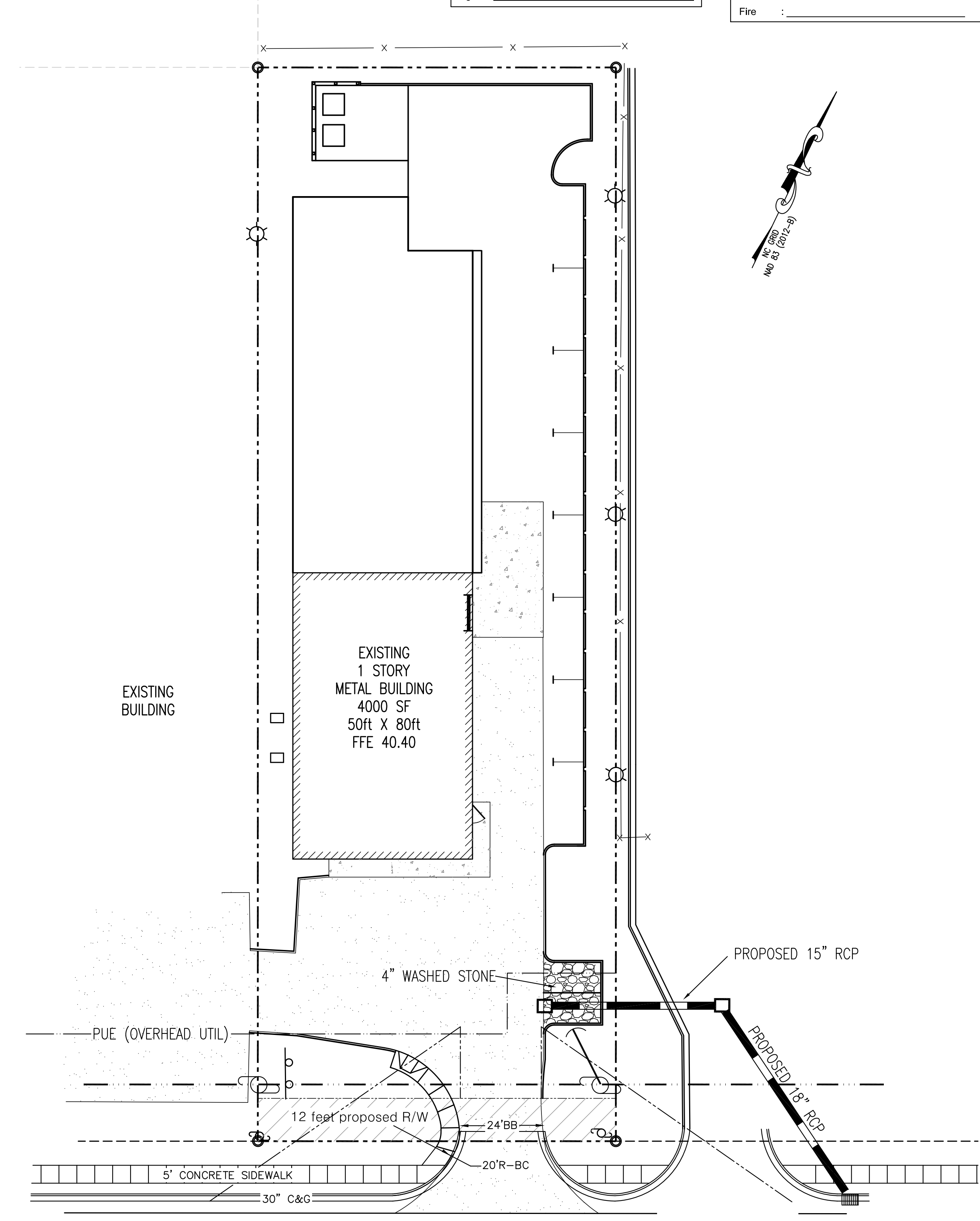


0 20 40 Feet

 Scale: 1"=20'

FIRE AND TRASH TRUCK TURNING RADIUS

LANDSCAPE ISLAND AREAS



0 20 40 Feet

 Scale: 1"=20'

US HWY # 17 (MARKET STREET)

FUTURE NCDOT IMPROVEMENTS

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 Market St. Future Improvements

C6