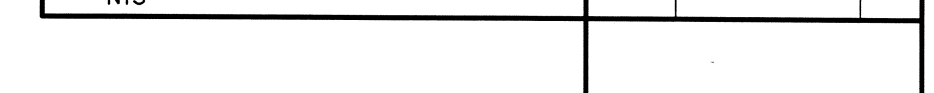


| REVISIONS | | |
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| No./Date | Description | By |
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SITE DATA:

PROPERTY OWNER: WINSTON SALEM DG, LLC
 PROJECT ADDRESS: 4712 NEW CENTRE DRIVE
 PIN NUMBER: R04911-001-018-000

AREA NOT IN A FEMA 100-YEAR FLOOD ZONE: RB-REGIONAL BUSINESS
 ZONING DISTRICT: RB-REGIONAL BUSINESS
 DISTURBED AREA: 1.86 Ac.

SETBACKS REQUIRED: FRONT: 25', REAR: 15', SIDE: 0', CORNER: 25'

PROPOSED BUILDING SETBACKS: FRONT: 136', REAR: 62', SIDE: (SOUTH) 69' / (NORTH) 89'

TRACT AREA (LOT 3R): 212,423 SF (4.88± AC)
 TRACT AREA (PART OF 3R): 103,332 SF (2.37± AC)
 BUILDING USE (PART OF 3R): RESTAURANT/RETAIL

EXISTING BUILDING AREA: 17,554 SF
 PROPOSED BUILDING AREA (GROSS): 14,924 SF
 BUILDING LOT COVERAGE (32,478/212,423): 15.3%
 NUMBER OF BUILDINGS (LOT 3R): 2
 NUMBER OF UNITS (PART OF 3R): 8
 BUILDING HEIGHT (PART OF 3R): 25'
 NUMBER OF STORIES (PART OF 3R): 1
 SF PER FLOOR (GROSS) (PART OF 3R): 19,924 SF

EXISTING IMPERVIOUS AREAS:
 EXISTING ASPHALT + CURB: 17,554 SF
 EXISTING CONCRETE (SIDEWALK/DRIVEWAY): 60,080 SF
 EXISTING IMPERVIOUS AREA: 4,665 SF
 EXISTING IMPERVIOUS AREA: 82,299 SF (38.7%)

PROPOSED IMPERVIOUS AREAS:
 PROPOSED BUILDING FOOTPRINT: 14,924 SF
 PROPOSED ASPHALT + CURB: 46,389 SF
 PROPOSED CONCRETE (SIDEWALK/DUMPSTER): 6,268 SF
 PROPOSED IMPERVIOUS AREA: 67,577 SF (65.4%)

EXISTING IMPERVIOUS TO REMAIN: 80,978 SF
 FUTURE DEVELOPMENT: 21,503 SF
 TOTAL IMPERVIOUS AREA: 170,058 SF (80%)

PART OF 3R PARKING REQUIRED (EXCLUDES KITCHEN & RESTROOMS):
 1 SPACE PER 80 SF MIN.
 1 SPACE PER 55 SF MAX.
 4000/80=50 MIN. 4000/65=62 MAX. 50-62 SPACES

RETAIL:
 1 SPACE PER 400 GROSS SF MIN.
 1 SPACE PER 200 GROSS SF MAX.
 8,974/400=23 MIN. 8,974/200=45 MAX. 23-45 SPACES

TOTAL PARKING REQUIRED: 73-107
 PARKING PROVIDED: 85

CAMA LAND USE: URBAN
 PUBLIC WATER AND SEWER BY CFPWA
 EXISTING WATER FLOW: 0 GPD
 EXISTING SEWER FLOW: 0 GPD
 PROPOSED WATER FLOW: (120 GPD/1,000 SF x 14,924 x 110%) 1,970 GPD
 PROPOSED SEWER FLOW: (120 GPD/1,000 SF x 14,924 SF) 1,791 GPD

HANDICAP SPOTS REQUIRED (1-25 SPOTS=1 HANDICAP SPOT): 4 HANDICAP SPOTS
 85 SPOTS/25=3.4

BICYCLE PARKING REQUIRED (85 SPACES) 10 BICYCLE SPOTS
 BICYCLE PARKING PROPOSED 10 BICYCLE PARKS

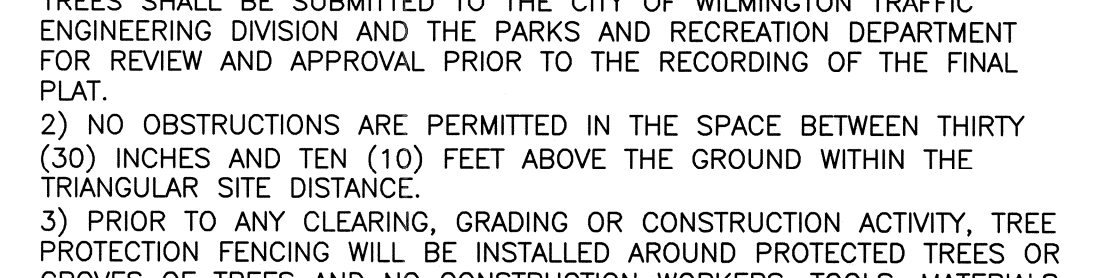
- NOTES:**
- ZONING**
- 1) TOPOGRAPHY AND TREE SURVEY COMPLETED BY ARNOLD CARSON, PLS.
 - 2) PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS. CITY OF WILMINGTON WILL NOT ALLOW OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY.
 - 3) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION 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.
- 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 KAREN DIXON AT 741-7888 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 PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
 - 14) STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
 - 15) 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.

- CFPUA**
- 1) WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
 - 2) PROJECT SHALL COMPLY WITH THE CFPWA 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 CFPWA 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 CFPWA WATER SHALL COMPLY WITH THE CFPWA'S CONNECTION CONTROL REGULATION. CALL 332-6419 FOR INFORMATION.
 - 5) ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USCFCCHOR OR ASSE.
 - 6) PUBLIC WATER AND SEWER EXIST WITHIN SITE. EXISTING EASEMENTS AS SHOWN.
 - 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) CURB INLETS 1 THROUGH 7 DRAIN IN A NORTHWEST DIRECTION TO AN EXIST. 24" RCP.
 - 2) CURB INLETS 8 AND 9 AND DROP INLETS 1 AND 2 DRAIN IN A SOUTHWEST DIRECTION TO AN EXIST. 18" RCP.
 - 3) ALL OUTFALLS DRAIN TO EXIST. OFF-SITE POND.
 - 4) THIS SITE IS APPROVED UNDER STATE STORMWATER PERMIT No. SW8 980620 MODIFICATION AND CITY STORMWATER DISCHARGE PERMIT No. 98048

- LEGEND**
- PROPERTY BOUNDARY
 - EXISTING TREE
 - TREE PROTECTION - DO NOT DISTURB

SITE PLAN
 BAR SCALE 1"=30'



Approved Construction Plan
 Name _____ Date _____

Planning _____
 Traffic _____
 Fire _____

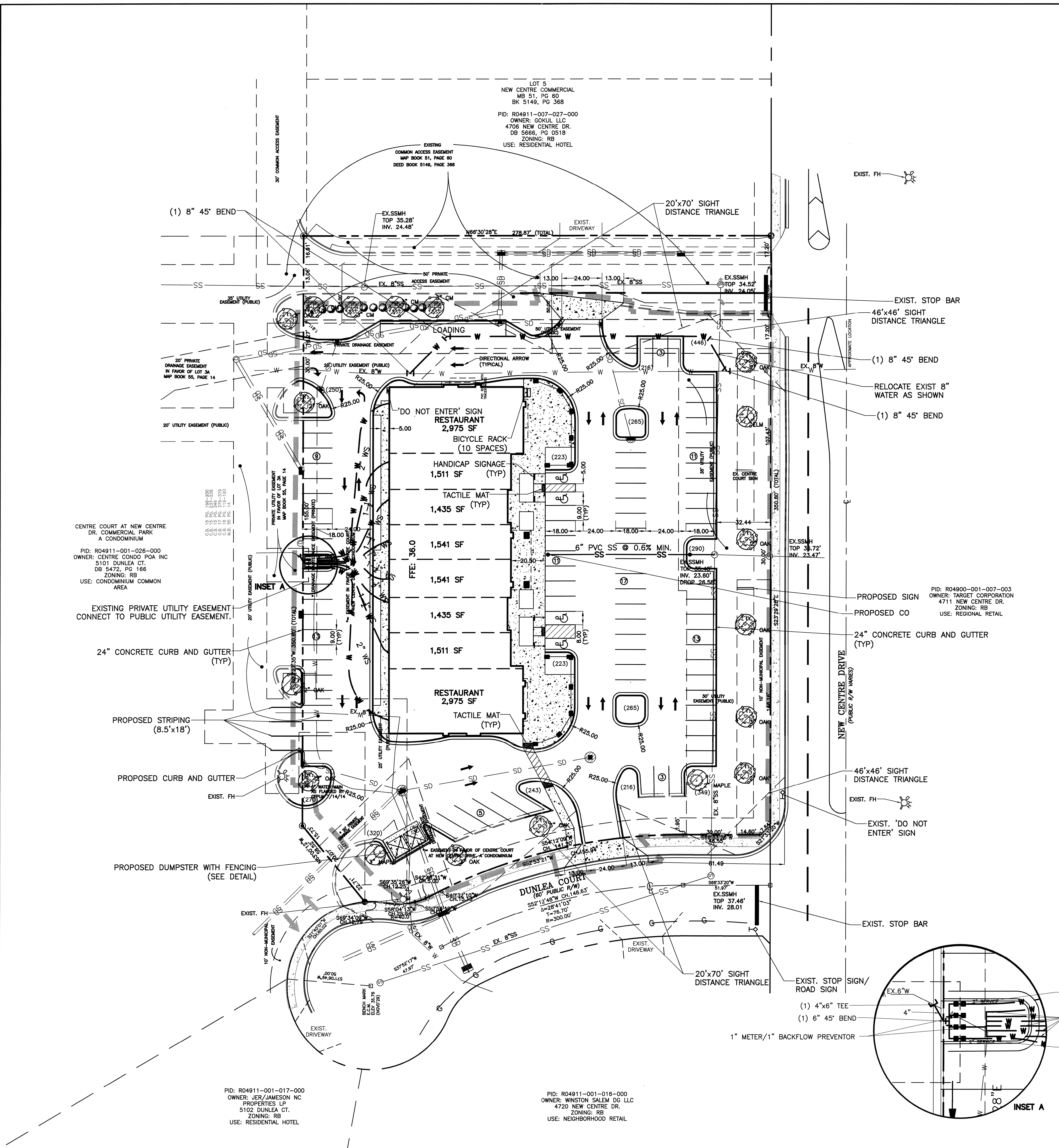
STORMWATER MANAGEMENT PLAN
 APPROVED
 CITY OF WILMINGTON
 ENGINEERING DEPARTMENT
 DATE _____ PERMIT # _____

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.

DATE 01-29-15
 DESIGN PGT
 DRAWN EJW

C2
 SHEET 2 OF 4
 14013



LOT 5
 NEW CENTRE COMMERCIAL
 MB 51, PG 60
 BK 5149, PG 368
 PID: R04911-007-027-000
 OWNER: GOKUL, LLC
 4706 NEW CENTRE DR.
 DB 5666, PG 0518
 ZONING: RB
 USE: RESIDENTIAL HOTEL

EXIST. STOP SIGN/ROAD SIGN
 (1) 4"x6" TEE
 (1) 6" 45' BEND
 1" METER/1" BACKFLOW PREVENTOR
 2" METER/2" BACKFLOW PREVENTOR
 1 1/2" SERVICE
 2" METER/2" BACKFLOW PREVENTOR

PID: R04911-001-017-000
 OWNER: JER/JAMESON NC PROPERTIES LP
 5102 DUNLEA CT.
 ZONING: RB
 USE: RESIDENTIAL HOTEL

PID: R04911-001-016-000
 OWNER: WINSTON SALEM DG LLC
 4720 NEW CENTRE DR.
 ZONING: RB
 USE: NEIGHBORHOOD RETAIL

TRIPP ENGINEERING, P.C.
 419 Chestnut Street
 Wilmington, North Carolina 28401
 Phone 910-763-5100
 Fax 910-763-5661
 © 2015, Tripp Engineering, P.C.

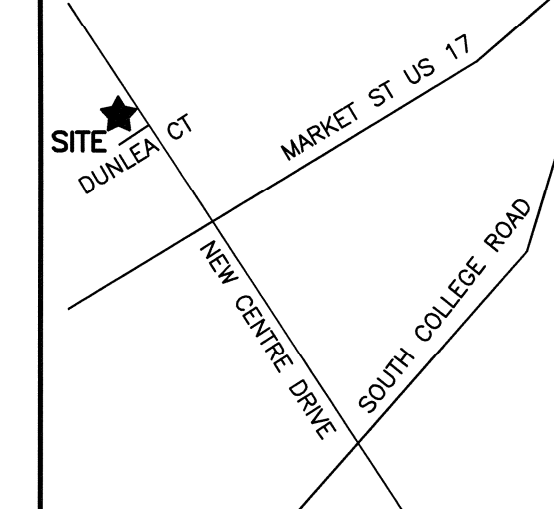
PHILIP GREGORY, P.E.
 NORTH CAROLINA PROFESSIONAL ENGINEER
 SEAL 17374

DATE 01-29-15
 DESIGN PGT
 DRAWN EJW

C2
 SHEET 2 OF 4
 14013

| REVISIONS | | |
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| No./Date | Description | By |
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LOCATION MAP
NTS



PROPERTY OWNER
WINSTON SALEM DG, LLC
OWNER ADDRESS
P.O. BOX 10720
WILMINGTON, NC 28404
LAND USE
RETAIL

- 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.
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TOTAL ASPHALT+CURB 46,116 SF
20% INTERIOR SHADING REQUIRED 9,223 SF
INTERIOR SHADING PROVIDED 9,898 SF
(14 INTERIOR ISLAND TREES @707 SF EA.)

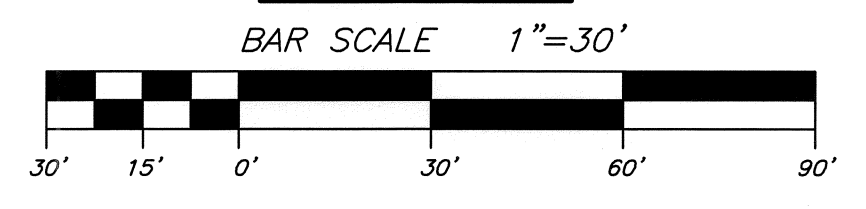
| PLANT LIST | | | | | | |
|------------|-------------------------|-------------------|-------------------------------|----------------|-----------|------------------|
| KEY NO. | TYPE | COMMON NAME | SCIENTIFIC NAME | HT. - "HEIGHT" | MIN. SIZE | PLANTING REMARKS |
| BN 10 | LARGE SHADE TREE | RIVER BIRCH | BETULA NIGER | 3" CAL. | AS SHOWN | |
| QV 2 | LARGE SHADE TREE | SOUTHERN LIVE OAK | QUERCUS VIRGINIANA | 3" CAL. | AS SHOWN | |
| LI 6 | LARGE FLOWERING TREE | GRAPE MYRTLE | LAGERSTROEMIA INDICA | 3" CAL. | AS SHOWN | |
| IC 76 | SHRUB | CARISSA HOLLY | ILEX CORNUTA "CARISSA" | 3 GAL. | AS SHOWN | |
| MC 39 | GROUND COVER | MUHLY GRASS | MUHLENBERGIA CAPILLARIS | 3 GAL. | AS SHOWN | |
| E-QV 11 | TREE (EXISTING) | SOUTHERN LIVE OAK | QUERCUS VIRGINIANA | AS SHOWN | AS SHOWN | |
| E-LI 4 | TREE (EXISTING) | GRAPE MYRTLE | LAGERSTROEMIA INDICA | AS SHOWN | AS SHOWN | |
| E-UP 1 | TREE (EXISTING) | CHINESE ELM | ULMUA PARVIFOLIA | AS SHOWN | AS SHOWN | |
| E-AR 2 | TREE (EXISTING) | RED MAPLE | ACER RUBRUM | AS SHOWN | AS SHOWN | |
| E-IC 82 | SHRUB (EXISTING) | CARISSA HOLLY | ILEX CORNUTA "CARISSA" | AS SHOWN | AS SHOWN | |
| E-AG 32 | SHRUB (EXISTING) | GLOSSY ABELIA | ABELIA GRANDIFLORA | AS SHOWN | AS SHOWN | |
| E-LC 9 | SHRUB (EXISTING) | LOROPETALUM | LOROPETALUM CHINENSIS | AS SHOWN | AS SHOWN | |
| E-JC 62 | GROUND COVER (EXISTING) | SARGENT JUNIPER | JUNIPERUS CHINENSIS "SARGENT" | AS SHOWN | AS SHOWN | |

| | REQUIRED | PROPOSED |
|--|---------------------------|---------------------------|
| STREETYARD (NEW CENTRE): 350.8-38*25= 7,820 SF | 13 TREE(S) 78 SHRUB(S) | 13 TREE(S) 78 SHRUB(S) |
| STREETYARD (DUNLEA CT.): 243.13-24*25/2= 2,739 SF | 5 TREE(S) 27 SHRUB(S) | 5 TREE(S) 51 SHRUB(S) |
| DISTURBED AREA: 1.86 Ac. (15 TREES PER DISTURBED ACRE) | 28 TREES | 31 TREES |
| FOUNDATION PLANTINGS: (EAST) 206x18x12% | 445 SF | 478 SF (SEE PLAN) |
| FOUNDATION PLANTINGS: (WEST) 206x18x12% | 445 SF | 778 SF (SEE PLAN) |

LEGEND

- PROPERTY BOUNDARY
- - - EXISTING CONTOUR
- (Symbol) TREE PROTECTION - DO NOT DISTURB
- (X) TREE TO BE REMOVED

SITE PLAN



Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

STORMWATER MANAGEMENT PLAN
APPROVED

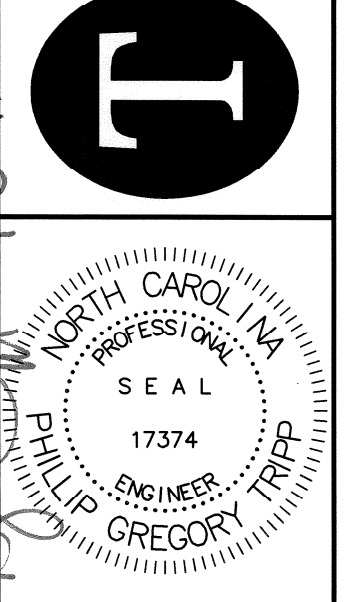
CITY OF WILMINGTON
ENGINEERING DEPARTMENT

DATE _____ PERMIT # _____

SIGNED _____

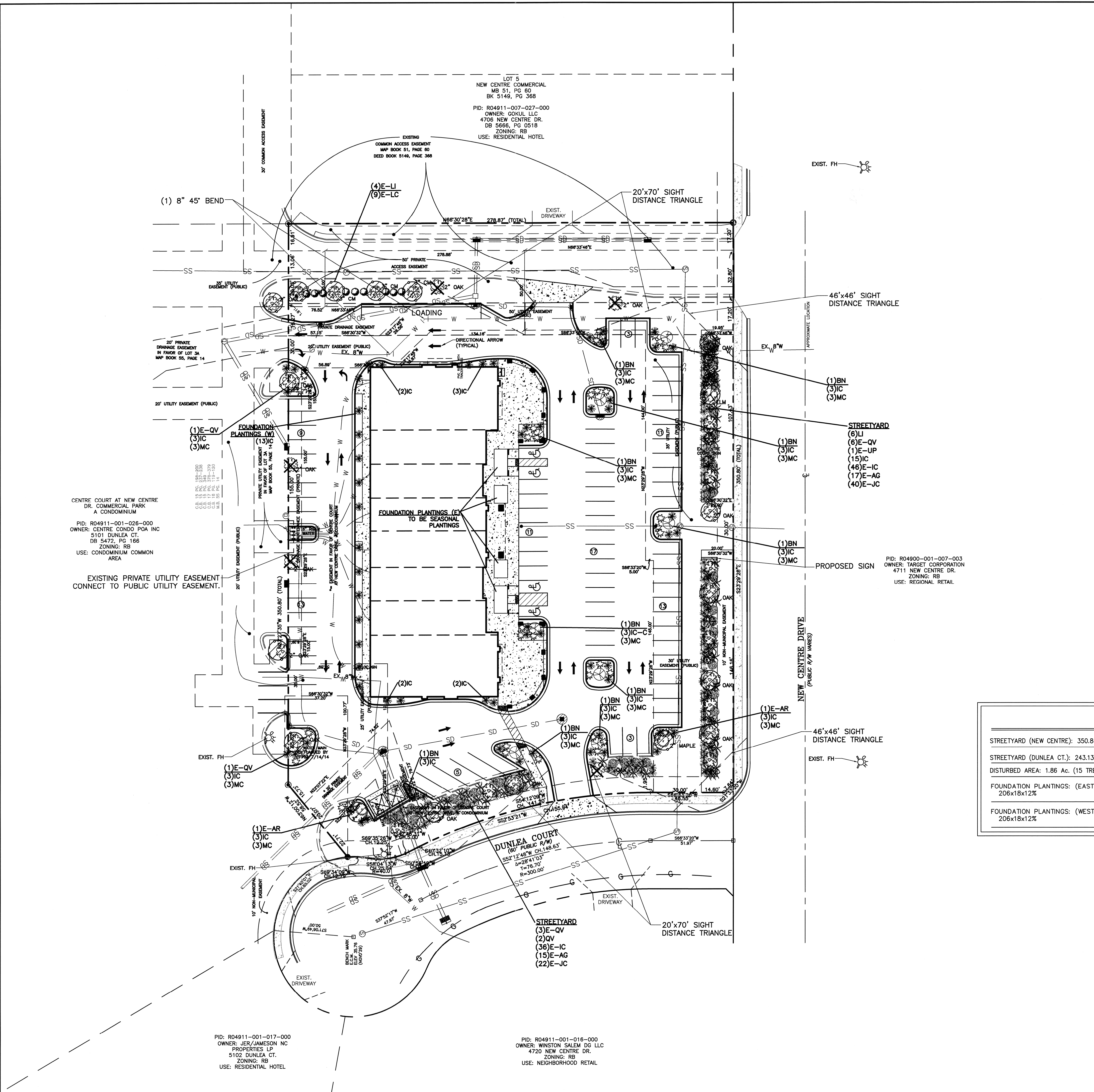
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631



DATE 01-29-15
DESIGN PGT
DRAWN EJW

L1



CENTRE COURT AT NEW CENTRE
DR. COMMERCIAL PARK
A CONDOMINIUM
PID: R04911-001-026-000
OWNER: CENTRE CONDO POA INC
5101 DUNLEA CT.
DB 5472, PG 166
ZONING: RB
USE: CONDOMINIUM COMMON AREA

PID: R04911-001-017-000
OWNER: JER/JAMESON NC
PROPERTIES LP
5102 DUNLEA CT.
ZONING: RB
USE: RESIDENTIAL HOTEL

PID: R04911-001-016-000
OWNER: WINSTON SALEM DG LLC
4720 NEW CENTRE DR.
ZONING: RB
USE: NEIGHBORHOOD RETAIL

LOT 5
NEW CENTRE COMMERCIAL
MB 51, PG 60
BK 5149, PG 368
PID: R04911-007-027-000
OWNER: GOKULI, LLC
4708 NEW CENTRE DR.
DB 5686, PG 0518
ZONING: RB
USE: RESIDENTIAL HOTEL

PID: R04900-001-007-003
OWNER: TARGET CORPORATION
4711 NEW CENTRE DR.
ZONING: RB
USE: REGIONAL RETAIL