

REVISIONS		
No.	Date	Description

- SITE INVENTORY NOTES:**
- PREPARER OF THE PLAN: TRIPP ENGINEERING, P.C.
 - APPLICANT NAME: MASONBORO INVESTMENT SERVICES, LLC
 - SITE ADDRESS OF THE DEVELOPMENT: 3315 MASONBORO LOOP
 - PROPERTY OWNER: MASONBORO INVESTMENT SERVICES, LLC
 - DEVELOPER: MASONBORO INVESTMENT SERVICES, LLC
 - PROPERTY BOUNDARY: SEE PLAN
TAX PARCEL INFORMATION: R06700-005-151-000
 - PROPERTY ZONING: MX-MIXED USE
 - ADJACENT PROPERTY OWNER INFORMATION: SEE PLAN
 - VICINITY MAP: SEE PLAN
 - TOPOGRAPHY: SEE PLAN
 - 100-YEAR FLOOD BOUNDARY: N/A
 - EXISTING DITCHES, CREEKS AND STREAMS: SEE PLAN
 - SOIL: CRAVEN
 - CAMA AEC: N/A
 - CAMA LAND CLASSIFICATION: URBAN
 - CONSERVATION RESOURCES: NONE
ASSOCIATED SETBACKS: N/A
 - HISTORIC OR ARCHAEOLOGICAL SITE: N/A
 - CEMETERIES, BURIAL SITES/GROUNDS: N/A
 - FORESTED AREAS, HABITAT AND DOMINANT SPECIES: N/A
 - WETLANDS: NONE
 - PROTECTED SPECIES OR HABITAT: N/A
 - EXISTING OR PROPOSED 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 910-763-5631
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Approved Construction Plan

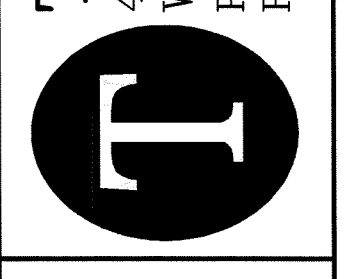
Name	Date
Planning	
Traffic	
Fire	

STORMWATER MANAGEMENT PLAN APPROVED

CITY OF WILMINGTON
ENGINEERING DEPARTMENT

DATE _____ PERMIT # _____

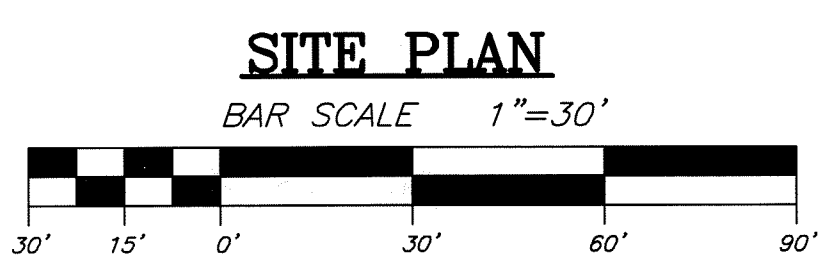
SIGNED _____



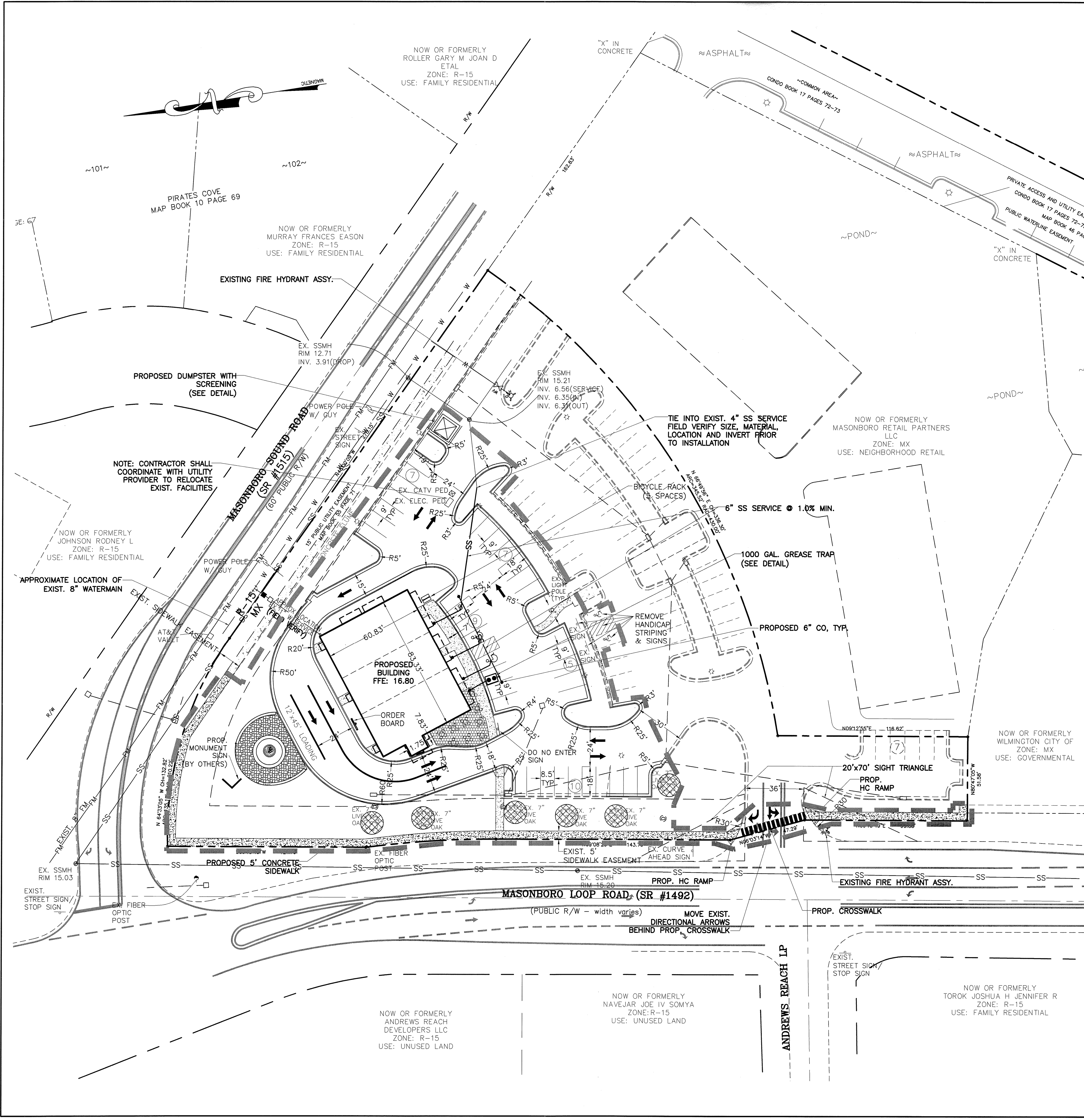
DATE 10-21-16
DESIGN PGT
DRAWN MLV

LEGEND

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

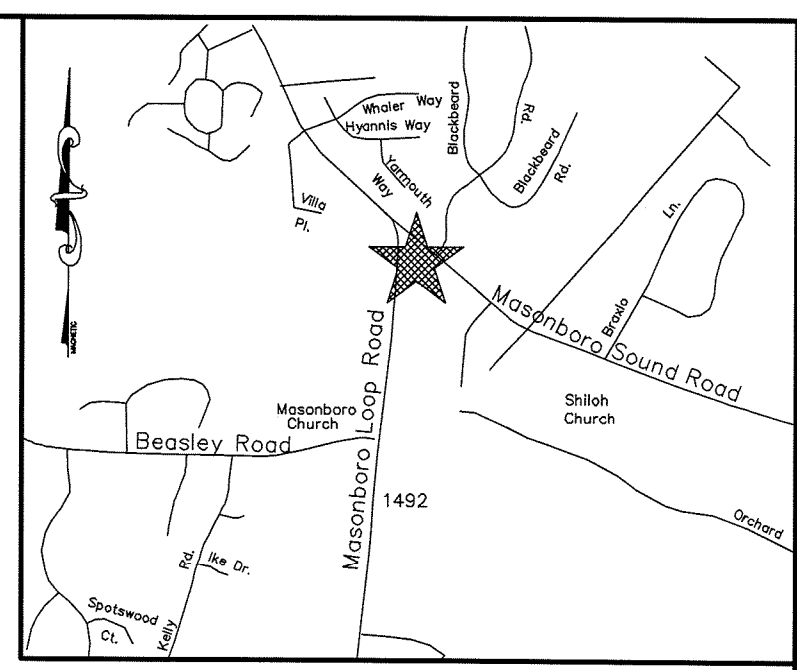


For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.



- 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.
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 - 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 DEVELOPER'S 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.
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- 1) SHEET FLOW TO EXISTING AND PROPOSED CURB INLETS TO PERMITTED OFFSITE STORMWATER FACILITY. EXISTING PERMITTED INFILTRATION BASINS TO BE CLEANED OUT AS NECESSARY FOR FUNCTIONABILITY.

- LEGEND**
- PROPERTY BOUNDARY
 - TREE PROTECTION - DO NOT DISTURB
- SITE PLAN**
- BAR SCALE 1"=30'
-



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) 5,160 SF
BUILDING LOT COVERAGE (5,160/91,636) 5.63%
NUMBER OF BUILDINGS 1
NUMBER OF UNITS 3
BUILDING HEIGHT 19'
NUMBER OF STORIES 1
SF PER FLOOR (GROSS) 5,160 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%)
EXISTING IMPERVIOUS TO BE REMOVED 1,400 SF

PROPOSED IMPERVIOUS AREAS:
PROPOSED BUILDING FOOTPRINT 5,160 SF
PROPOSED ASPHALT + CURB 20,745 SF
PROPOSED CONCRETE 2,980 SF
PROPOSED IMPERVIOUS AREA 28,885 SF (31.5%)
EXISTING IMPERVIOUS (TO REMAIN) 27,885 SF
PROPOSED-EXISTING IMPERVIOUS AREA 56,770 SF (62%)

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: 38

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: (120 GPD/1,000 SF x 5,120 x 110%) 676 GPD
PROPOSED SEWER FLOW: (120 GPD/1,000 SF x 5,120) 615 GPD

HANDICAP SPOTS REQUIRED (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

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
© LICENSE NO. C-1257



Approved Construction Plan

Name _____ Date _____

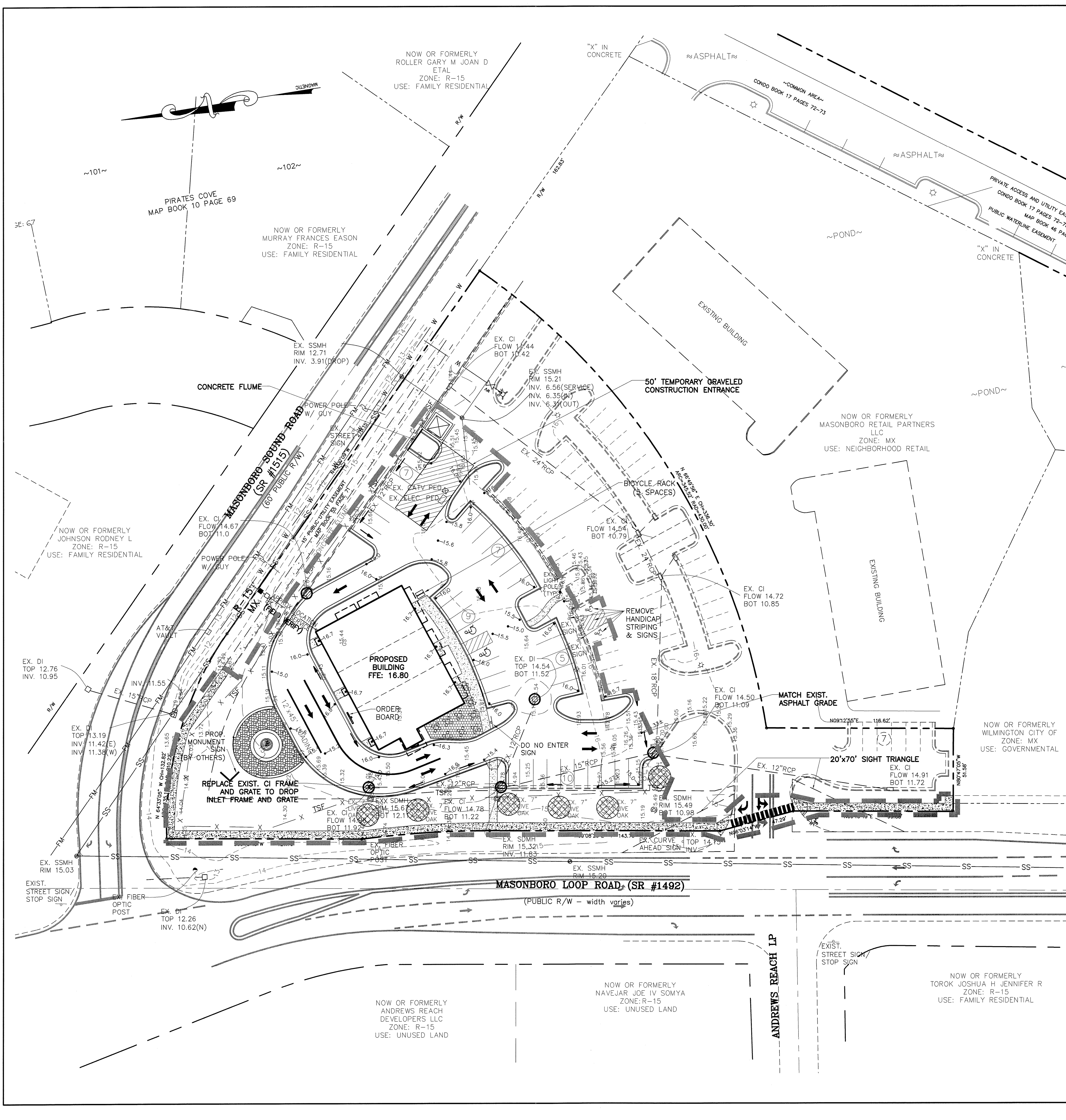
Planning _____

Traffic _____

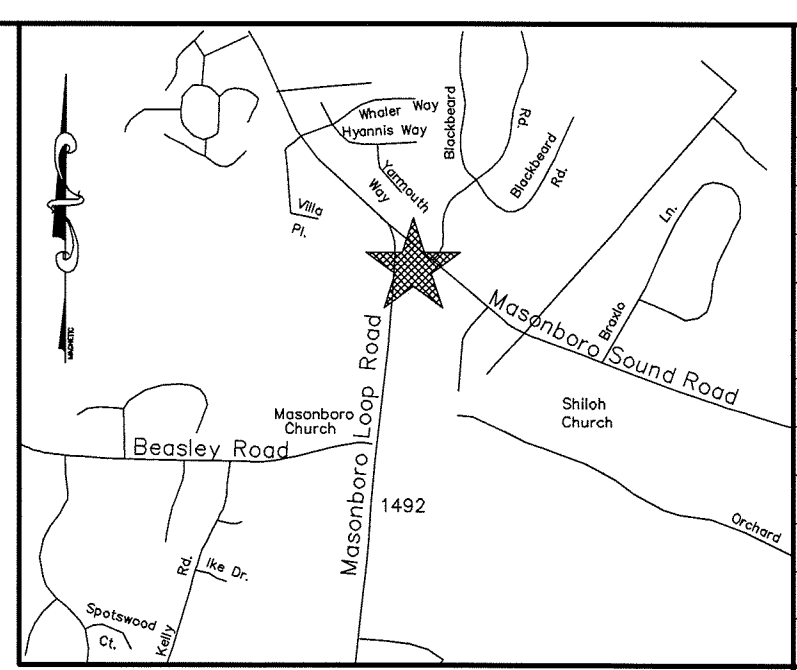
Fire _____

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APPROVED
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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)	5,160 SF
BUILDING LOT COVERAGE (5,160/91,636)	5.6%
NUMBER OF BUILDINGS	1
NUMBER OF UNITS	3
BUILDING HEIGHT	19'
NUMBER OF STORIES	1
SF PER FLOOR (GROSS)	5,160 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%)
EXISTING IMPERVIOUS TO BE REMOVED	1,400 SF
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PUBLIC WATER AND SEWER BY CFPUA	
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PROPOSED WATER FLOW:	
(120 GPD/1,000 SF x 5,120 x 110%)	676 GPD
PROPOSED SEWER FLOW:	
(120 GPD/1,000 SF x 5,120)	615 GPD
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
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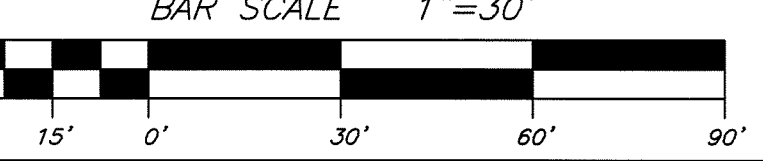
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LEGEND

- 15.64 --- EXISTING CONTOUR
- 15.64 --- EXIST. SPOT ELEVATION
- 15.64 --- LIMITS OF DISTURBANCE
- x --- TSE TEMPORARY SILT FENCE
- 12.7 --- PROPOSED SPOT ELEVATION
- 12.7 --- INLET PROTECTION
- 12.7 --- TREE PROTECTION - DO NOT DISTURB

SITE PLAN



Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

STORMWATER MANAGEMENT PLAN

APPROVED

CITY OF WILMINGTON

ENGINEERING DEPARTMENT

DATE _____ PERMIT # _____

SIGNED _____

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REVISIONS

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GRADING, DRAINAGE, EROSION CONTROL AND STORMWATER MANAGEMENT

COURTYARD AT MASONBORO EXPANSION

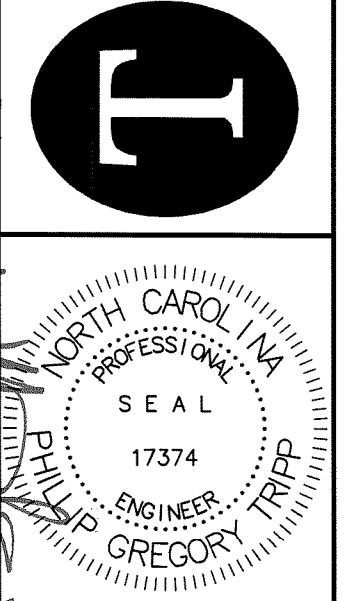
WILMINGTON, NORTH CAROLINA

TRIPP ENGINEERING, P.C.

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