

REVISIONS		
No./Date	Description	By

**SITE DATA:**  
 PROPERTY OWNER: GRAY BROS HOLDINGS LLC  
 PROJECT ADDRESS: 3514 S COLLEGE RD  
 PIN NUMBER: R06610-006-014-000  
 AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.  
 ZONING DISTRICT: CB-COMMUNITY BUSINESS

N/F  
 HOLST LOUIS S BARBARA  
 H  
 R06610-005-009-000  
 ZONE: R-15-RESIDENTIAL  
 DISTRICT  
 USE: FAMILY RESIDENTIAL

N/F  
 MCNEILL W M VALENTINA  
 LIFE EST  
 R06610-005-010-000  
 ZONE: R-15-RESIDENTIAL  
 DISTRICT  
 USE: FAMILY RESIDENTIAL

N/F  
 OLSCHESKY ROBERT F  
 ROSEMARY  
 R06610-005-011-000  
 ZONE: R-15-RESIDENTIAL  
 DISTRICT  
 USE: FAMILY RESIDENTIAL

N/F  
 BEEBE DAVID MELANIE D  
 R06610-005-012-000  
 ZONE: R-15-RESIDENTIAL  
 DISTRICT  
 USE: FAMILY RESIDENTIAL

N/F  
 BREHMER KENNETH R  
 PATRICIA ANN  
 R06614-001-001-000  
 ZONE: R-15-RESIDENTIAL  
 DISTRICT  
 USE: FAMILY RESIDENTIAL

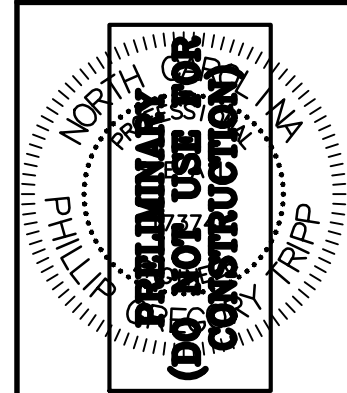
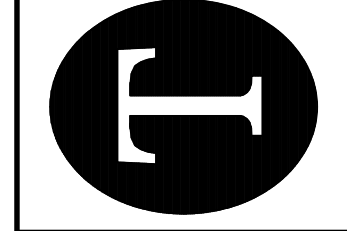
N/F  
 CAPE FEAR PUBLIC UTILITY  
 AUTHORITY  
 R06600-001-025-000  
 ZONE: CB-COMMUNITY BUSINESS  
 USE: UNUSED LAND

N/F  
 PLAN B OF WILMINGTON LLC  
 R06610-006-015-001  
 ZONE: CB-COMMUNITY BUSINESS  
 USE: RETAIL-BLDG MATERIALS

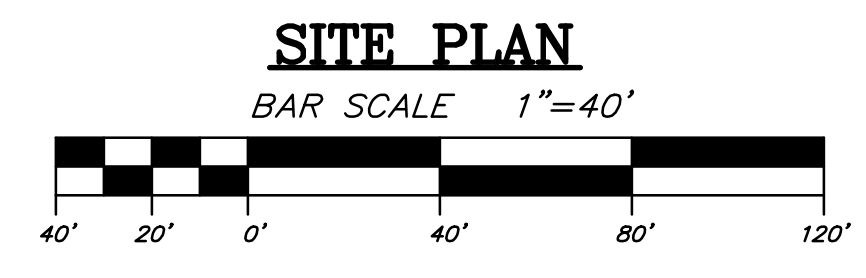
SITE INVENTORY

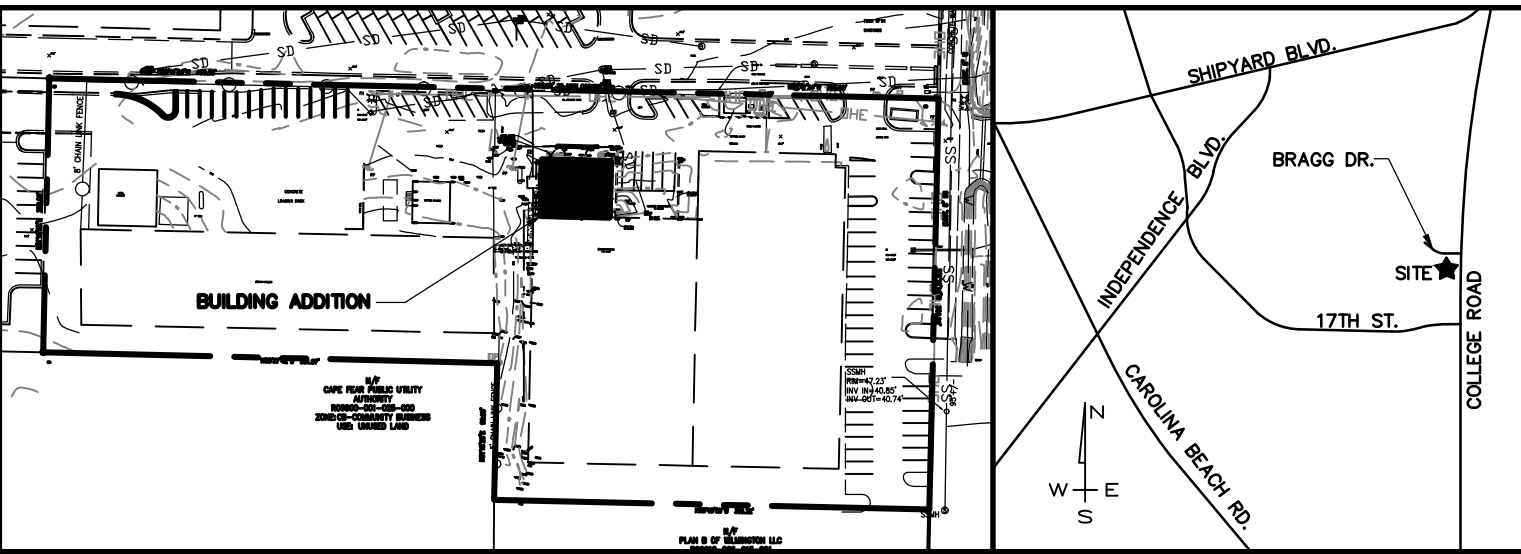
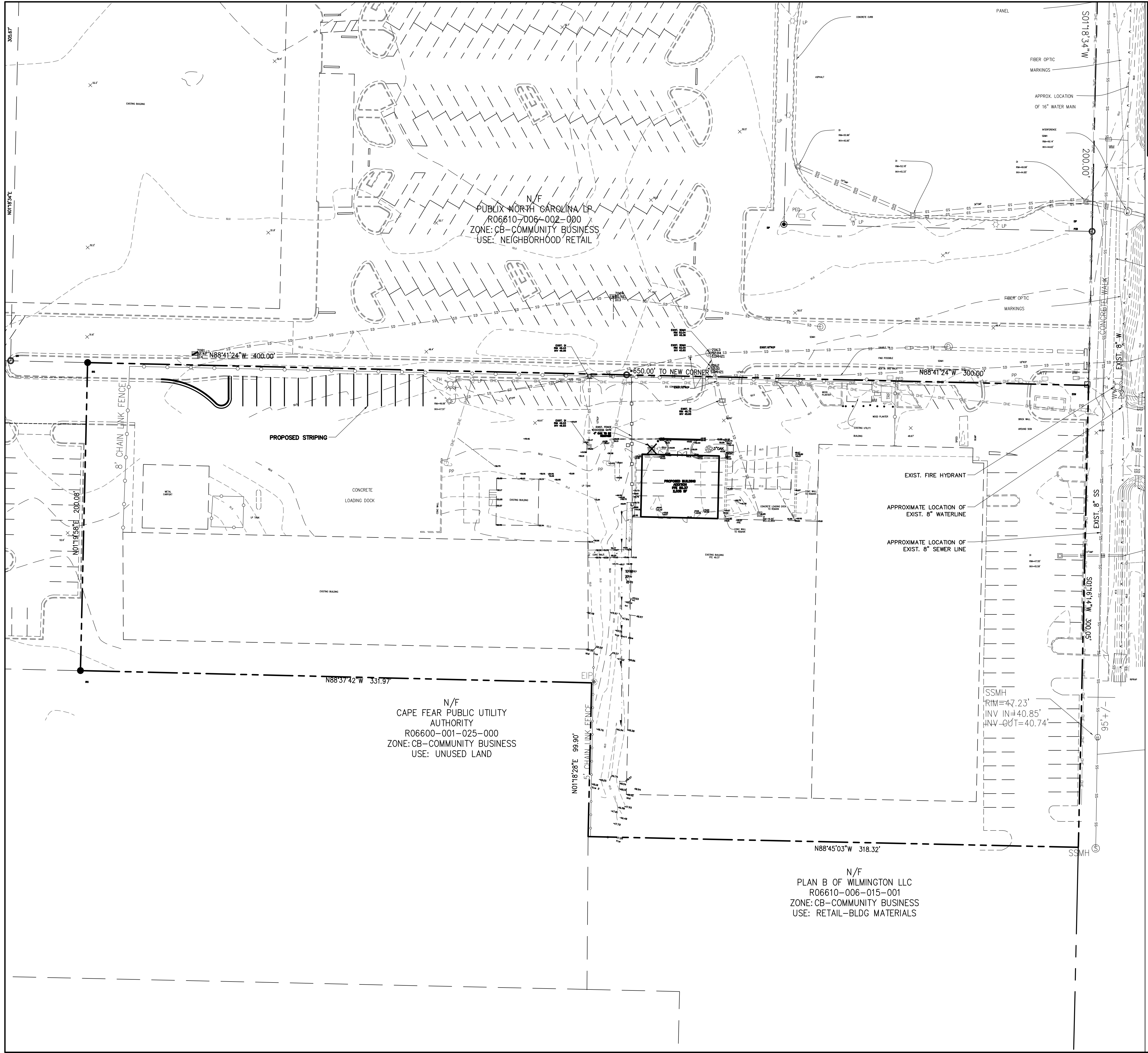
CUSTOM HOME FURNITURE ADDITION  
 WILMINGTON, NORTH CAROLINA

TRIPP ENGINEERING, P.C.  
 419 Chestnut Street  
 Wilmington, North Carolina 28401  
 Phone 910-763-5100  
 Fax 910-763-5631  
 © 2017 TRIPP ENGINEERING, P.C.



DATE 11-21-17  
 DESIGN PGT  
 DRAWN EJW





LOCATION MAP  
NTS

**SITE DATA:**

PROPERTY OWNER	GRAY BROS HOLDINGS LLC
PROJECT ADDRESS	3514 S COLLEGE RD
FIN NUMBER	R06610-006-014-000
AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.	
ZONING DISTRICT	CB-COMMUNITY BUSINESS

SETBACKS REQUIRED	FRONT: 20'
	REAR: 10'
	SIDE: 0'
	CORNER LOT SIDE: 20'
PROPOSED BUILDING SETBACKS	FRONT: 66'
	REAR: 24'
	SIDE: 28'
	CORNER LOT SIDE: N/A

TRACT AREA	162,006 SF (3.72 AC)
BUILDING USE	WAREHOUSE
PROPOSED BUILDING AREA (GROSS)	4,070 SF
EXISTING BUILDING LOT COVERAGE (68,080/162,006)	42%
PROPOSED BUILDING LOT COVERAGE (70,115/162,006)	43%
NUMBER OF UNITS	4
NUMBER OF BUILDINGS (EXISTING)	4
NUMBER OF BUILDINGS (PROPOSED)	2
BUILDING HEIGHT	2
NUMBER OF STORIES	2
SF PER FLOOR (GROSS)	2,035 SF

<b>EXISTING IMPERVIOUS AREAS:</b>	
EXISTING BUILDINGS	68,080 SF
EXISTING ASPHALT	61,530 SF
EXISTING CONCRETE	265 SF
TOTAL EXISTING IMPERVIOUS AREA	129,875 SF (80.2%)

<b>PROPOSED ONSITE IMPERVIOUS AREAS:</b>	
PROPOSED BUILDING ADDITION	2,035 SF
PROPOSED ASPHALT	130 SF
PROPOSED CONCRETE	400 SF
TOTAL PROPOSED IMPERVIOUS AREA	2,565 SF (1.6%)

EXISTING ONSITE IMPERVIOUS TO BE REMOVED	-2,650 SF
EXISTING IMPERVIOUS TO REMAIN	127,225 SF
PROPOSED+EXISTING IMPERVIOUS	129,790 SF (80.1%)

<b>PARKING REQUIRED: (FURNITURE STORE) 26,595 SF</b>	
MAXIMUM: 1/500 SF (26,595/500)	53
MINIMUM: 1/1,000 SF (26,595/1,000)	27
<b>PARKING REQUIRED: (WAREHOUSE) 43,520 SF</b>	
MAXIMUM: 1/1,000 SF (43,520/500)	44
MINIMUM REQUIRED:	97
TOTAL PARKING PROVIDED:	71

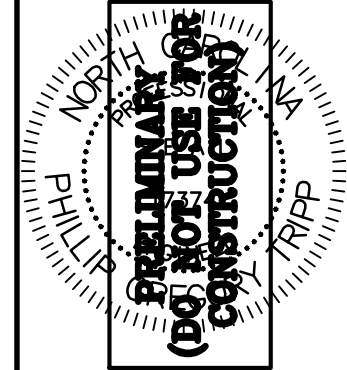
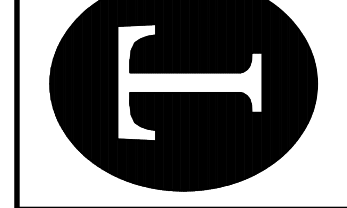
  

CAMA LAND USE:	URBAN
PUBLIC WATER AND SEWER BY CFPUA	
EXISTING WATER FLOW:	600 GPD
EXISTING SEWER FLOW:	500 GPD
PROPOSED WATER FLOW:	600 GPD
PROPOSED SEWER FLOW:	500 GPD

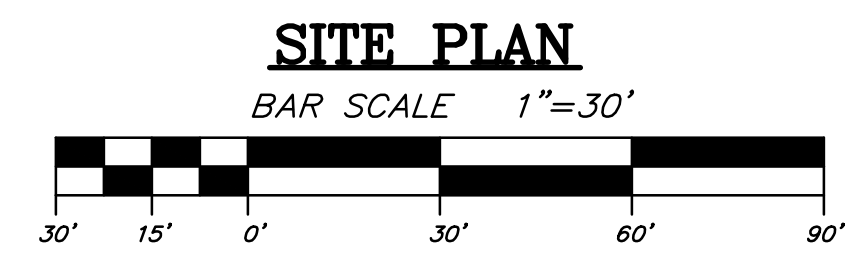
REVISIONS		
No./Date	Description	By

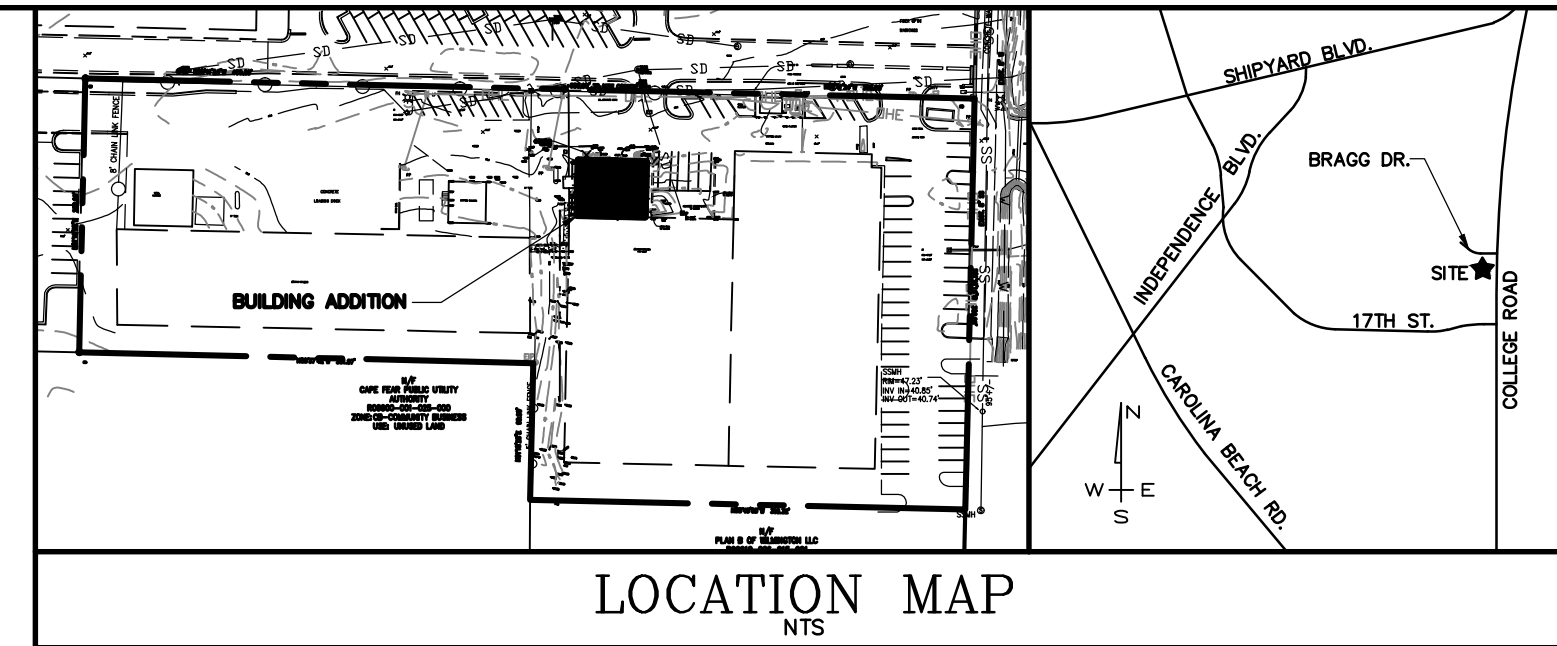
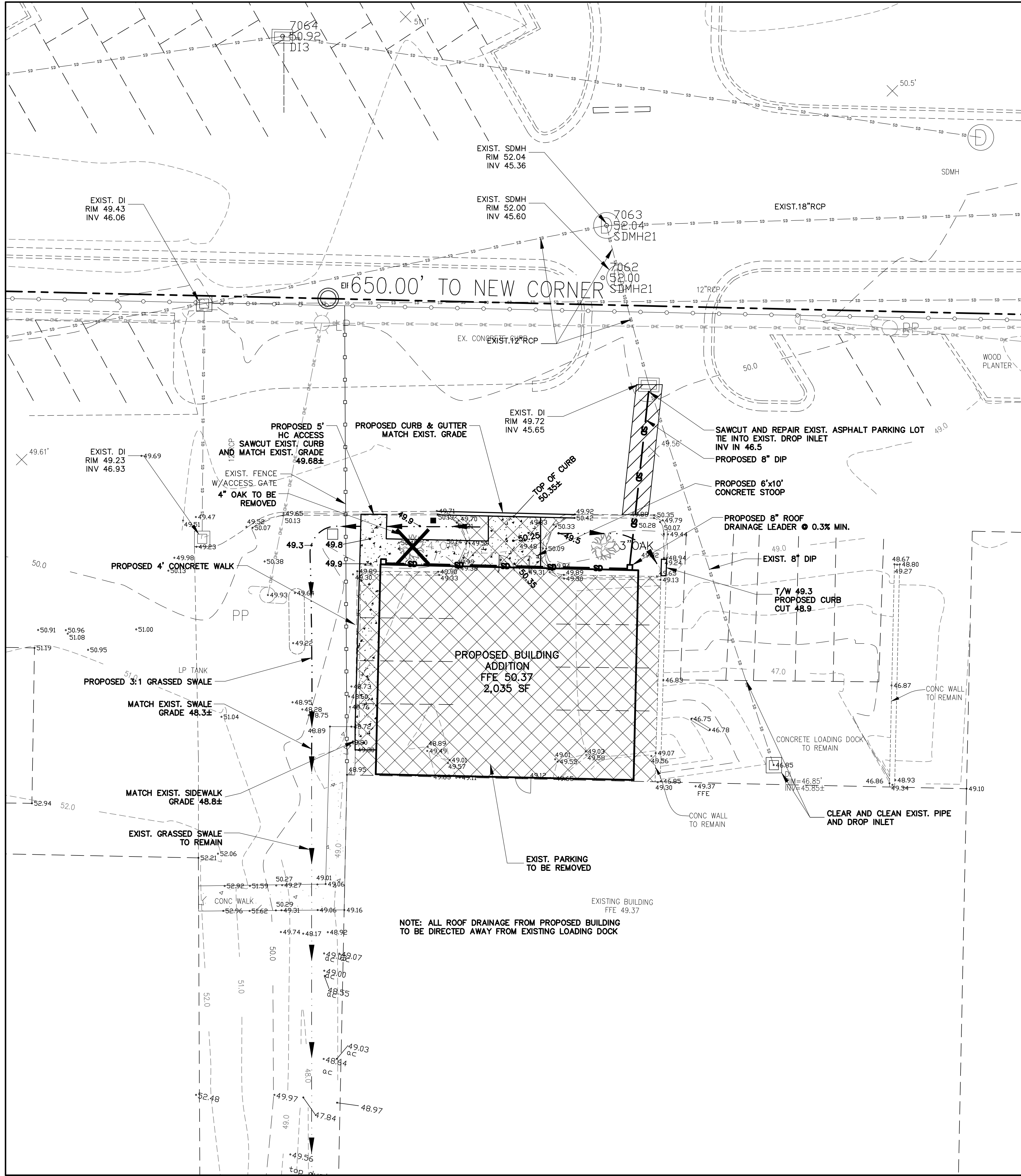
**OVERALL SITE PLAN**  
**CUSTOM HOME FURNITURE ADDITION**  
 WILMINGTON, NORTH CAROLINA

**TRIPP ENGINEERING, P.C.**  
 419 Chestnut Street  
 Wilmington, North Carolina 28401  
 Phone 910-763-5100  
 Fax 910-763-5631  
© 2017 TRIPP ENGINEERING, P.C.



DATE 11-21-17  
 DESIGN PGT  
 DRAWN EJW





REVISIONS		
No.	Date	Description

**NOTES:**

**ZONING**

- 1) SURVEY COMPLETED BY ROBERT SESSOMS AND ASSOC., PLLC.
- 2) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.
- 3) EXISTING EASEMENTS AS SHOWN.
- 4) CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.

**SOLID WASTE**

- 1) SITE TO USE ON-SITE DUMPSTER.

**TRAFFIC**

- 1) ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- 2) ONCE STREETS ARE OPEN TO TRAFFIC CONTACT TRAFFIC ENGINEERING TO REQUEST INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
- 3) TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
- 4) CONTACT TRAFFIC ENGINEERING AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNALS FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN. 5) CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
- 6) ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- 7) CONTACT KAREN DIXON AT 741-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- 8) ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- 9) NO ROWS TO BE CLOSED.
- 10) NO STREETS PROPOSED.
- 11) NO OFF SITE PARKING PROPOSED.
- 12) NO DRIVEWAY IS PROPOSED.
- 13) TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
- 14) ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
- 15) STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
- 16) TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- 17) A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.

**DRAINAGE**

- 1) SITE TO DRAIN TO A PERMITTED OFFSITE STORMWATER POND.

**SITE DATA:**

PROPERTY OWNER	GRAY BROS HOLDINGS LLC
PROJECT ADDRESS	3514 S COLLEGE RD
PIN NUMBER	R06610-006-014-000
AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.	
ZONING DISTRICT	CB-COMMUNITY BUSINESS

SETBACKS REQUIRED	FRONT: 20'
	REAR: 10'
	SIDE: 0'
	CORNER LOT SIDE: 20'
PROPOSED BUILDING SETBACKS	FRONT: 66'
	REAR: 24'
	SIDE: 25'
	CORNER LOT SIDE: N/A

TRACT AREA	162,006 SF (3.72 AC)
BUILDING USE	WAREHOUSE
PROPOSED BUILDING AREA (GROSS)	4,070 SF
EXISTING BUILDING LOT COVERAGE (68,080/162,006)	42%
PROPOSED BUILDING LOT COVERAGE (70,115/162,006)	43%
NUMBER OF UNITS	4
NUMBER OF BUILDINGS (EXISTING)	1
NUMBER OF BUILDINGS (PROPOSED)	1
BUILDING HEIGHT	25'
NUMBER OF STORES	2
SF PER FLOOR (GROSS)	2,035 SF

EXISTING IMPERVIOUS AREAS:	
EXISTING BUILDINGS	68,080 SF
EXISTING ASPHALT	61,530 SF
EXISTING CONCRETE	263 SF
TOTAL EXISTING IMPERVIOUS AREA	129,875 SF (80.2%)

PROPOSED ONSITE IMPERVIOUS AREAS:	
PROPOSED BUILDING ADDITION	2,035 SF
PROPOSED ASPHALT	130 SF
PROPOSED CONCRETE	400 SF
TOTAL PROPOSED IMPERVIOUS AREA	2,565 SF (1.6%)

EXISTING ONSITE IMPERVIOUS TO BE REMOVED	-2,650 SF
EXISTING IMPERVIOUS TO REMAIN	127,225 SF
PROPOSED+EXISTING IMPERVIOUS	129,790 SF (80.1%)

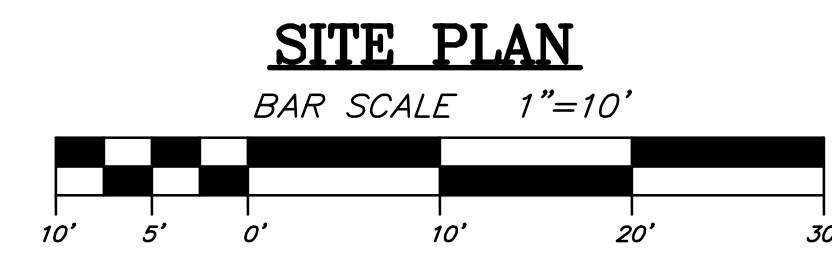
  

PARKING REQUIRED: (FURNITURE STORE)	26,595 SF	53
MAXIMUM: 1,700 SF (26,595/500)		27
MINIMUM: 1,100 SF (26,595/1,000)		
PARKING REQUIRED: (WAREHOUSE)	43,520 SF	44
MAXIMUM: 1,100 SF (43,520/500)		71
MINIMUM REQUIRED:		71
TOTAL PARKING PROVIDED:		71

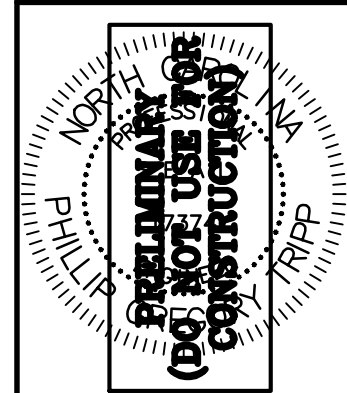
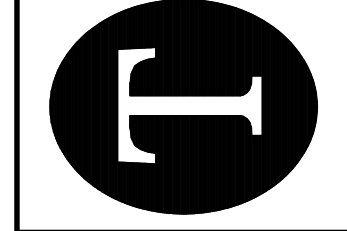
CAMA LAND USE:	URBAN
PUBLIC WATER AND SEWER BY OFPUA	
EXISTING WATER FLOW:	600 GPD
EXISTING SEWER FLOW:	500 GPD
PROPOSED WATER FLOW:	600 GPD
PROPOSED SEWER FLOW:	500 GPD

NOTE: ALL ROOF DRAINAGE FROM PROPOSED BUILDING TO BE DIRECTED AWAY FROM EXISTING LOADING DOCK



**TRIPP ENGINEERING, P.C.**  
 GRADING, DRAINAGE, EROSION CONTROL  
 AND STORMWATER MANAGEMENT PLAN  
**CUSTOM HOME FURNITURE ADDITION**  
 WILMINGTON, NORTH CAROLINA

**TRIPP ENGINEERING, P.C.**  
 419 Chestnut Street  
 Wilmington, North Carolina 28401  
 Phone 910-763-5100  
 Fax 910-763-5631  
© 2017 TRIPP ENGINEERING, P.C.



DATE 11-21-17  
 DESIGN PGT  
 DRAWN EJW