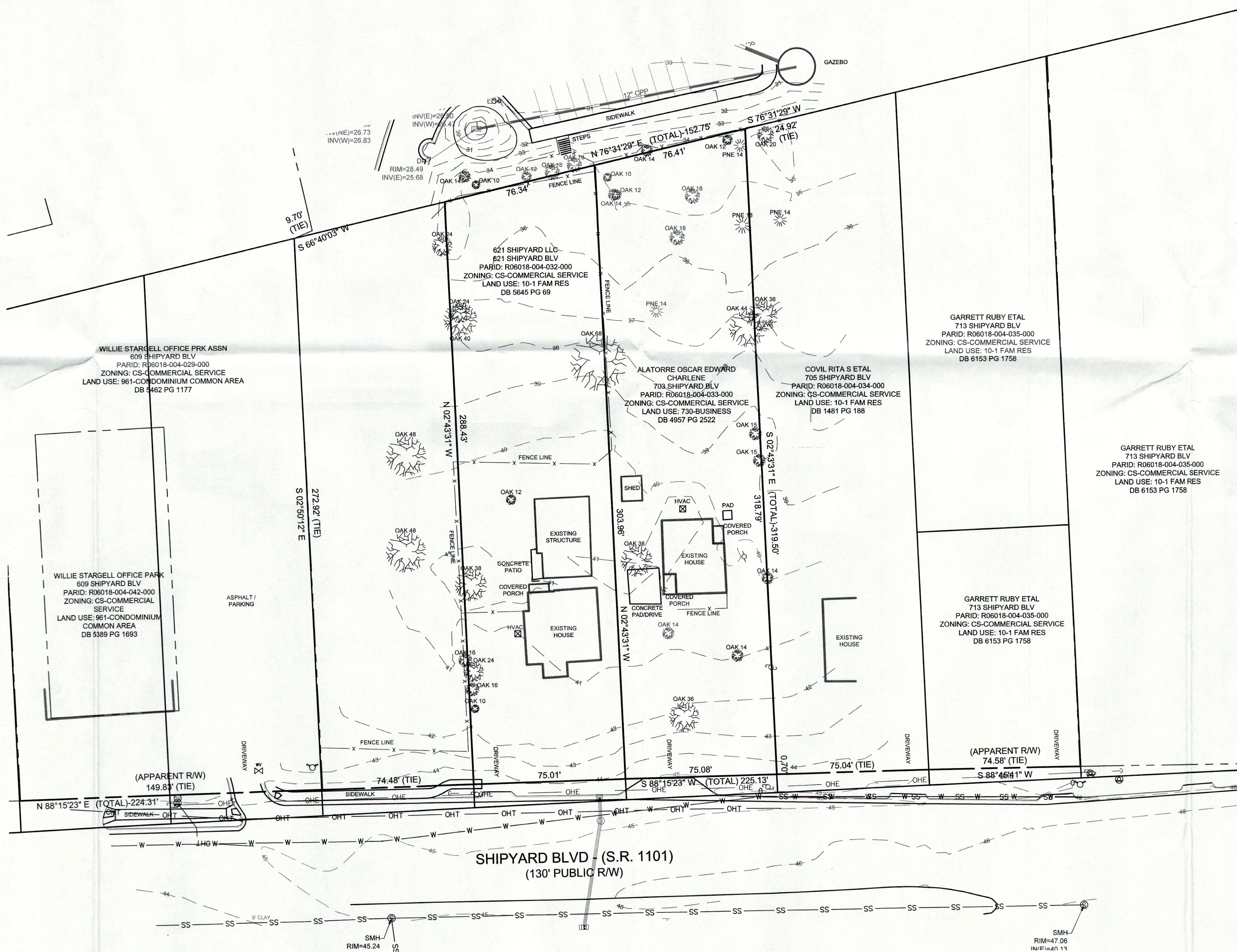


LEGEND:

- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- PKF PK NAIL FOUND
- PKS PK NAIL SET
- CMF CONCRETE MONUMENT FOUND
- LPO LIGHT POLE
- UPO UTILITY POLE
- GA GUY ANCHOR
- TR TRANSFORMER
- TD TELEPHONE RISER
- WM WATER METER
- WV WATER VALVE
- FD FIRE HYDRANT
- CO CLEAN-OUT
- SM SANITARY SEWER MANHOLE
- SD STORM DRAINAGE MANHOLE
- W WELL
- CI CURB INLET
- CB CATCH BASIN
- GM GAS METER
- MB MAILBOX
- T TREES
- X CLF CHAINLINK FENCE
- - - EC EXISTING CONTOUR
- - - RW RIGHT OF WAY/BOUNDARY



RECEIVED
JAN 09 2019

PLANNING DIVISION

CERTIFICATE OF ACCURACY AND MAPPING

I, CHRIS GAGNE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN THE REFERENCES NOTED ON THIS DRAWING). THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AS DRAWN FROM INFORMATION NOTED. THAT THE RATIO OF PRECISION IS 1:10,000, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS _____ DAY OF _____, A.D., _____.

I, CHRIS GAGNE, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

CHRIS GAGNE, PLS LICENSE NO. L-4700

REVISIONS:

CLIENT INFORMATION:

OWNER
ADDRESS
CITY STATE

PARAMOUNT
ENGINEERING, INC.

122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)

EXISTING CONDITIONS
621 & 703 SHIPYARD BLVD

WILMINGTON TOWNSHIP
NEW HANOVER COUNTY, NC

PROJECT STATUS

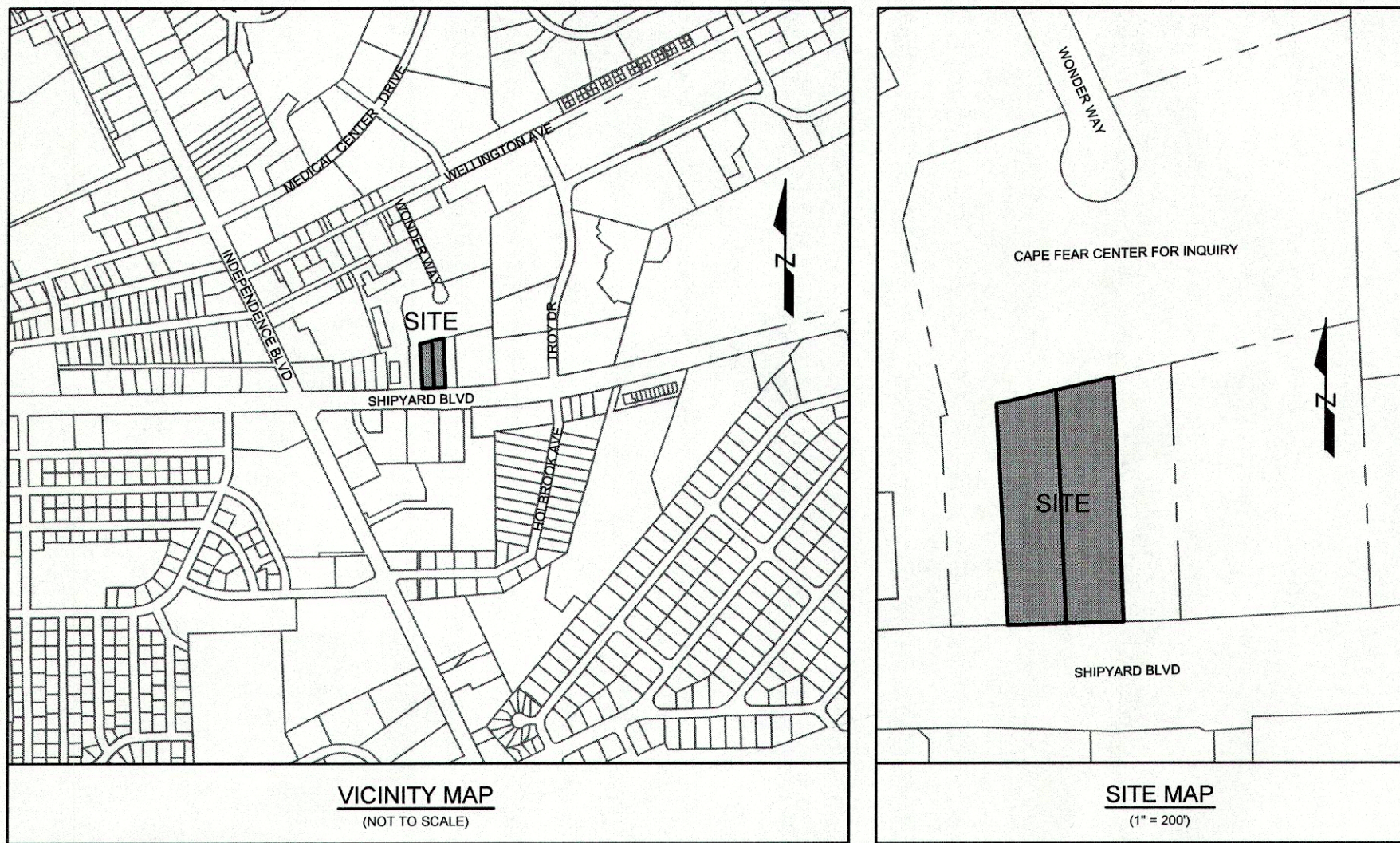
DATE: 12/06/18
SCALE: 1"=50'
CJG
TSC

SEAL

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION,
RECORDATION,
CONVEYANCES, OR
SALES.

SHEET 1

PEI JOB#: 18365.PE



SITE INFORMATION
PROJECT ADDRESS: 2525 WONDER WAY, 621 & 703 SHIPYARD BLVD
WILMINGTON, NC 28403

OWNER INFORMATION:
CORPORATION FOR INQUIRY, LLC 2525 WONDER WAY
WILMINGTON, NC 28401

621 SHIPYARD BLVD 621 SHIPYARD, LLC
621 SHIPYARD BLVD
WILMINGTON, NC 28401

703 SHIPYARD BLVD ALATORRE FAMILY
703 SHIPYARD BLVD
WILMINGTON, NC 28401

TAX PARCEL IDENTIFICATION #: R06018-004-022-003 (2525 WONDER WAY)
RECORDED DEED BOOK: DB 6121 PG 2897

TAX PARCEL IDENTIFICATION #: R06018-004-032-000 (621 SHIPYARD BLVD)
RECORDED DEED BOOK: DB 5645 PG 69

TAX PARCEL IDENTIFICATION #: R06018-004-033-000 (703 SHIPYARD BLVD)
RECORDED DEED BOOK: DB 4957 PG 2522

CURRENT ZONING: CS - COMMERCIAL SERVICE
EXISTING USE: RESIDENTIAL
PROPOSED USE: PARKING LOT
TOTAL SITE AREA: ± 1.047 ACRES (45,615 SF)

FLOOD INFORMATION: THIS PARCEL IS LOCATED IN FLOOD ZONE X,
WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS
DETERMINED BY FEMA FLOOD PANEL 3720312600K,
DATED AUGUST 28, 2018

CAMA LAND USE CLASSIFICATION: URBAN

SPECIAL HIGHWAY OVERLAY DISTRICT: THE SITE IS NOT LOCATED IN A SPECIAL HIGHWAY
OVERLAY DISTRICT

DIMENSIONAL REQUIREMENTS
O&I - OFFICE & INSTITUTIONAL

- MINIMUM LOT AREA: 15,000 SF
- MINIMUM LOT WIDTH: 80'
- MAXIMUM LOT COVERAGE: 40%
- MINIMUM FRONT SETBACK: 20'
- MINIMUM REAR SETBACK: 20', 25' WHEN ABUTTING RESIDENTIAL USE
- MINIMUM INTERIOR SIDE SETBACK: 10', 20' WHEN ABUTTING RESIDENTIAL USE
- MINIMUM CORNER LOT SIDE SETBACK: 20'
- MAXIMUM BUILDING HEIGHT: 45'

IMPERVIOUS INFORMATION
EXISTING IMPERVIOUS AREA 3,530 SF

PROPOSED IMPERVIOUS AREA

TOTAL BUILDING (FOOTPRINT) 0 SF

ON-SITE PARKING & DRIVEWAYS 23,100 SF

ON-SITE SIDEWALKS 2,670 SF

FUTURE BUILDING EXPANSION 0 SF

FUTURE IMPERVIOUS 0 SF

TOTAL PROPOSED IMP. AREA 25,770 SF (0.59 AC)

PROPOSED PERCENT IMPERVIOUS 25,770 / 45,615 = 56.5%

SITE PARKING
MINIMUM PARKING REQUIRED: N/A

TOTAL PARKING PROVIDED: 87 SPACES

HANDICAP PARKING REQUIRED: 4 SPACES
HANDICAP PARKING PROVIDED: 4 SPACES

BICYCLE PARKING REQUIRED: N/A
BICYCLE PARKING PROVIDED: N/A

BUILDING INFO
NO BUILDINGS ARE PROPOSED FOR THE SITE

GENERAL NOTES:

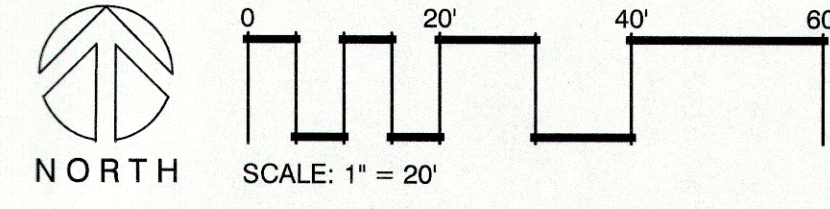
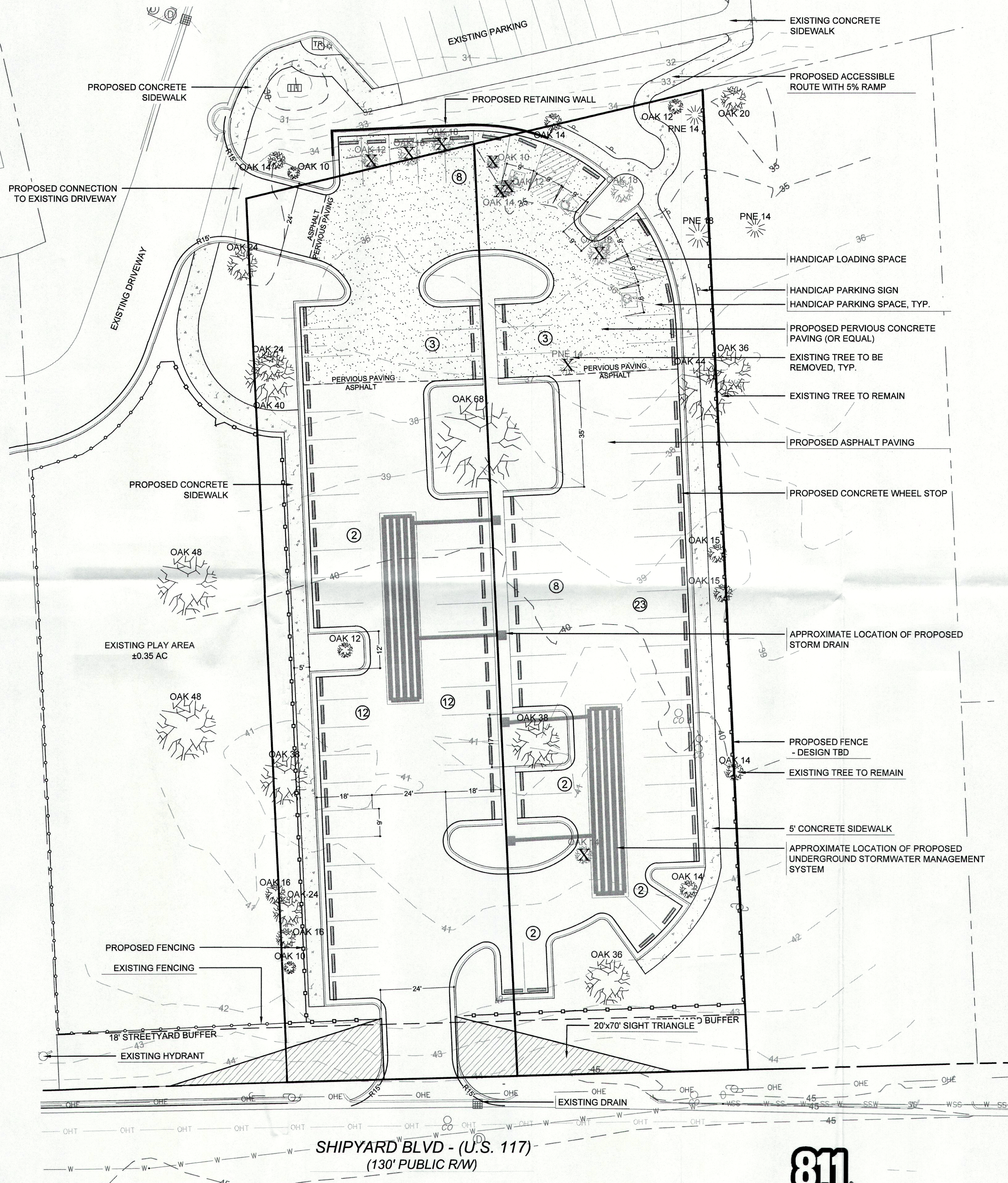
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.

TREE REMOVAL NOTES:

- PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN TREE PROTECTION FENCING.
- ALL TREES TO BE REMOVED SHALL BE DUE TO ESSENTIAL SITE IMPROVEMENTS. MITIGATION FOR ANY TREE REMOVAL SHALL ONLY BE APPLICABLE TO SIGNIFICANT TREES REMOVED.

TREE MITIGATION NOTES:

- EXISTING TREES TO REMAIN WILL COUNT TOWARD CREDIT AGAINST MITIGATION AS PER TABLE 1 'CREDIT FOR PRESERVED TREES' IN SECTION 18-448 OF THE CITY OF WILMINGTON LDC.
- NO CREDIT WAS TAKEN FOR EXISTING TREES TO REMAIN LOCATED WITHIN THE BUFFERS
- TREE PROTECTION FENCING WILL BE INSTALLED AS PER CITY OF WILMINGTON STANDARDS AND BE PRESENT BEFORE AND DURING CONSTRUCTION TO PREVENT EQUIPMENT AND PERSONNEL FROM DAMAGING PRESERVED TREES.



Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

Signed: _____

Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____

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

REVISIONS:

CLIENT INFORMATION:

PARAMOUNT ENGINEERING

CORPORATION FOR INQUIRY, LLC
2525 WONDER WAY
WILMINGTON, NC

122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

SITE PLAN
MINOR SITE PLAN
CAPE FEAR CENTER FOR INQUIRY
PARKING LOT ADDITION
WILMINGTON, NORTH CAROLINA

PROJECT STATUS:
CONCEPTUAL LAYOUT: _____
FINAL DESIGN: _____
RELEASED FOR CONSTRUCTION: _____

DRAWING INFORMATION:

DATE: 10/01/19
SCALE: 1" = 20'
DRAWN: JRC
CHECKED: TCC

SEAL

C-2.0

PEI JOB#: 18365.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION