

SYMBOL LEGEND	
EXISTING ALUMINUM FENCE	
PROPOSED ALUMINUM FENCE	
PROPOSED WOOD FENCE	
VEHICULAR STACKING ROUTE	
TREE PROTECTION FENCE	



Approved Construction Plan

Name: _____ Date: _____

Planning: _____

Traffic: _____

Fire: _____

City of Wilmington
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit #: _____

Signed: _____

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

SITE INFORMATION

PROJECT ADDRESS: 2525 WONDER WAY, 621, 703 & 705 SHIPYARD BLVD WILMINGTON, NC 28403

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

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

TAX PARCEL IDENTIFICATION #: R 06018-004-032-000 (621 SHIPYARD BLVD) DB 6233 PG 876

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

TAX PARCEL IDENTIFICATION #: R06018-004-0034-000 (705 SHIPYARD BLVD) DB 1481 PG 188

CURRENT ZONING: O&I-1(CD) (2525 WONDER WAY)

EXISTING USE: SCHOOL (252 WONDER WAY) RESIDENTIAL (621, 703 & 705 SHIPYARD BLVD)

PROPOSED USE: PARKING LOT ± 6.665 AC ± 5.076 AC (2525 WONDER WAY) ± 0.509 ACRES (621 SHIPYARD) ± 0.537 ACRES (703 SHIPYARD) ± 0.563 ACRES (705 SHIPYARD)

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

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.
- A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET.
- ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- A LANDSCAPE PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT.
- CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN RIGHT OF WAY.
- THERE WILL BE NO SOLID WASTE DISPOSAL ON SITE.
- CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- 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.
- ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
- CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL COMMERCIAL BUILDINGS THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET SECTION 510 REQUIREMENTS OF THE 2018 NC FIRE CODE.
- NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE.

CONDITIONS OF APPROVAL - REZONING

- THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL REGULATIONS AND REQUIREMENTS IMPOSED BY THE LAND DEVELOPMENT CODE, THE CITY OF WILMINGTON TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL AND ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAW, ORDINANCE OR REGULATION, IS WHAT WAS ANY CONDITION STATED BELOW, IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT OR HIGHER STANDARD SHALL APPLY.
- APPROVAL OF THIS CONDITIONAL DISTRICT DOES NOT CONSTITUTE TECHNICAL APPROVAL OF THE SITE PLAN. FINAL APPROVAL BY THE TECHNICAL REVIEW COMMITTEE AND THE ISSUANCE OF ALL REQUIRED PERMITS MUST OCCUR PRIOR TO RELEASE OF THE PROJECT FOR CONSTRUCTION.
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- A FENCE SHALL BE PROVIDED ALONG THE WESTERN PROPERTY LINE TO SUPPLEMENT THE EXISTING FENCE ADJACENT TO WILLIE STARGELL'S SHIPYARD ENTRANCE.
- A 50 FOOT BUILDING SETBACK SHALL BE REQUIRED ALONG THE SIDE AND REAR PROPERTY LINE.
- SITE LIGHTING SHALL BE LIMITED TO FULL CUT OFF FIXTURES.
- MONUMENT STYLE AND WALL SIGNS SHALL BE UTILIZED. NO POLE SIGNS SHALL BE UTILIZED.
- SIDEWALKS SHALL BE DESIGNED AROUND TREES WHEN POSSIBLE.
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ALUMINUM FENCE DETAIL NOT TO SCALE

*DETAIL FOR REFERENCE ONLY. FINAL DESIGN TO MATCH EXISTING FENCE.

ELEVATION VIEW

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SITE LIGHTING:

- SEE SHEET C4.1 FOR FIXTURE DETAIL
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FIRE & LIFE SAFETY NOTES:

- LANDSCAPE OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS

SIGHT DISTANCE TRIANGLES:

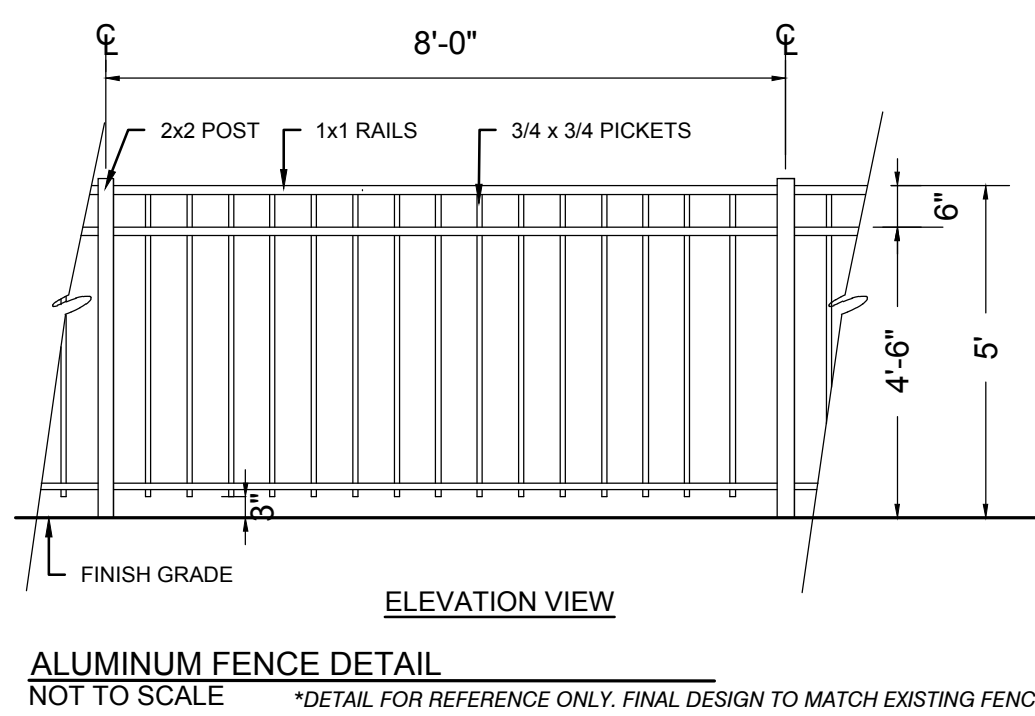
IN ORDER TO MAINTAIN AN ACCEPTABLE AND SAFE LINE OF SIGHT FOR MOTOR VEHICLE DRIVERS, NO PARKING SPACES, FENCES, WALLS, POSTS, LIGHTS, SHRUBS, TREES OR OTHER TYPE OF OBSTRUCTIONS NOT SPECIFICALLY EXEMPTED SHALL BE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND ABOVE GROUND LEVEL AND TEN (10) FEET ABOVE GROUND LEVEL WITHIN THE TRIANGULAR SIGHT DISTANCE.

THE FOLLOWING THREE SIGHT DISTANCE TRIANGLES ARE SHOWN ON THE PLAN:

CITY OF WILMINGTON (SEC. 18-812) AT THE INTERSECTION OF A STREET WITH A DRIVEWAY DETERMINED BY MEASURING A DISTANCE OF TWENTY (20) FEET ALONG THE SIDE OF SAID DRIVEWAY AT THE PROPERTY LINE AND SEVENTY (70) FEET ALONG THE CURB LINE OF THE STREET

AASHTO INTERSECTION SIGHT DISTANCE 45 MPH ROAD = 500' DESIGN INTERSECTION SIGHT DISTANCE, MEASURED 15' FROM EDGE OF NEAREST THRU LANE

AASHTO STOPPING SIGHT DISTANCE 25 MPH DECELERATION SPEED = 155' STOPPING DISTANCE, MEASURED FROM EAST SIDE OF INTERNAL DRIVEWAY CROSSWALK, PER CITY OF WILMINGTON TRAFFIC ENGINEERING



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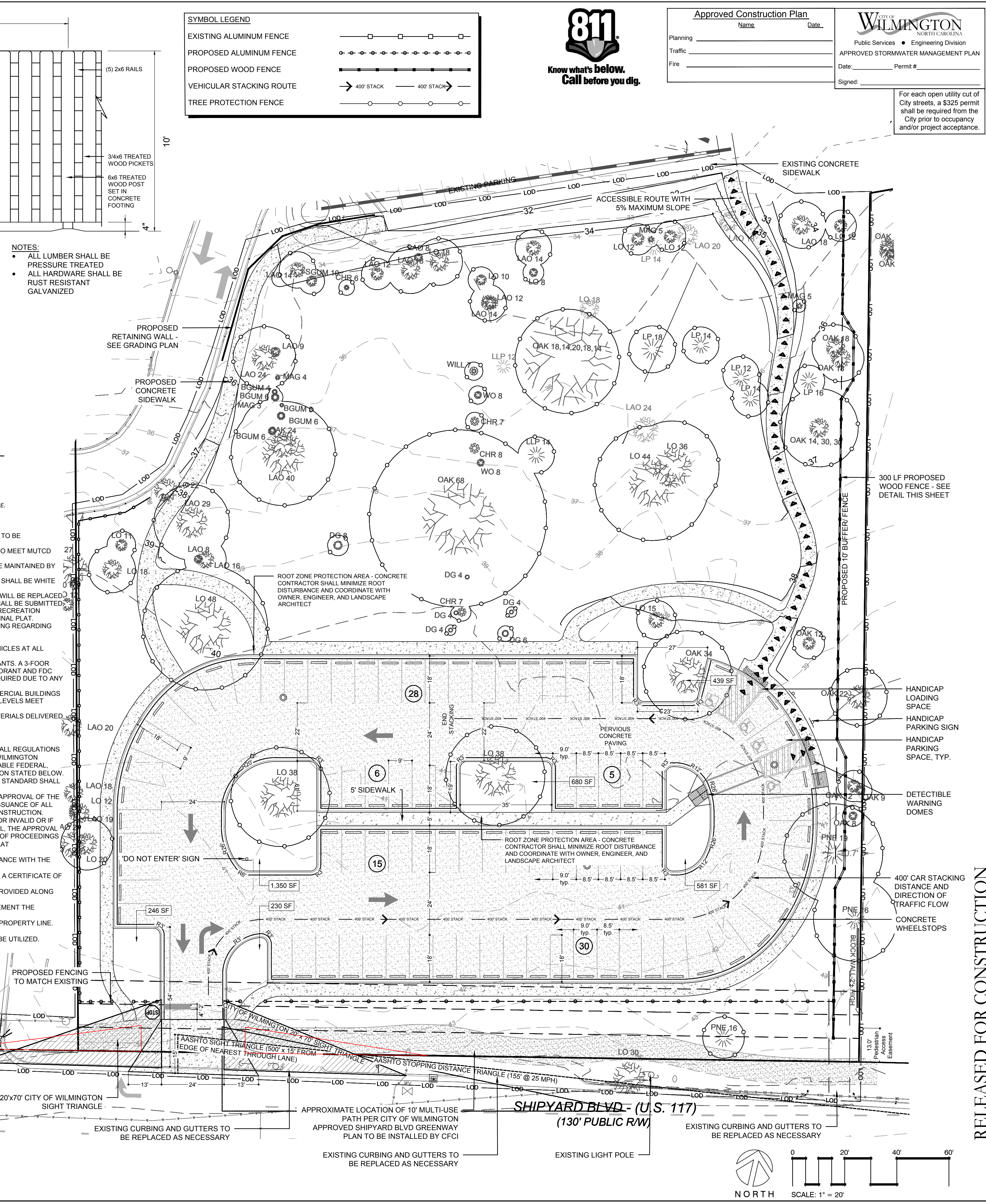
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REVISIONS:

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

PARAMOUNT ENGINEERING
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6766 (F)
NC License #: C-2546

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

RELEASED FOR CONSTRUCTION

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

DRAWING INFORMATION:
DATE: 03/23/21
SCALE: 1" = 20'
DRAWN BY: JRC
CHECKED BY: JRC

SEAL

C-2.0

PEI JOB#: 18365.PE