

USGS MAP

SCALE: 1" = 1000'

PROPERTY ADDRESS & PARCEL ID:

838 SUNNYVALE DRIVE
WILMINGTON, NC 28412

PARCEL ID: R06400-001-002-000

PROPERTY OWNER:

NATIONAL GYPSUM COMPANY
2001 REXFORD ROAD
CHARLOTTE, NC 28211

WATER AND SEWER CAPACITY:

WATER: 3,000 GPD (CURRENT USE)
WATER: 0 GPD (PROPOSED ADDITIONAL USE)

SEWER: 3,000 GPD (CURRENT USE)
SEWER: 0 GPD (PROPOSED ADDITIONAL USE)

EXISTING WATER AND SEWER CONNECTIONS:

FIRE WATER LATERAL CONNECTS TO AN EXISTING 6" WATER LINE WITHIN SUNNYVALE R.O.W. OWNED BY CAPE FEAR PUBLIC UTILITY AUTHORITY.

12" RCP LATERAL CONNECTS TO EXISTING SANITARY SEWER LINE WITHIN SUNNYVALE R.O.W. OWNED BY CAPE FEAR PUBLIC UTILITY AUTHORITY.

SITE DATA:

NUMBER OF BUILDINGS: 1
NUMBER OF FLOORS: 1
ROOF AREA: 238,165 SF
TRACT PROPERTY: 26,975 AC.
ZONED: INDUSTRIAL
CAMA LAND USE: URBAN

PROPOSED ADDITIONS:

RAIL SPUR: 30,920 SF
RAIL SPUR ACCESS DRIVE: 11,200 SF
EXPANDED ASPHALT PAVING: 29,780 SF

OFF STREET PARKING:

PER WILMINGTON ZONING CODE SECTION 18.528 (E)

1:15 PARKING SPACES PER EMPLOYEE ON THE SHIFT OF THE AVERAGE GREATEST EMPLOYMENT

MINIMUM REQUIRED = 2 BASED ON LARGEST SHIFT PRODUCTION

1ST SHIFT (DAYTIME) - 30 EMPLOYEES
2ND SHIFT - 15 EMPLOYEES
3RD SHIFT - 15 EMPLOYEES

CURRENTLY 87 DESIGNATED PARKING SPACES

CURRENT IMPERVIOUS AREA CALCULATIONS:

CURRENTLY UNDER ROOF:	236,165 SF
PAVED PARKING/ROADWAYS:	227,206 SF
TOTAL:	462,221 SF
	39.3% OF TOTAL AREA

PROPOSED IMPERVIOUS AREA CALCULATIONS:

CURRENTLY UNDER ROOF:	236,165 SF
PAVED PARKING/ROADWAYS:	227,206 SF
RAIL SPUR:	30,920 SF
RAIL SPUR ACCESS DRIVE:	11,200 SF
EXPANDED ASPHALT PAVING:	29,780 SF
TOTAL:	535,271 SF
	45.6% OF TOTAL AREA

GENERAL NOTES:

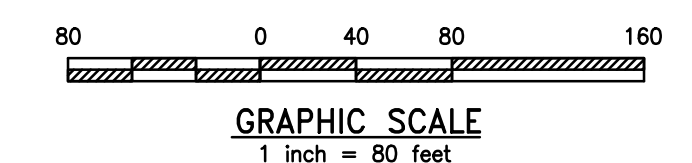
- PROPOSED PROJECT WILL NOT TIE INTO EXISTING PUBLIC UTILITIES: WATER STORMWATER, FIRE PROTECTION OR SANITARY SEWER SYSTEM.
- NO NEW WATER/SEWER SERVICES ARE PROPOSED WITH THIS DEVELOPMENT.

CITY OF WILMINGTON REQUIRED NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARD.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- CONTACT TRAFFIC ENGINEERING AT 910-341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.

LANDSCAPING NOTES:

- NO TREE MITIGATION IS PROPOSED WITH THIS DEVELOPMENT. EXISTING TREES TO BE REMOVED ARE IN DIRECT CONFLICT WITH THE MAXIMUM RAIL GRADE & CURVE REQUIREMENTS AND STORMWATER MANAGEMENT FEATURES AND ARE THEREFORE EXEMPT FROM MITIGATION AS DESCRIBED IN SECTION 18-461(a-c) OF ARTICLE 8 OF THE WILMINGTON, NC CODE OF ORDINANCES.
- NO ADDITIONAL TREES AS A RESULT IN EXPANSION UNDER Section 18-510, TABLE III ARE PROPOSED. PROPOSED ASPHALT EXPANSION IS TO REPLACE TRAILER PARKING LOST FROM THE RAIL SPUR ADDITION AND NOT FOR ADDITIONAL VEHICULAR USE.



REV	BY	DATE	DESCRIPTION

LOCATION: WILMINGTON, NC

TITLE: WILMINGTON WALLBOARD PLANT PROPOSED INDUSTRIAL SIDETRACK & STORMWATER MANAGEMENT IMPROVEMENTS CONCEPTUAL SITE PLAN

DGN	JAB	FILE	DRAWING NUMBER
CHK	MJT	DATE	C-400

EXISTING LEGEND	
STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	STRAIGHT TRAFFIC SIGNAL LIGHT
BWL BENT PIPE WASH LINE	POWER POLE
CL CURB INLET	GUY WIRE
CMF COMBUSTIBLE METAL PIPE	POWER LINE
CMF CONCRETE MEMENT PIPE	LIGHT POLE
CD SANITARY CLEANWATER	ELECTRIC TRANSFORMER
CMF COMBINATION PIPE	WATER VALVE
CMF COMBINED TOP PIPE	GAS VALVE
CMF DUCTILE IRON PIPE	GAS METER
CMF DOUBLE WIRE CATCH BASIN	WATER VALVE
CMF FONGS	WATER METER
CMF FONGS	WATER METER
CMF FONGS	FIRE HYDRANT
CMF INVERT	UNDERGROUND ELECTRIC LINE
CMF JACKSON BOX	UNDERGROUND GAS LINE
CMF MANHOLE	UNDERGROUND COMMUNICATION LINE
CMF OUTLET CONTROL STRUCTURE	UNDERGROUND WATER LINE
CMF SILENT CONTROL STRUCTURE	PHOTO POSITION INDICATOR
CMF SW MANHOLE	REGULAR PARKING SPACE COUNT
CMF SW MANHOLE	HANDICAP PARKING SPACE
CMF SW MANHOLE	TREE POSITION INDICATOR
CMF SW MANHOLE	EXISTING TREE LOCATION
CMF SW MANHOLE	BRUSH/SURUB

SITE LEGEND	
[Symbol]	PROPOSED ASPHALT PAVING
[Symbol]	PROPOSED STORMWATER PIPE
[Symbol]	OUTLET CONTROL STRUCTURE
[Symbol]	ENDWALL

UTILITIES LEGEND	
[Symbol]	ST
[Symbol]	ST
[Symbol]	ST
[Symbol]	ST

SEABOARD COASTLINE RAILROAD
PARCEL ID R06400-022-006-000
ZONING - INDUSTRIAL
CAMA LAND USE - URBAN

OUTLET CONTROL STRUCTURE
GRATE ELEV. = 38.50
INV. OUT = 36.50

VOPAK TERMINAL WILMINGTON, INC.
PARCEL ID R06400-001-003-000
ZONING - INDUSTRIAL
CAMA LAND USE - URBAN

PROPERTY LINE

BUILDING SETBACK LINE

GENERAL UTILITY EASEMENT
DEED BOOK: 5157
PAGE: 161

VACUUM EXISTING
OUTFALL #2 TO
REMOVE CLOGGING
SEDIMENT

VACUUM EXISTING
OUTFALL #3 TO
REMOVE CLOGGING
SEDIMENT

ESTABLISH OUTFALL AND
POSITIVE DRAINAGE AWAY
FROM OUTFALL

EXISTING BUILDING
234,015 SQ. FT.
HEIGHT OF BUILDING = 66.2'

SUNNYVALE DRIVE

SKYWAY INVESTMENTS, LLC
PARCEL ID R06500-006-014-000
ZONING - INDUSTRIAL
CAMA LAND USE - URBAN

PROPOSED RAIL SPUR
12'-WIDE ACCESS ROAD

APPROXIMATE TRAILER PARKING
LOCATION

PROPOSED PAVING ADDITION

INFILTRATION BASIN #1 FOOTPRINT:
26,920 SF
STORAGE: 75,254 CF
TOP OF BASIN = 39.00'
BOTTOM OF BASIN = 37.00'

CAMERON COMPANY, LTD
PARCEL ID
R06500-007-001-000
ZONING - INDUSTRIAL
CAMA LAND USE - URBAN

PROPOSED SOLID WASTE DISPOSAL
CONTAINERS

REMOVE SILT/SEDIMENT WITHIN
OUTFALL/CULVERT
STRUCTURES



530 Walnut Street
Philadelphia, PA
19106-3485
o. 215.922.8080

SEABOARD COASTLINE RAILROAD
 PARCEL ID R06400-022-006-000
 ZONING - INDUSTRIAL
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VOPAK TERMINAL WILMINGTON, INC.
 PARCEL ID R06400-001-003-000
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TRACT 1
 26.975 ACRES
 1,175,037.5 SF

CAMERON COMPANY, LTD
 PARCEL ID
 R06500-007-001-000
 ZONING - INDUSTRIAL
 CAMA LAND USE - URBAN

EXISTING BUILDING
 234,015 SQ. FT.
 HEIGHT OF BUILDING = 66.2'

SEABOARD COASTLINE
 RAILROAD
 ZONING - INDUSTRIAL
 CAMA LAND USE - URBAN

EXISTING LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	⊕ OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	⊖ POWER POLE
BSL BUILDING SETBACK LINE	— GUY WIRE
CI CURB INLET	⊖ POWER LINE
CMP CORRUGATED METAL PIPE	⊖ LIGHT POLE
CMF CONCRETE MONUMENT FND	⊖ ELECTRIC TRANSFORMER
CO SANITARY CLEANSOUT	⊖ WATER VAULT
CPED COMMUNICATION PEDESTAL	⊖ GAS VALVE
CTP CRIMPED TOP PIPE	⊖ GAS METER
DI DROP INLET	⊖ WATER VALVE
DIP DUCTILE IRON PIPE	⊖ WATER METER
DWCB DOUBLE WING CATCH BASIN	⊖ FIRE HYDRANT
FNC FENCE	— UNDERGROUND ELECTRIC LINE
FND FOUND	— UNDERGROUND GAS LINE
GM GAS METER	— UNDERGROUND COMMUNICATION LINE
INV INVERT	— UNDERGROUND WATER LINE
JB JUNCTION BOX	⊖ PHOTO POSITION INDICATOR
MH MANHOLE	⊖ REGULAR PARKING SPACE COUNT
OCS OUTLET CONTROL STRUCTURE	⊖ HANDICAP PARKING SPACE
OTP OPEN TOP PIPE	⊖ TREE POSITION INDICATOR
PM POWER METER	⊖ SIGN
PKS PK NAIL SET	⊖ EXISTING TREE LOCATION
POB POINT OF BEGINNING	⊖ BRUSH/SHRUB
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RBS 5/8" RBR SET CAPPED LSF 621	
RSS RAILROAD SWITCH	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

TREE INVENTORY NOTES:

- TREE SURVEY/INVENTORY CONDUCTED FOR PROJECT DISTURBANCE AREA ONLY AND ONLY INCLUDES REGULATED AND SIGNIFICANT TREES AS DEFINED IN SECTION 18-456 (a) AND (b).

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 WILMINGTON, NC 28412

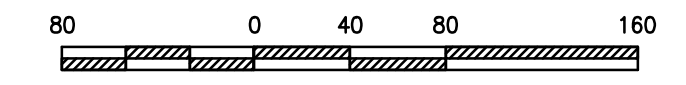
PARCEL ID: R06400-001-002-000

PROPERTY OWNER:

NATIONAL GYPSUM COMPANY
 2001 REXFORD ROAD
 CHARLOTTE, NC 28211

SITE DATA:

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NUMBER OF FLOORS:	1
ROOF AREA:	238,165 SF
TRACT PROPERTY:	26.975 AC.
ZONED:	INDUSTRIAL
CAMA LAND USE:	URBAN



GRAPHIC SCALE
 1 inch = 80 feet

REV	BY	DATE	DESCRIPTION
LOCATION			WILMINGTON, NC
TITLE			WILMINGTON WALLBOARD PLANT PROPOSED INDUSTRIAL SIDETRACK & STORMWATER MANAGEMENT IMPROVEMENTS TREE INVENTORY PLAN
DGN			
DWRN	JAB	FILE	DRAWING NUMBER
CHK	MJT	DATE	C-001



530 Walnut Street
 Philadelphia, PA
 19106-3485
 o. 215.922.8080

SKYWAY INVESTMENTS, LLC

SEABOARD COASTLINE RAILROAD
 PARCEL ID R06400-022-006-000
 ZONING - INDUSTRIAL
 CAMA LAND USE - URBAN

VOPAK TERMINAL WILMINGTON, N.C.
 PARCEL ID R06400-001-003-000
 ZONING - INDUSTRIAL
 CAMA LAND USE - URBAN

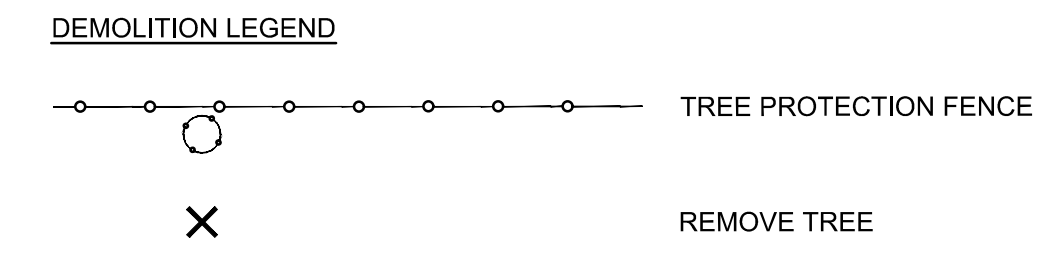
SEABOARD COASTLINE RAILROAD
 ZONING - INDUSTRIAL
 CAMA LAND USE - URBAN

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 PARCEL ID R06500-006-014-000
 ZONING - INDUSTRIAL
 CAMA LAND USE - URBAN

CAMERON COMPANY, LTD
 PARCEL ID
 R06500-097-001-000
 ZONING - INDUSTRIAL
 CAMA LAND USE - URBAN

EXISTING BUILDING
 234,015 SQ. FT.
 HEIGHT OF BUILDING = 66.2'

TRACT 7
 0.75 ACRES
 3,037.5 SF



TREE REMOVAL NOTES:

NO PERSON, DIRECTLY OR INDIRECTLY, SHALL REMOVE ANY TREE FROM PUBLIC OR PRIVATE PROPERTY WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT FROM THE CITY MANAGER. A TREE REMOVAL PERMIT IS REQUIRED BEFORE ANY CLEARING, GRADING OR OTHER AUTHORIZATIONS MAY BE ISSUED INCLUDING SOIL AND SEDIMENTATION CONTROL PERMITS AND BUILDING PERMITS. AN APPROVED TREE REMOVAL PERMIT FOR NEW CONSTRUCTION SHALL APPLY TO THE ENTIRE SITE. THE TREE REMOVAL PERMIT AND APPROVED TREE PRESERVATION PLAN SHALL BE POSTED AT THE JOB SITE WITH OTHER PERMITS FOR THE DURATION OF WORK ON THE SITE. A TREE REMOVAL PERMIT MAY BE EITHER ATTACHED TO THE SUBMITTED SITE PLAN OR THE SITE PLAN MAY BE CLEARLY MARKED FOR EITHER APPROVAL OR DENIAL.

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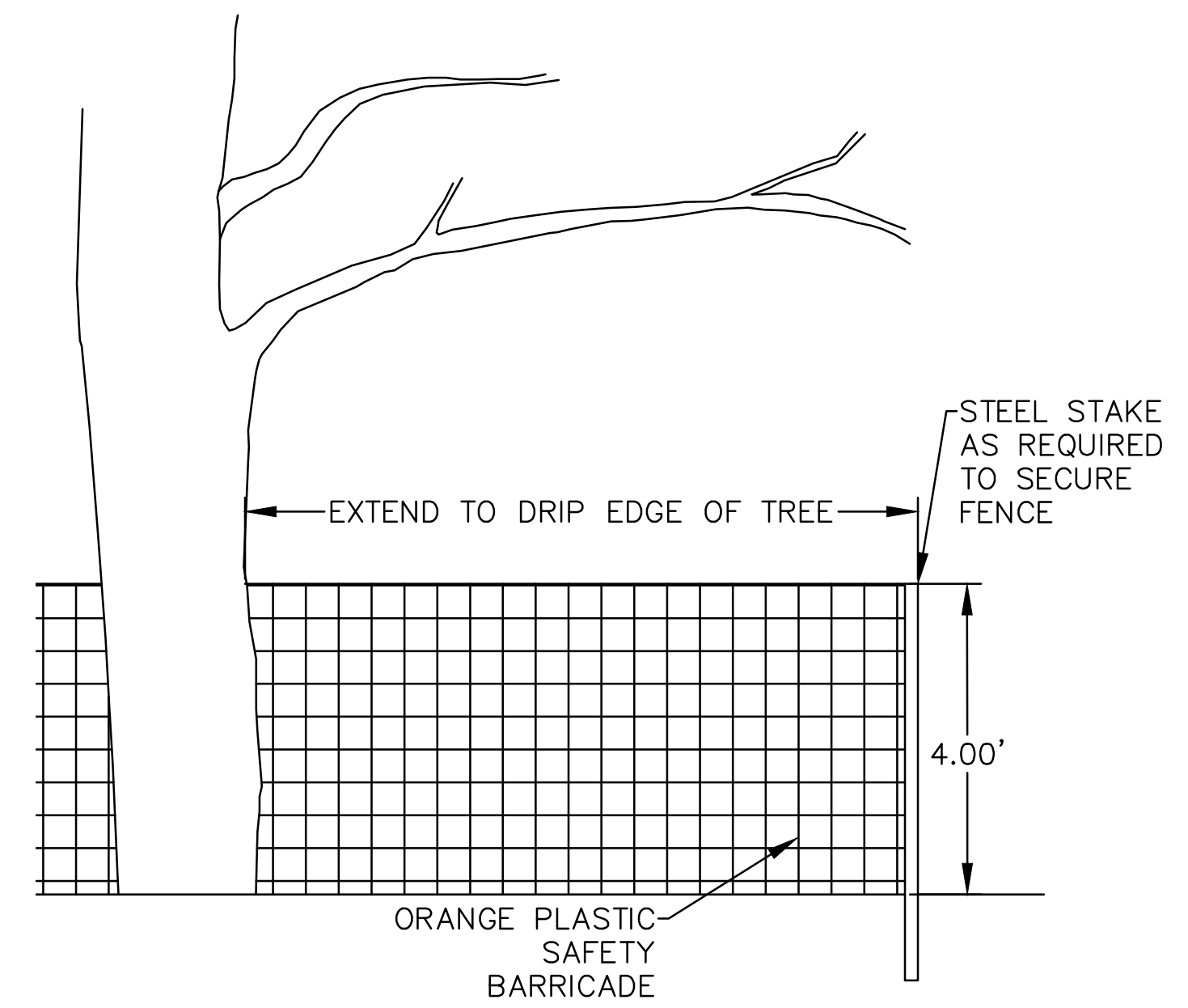
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PROPERTY OWNER:

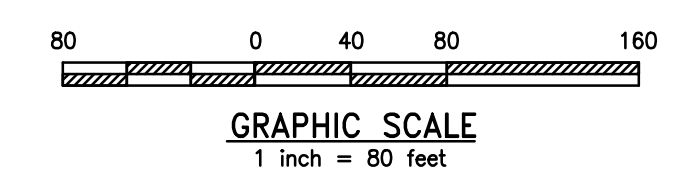
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○ TREE PROTECTION FENCE
 1/2" = 1'



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DESIGNED BY	JAB	FILE	DRAWING NUMBER
CHECKED BY	MJT	DATE	C-217