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PARCEL MAP

LIST OF SHEETS

ARCHITECTURAL

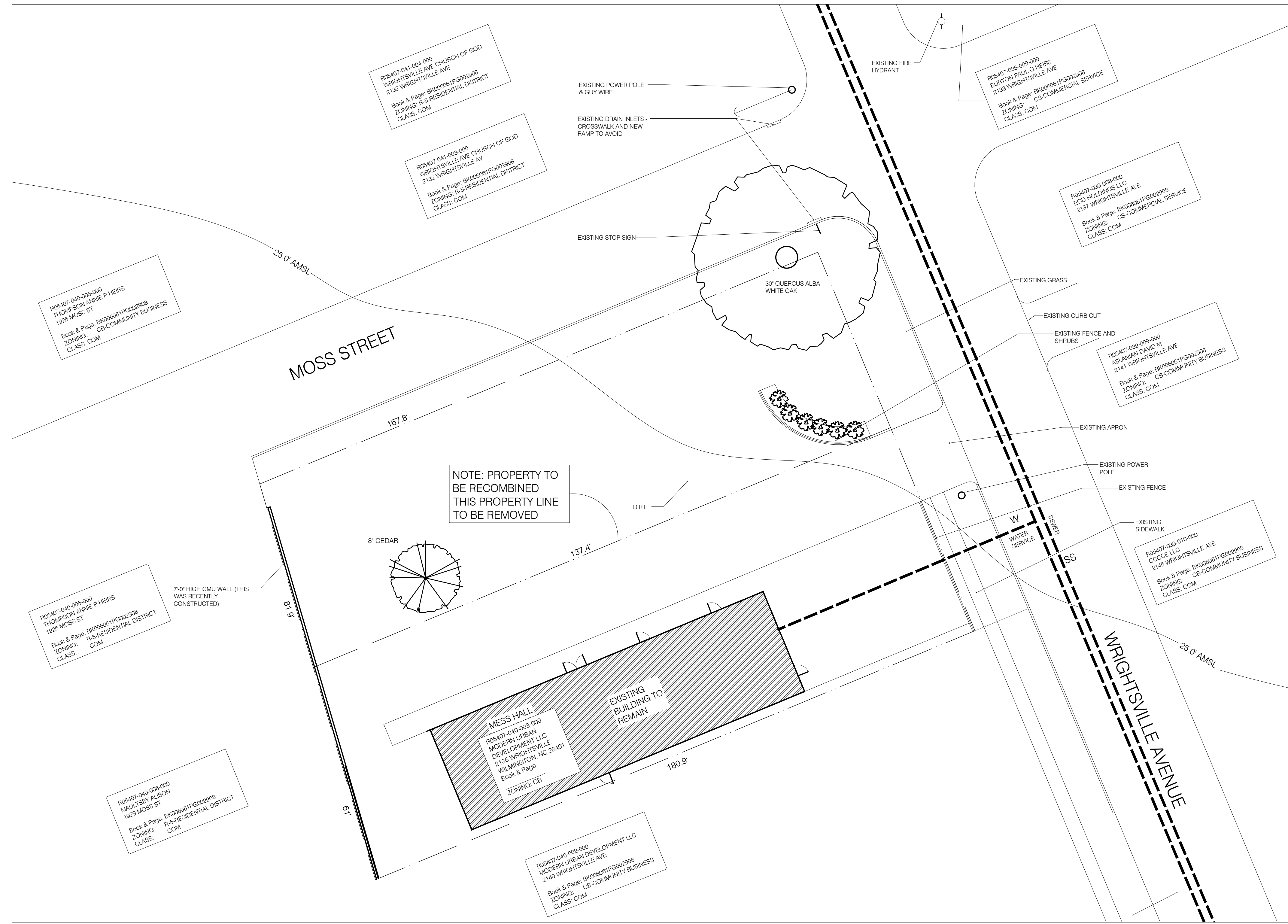
- A000 EXISTING CONDITIONS
- A100 SITE PLAN
- A101 LANDSCAPE PLAN
- A102 SITE DETAILS
- A103 SITE DETAILS

OWNER

L.S. SMITH
WILMINGTON, NORTH CAROLINA 28405

PROJECT ARCHITECT

ROMERO ARCHITECTURE
210 GREENFIELD STREET, #221
WILMINGTON, NORTH CAROLINA 28401
CONTACT: ROB ROMERO - 910.228.3137
rob@romeroarchitecture.com

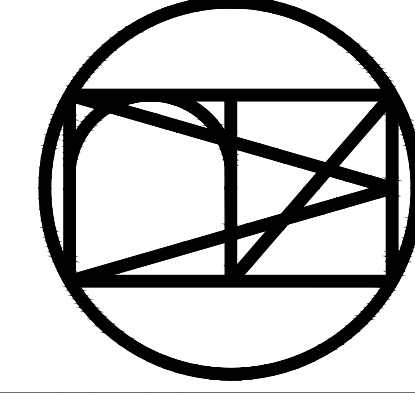


Approved Construction Plan
Date: 12/6/22
2022037
SWP #: NA
PO, CW, TB, MB, BM

1 EXISTING CONDITIONS
SCALE 1/16" = 1'-0"

ARCHITECT

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MESS HALL
210B WRIGHTSVILLE AVENUE
WILMINGTON, NORTH CAROLINA 28401

12.06.2022 - ISSUED FOR TRC REVIEW

01.13.2022	ISSUED FOR PLAN REVIEW
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Land Use	ITE Code*	24 Hour Volumes	AM Peak Hour Trips		PM Peak Hour Trips	
			Enter	Exit	Enter	Exit
Warehouse, 3,000 SF, existing	150	5	1	0	0	1
Restaurant, 3,000 SF, proposed	932	322	23	18	25	24

*NCDOT Congestion Management publication recommends the use of Generator for AM & PM Peak Hour

ADDRESS 2136 WRIGHTSVILLE AVENUE
 WILMINGTON, NC 28405

PARCEL ID NUMBER R05407-040-003-000

PARCEL OWNERSHIP MODERN URBAN DEVELOPMENT LLC

DEED BOOK & PAGE D.B. PG.

MAP BOOK & PAGE..... MB PG.

ZONING CB - COMMUNITY BUSINESS
 COM - COMMERCIAL
 CITY OF WILMINGTON

TOTAL LOT AREA 0.39 ACRES - 17,186 SF

CAMA LAND USE CLASSIFICATION .. URBAN

OVERLAY DISTRICT.....

PROPOSED USE.....RESTAURANT

BUILDING CONSTRUCTION TYPE.....5-B

FLOOD INFO
 ZONE X - MINIMAL FLOOD ZONE
 PANEL 3127
 MAP # 3720312700K
 AUGUST 28, 2018

NUMBER OF BUILDINGS 1 EXISTING

MIN. LOT AREA	REQUIRED	PROPOSED
1 ACRE	39	EXISTING
MIN. LOT WIDTH	100'	113'
MAX. LOT COVERAGE	40%	17%
FRONT BUILDING SETBACK	25'	50'
REAR BUILDING SETBACK	15'	26'
SIDE BUILDING SETBACK	7.5'	EXISTING
RIGHT SIDE	7.5'	EXISTING
LEFT SIDE	7.5'	EXISTING
MAX. BUILDING HEIGHT	35'	15'

LOT COVERAGE..... 3000 / 17,186 = .17%

TOTAL EXISTING ONSITE IMPERVIOUS SURFACE	4,282 SF (24%)
TOTAL ONSITE NEWLY CONSTRUCTED SURFACE	1,282 SF

BUILDINGS (EXISTING TO REMAIN)	3,000 SF
ASPHALT (NONE)	---- SF
NEW ASPHALT	---- SF
NEW CONCRETE (HC PARKING AND SIDEWALK)	1,282 SF
GRASS (EXISTING TO REMAIN)	3,665 SF
TOTAL ONSITE PARKING AREA	7,604 SF

TREES
 SEE PLANS

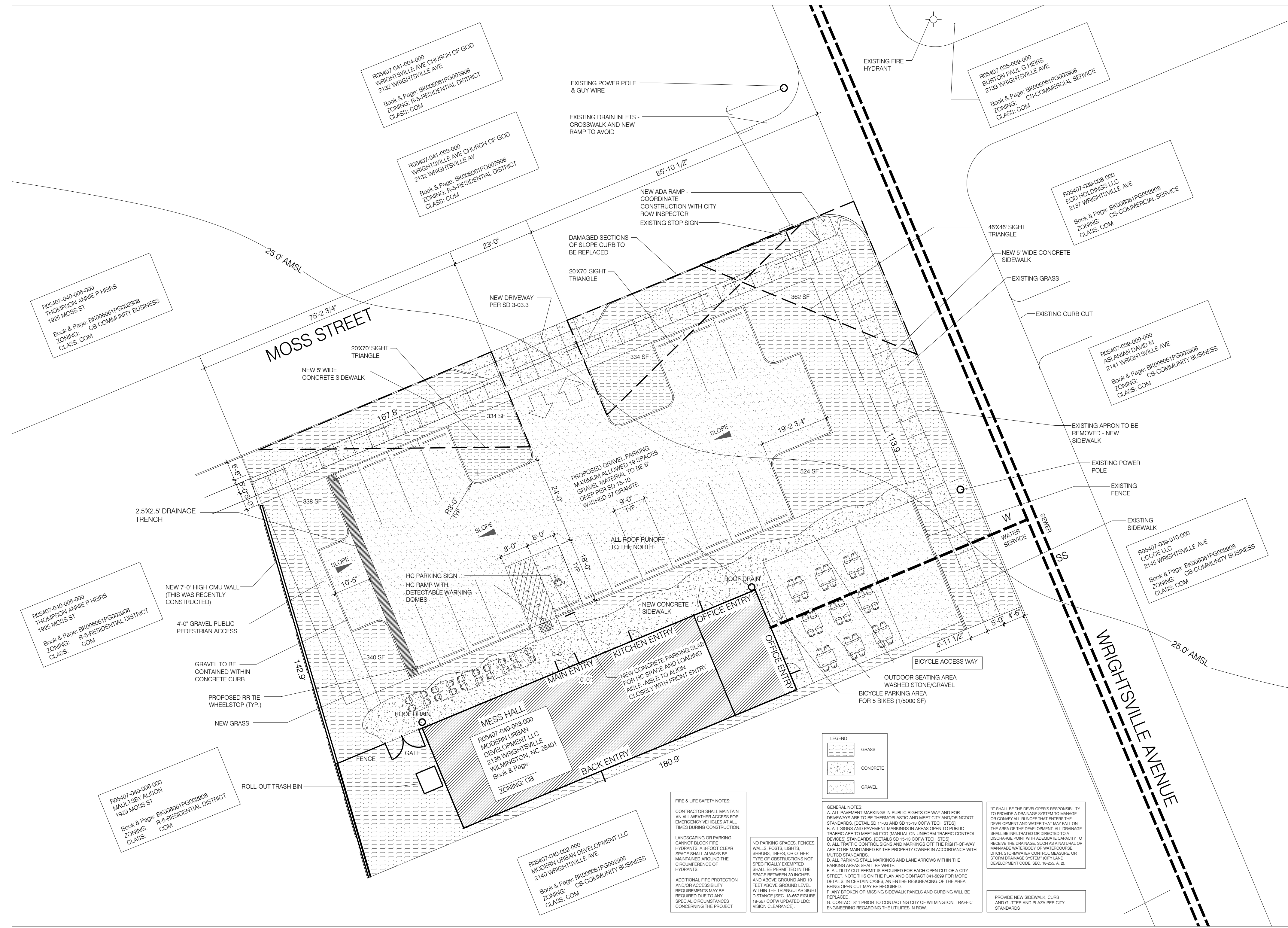
SOILS
 100% OF SITE IS CLASSIFIED AS LEON FINE SAND

PARKING REQUIREMENTS
 1 PER 65 GFA - 1300/65 = 20 SPACES REQUIRED
 18 NEW GRAVEL SPACES PROVIDED- MAXIMUM ALLOWED PLUS ONE HC SPACE ON NEW CONCRETE PAD

BICYCLE PARKING REQUIRED
 5 BICYCLE SPACES REQUIRED PER 100 PARKING SPACES
 5 BICYCLE SPACES PROVIDED

SOLID WASTE - FACILITY WILL BE SERVED WITH DUMPSTER

UTILITY INFORMATION
 WATER EXISTING USAGE 10 GPM
 WATER USAGE PROPOSED 14.9 GPM
 SEWER USAGE - EXISTING 135 GPD
 SEWER USAGE - PROPOSED 50GPD/100 SF = 675 GPD

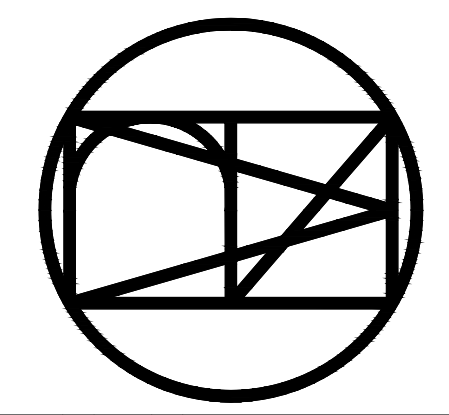


SITE DATA



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MESS HALL
 2136 WRIGHTSVILLE AVENUE
 WILMINGTON, NORTH CAROLINA 28401

A100 SITE PLAN & DATA

01.13.2022	ISSUED FOR PLAN REVIEW
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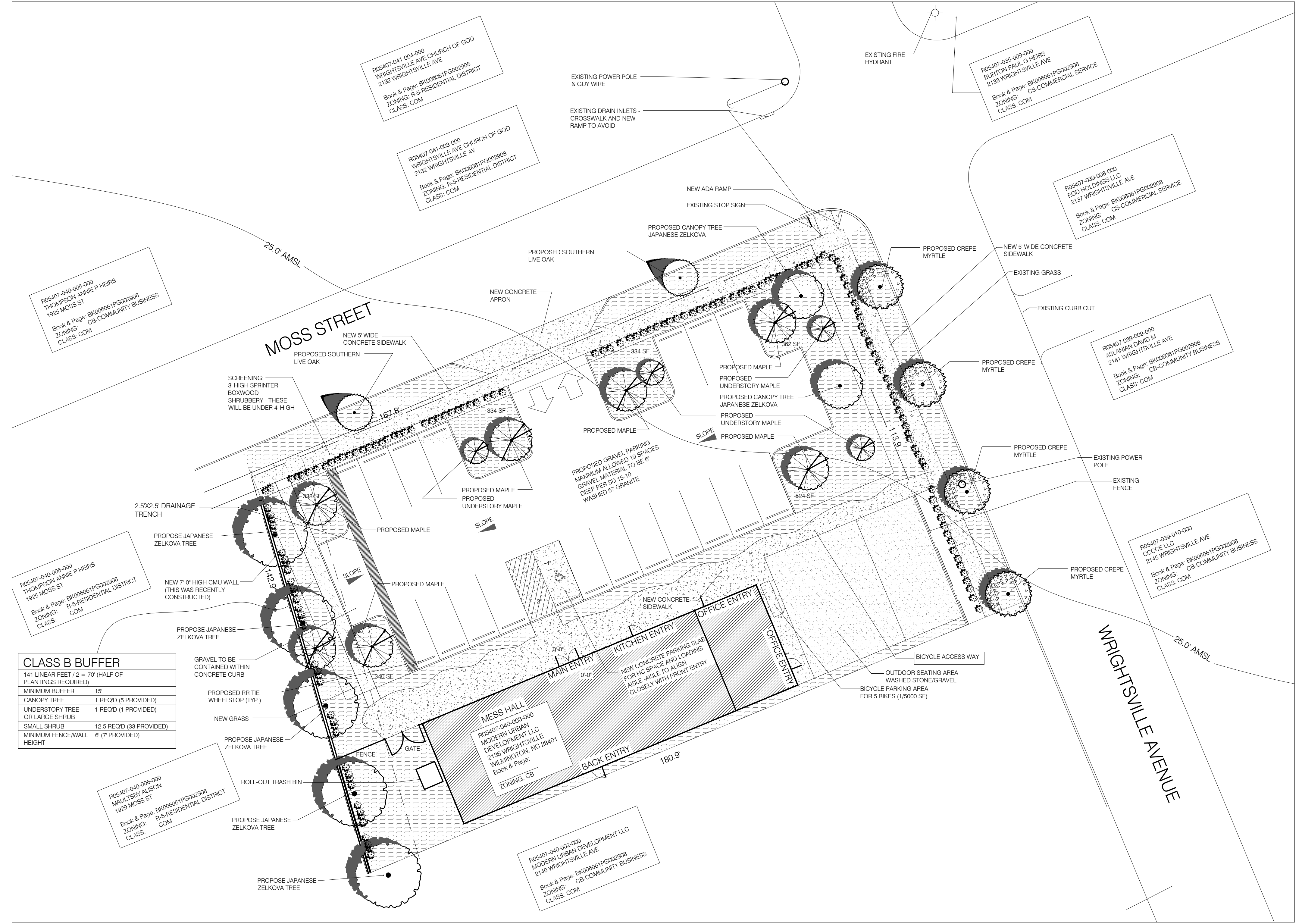
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For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

LANDSCAPE CALCULATIONS
 STREETSCAPE TREES REQUIRES 1 CANOPY TREE, 6 UNDERSTORY TREES, AND 9 SHRUBS PER 100 FEET (3/4 OF REQUIRED AMOUNT MUST BE PROVIDED)
 MOSS STREET = 170' (1.7 X .75 = 1.2 (2) CANOPY TREES, 10.2 X .75 = 7.6 (8) UNDERSTORY TREES, 15.3 X .75 = 11.4 (12) SHRUBS)
 WRIGHTSVILLE STREET = 114' (1.1 X .75 = (1) CANOPY TREES, 6.8 X .75 = 5.1 (6) UNDERSTORY TREES, 10.2 X .75 = 7.6 (8) SHRUBS)

QUANTITY	SYMBOL	COMMON NAME	MINIMUM PLANTING SIZE	PLANTING REMARKS
5		PROPOSED JAPANESE ZELKOVA TREE	2' CAL.	CANOPY TREES
6		PROPOSED MAPLE	2' CAL.	UNDERSTORY TREES
2		PROPOSED SOUTHERN LIVE OAK	2' CAL.	CANOPY TREES
4		PROPOSED CREPE MYRTLE	8'	CANOPY TREES
20		3 HIGH SPRINKER BOXWOOD SHRUBBERY - THESE WILL BE UNDER 4' HIGH	36"	SCREENING AT SIDEWALK

LANDSCAPE CALCULATIONS:
 REQUIREMENTS PER LANDSCAPING EXPANSION TABLE (SEC. 18-326)
 GENERAL TREE REQUIREMENT:
 15 TREES PER DISTURBED ACRE; 0.39 = 7 TREES REQ'D
 STREETYARD LANDSCAPING: (SEC. 18-319) AS FOLLOWS:
 MOSS STREET 1/50' = 3 CANOPY RED OAKS
 WRIGHTSVILLE AVENUE 1/30' = 4 UNDERSTORY CREPE MYRTLES
 PARKING LOT LANDSCAPING: (SEC. 18-321)
 1 CANOPY TREE AND SHRUBBERY 5 INTERIOR PARKING ISLANDS
 3 CANOPY TREES AND SHRUBS REQ'D;
 CANOPY TREES/SHADE TREES PLACED THROUGHOUT PARKING AREA
 FOUNDATION LANDSCAPING: (SEC. 18-322)
 EXISTING & PROPOSED PLANTINGS PROVIDED
 PARKING AREA SHADE CALCULATIONS: (SEC. 18-318)
 7261 SF PROPOSED PARKING AREA; 10% SHADE REQ'D;
 7261 * 0.10 = 726.1 SF OF SHADE PROVIDED AT MATURITY.
 1200 SF OF SHADE PROVIDED AT MATURITY.

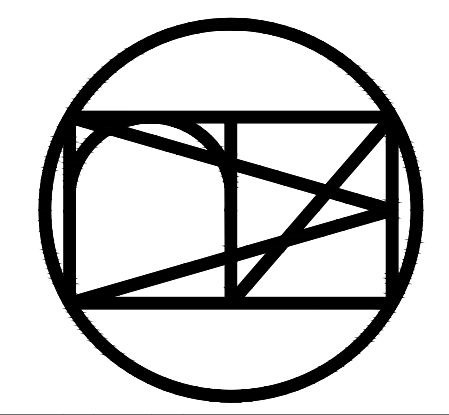


LANDSCAPE PLAN
 SCALE 1/16" = 1'-0"

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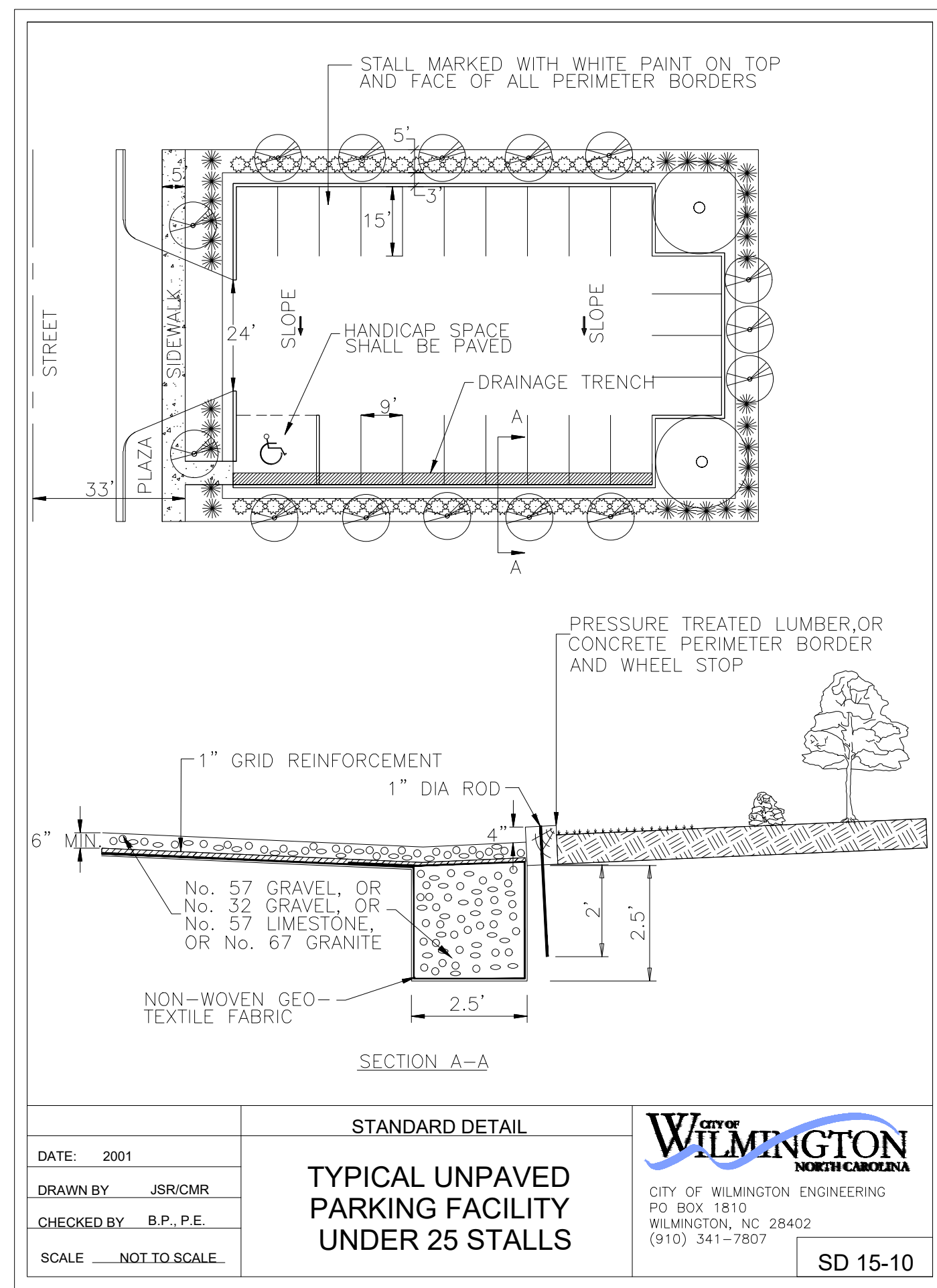
MESS HALL
 2196 WRIGHTSVILLE AVENUE
 WILMINGTON, NORTH CAROLINA 28401

AI01 LANDSCAPE PLAN

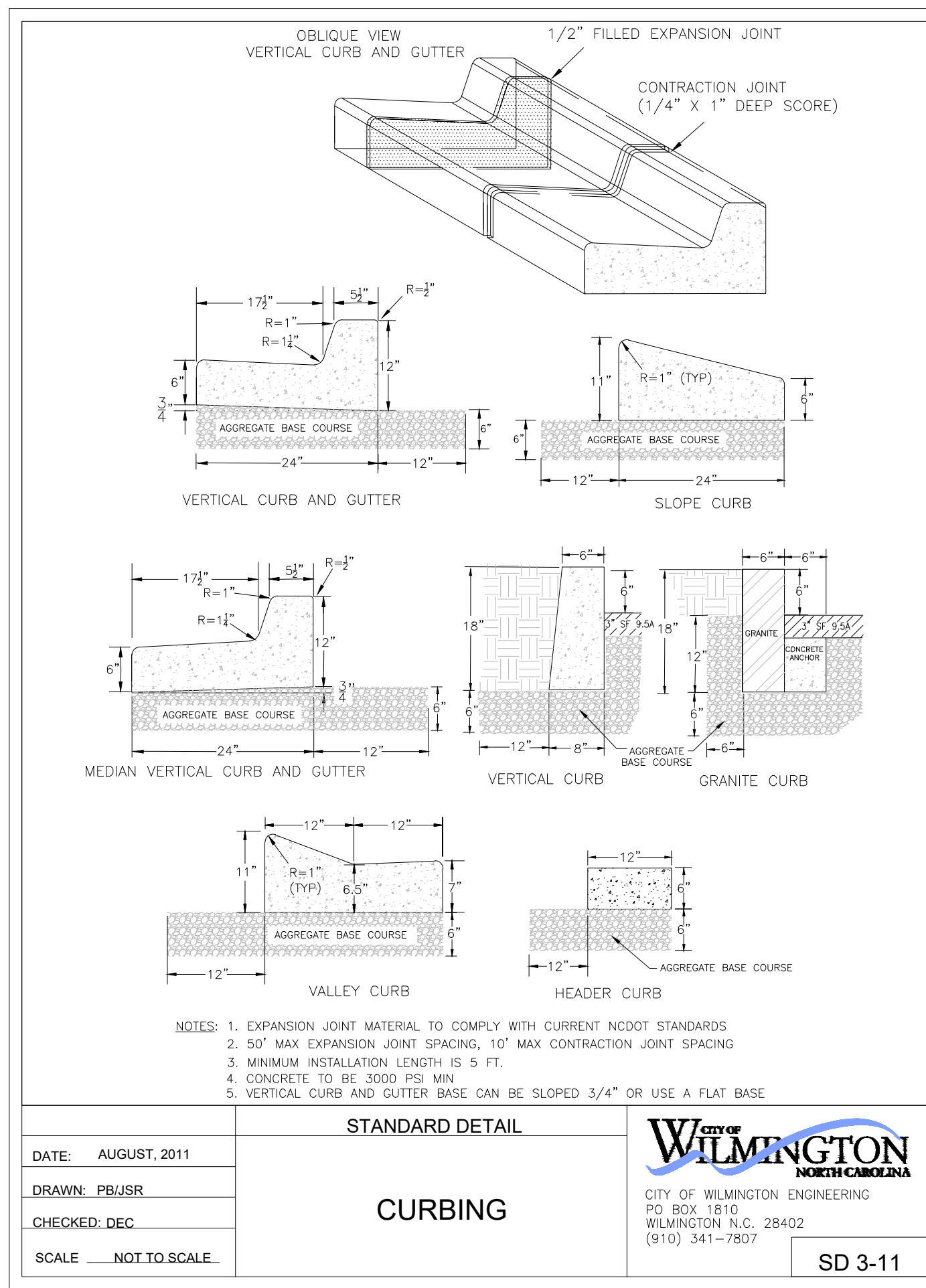
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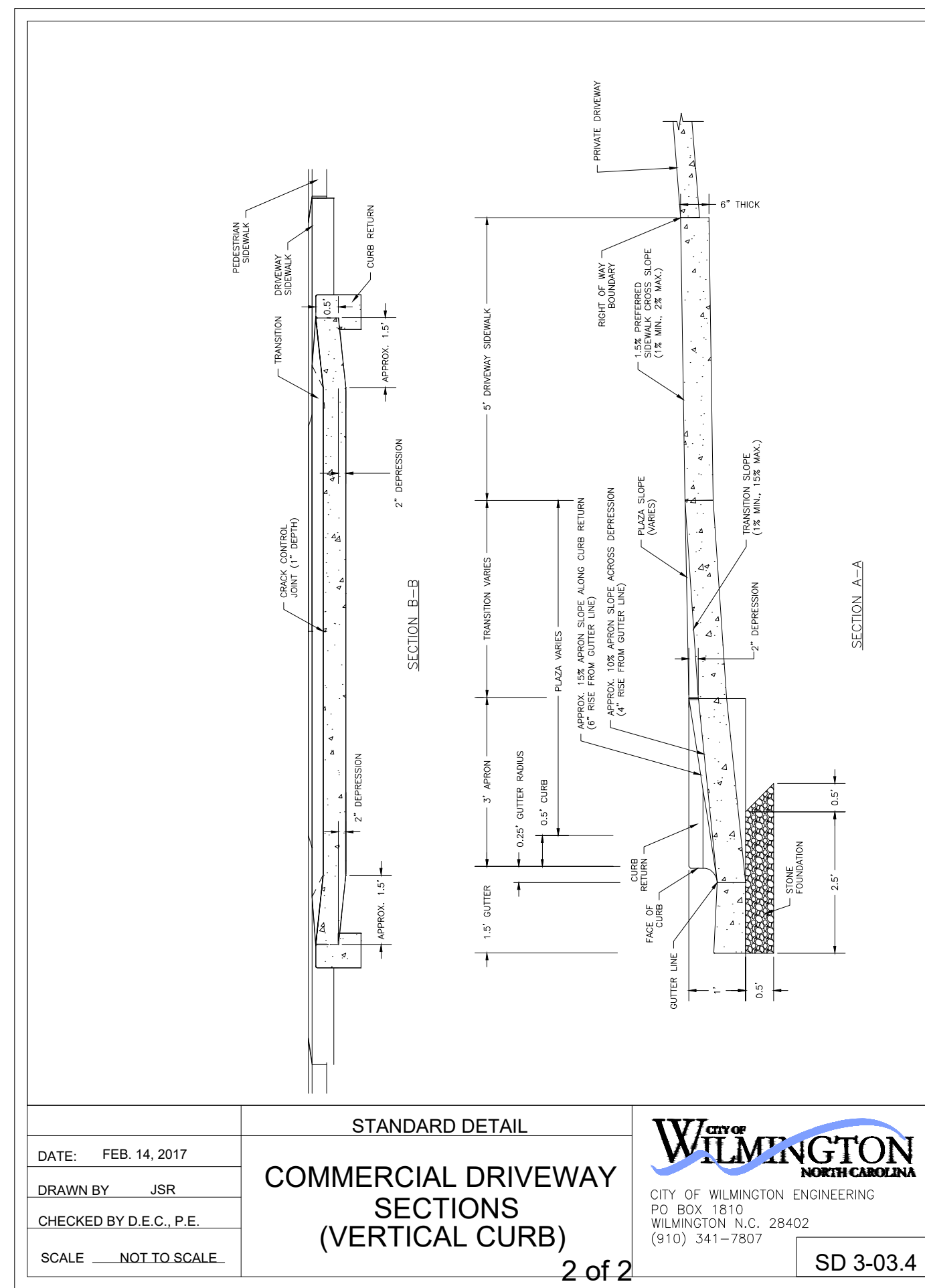
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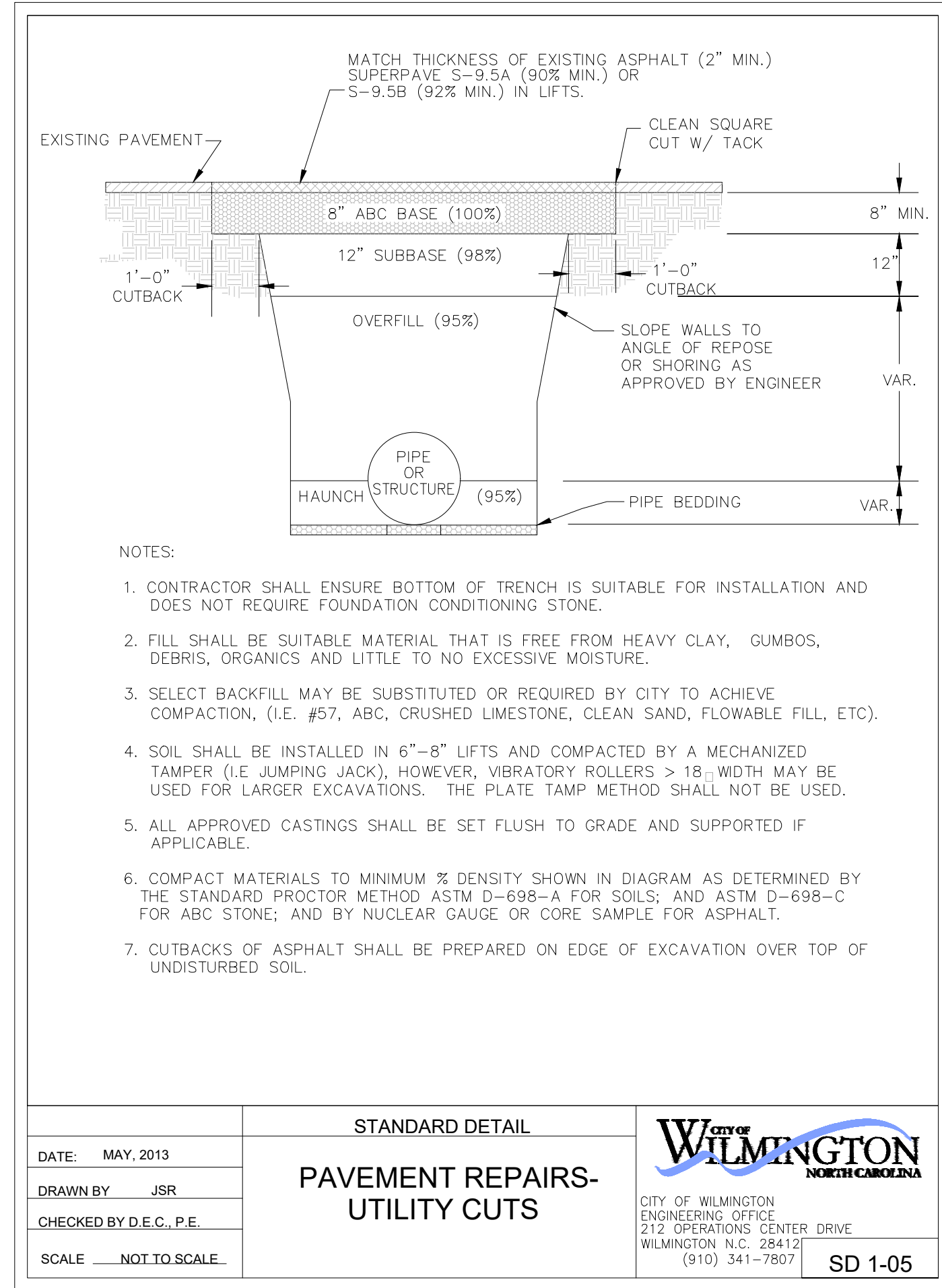
DATE: 2001	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 15-10
DRAWN BY: JSR/CMR	TYPICAL UNPAVED PARKING FACILITY UNDER 25 STALLS		
CHECKED BY: B.P., P.E.			
SCALE: NOT TO SCALE			



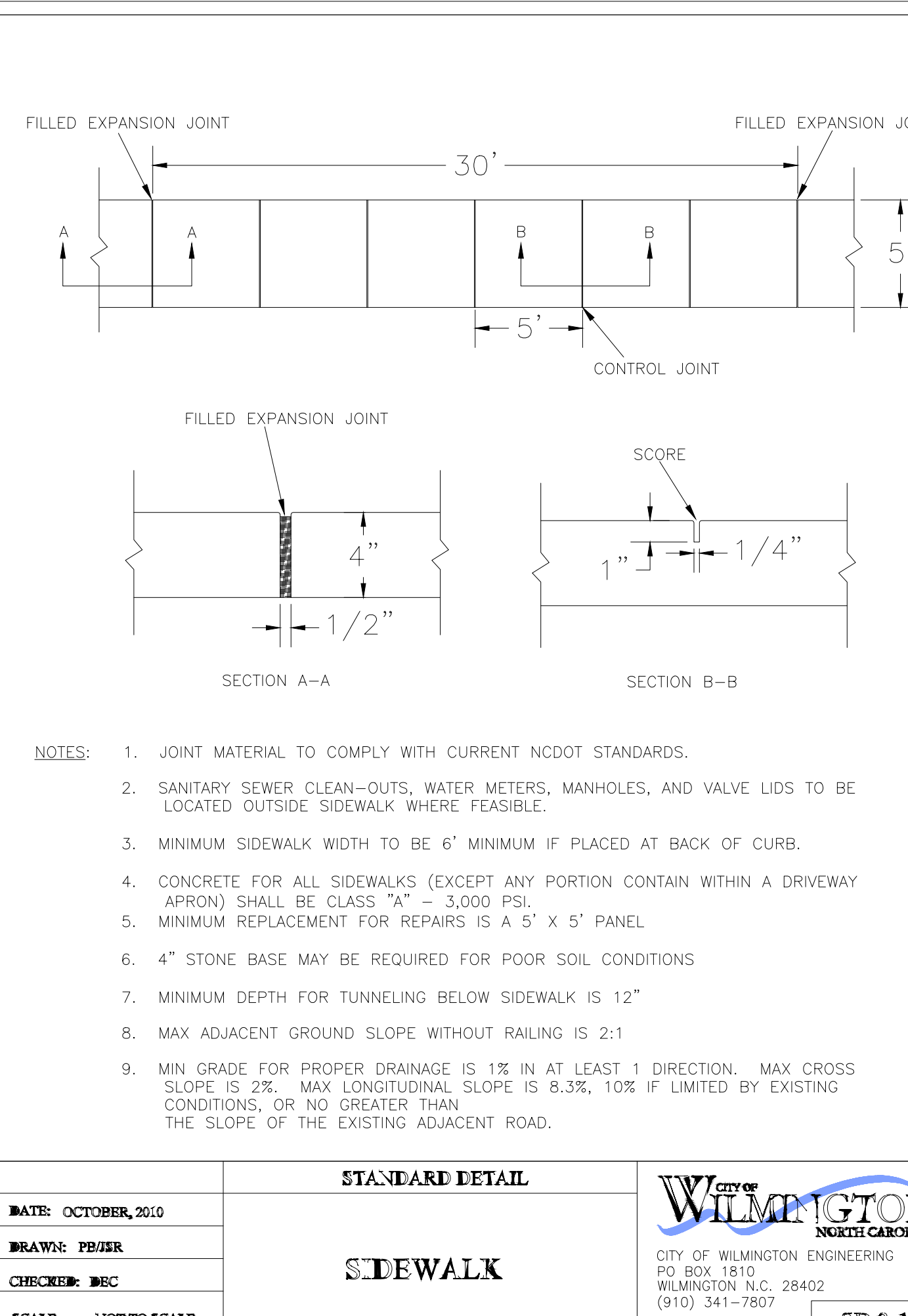
DATE: AUGUST, 2011	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, N.C. 28402 (910) 341-7807</p>	SD 3-11
DRAWN BY: PB/JSR	CURBING		
CHECKED BY: DEC			
SCALE: NOT TO SCALE			



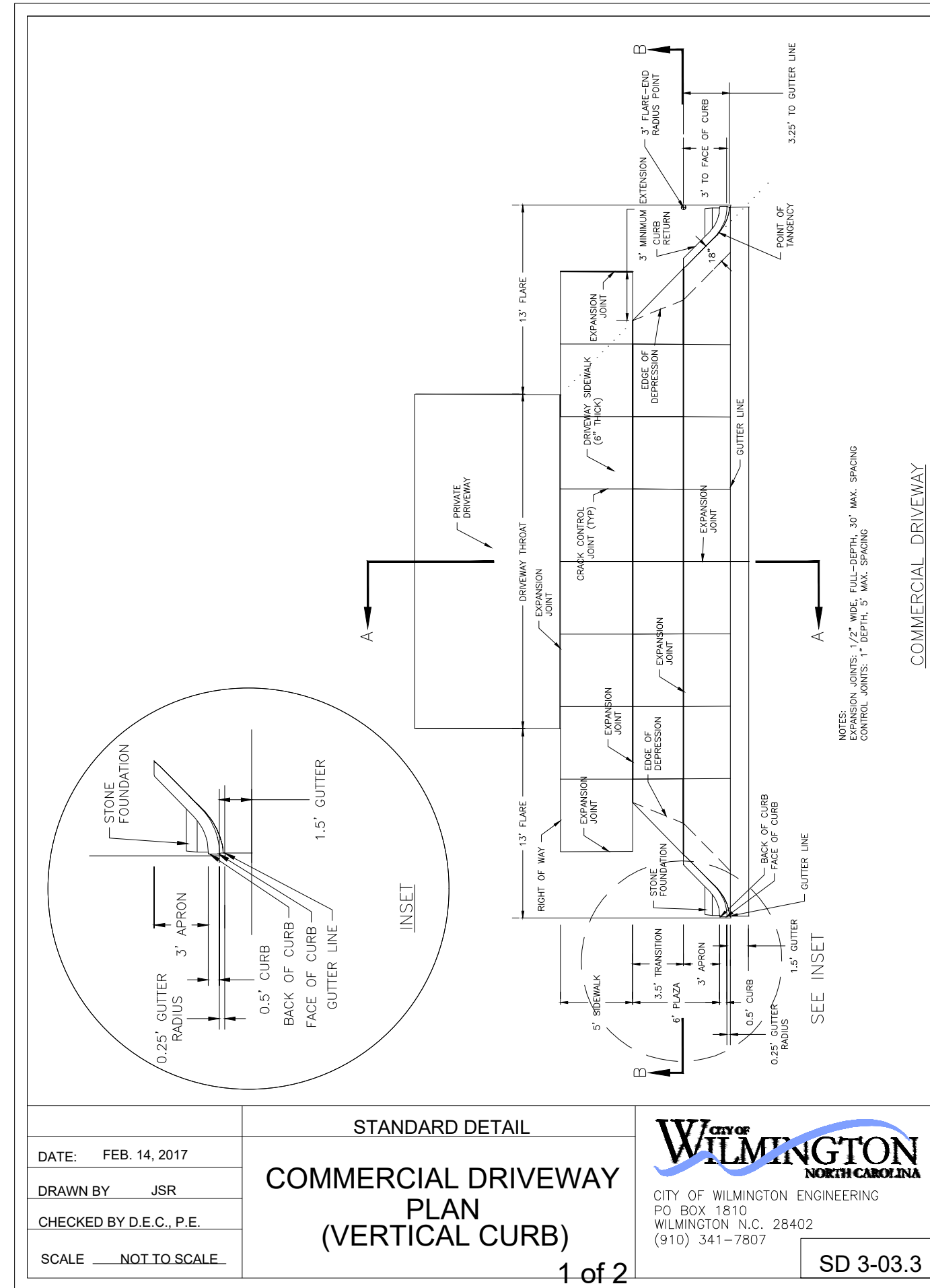
DATE: FEB. 14, 2017	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, N.C. 28402 (910) 341-7807</p>	SD 3-03.4
DRAWN BY: JSR	COMMERCIAL DRIVEWAY SECTIONS (VERTICAL CURB)		
CHECKED BY: D.E.C., P.E.			
SCALE: NOT TO SCALE			



DATE: MAY, 2013	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING OFFICE 212 OPERATIONS CENTER DRIVE WILMINGTON, N.C. 28412 (910) 341-7807</p>	SD 1-05
DRAWN BY: JSR	PAVEMENT REPAIRS-UTILITY CUTS		
CHECKED BY: D.E.C., P.E.			
SCALE: NOT TO SCALE			



DATE: OCTOBER, 2010	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, N.C. 28402 (910) 341-7807</p>	SD 3-10
DRAWN BY: PB/JSR	SIDEWALK		
CHECKED BY: DEC			
SCALE: NOT TO SCALE			

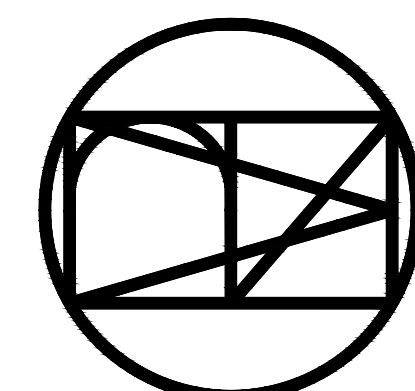


DATE: FEB. 14, 2017	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, N.C. 28402 (910) 341-7807</p>	SD 3-03.3
DRAWN BY: JSR	COMMERCIAL DRIVEWAY PLAN (VERTICAL CURB)		
CHECKED BY: D.E.C., P.E.			
SCALE: NOT TO SCALE			

Approved Construction Plan
Date: 12/6/22
2022037
SWP #: NA
PO, CW, TB, MB, BM

ARCHITECT

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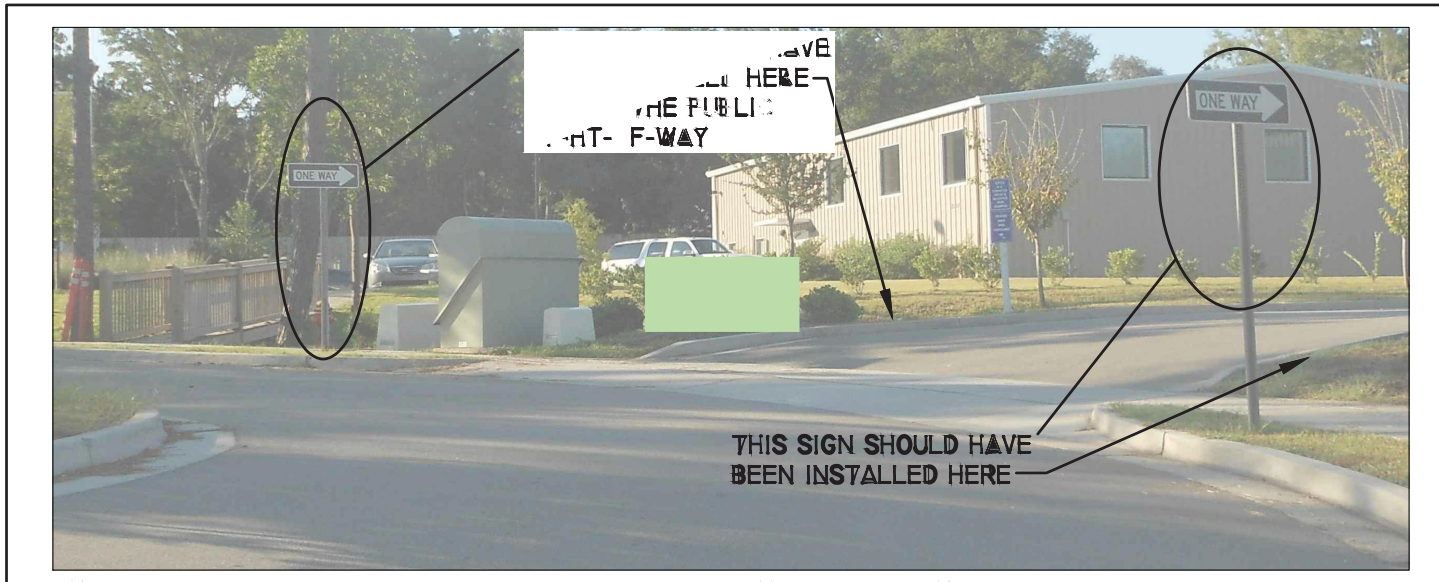
2108 WRIGHTSVILLE AVENUE
WILMINGTON, NORTH CAROLINA 28401

A101 SITE DETAILS

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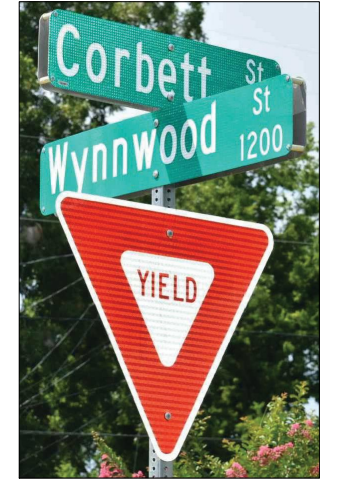


THESE ONE WAY SIGNS ARE IMPROPERLY INSTALLED IN THE PUBLIC RIGHT-OF-WAY. SIGNS FOR TO CONTROL TRAFFIC ENTERING PRIVATE DRIVEWAYS SHOULD BE INSTALLED OFF THE PUBLIC RIGHT-OF-WAY. THE PROPERTY OWNER/DEVELOPER IS RESPONSIBLE FOR MAINTENANCE OF THESE SIGN.

IMPROPERLY INSTALLED TRAFFIC CONTROL SIGNS FOR A PRIVATE DRIVEWAY INSTALLED IN THE PUBLIC RIGHT-OF-WAY
 FIGURE 2.1




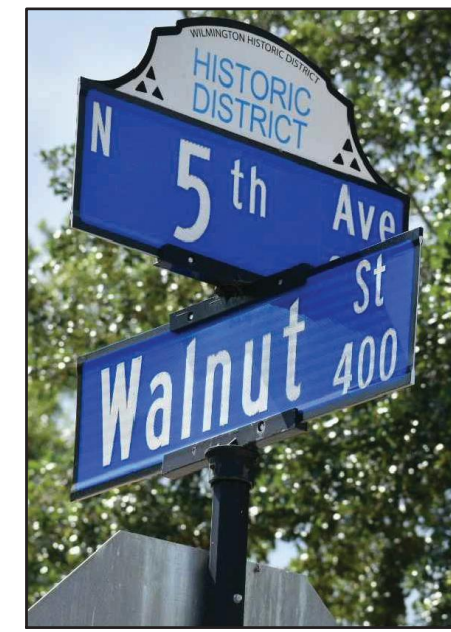
STANDARD STREET NAME SIGNS INSTALLED ABOVE A STOP SIGN (BOTTOM SIGN PARALLEL TO STOP SIGN)
 FIGURE 2.2



THESE SIGNS ARE USING THE LATEST MUTCD REQUIRED HIGH INTENSITY PRISMATIC SHEETING AND LETTERS.

STANDARD STREET NAME SIGNS INSTALLED ABOVE A YIELD OR STOP SIGN (BOTTOM SIGN PERPENDICULAR TO YIELD OR STOP SIGN)
 FIGURE 2.3

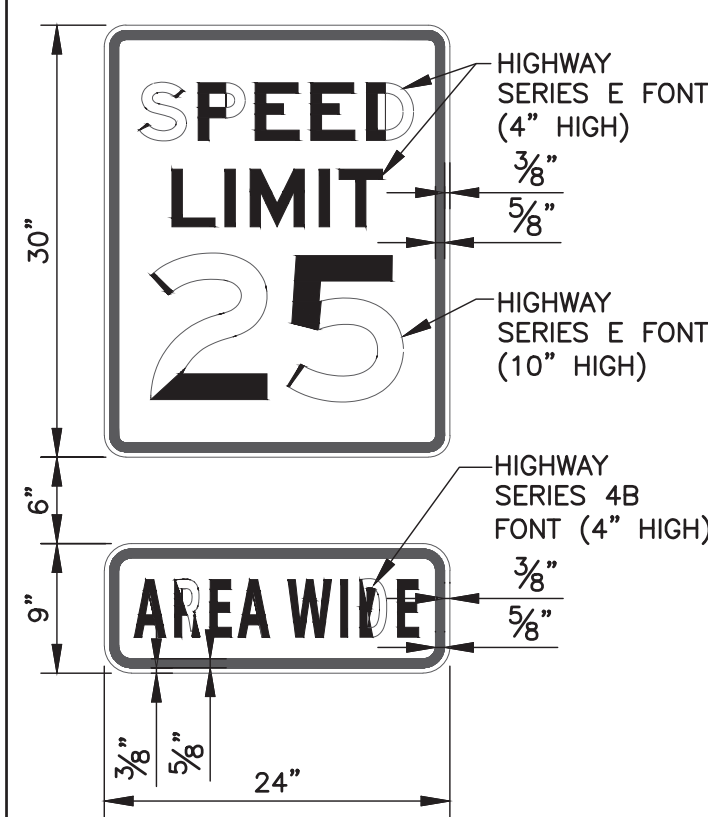
DATE: SEPTEMBER 29, 2014	General Street Name and	 <p>WILMINGTON 210 GREENFIELD STREET, #221 WILMINGTON, NORTH CAROLINA 28401 910.228.3137 www.romeroarchitecture.com</p>
REVIEWED: October 6, 2020	Traffic Control	
DRAWN BY: DALE THOMPSON	Signage Information	
CHECKED BY: RANDALL GLASIER		
SCALE: NOT TO SCALE		DETAIL NO.: TB1-02



HISTORIC DISTRICT STREET NAME SIGN WITH TOPPER ON NECK POST
 FIGURE 1.1



SPEED LIMIT AND AREA WIDE SIGN AT NEIGHBORHOOD ENTRANCE
 FIGURE 1.2




SPEED LIMIT AND AREA WIDE SIGN DETAIL
 FIGURE 1.3



THESE TRAFFIC CONTROL SIGNS FOR THE DRIVEWAY ARE IMPROPERLY INSTALLED. THEY SHOULD HAVE BEEN INSTALLED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY NEXT TO THE PRIVATE DRIVEWAY. IMPROPER PLACEMENT OF SIGNS CAN BE CONFUSING TO THE DRIVER.

TRAFFIC CONTROL SIGN FOR A PRIVATE DRIVEWAY INSTALLED IN THE PUBLIC RIGHT-OF-WAY
 FIGURE 1.4

DATE: SEPTEMBER 29, 2014	General Street Name and	 <p>WILMINGTON 210 GREENFIELD STREET, #221 WILMINGTON, NORTH CAROLINA 28401 910.228.3137 www.romeroarchitecture.com</p>
REVIEWED: October 6, 2020	Traffic Control	
DRAWN BY: DALE THOMPSON	Signage Information	
CHECKED BY: RANDALL GLASIER		
SCALE: NOT TO SCALE		DETAIL NO.: TB1-01

ARCHITECT



MESS HALL
 2188 WRIGHTSVILLE AVENUE
 WILMINGTON, NORTH CAROLINA 28401

A102 SITE DETAILS

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