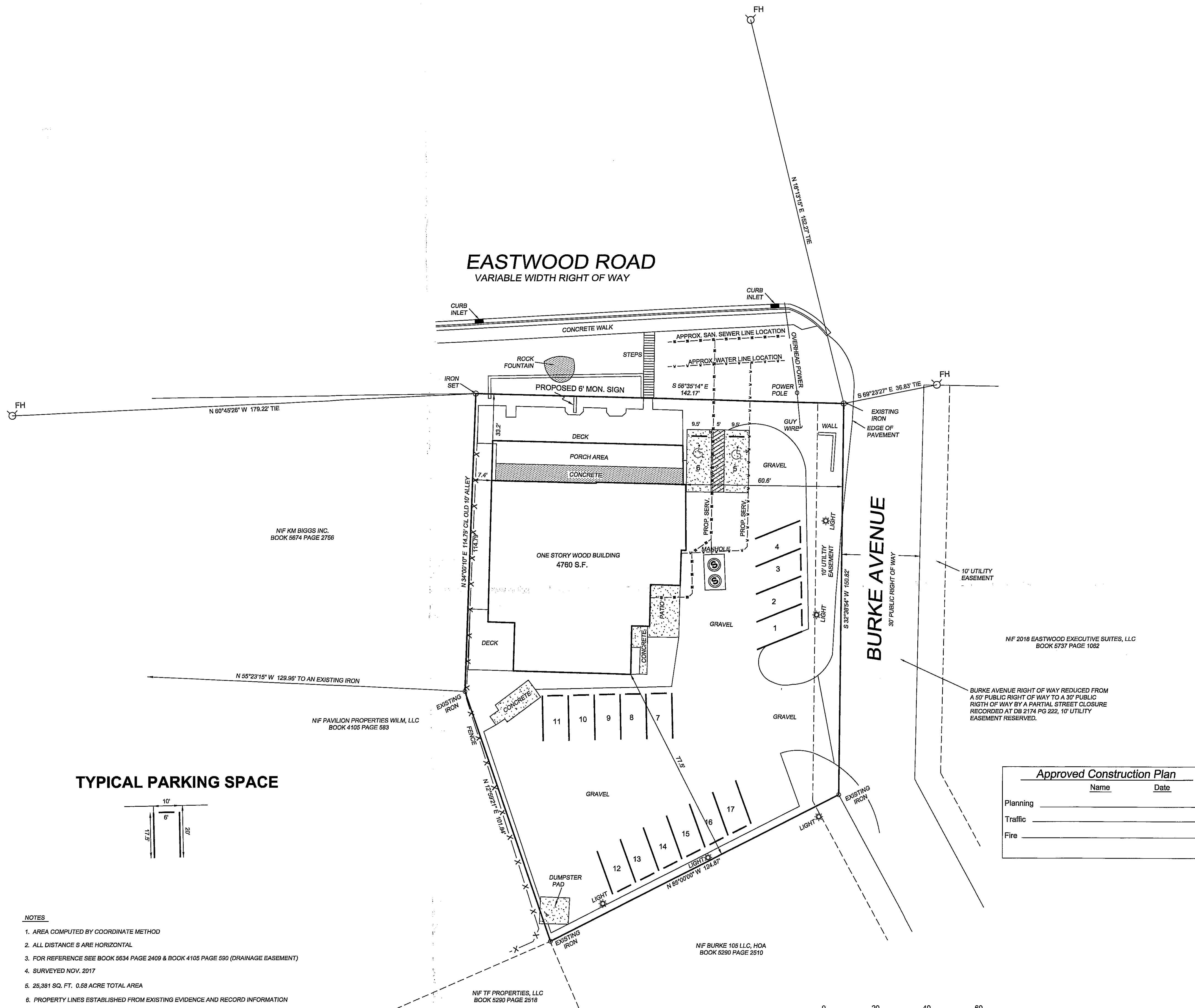


EASTWOOD ROAD
VARIABLE WIDTH RIGHT OF WAY



SITE DATA

OWNER: JM EASTWOOD LLC
2012 EASTWOOD RD
WILMINGTON, N.C.

SITE ADDRESS: 2012 EASTWOOD RD
TAX PARCEL No. R05713-005-002-000
TOTAL TRACT AREA: 0.58 ACRES
ZONING: CB, COMMUNITY BUSINESS DISTRICT
CURRENT LAND USE CODE RESTAURANT
PROPOSED USE: OFFICE
CAMA LAND USE: URBAN

NO OPEN SPACE OR RECREATIONAL AREAS PROVIDED

SITE DATA

DIMENSIONAL REQUIREMENTS
MINIMUM LOT AREA: 1/2 ACRE
MINIMUM LOT WIDTH: 80 FEET
MINIMUM FRONT SETBACK: 20 FEET
MINIMUM REAR SETBACK: 10 FEET
MINIMUM SIDE SETBACK: 0 FEET
MINIMUM CORNER SETBACK: 20 FEET
MAXIMUM HEIGHT: 45 FEET

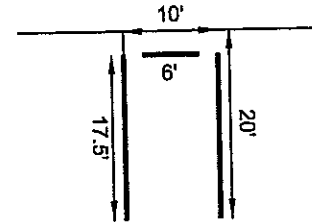
SOLID WASTE DISPOSAL: EXISTING DUMPSTER AS SHOWN

CURRENT IMPERVIOUS: 19266 SF
PROPOSED IMPERVIOUS: SAME
TOTAL IMPERVIOUS: 19266
LOT COVERAGE CALCULATIONS:
BUILDINGS: 4760 sf
LOT AREA: 25,381 sf
LOT COVERAGE: 18.8%

EXISTING BUILDING AREA: 4760 SF
PROPOSED BUILDING AREA: N/A
PARKING REQUIREMENTS/CALCULATIONS: CB
(square footage is based upon building area)
MAXIMUM 1 SPACE PER 200 sf (PER USE) = 4,760 sf / 200 sf = 23.8 = 24 SPACES
MINIMUM 1 SPACE PER 300 sf (PER USE) = 4,760 sf / 300 sf = 15.9 = 16 SPACES
EXISTING PARKING (SHOWN): 17 SPACES

EXISTING WATER: ?
EXISTING SEWER: ?
PROPOSED WATER: (10 employees @ 25 gal/employee) 250 GPD
PROPOSED SEWER: (10 employees @ 25 gal/employee) 250 GPD
BUILDING DETAILS:
OF BUILDINGS: 1
OF STORIES: 1
BUILDING HEIGHT (EXISTING): 30'+-
1ST FLOOR: 4,760 SF
BUILDING SETBACKS (EXISTING):
FRONT SETBACK: 33.2'
REAR SETBACK: 77.5'
EAST SIDE SETBACK: 60.6'
WEST SIDE SETBACK: 7.4'

TYPICAL PARKING SPACE



NOTES

1. AREA COMPUTED BY COORDINATE METHOD
2. ALL DISTANCE S ARE HORIZONTAL
3. FOR REFERENCE SEE BOOK 5634 PAGE 2409 & BOOK 4105 PAGE 590 (DRAINAGE EASEMENT)
4. SURVEYED NOV. 2017
5. 25,381 SQ. FT. 0.58 ACRE TOTAL AREA
6. PROPERTY LINES ESTABLISHED FROM EXISTING EVIDENCE AND RECORD INFORMATION

LEGEND

- FH EXISTING FIRE HYDRANT
 - E.I.P. = EXISTING IRON PIPE
 - E.I. = EXISTING IRON
 - E.C.M. = EXISTING CONCRETE MONUMENT
 - RIW = RIGHT OF WAY
 - C.P. = COMPUTED POINT
- PROPERTY LINE**
- SOLID LINE
- CENTERLINE**
- DASHED LINE
- EASEMENT**
- DASHED LINE WITH 'X' MARKS
- COMPUTED PROPERTY LINE**
- DASHED LINE WITH 'X' MARKS
- FENCE**
- DOTTED LINE

PRELIMINARY PLAN

Approved Construction Plan		
	Name	Date
Planning		
Traffic		
Fire		

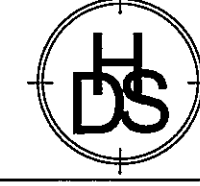
NOTE: ALL IMPROVEMENTS ARE EXISTING AS SHOWN EXCEPT CONCRETE WHEEL STOPS AND CROSS TIES FOR PARKING SPACES AND MONUMENT SIGN. HANDICAP SPACES SHOWN ARE EXISTING.

SITE PLAN FOR CHANGE OF USE
JM EASTWOOD LLC
EVOLVE CONSTRUCTION OFFICE RENOVATION
LOCATED IN THE CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

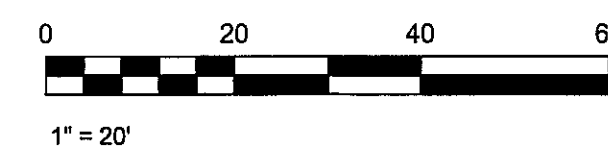
Date: 8-15-18
Scale: HORZ.: 1" = 20'
Drawn: GW
Checked: GW
Project No: 12545

JM EASTWOOD LLC
2012 EASTWOOD ROAD
WILMINGTON, N.C.

HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS, ENGINEERS & LAND PLANNERS
1123 FLORAL PARKWAY
WILMINGTON, N.C. 28403
PHONE: (910) 343-8002
LICENSE # C-0597



Sheet No: 1
Of: 1



REV. NO.	REVISIONS	DATE

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