

VICINITY MAP
NO SCALE

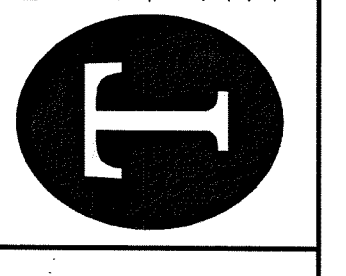
REVISIONS		
No.	Date	Description

SITE INVENTORY NOTES:

1. PREPARER OF THE PLAN: TRIPP ENGINEERING, P.C.
2. APPLICANT NAME: MASONBORO INVESTMENT SERVICES, LLC
3. SITE ADDRESS OF THE DEVELOPMENT: 3315 MASONBORO LOOP
4. PROPERTY OWNER: MASONBORO INVESTMENT SERVICES, LLC
5. DEVELOPER: MASONBORO INVESTMENT SERVICES, LLC
6. PROPERTY BOUNDARY: SEE PLAN
TAX PARCEL INFORMATION: R06700-005-151-000
7. PROPERTY ZONING: MX-MIXED USE
8. ADJACENT PROPERTY OWNER INFORMATION: SEE PLAN
9. VICINITY MAP: SEE PLAN
10. TOPOGRAPHY: SEE PLAN
11. 100-YEAR FLOOD BOUNDARY: N/A
12. EXISTING DITCHES, CREEKS AND STREAMS: SEE PLAN
13. SOIL: CRAVEN
14. CAMA AEC: N/A
15. CAMA LAND CLASSIFICATION: URBAN
16. CONSERVATION RESOURCES: NONE
ASSOCIATED SETBACKS: N/A
17. HISTORIC OR ARCHAEOLOGICAL SITE: N/A
18. CEMETERIES, BURIAL SITES/GROUNDS: N/A
19. FORESTED AREAS, HABITAT AND DOMINANT SPECIES: N/A
20. WETLANDS: NONE
21. PROTECTED SPECIES OR HABITAT: N/A
22. EXISTING OR PROPOED THOROUGHFARES, BIKE ROUTES, PEDESTRIAN SIDEWALKS OR TRAILS AND TRANSIT FACILITIES: SEE SITE PLAN.

**EXISTING CONDITIONS, SITE INVENTORY
AND DEMOLITION PLAN
COURTYARD AT MASONBORO EXPANSION
WILMINGTON, NORTH CAROLINA**

TRIPP ENGINEERING, P.C.
 419 Chestnut Street
 Wilmington, North Carolina 28401
 Phone 910-763-5100
 Fax 910-763-5681
 © 2015, TRIPP ENGINEERING, P.C.
 GREGORY, P.C.



Approved Construction Plan	
Name	Date
Planning	
Traffic	
Fire	

STORMWATER MANAGEMENT PLAN APPROVED	
CITY OF WILMINGTON ENGINEERING DEPARTMENT	
DATE	PERMIT #
SIGNED	

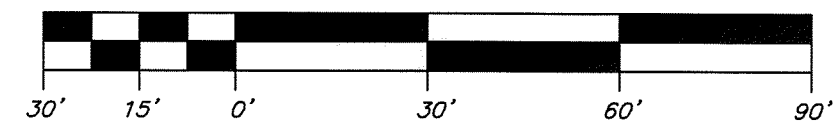
DATE 08-10-16
DESIGN PGT
DRAWN MLV

LEGEND

- PROPERTY BOUNDARY
- - - EXISTING CONTOUR
- 15.64 EXIST. SPOT ELEVATION
- X CURBING TO BE REMOVED

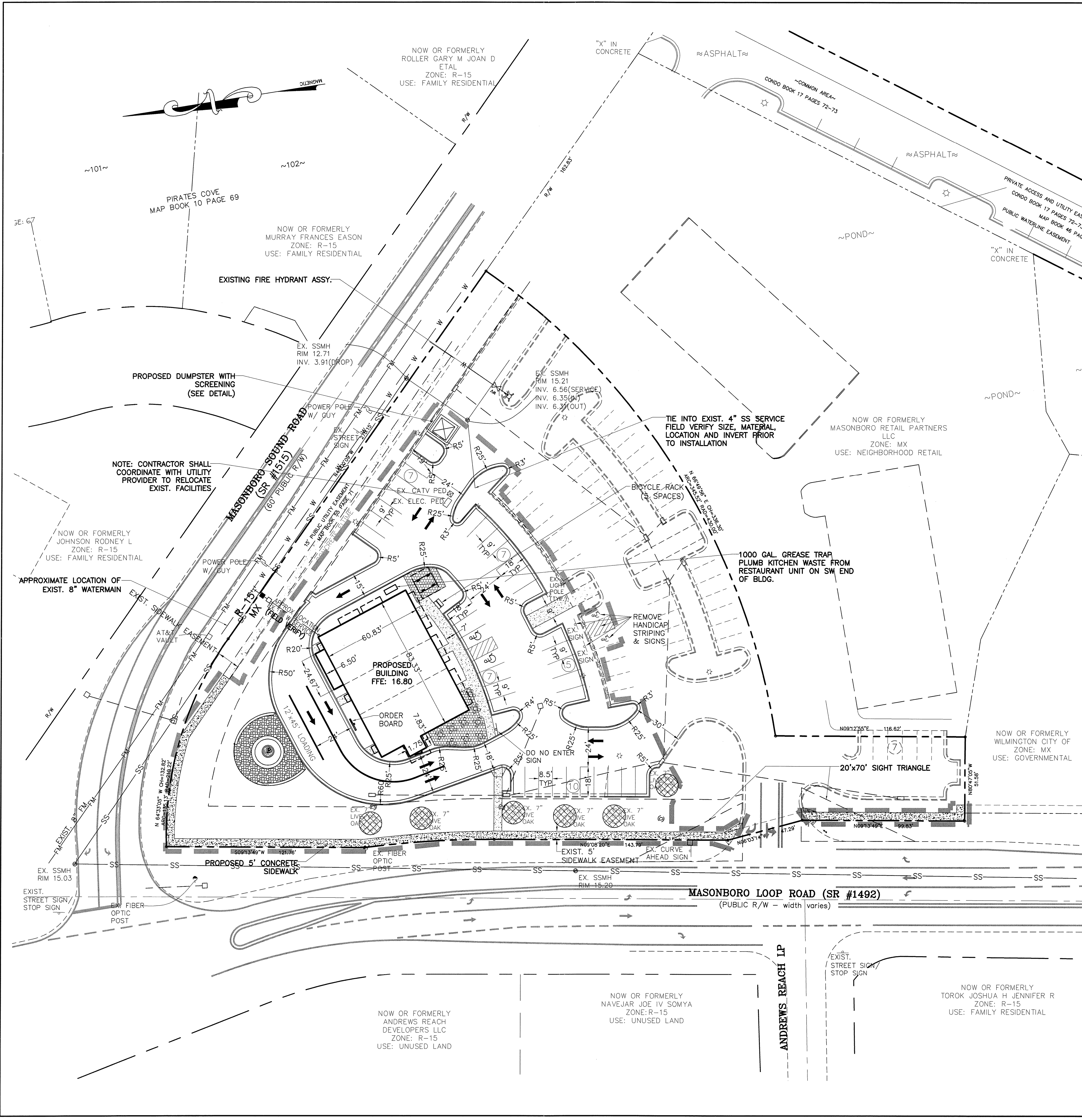
SITE PLAN

BAR SCALE 1"=30'



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

C1



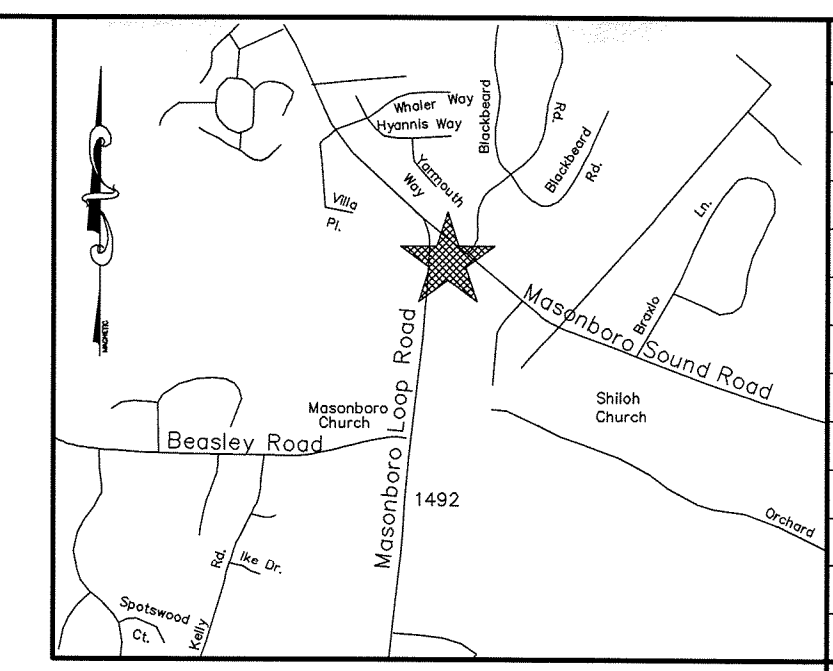
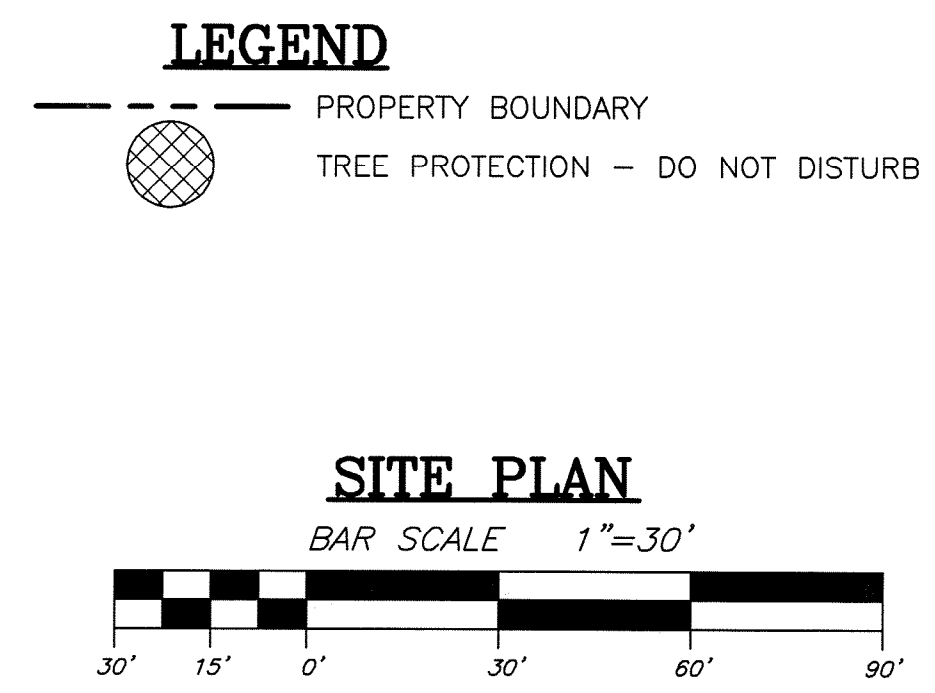
- NOTES:**
- ZONING**
- 1) TOPOGRAPHY AND TREE SURVEY COMPLETED BY MICHAEL UNDERWOOD AND ASSOCIATES, PA
 - 2) PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS. CITY OF WILMINGTON WILL NOT ALLOW OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY.
 - 3) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.
 - 4) EXISTING EASEMENTS AS SHOWN
 - 5) CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
 - 6) UNDERGROUND FIRE LINE(S) MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-341-0696.
 - 7) BUILDING CONSTRUCTION TYPE 5.

- 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) 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.
 - 3) CONTACT TRAFFIC ENGINEERING AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNALS FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
 - 4) CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
 - 5) ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 - 6) CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
 - 7) ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 - 8) NO ROWS TO BE CLOSED.
 - 9) NO STREETS PROPOSED.
 - 10) OFF SITE PARKING PROPOSED AS SHOWN.
 - 11) DRIVEWAYS TO MEET CITY STANDARDS.
 - 12) ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
 - 13) ALL STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
 - 14) TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.

- LANDSCAPING**
- 1) A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND THE PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAN.
 - 2) NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SITE DISTANCE.
 - 3) PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
 - 4) ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
 - 5) NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTIONS ON TREE PROTECTION METHODS.
 - 6) NO EXIST. TREES LOCATED WITHIN PROJECT LIMITS.

- CFPUA**
- 1) WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
 - 2) PROJECT SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.
 - 3) IF THE CONTRACTOR DESIRES CFPUA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPERS SIDE OF THE WATER METER BOX.
 - 4) ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH THE CFPUA'S CONNECTION CONTROL REGULATION. CALL 332-6419 FOR INFORMATION.
 - 5) ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USCFCOCHR OR ASSE.
 - 6) PUBLIC WATER AND SEWER EXISTING.
 - 7) CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING OR GRADING.
 - 8) ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.
 - 9) CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.

- DRAINAGE**
- 1) SHEET FLOW TO EXISTING AND PROPOSED CURB INLETS TO PERMITTED OFFSITE STORMWATER FACILITY.



VICINITY MAP
NO SCALE

SITE DATA:

PROPERTY OWNER MASONBORO CORNER MARKET PTNRS
PROJECT ADDRESS 3315 MASONBORO LOOP RD
PIN NUMBER R06700-005-151-000

AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.	MX
ZONING DISTRICT	
DISTURBED AREA	1.5 Ac.
SETBACKS REQUIRED	FRONT: 20' REAR: 20' CORNER: 20'
PROPOSED BUILDING SETBACKS	FRONT: 53' REAR: 178' CORNER: 45'
TRACT AREA	91,636 SF (2.1 AC)
BUILDING USE	RETAIL
EXISTING BUILDING AREA	0 SF
PROPOSED BUILDING AREA (GROSS)	5,320 SF
BUILDING LOT COVERAGE (5,120/91,636)	5.6%
NUMBER OF BUILDINGS	1
NUMBER OF UNITS	3
BUILDING HEIGHT	19'
NUMBER OF STORIES	1
SF PER FLOOR (GROSS)	5,320 SF
EXISTING IMPERVIOUS AREAS:	
EXISTING BUILDING	0 SF
EXISTING ASPHALT AND CURB	28,600 SF
EXISTING CONCRETE	685 SF
EXISTING GRAVEL	0 SF
EXISTING IMPERVIOUS AREA	29,285 SF (32%)
PROPOSED IMPERVIOUS AREAS:	
PROPOSED BUILDING FOOTPRINT	5,320 SF
PROPOSED ASPHALT + CURB	21,610 SF
PROPOSED CONCRETE	3,245 SF
PROPOSED IMPERVIOUS AREA	30,175 SF (33%)
EXISTING IMPERVIOUS (TO REMAIN)	27,885 SF
PROPOSED+EXISTING IMPERVIOUS AREA	58,060 SF (63.4%)
PARKING REQUIRED:	
RETAIL	
1 SPACE PER 400 SF MIN.	
1 SPACE PER 200 SF MAX.	
3,295/400=8 MIN. 3,295/200=16 MAX.	
RESTAURANT (MINUS KITCHEN AND RESTROOMS)	
1 SPACE PER 80 SF MIN.	
1 SPACE PER 85 SF MAX.	
850/80=11 MIN. 850/65=13 MAX.	
PARKING REQUIRED:	19-29
PARKING PROPOSED:	36
CAMA LAND USE: WATERSHED RESOURCE PROTECTION AREA	
PUBLIC WATER AND SEWER BY CFPUA	
EXISTING WATER FLOW:	0 GPD
EXISTING SEWER FLOW:	0 GPD
PROPOSED WATER FLOW:	676 GPD
(120 GPD/1,000 SF x 5,120 x 110%)	
PROPOSED SEWER FLOW:	615 GPD
(120 GPD/1,000 SF x 5,120)	
HANDICAP SPOTS REQUIRED	PROPOSED
(1-25 SPOTS=1 HANDICAP SPOT)	
37 SPOTS/25=2	2 HANDICAP SPOTS
BICYCLE PARKING REQUIRED (48 SPACES)	5 BICYCLE PARKS
BICYCLE PARKING PROPOSED	5 BICYCLE PARKS

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

STORMWATER MANAGEMENT PLAN
APPROVED

CITY OF WILMINGTON
ENGINEERING DEPARTMENT

DATE _____ PERMIT # _____

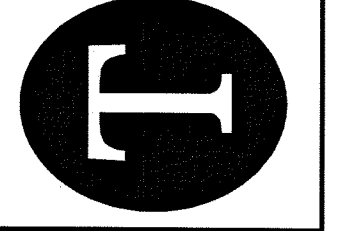
SIGNED _____

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

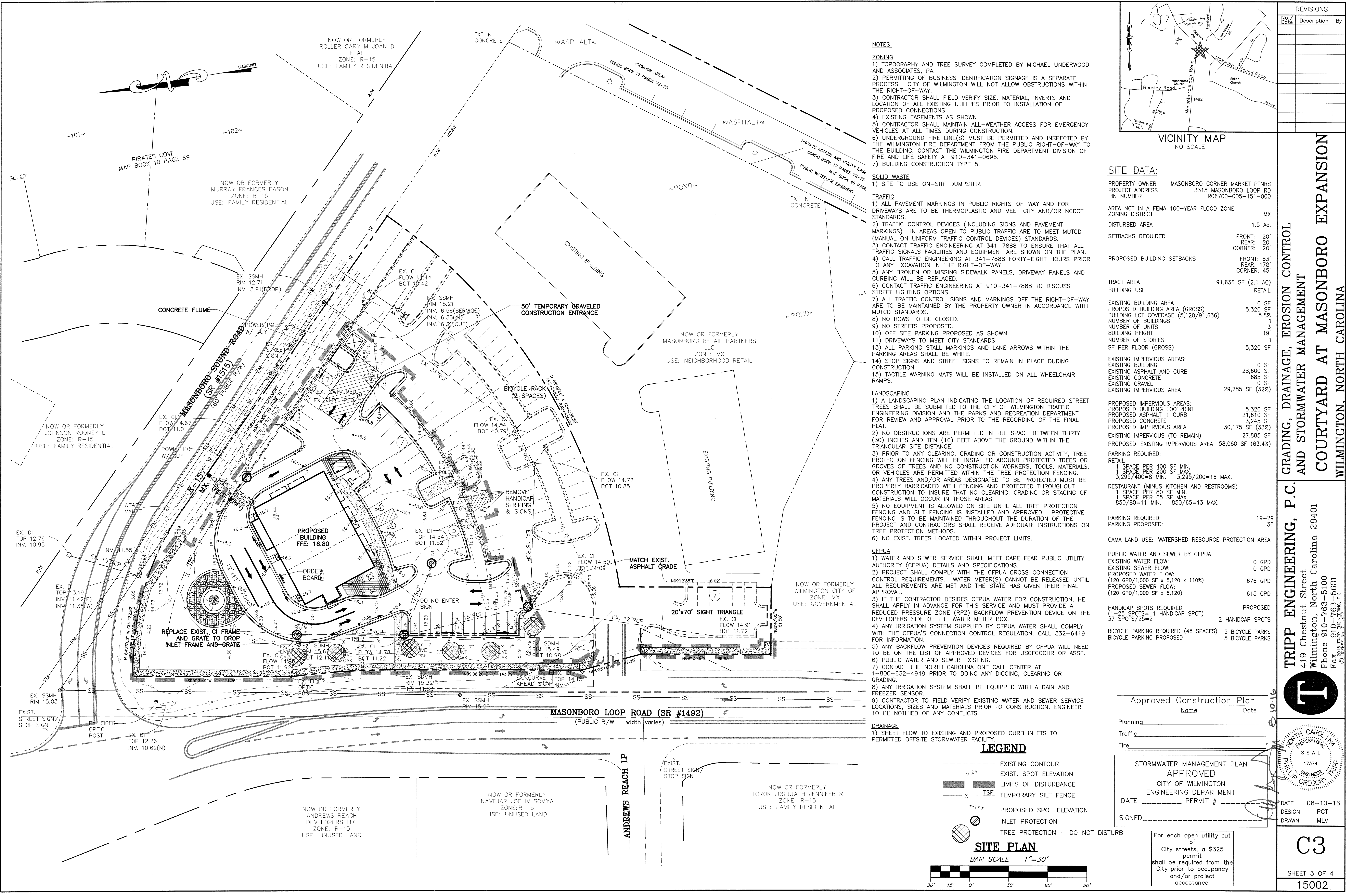
REVISIONS		
No./Date	Description	By

SITE AND UTILITY PLAN
COURTYARD AT MASONBORO EXPANSION
WILMINGTON, NORTH CAROLINA

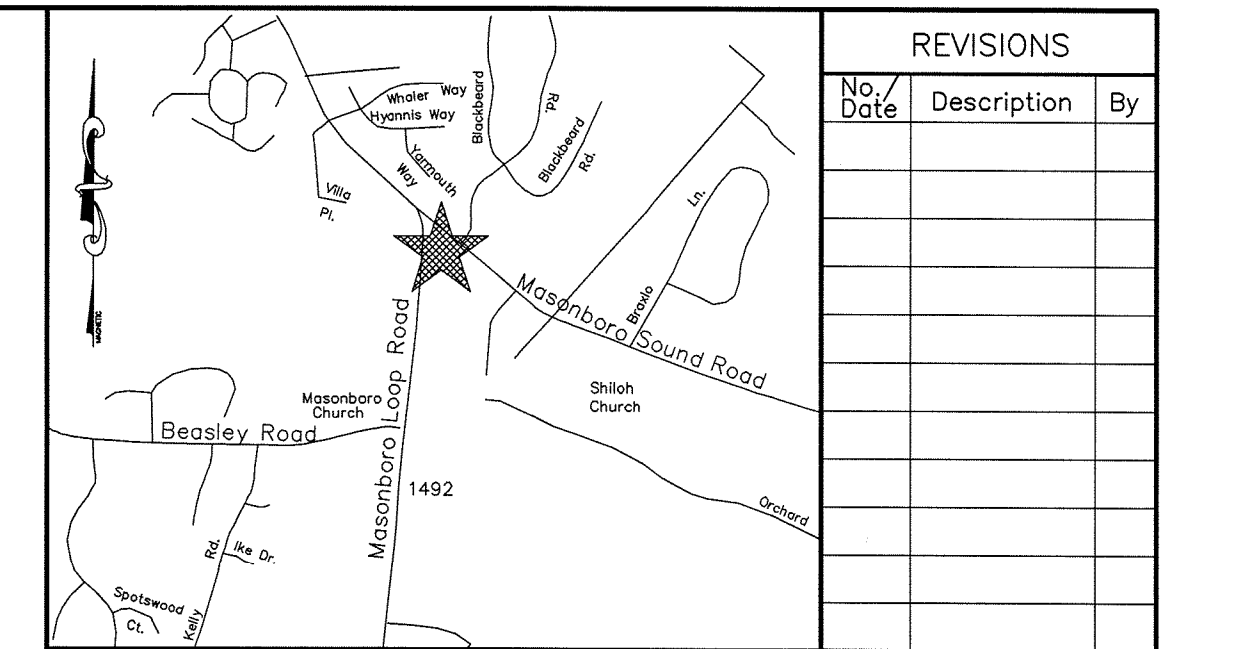
TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631
© 2015 TRIPP ENGINEERING, P.C.
LIC. LICENSE NO. C-1427



DESIGN PGT
DRAWN MLV



- NOTES:**
- ZONING**
- 1) TOPOGRAPHY AND TREE SURVEY COMPLETED BY MICHAEL UNDERWOOD AND ASSOCIATES, PA.
 - 2) PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS. CITY OF WILMINGTON WILL NOT ALLOW OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY.
 - 3) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.
 - 4) EXISTING EASEMENTS AS SHOWN
 - 5) CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
 - 6) UNDERGROUND FIRE LINE(S) MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-341-0696.
 - 7) BUILDING CONSTRUCTION TYPE 5.
- SOLID WASTE**
- 1) SITE TO USE ON-SITE DUMPSITER.
- 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) 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.
 - 3) CONTACT TRAFFIC ENGINEERING AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNALS FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
 - 4) CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
 - 5) ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 - 6) CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
 - 7) ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 - 8) NO ROWS TO BE CLOSED.
 - 9) NO STREETS PROPOSED.
 - 10) OFF SITE PARKING PROPOSED AS SHOWN.
 - 11) DRIVEWAYS TO MEET CITY STANDARDS.
 - 12) ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
 - 13) ALL STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
 - 14) TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- LANDSCAPING**
- 1) A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND THE PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAN.
 - 2) NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SITE DISTANCE.
 - 3) PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
 - 4) ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
 - 5) NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTIONS ON TREE PROTECTION METHODS.
 - 6) NO EXIST. TREES LOCATED WITHIN PROJECT LIMITS.
- CFPUA**
- 1) WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
 - 2) PROJECT SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.
 - 3) IF THE CONTRACTOR DESIRES CFPUA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPERS SIDE OF THE WATER METER BOX.
 - 4) ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH THE CFPUA'S CONNECTION CONTROL REGULATION. CALL 332-6419 FOR INFORMATION.
 - 5) ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USCFCOCHR OR ASSE.
 - 6) PUBLIC WATER AND SEWER EXISTING.
 - 7) CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING OR GRADING.
 - 8) ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.
 - 9) CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
- DRAINAGE**
- 1) SHEET FLOW TO EXISTING AND PROPOSED CURB INLETS TO PERMITTED OFFSITE STORMWATER FACILITY.



VICINITY MAP
NO SCALE

SITE DATA:

PROPERTY OWNER: MASONBORO CORNER MARKET PTNRS
 PROJECT ADDRESS: 3315 MASONBORO LOOP RD
 PIN NUMBER: R06700-005-151-000

AREA NOT IN A FEMA 100-YEAR FLOOD ZONE. ZONING DISTRICT: MX

DISTURBED AREA	1.5 AC.
SETBACKS REQUIRED	FRONT: 20' REAR: 20' CORNER: 20'
PROPOSED BUILDING SETBACKS	FRONT: 53' REAR: 178' CORNER: 45'
TRACT AREA	91,636 SF (2.1 AC)
BUILDING USE	RETAIL

EXISTING BUILDING AREA	0 SF
PROPOSED BUILDING AREA (GROSS)	5,320 SF
BUILDING LOT COVERAGE (5,120/91,636)	5.8%
NUMBER OF BUILDINGS	1
NUMBER OF UNITS	15
NUMBER OF STORIES	1
SF PER FLOOR (GROSS)	5,320 SF
EXISTING IMPERVIOUS AREAS:	
EXISTING BUILDING	0 SF
EXISTING ASPHALT AND CURB	28,600 SF
EXISTING CONCRETE	685 SF
EXISTING GRAVEL	0 SF
EXISTING IMPERVIOUS AREA	29,285 SF (32%)

PROPOSED IMPERVIOUS AREAS:	
PROPOSED BUILDING FOOTPRINT	5,320 SF
PROPOSED ASPHALT + CURB	21,610 SF
PROPOSED CONCRETE	3,245 SF
PROPOSED IMPERVIOUS AREA	30,175 SF (33%)
EXISTING IMPERVIOUS (TO REMAIN)	27,885 SF
PROPOSED+EXISTING IMPERVIOUS AREA	58,060 SF (63.4%)
PARKING REQUIRED:	
RETAIL	
1 SPACE PER 400 SF MIN.	
1 SPACE PER 200 SF MAX.	
3,295/400=8 MIN. 3,295/200=16 MAX.	
RESTAURANT (MINUS KITCHEN AND RESTROOMS)	
1 SPACE PER 80 SF MIN.	
1 SPACE PER 65 SF MAX.	
850/80=11 MIN. 850/65=13 MAX.	

PARKING REQUIRED:	19-29
PARKING PROPOSED:	36

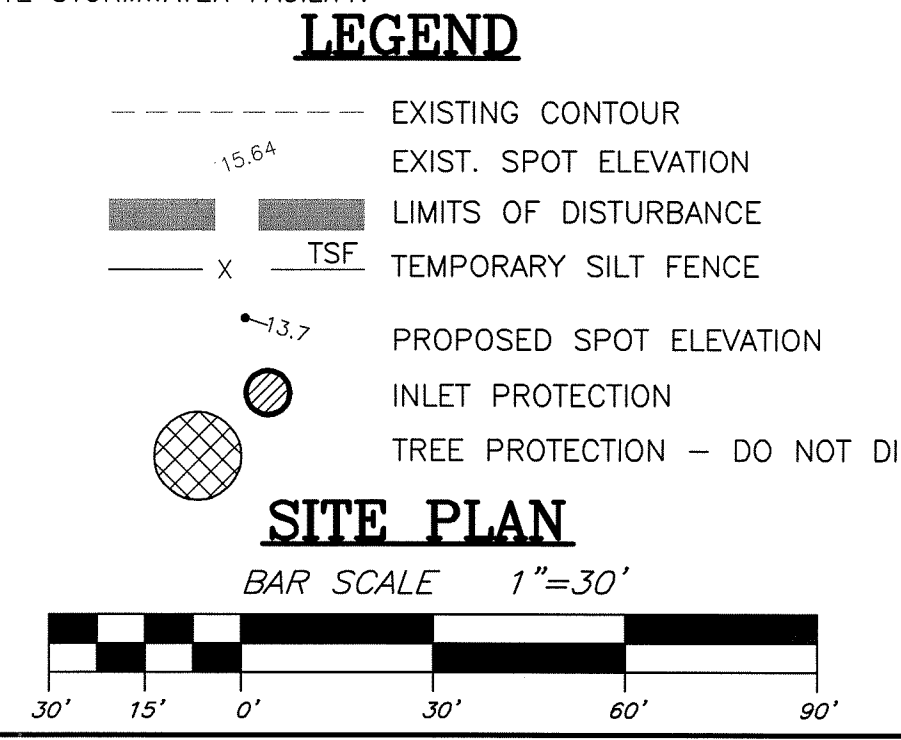
CAMA LAND USE: WATERSHED RESOURCE PROTECTION AREA	
PUBLIC WATER AND SEWER BY CFPUA	
EXISTING WATER FLOW:	0 GPD
EXISTING SEWER FLOW:	0 GPD
PROPOSED WATER FLOW:	0 GPD
(120 GPD/1,000 SF x 5,120 x 110%)	676 GPD
PROPOSED SEWER FLOW:	615 GPD
(120 GPD/1,000 SF x 5,120)	

HANDICAP SPOTS REQUIRED	PROPOSED
(1-25 SPOTS = 1 HANDICAP SPOT)	
37 SPOTS/25=2	2 HANDICAP SPOTS
BICYCLE PARKING REQUIRED (48 SPACES)	5 BICYCLE PARKS
BICYCLE PARKING PROPOSED	5 BICYCLE PARKS

APPROVED CONSTRUCTION PLAN	
Name	
Date	
Planning	
Traffic	
Fire	

STORMWATER MANAGEMENT PLAN
APPROVED
 CITY OF WILMINGTON
 ENGINEERING DEPARTMENT
 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.

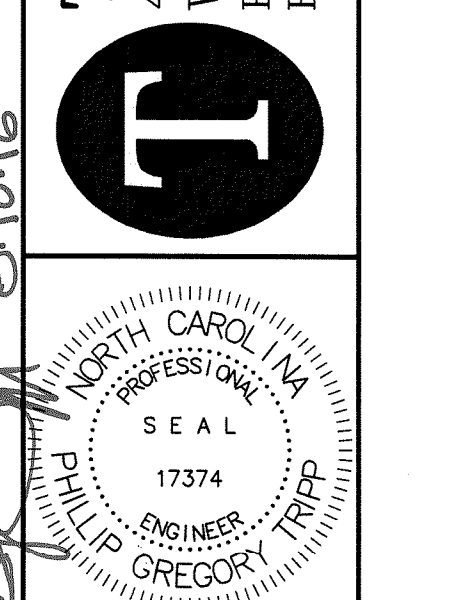


REVISIONS

No.	Date	Description	By

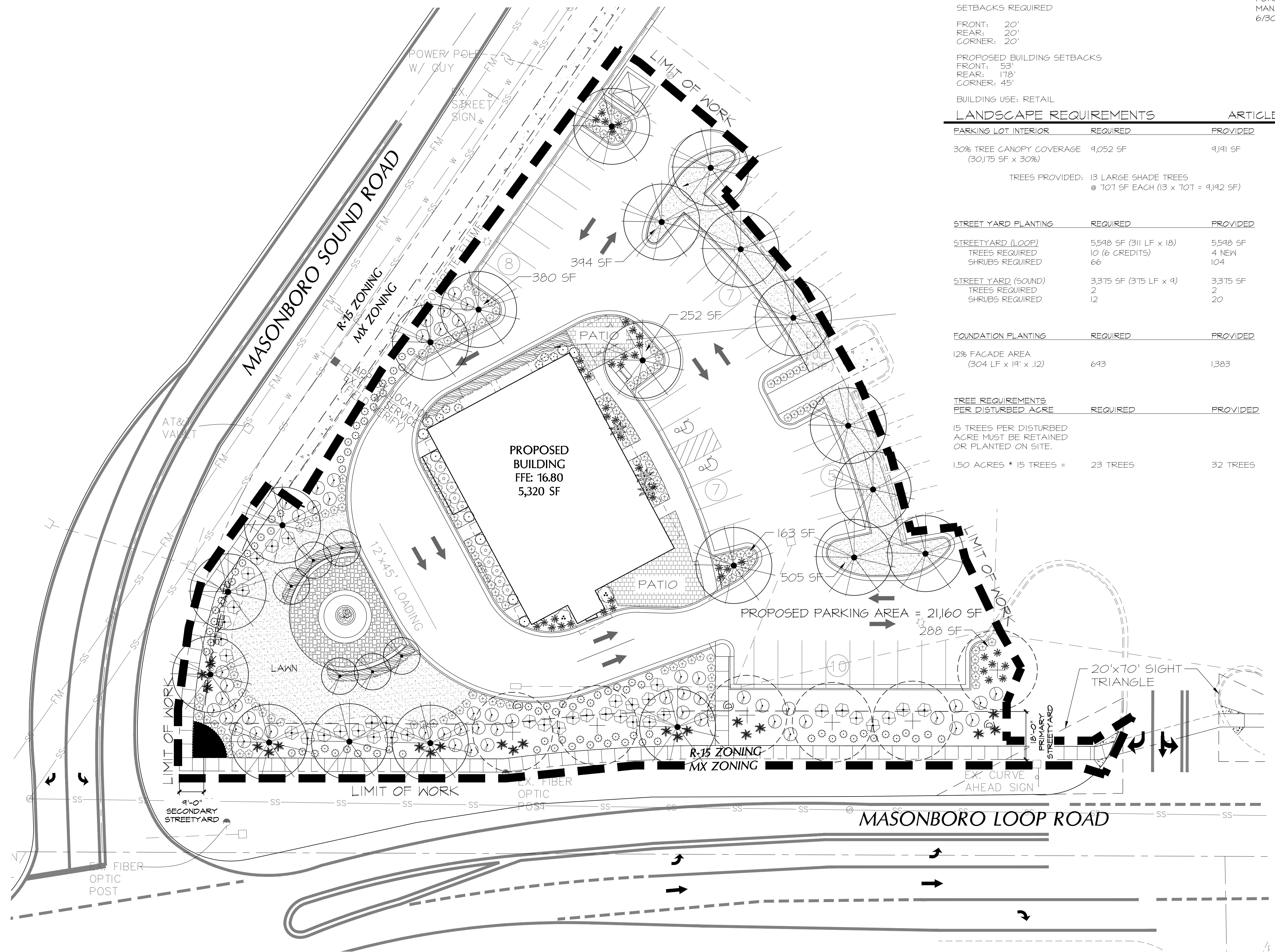
GRADING, DRAINAGE, EROSION CONTROL AND STORMWATER MANAGEMENT COURTYARD AT MASONBORO EXPANSION WILMINGTON, NORTH CAROLINA

TRIPP ENGINEERING, P.C.
 419 Chestnut Street
 Wilmington, North Carolina 28401
 Phone 910-763-5100
 Fax 910-763-5631
 © 2015 TRIPP ENGINEERING, P.C. LICENSE NO. EC-127



DATE 08-10-16
 DESIGN PGT
 DRAWN MLV

C3
 SHEET 3 OF 4
 15002



SITE DATA

PROPERTY OWNER: MASONBORO CORNER MARKET PARTNERS
 ADDRESS: 3315 MASONBORO LOOP ROAD
 PARCEL ID: R06100-005-151-000
 EXISTING ZONING: MX
 TOTAL PROJECT AREA: 1.5 ACRES

PER CITY FORESTRY MANAGER: 6/30/16

SETBACKS REQUIRED:
 FRONT: 20'
 REAR: 20'
 CORNER: 20'

PROPOSED BUILDING SETBACKS:
 FRONT: 53'
 REAR: 118'
 CORNER: 45'

BUILDING USE: RETAIL

LANDSCAPE REQUIREMENTS ARTICLE 8

PARKING LOT INTERIOR	REQUIRED	PROVIDED
----------------------	----------	----------

30% TREE CANOPY COVERAGE (30,175 SF x 30%)	9,052 SF	9,191 SF
TREES PROVIDED: 13 LARGE SHADE TREES @ 707 SF EACH (13 x 707 = 9,192 SF)		

STREET YARD PLANTING	REQUIRED	PROVIDED
----------------------	----------	----------

STREET YARD (LOOP)	5,598 SF (311 LF x 18)	5,598 SF
TREES REQUIRED	10 (6 CREDITS)	4 NEW
SHRUBS REQUIRED	66	104
STREET YARD (SOUND)	3,375 SF (375 LF x 9)	3,375 SF
TREES REQUIRED	2	2
SHRUBS REQUIRED	12	20

FOUNDATION PLANTING	REQUIRED	PROVIDED
---------------------	----------	----------

12% FACADE AREA (304 LF x 14' x .12)	643	1,383
--------------------------------------	-----	-------

TREE REQUIREMENTS PER DISTURBED ACRE	REQUIRED	PROVIDED
--------------------------------------	----------	----------

15 TREES PER DISTURBED ACRE MUST BE RETAINED OR PLANTED ON SITE.		
1.50 ACRES * 15 TREES =	23 TREES	32 TREES

PLANT_SCHEDULE

TREES	BOTANICAL NAME	CONT	SPACING	QTY
	Lagerstroemia x 'Natchez' Grape Myrtle	8'-10" H		6
	Quercus virginiana Southern Live Oak	2.5" CAL		20
EXISTING TREES	BOTANICAL NAME	CONT	SPACING	QTY
	Quercus virginiana Southern Live Oak	Existing		6
PALM TREES	BOTANICAL NAME	CONT	SPACING	QTY
	Trachycarpus fortunei Windmill Palm	15 GAL		3
SHRUBS	BOTANICAL NAME	CONT	SPACING	QTY
	Abelia x grandiflora 'Edward Goucher' Glossy Abelia	3 gal		40
	Azalea l. 'George L. Tabor' Purple Tabor Azalea (10' x 6')	3 gal		54
	Ilex cornuta 'Burfordii Nana' Dwarf Burford Holly	3 gal		39
	Ilex v. 'Nana' Dwarf Yaupon	3 gal		152
	Loropetalum c. 'Ruby' Ruby Loropetalum (5' x 5')	3 gal		10
	Miscanthus s. 'Adagio' Adagio Eulalia Grass	3 gal		87
	Muhlenbergia capillaris Pink Muhly	3 gal		43
	Nandina domestica Heavenly Bamboo	7 gal		6
	Osmanthus fragrans Sweet Olive (15' x 10')	7 gal		2
	Podocarpus macrophyllus maki Shubby Yew	7 gal		9
	Rosa x 'Knock-Out'	3 gal		30
	Sabal minor Dwarf Palmetto	3 gal		21
GROUND COVERS	BOTANICAL NAME	CONT	SPACING	QTY
	Annual Color (By Owner)	-		
	Liriope gigantea Giant Liriope	1 gal	12" o.c.	462
	Turf Sod To Match Existing	sod		

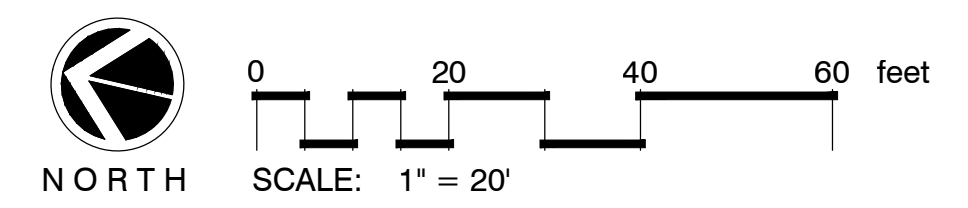
LANDSCAPE NOTES:

- PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

REFER TO CIVIL ENGINEER'S PLANS FOR:

- ALL INFORMATION PERTAINING TO EXISTING AND PROPOSED UTILITIES AND CONSTRUCTION
- SITE DESIGN REQUIREMENTS & LAYOUT

NORTH CAROLINA STATE LAW REQUIRES ANYONE PERFORMING EXCAVATION TO FIRST CALL THE STATEWIDE NOTIFICATION CENTERS NUMBER BEFORE DIGGING. CALLERS MUST THEN WAIT 48 HOURS WHILE UTILITIES LOCATES AND MARK THEIR UNDERGROUND FACILITIES. BEFORE EXCAVATING, DIAL NORTH CAROLINA 'ONE CALL' 1-800-632-4949



CLIENT: MASONBORO CONSTRUCTION & DEVELOPMENT, INC.
 3317 MASONBORO LOOP ROAD, SUITE 150
 WILMINGTON, NC 28409

PROJECT: MASONBORO CORNER MARKET
 3315 MASONBORO LOOP ROAD
 WILMINGTON, NC 28409

Date: 06.30.16
 Phase: REVIEW
 Job Number: 700-201
 Designed by:
 Drawn by:
 Checked by:
 Sheet Title: PLANTING PLAN

Sheet Number: L-1
 of 1 sheets