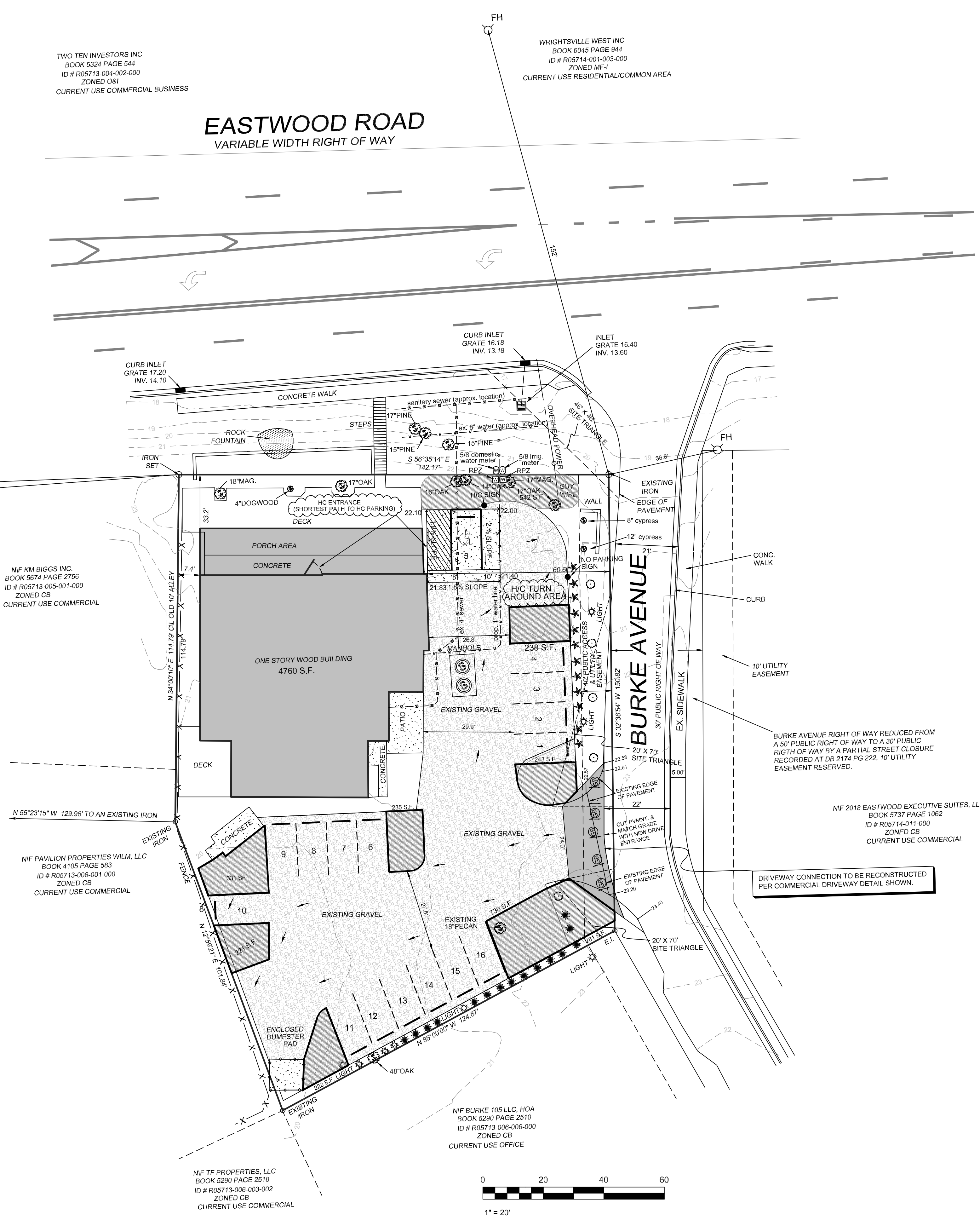
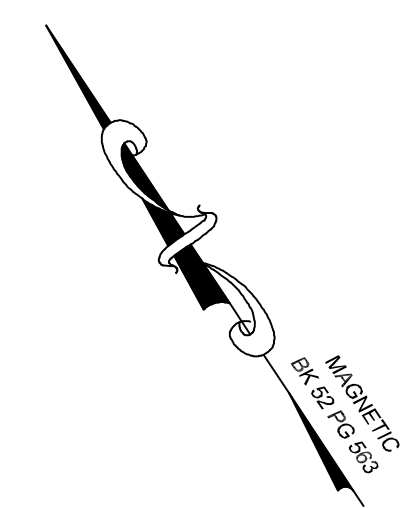


TWO TEN INVESTORS INC
BOOK 5324 PAGE 544
ID # R05713-004-002-000
ZONED O&I
CURRENT USE COMMERCIAL BUSINESS

WRIGHTSVILLE WEST INC
BOOK 6045 PAGE 944
ID # R05714-001-003-000
ZONED MF-L
CURRENT USE RESIDENTIAL/COMMON AREA

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)
NO DESIGNATED PARKING EXISTS (CURRENT PARKING ON GRAVEL 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
PROPOSED IMPROVED PARKING : 16 SPACES

EXISTING WATER: ?
EXISTING SEWER: ?
PROPOSED WATER: (10 employees @ 25 gal/employee) 250 GPD
PROPOSED SEWER:
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'

- ADDITIONAL NOTES:**
1. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS. (DETAIL SD 11-03 AND SD 15-13 C OF W TECH STDS.)
 2. 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 C OF W TECH STDS)
 3. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 4. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 341-8889 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
 5. ANY BROKEN OR MISSING SIDEWALK PANELS AND CURBING WILL BE REPLACED.

- NOTE**
1. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 2. CONTACT TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.

- 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
 - R.W. = RIGHT OF WAY
 - C.P. = COMPUTED POINT
 - ⊕ = GRADE BREAK

- PROPERTY LINE** _____
- CENTERLINE** _____
- EASEMENT** _____
- COMPUTED PROPERTY LINE** _____
- FENCE** - X - X - X - X - X - X - X -
- SURFACE DRAINAGE FLOW** →
- PROPOSED LANDSCAPE AREAS** [Pattern]
- EXISTING GRAVEL PARKING AREA** [Pattern]

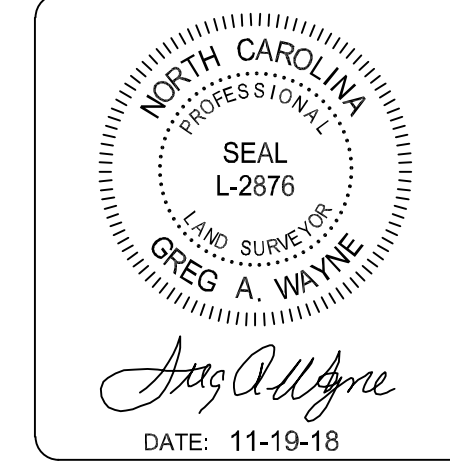
Approved Construction Plan

Name	Date
Planning _____	_____
Traffic _____	_____
Fire _____	_____



REV. NO.	REVISIONS	DATE

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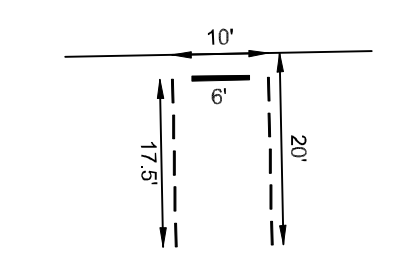


JM EASTWOOD LLC
2012 EASTWOOD ROAD
WILMINGTON, N.C.

HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS, ENGINEERS & LAND PLANNERS
1123 FLORAL PARKWAY
WILMINGTON, N.C. 28403
PHONE: (910) 363-2002
LICENSE # C-0597

Date: 11-02-18
Scale: HORZ.: 1" = 20'
Drawn: GW
Checked: GW
Project No: 12545
Sheet No: C-1
Of: C-1

TYPICAL PARKING SPACE



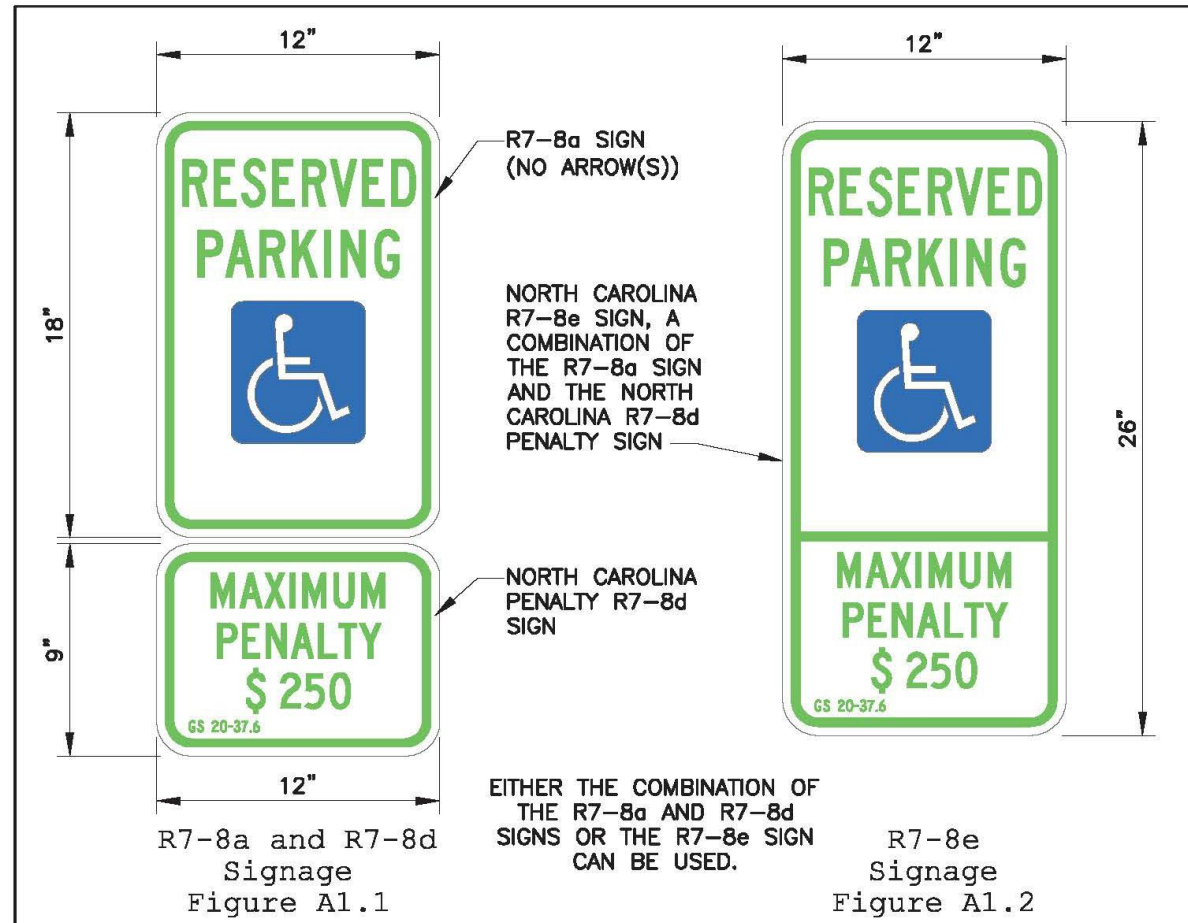
EXISTING PLANT LEGEND

- crepe myrtle
- ✱ azalea
- ✱ indian hawthorne
- ✱ pittosporum

LANDSCAPED ISLANDS ARE TO BE RAISED AND ENCLOSED BY LANDSCAPE TIMBERS.

PRELIMINARY PLAN

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

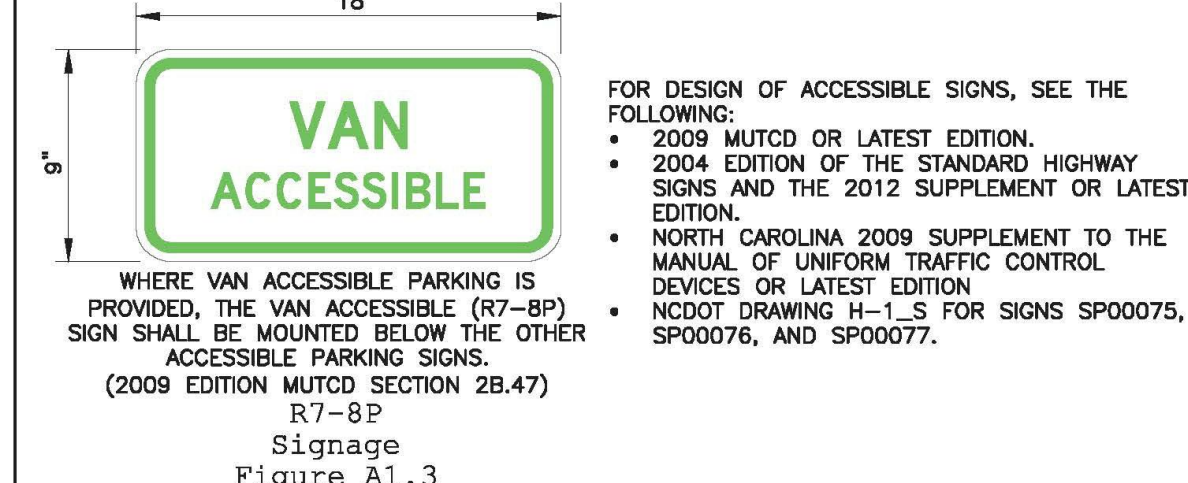


NORTH CAROLINA R7-8a SIGN, A COMBINATION OF THE R7-8a SIGN AND THE NORTH CAROLINA R7-8d PENALTY SIGN

NORTH CAROLINA PENALTY R7-8d SIGN

EITHER THE COMBINATION OF THE R7-8a AND R7-8d SIGNS OR THE R7-8a SIGN CAN BE USED.

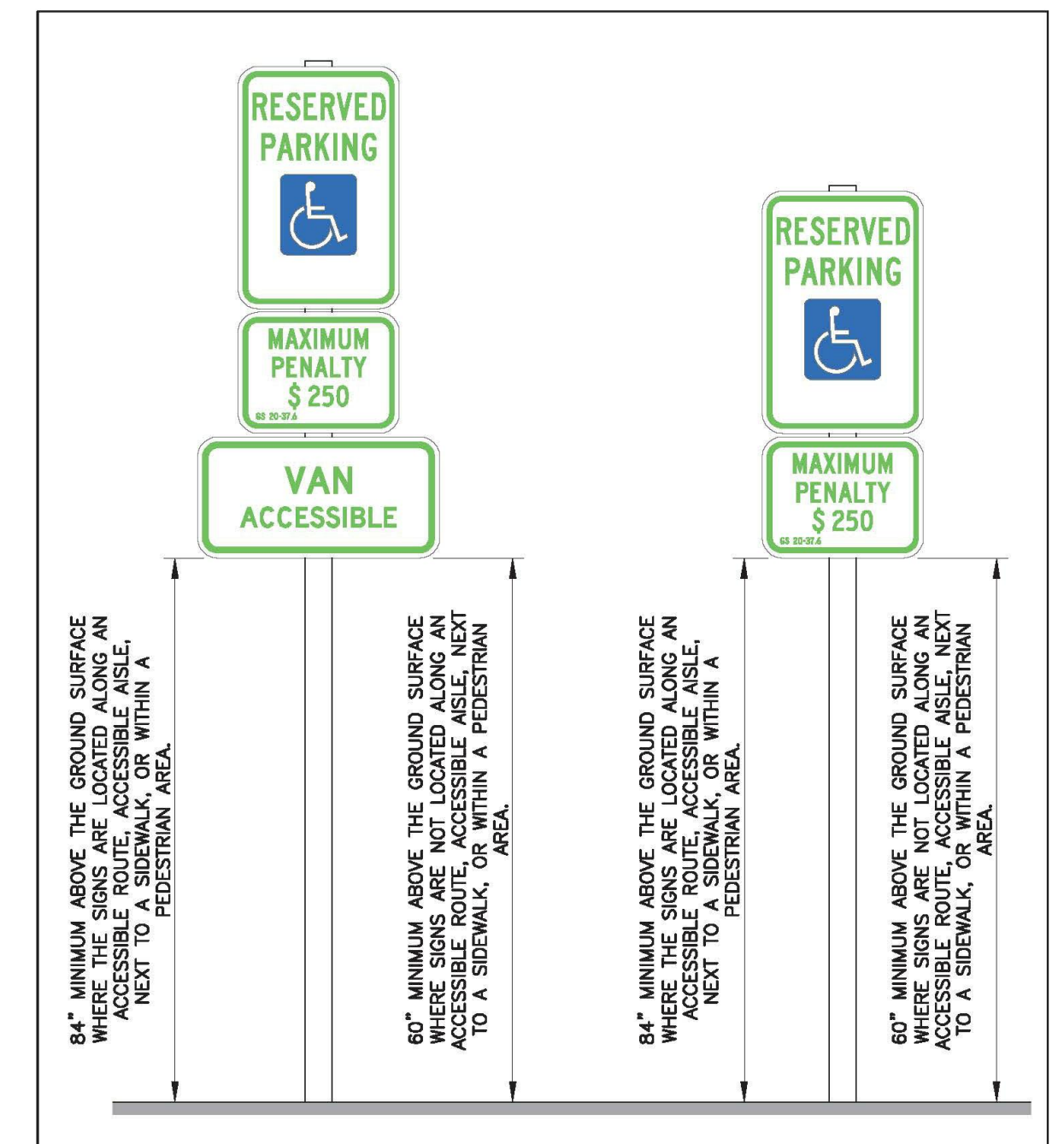
R7-8e Signage Figure A1.2



FOR DESIGN OF ACCESSIBLE SIGNS, SEE THE FOLLOWING:
 • 2009 MUTCD OR LATEST EDITION.
 • 2004 EDITION OF THE STANDARD HIGHWAY SIGNS AND THE 2012 SUPPLEMENT OR LATEST EDITION.
 • NORTH CAROLINA 2008 SUPPLEMENT TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR LATEST EDITION.
 • NCDOT DRAWING H-1-S FOR SIGNS SP00075, SP00076, AND SP00077.

WHERE VAN ACCESSIBLE PARKING IS PROVIDED, THE VAN ACCESSIBLE (R7-8P) SIGN SHALL BE MOUNTED BELOW THE OTHER ACCESSIBLE PARKING SIGNS. (2009 EDITION MUTCD SECTION 2B.47) R7-8P Signage Figure A1.3

DATE: NOVEMBER 8, 2016	ACCESSIBLE PARKING SIGNS AND INSTALLATION DETAILS SHEET A1 OF 5
DRAWN BY: DALE THOMPSON	
CHECKED BY: RANDALL GLAZIER	
SCALE: NOT TO SCALE	



84" MINIMUM ABOVE THE GROUND SURFACE WHERE THE SIGNS ARE LOCATED ALONG AN ACCESSIBLE ROUTE, ACCESSIBLE ASIDE, NEXT TO A PEDESTRIAN AREA.

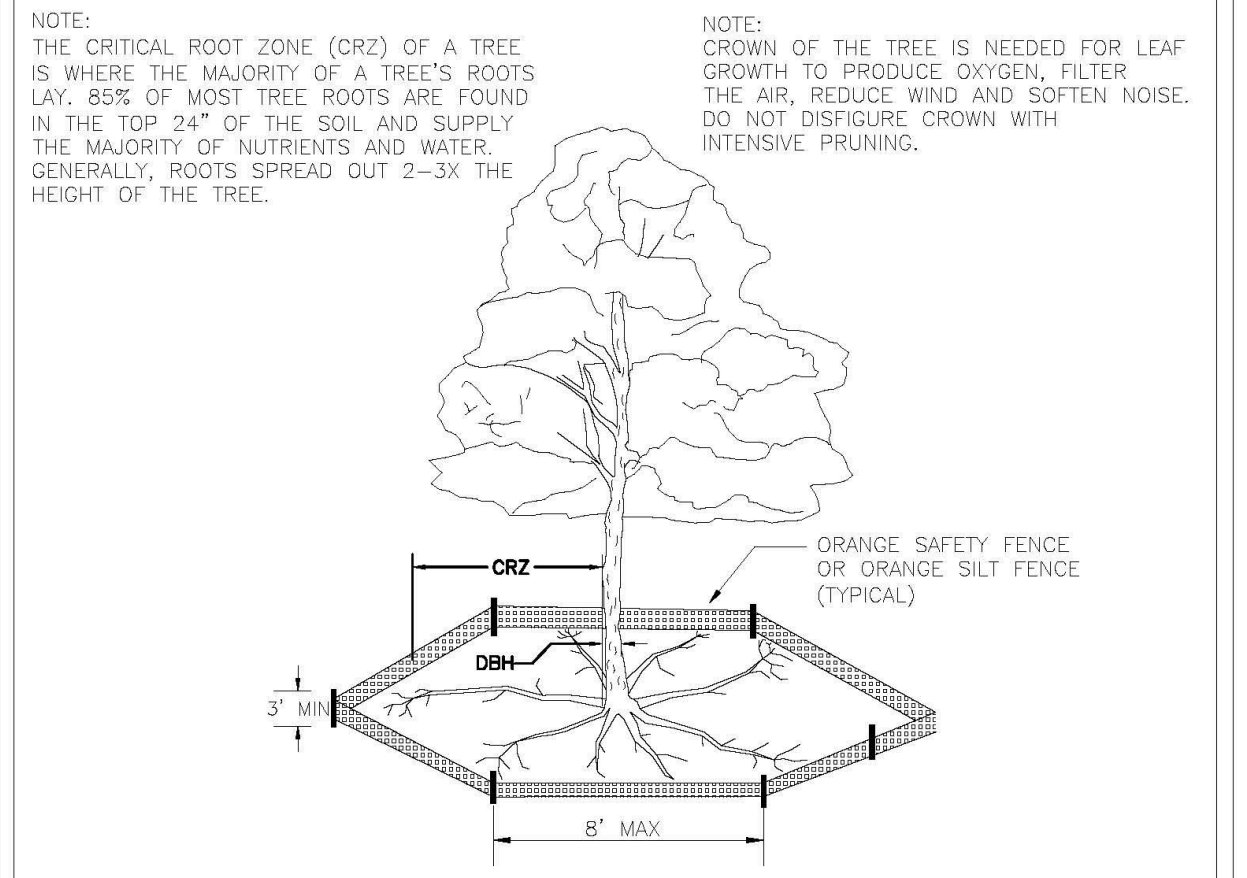
60" MINIMUM ABOVE THE GROUND SURFACE WHERE SIGNS ARE NOT LOCATED ALONG AN ACCESSIBLE ROUTE, ACCESSIBLE ASIDE, NEXT TO A PEDESTRIAN AREA.

84" MINIMUM ABOVE THE GROUND SURFACE WHERE SIGNS ARE NOT LOCATED ALONG AN ACCESSIBLE ROUTE, ACCESSIBLE ASIDE, NEXT TO A PEDESTRIAN AREA.

60" MINIMUM ABOVE THE GROUND SURFACE WHERE SIGNS ARE NOT LOCATED ALONG AN ACCESSIBLE ROUTE, ACCESSIBLE ASIDE, NEXT TO A PEDESTRIAN AREA.

Signage Height Figure A2.1

DATE: NOVEMBER 8, 2016	ACCESSIBLE PARKING SIGNS AND INSTALLATION DETAILS SHEET A2 OF 5
DRAWN BY: DALE THOMPSON	
CHECKED BY: RANDALL GLAZIER	
SCALE: NOT TO SCALE	

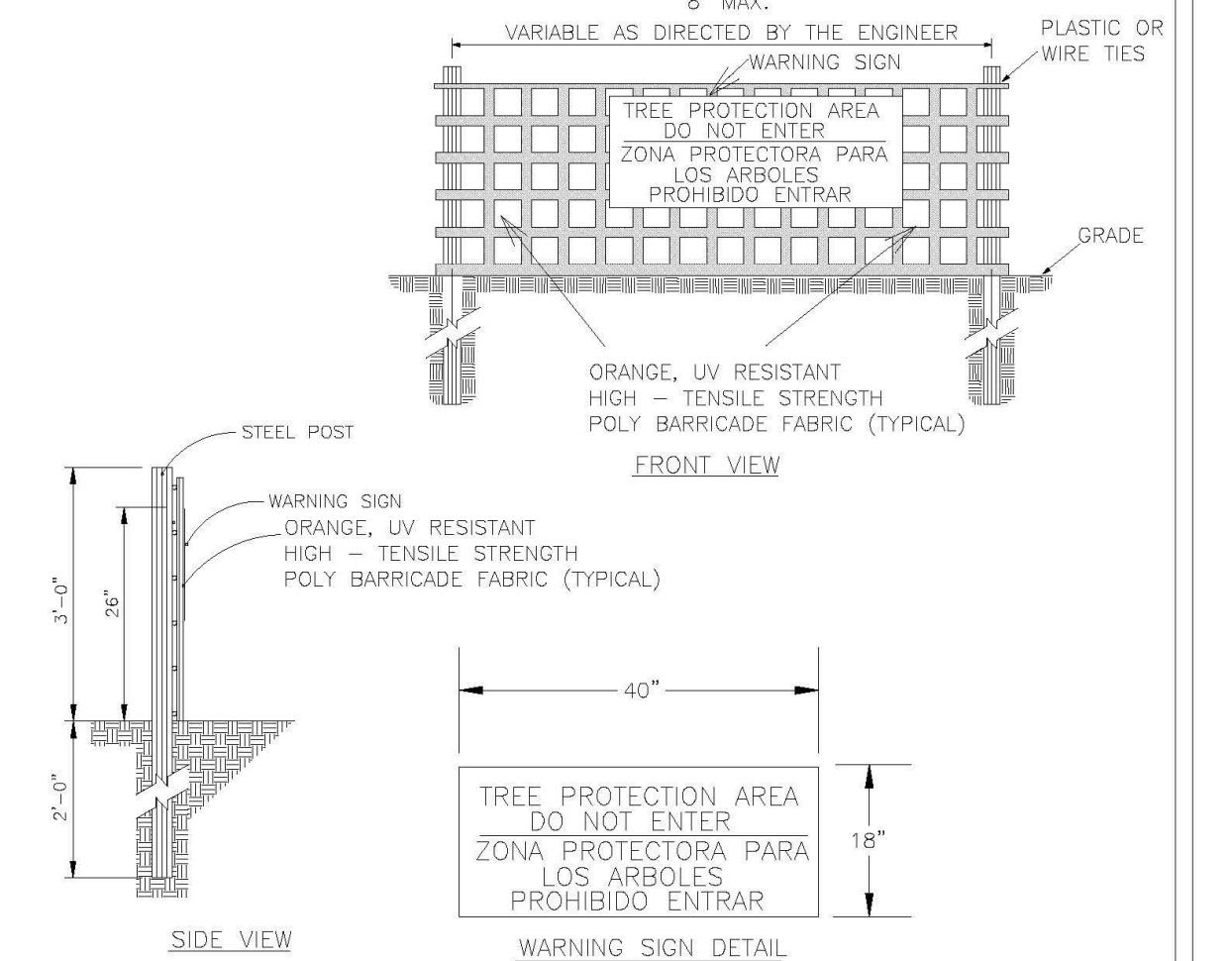


NOTE: THE CRITICAL ROOT ZONE (CRZ) OF A TREE IS WHERE THE MAJORITY OF A TREE'S ROOTS LAY, 85% OF MOST TREE ROOTS ARE FOUND IN THE TOP 24" OF THE SOIL AND SUPPLY THE MAJORITY OF NUTRIENTS AND WATER. GENERALLY, ROOTS SPREAD OUT 2-3X THE HEIGHT OF THE TREE.

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

CRZ RADIUS IS 1 FT PER INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH).
 IF CONSTRUCTION OCCURS WITHIN THE CRZ, AT LEAST 1" OF MULCH AND/OR LOGGING MATS SHALL BE PLACED WHERE MACHINERY MANEUVERS TO REDUCE SOIL COMPACTION IN THIS ZONE.
 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.
 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 MATERIALS OR EQUIPMENT SHALL BE STORED BENEATH TREES. DAMAGING THE BARK WITH LAWNMOWERS, CONSTRUCTION EQUIPMENT, OR ANYTHING ELSE IS PROHIBITED. CONTRACTOR SHALL REPAIR DAMAGE TO TREES.
 FAILING TO INSTALL OR MAINTAIN PROTECTION MEASURES SHALL 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.

DATE: JAN. 2015	STANDARD DETAIL	CITY OF WILMINGTON ENGINEERING
DRAWN BY: JSR	TREE PROTECTION DURING CONSTRUCTION	PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807
CHECKED BY: RDL.P.E.	SHEET 1 of 2	SD 15-09
SCALE: NOT TO SCALE		



NOTE: 1. THE TREE PROTECTION FENCING SHALL NOT BE VIOLATED FOR THE ENTIRE DURATION OF THE PROJECT WITHOUT APPROVAL FROM URBAN FORESTRY STAFF.
 2. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH, MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
 3. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER. FOR TREE PROTECTION AREAS LESS THAN 100' IN PERIMETER, PROVIDE NO LESS THAN TWO SIGNS PER PROTECTION AREA.
 4. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE AND SIGNS THROUGHOUT DURATION OF PROJECT.
 5. TREE PROTECTION FENCING AND SIGNAGE SHALL BE REMOVED AFTER CONSTRUCTION.
 6. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF WILMINGTON, BASED ON ACTUAL FIELD CONDITIONS.

DATE: JAN. 2015	STANDARD DETAIL	CITY OF WILMINGTON ENGINEERING
DRAWN BY: JSR	TREE PROTECTION DURING CONSTRUCTION	PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807
CHECKED BY: RDL.P.E.	SHEET 2 of 2	SD 15-09
SCALE: NOT TO SCALE		

Approved Construction Plan

Name _____ Date _____

Planning _____

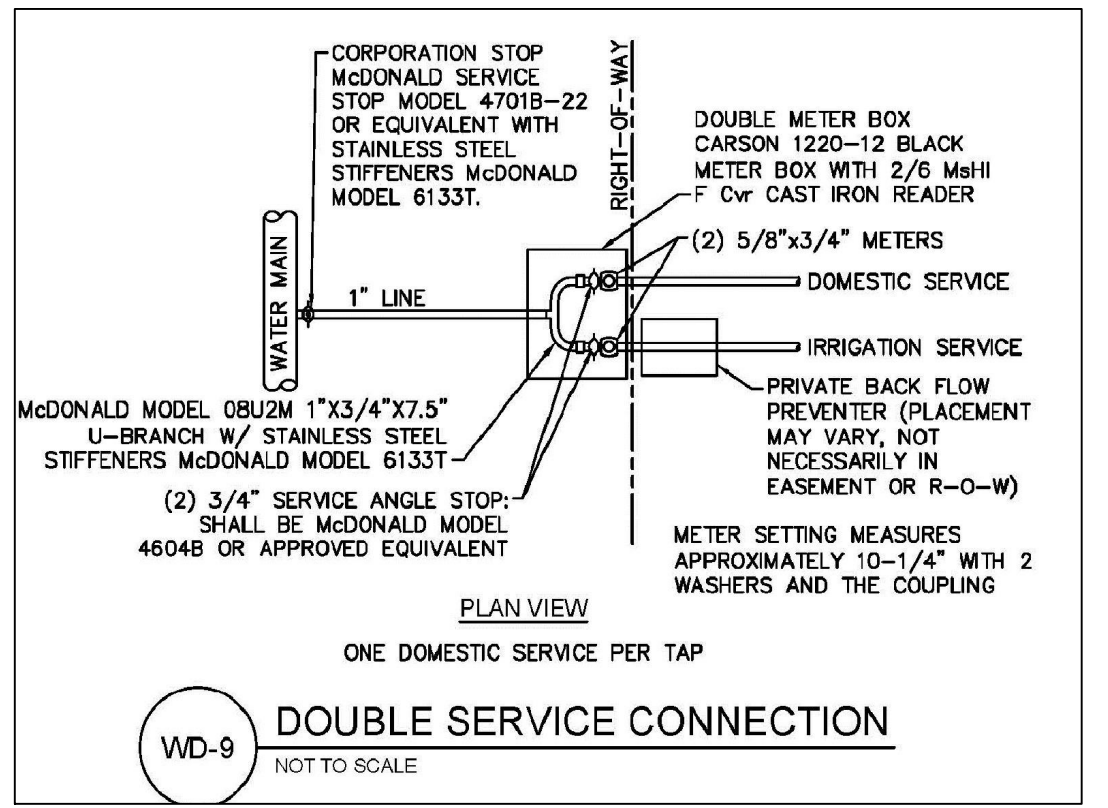
Traffic _____

Fire _____

CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED PLAN - NO PERMIT REQUIRED

Signed: _____

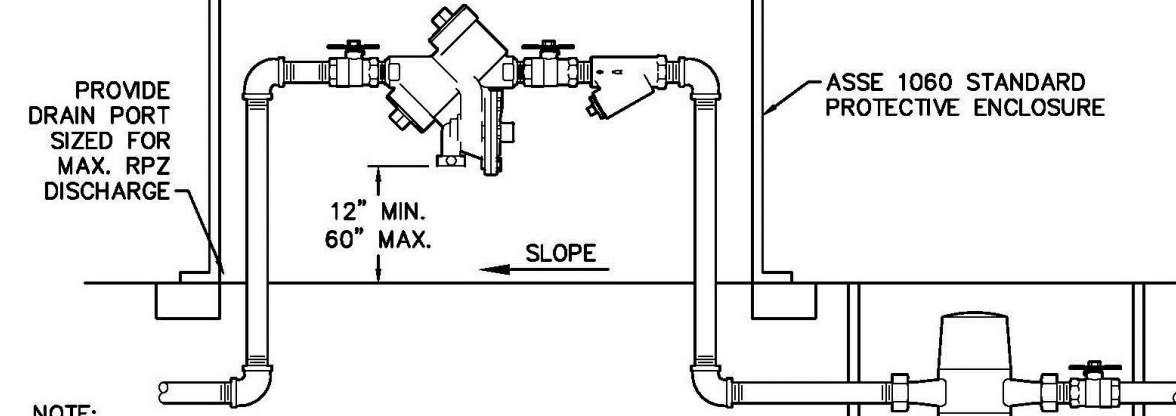
CFPUA STANDARD DETAIL



WD-9 DOUBLE SERVICE CONNECTION NOT TO SCALE

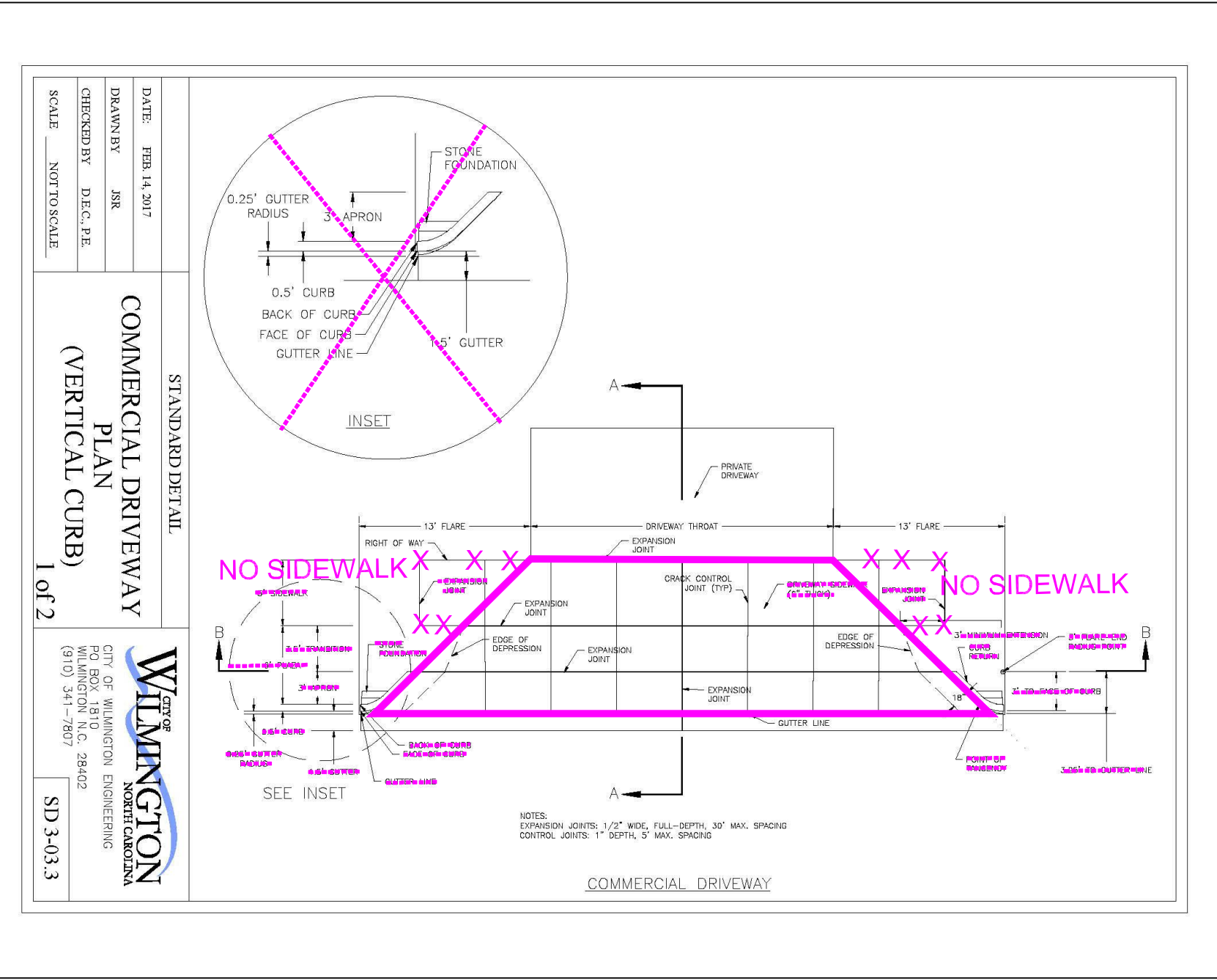
CFPUA STANDARD DETAIL (RPZ)

RPZ TO BE INSTALLED ON BOTH DOMESTIC AND IRRIGATION LINE

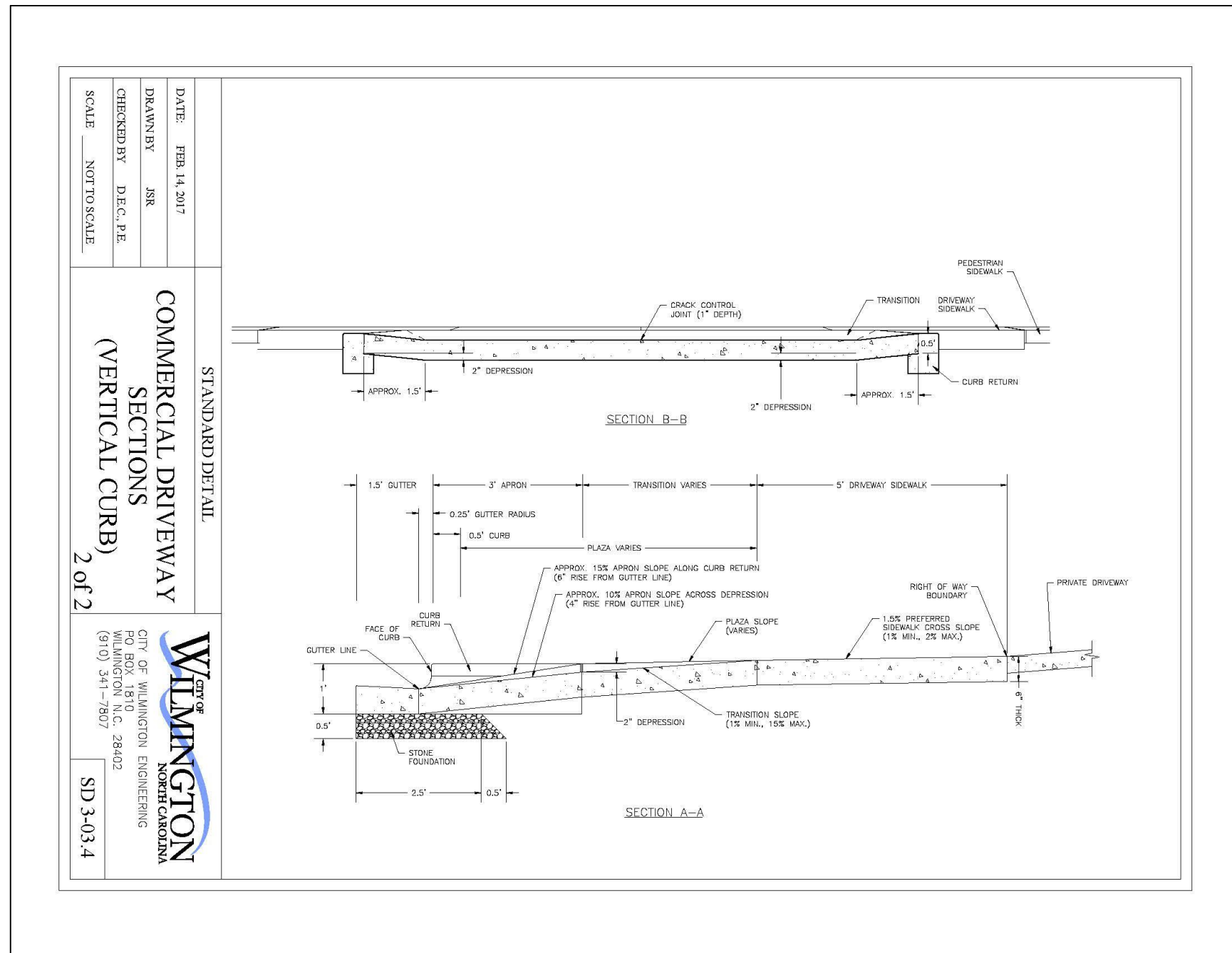


NOTE:
 1. MUST BE MIN. 36" AWAY FROM ANY ELECTRICAL PANEL.
 2. VALVE REQUIRED DOWNSTREAM OF BACKFLOW ASSEMBLY.
 3. VERTICAL INSTALLATION SHALL BE DESIGNED AND SUBMITTED TO CFPUA ESDM FOR APPROVAL.

WD-12 REDUCED PRESSURE PRINCIPLE ASSEMBLY NOT TO SCALE

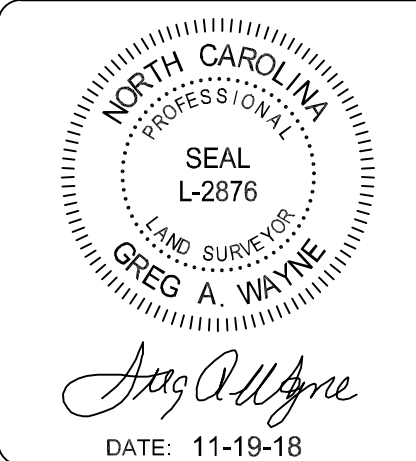
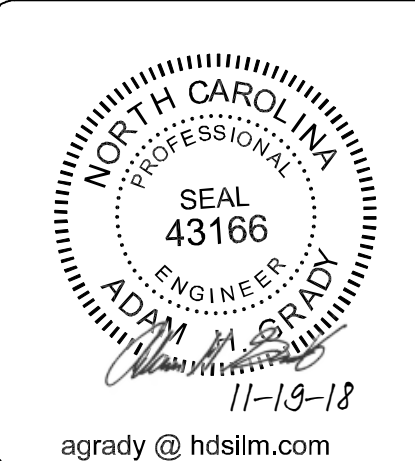


COMMERCIAL DRIVEWAY VERTICAL CURB 1 of 2



COMMERCIAL DRIVEWAY SECTIONS VERTICAL CURB 2 of 2

REV. NO.	REVISIONS	DATE



PRELIMINARY PLAN

DETAIL SHEET
JM EASTWOOD LLC
 EVOLVE CONSTRUCTION OFFICE RENOVATION
 LOCATED IN THE CITY OF WILMINGTON, NORTH CAROLINA

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) 343-6002
 LICENSE # C-4597

Date: 11-02-18
 Scale: HORZ: 1"=20'
 Drawn: GW
 Checked: GW
 Project No: 12545
 Sheet No: D-1
 Of: D-1

