

VICINITY MAP  
SCALE: 1" = 500'

**SITE INFORMATION:**

PARCEL ID: R04300-004-001-000  
 CURRENT ZONING: RB - REGIONAL BUSINESS  
 PROPOSED USE: COMMERCIAL DISTRICT MIXED USE  
 PROPERTY AREA: ± 2.88 ACRES (± 125,345 SF)  
 PROJECT SITE AREA: 66,500 SF (EQUALS STORMWATER PERMIT AREA)

OWNER INFORMATION:  
 NORTH MARKET STREET, LLC  
 311 JUDGES RD, SUITE 12F  
 WILMINGTON, NC 28405

FLOOD INFORMATION:  
 THIS PARCEL IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD PANEL 37203315800 EFFECTIVE DATE AUGUST 28, 2018.

CAMA LAND USE CLASSIFICATION:  
 URBAN

MINI STORAGE UNITS PROPOSED:  
 78 ON FIRST FLOOR, 90 ON SECOND FLOOR, TOTAL 168.

OFF-STREET PARKING MINI WAREHOUSING:  
 1 PER 5000 SF = 24,000 SF/5000 = 4.8 SPACES MIN. PROVIDED = 5 SPACES (3 NEAR STORAGE BLDG & 2 NEAR OFFICE) ACCESSIBLE UNITS WILL BE SERVED WITH AN 10'x25' LOADING/UNLOADING SPACE NEAR THE ACCESSIBLE DOOR

OFF-STREET PARKING (FRONT PARCEL):  
 EXISTING PARKING SPACES = 36 SPACES TOTAL  
 DOLLAR GENERAL (1,400SF) = 11350/400 = 28 SPACES MULTI-TENANT BLDG.  
 AUTO DEALER (1,500) = 3000 SF / 500 = 6 SPACES  
 MINI STORAGE OFFICE SPACE (1,400) = 1000 SF / 400 = 3 SPACES  
 PROPOSED TOTAL AFTER REVISIONS = 14+28 + 42 > 36 EXISTING.

**TRIP GENERATION DATA:**

TRIP GENERATION CALCULATION:  
 AM PEAK = 5.36 [ITE CODE 151] MINI WAREHOUSING  
 PM PEAK = 5.36 [ITE CODE 151]

AM PEAK = 3.68 [ITE CODE 110] MULTI-TENANT, LIGHT INDUSTRIAL  
 PM PEAK = 3.32 [ITE CODE 110]

AM PEAK = 58.4 [ITE CODE 815] DISCOUNT STORE  
 PM PEAK = 57.3 [ITE CODE 815]

TOTAL AM OR PM PEAKS < 100 TRIPS PER DAY

**DIMENSIONAL REQUIREMENTS:**

RB PRESCRIBED FOR MINI-WAREHOUSING:  
 - MINIMUM LOT AREA: 1 ACRE  
 - MINIMUM LOT WIDTH: 100'  
 - MAXIMUM LOT COVERAGE: 40%  
 - MINIMUM FRONT SETBACK: 25'  
 - MINIMUM REAR SETBACK: 15'  
 - MINIMUM INTERIOR SIDE SETBACK: 0'  
 - MINIMUM CORNER LOT SIDE SETBACK: 25'  
 - MAXIMUM BUILDING HEIGHT: 35'

PROVIDED NEW BUILDING SETBACKS:  
 - FRONT (MARKET STREET): 25' FROM NEW R/W  
 - REAR: 15'  
 - INTERIOR SIDE: 0'  
 - LOT COVERAGE: 34% (42,150 SF / 125,345 SF)  
 - BUILDING HEIGHT: 24'

**IMPERVIOUS DATA (MINI-STORAGE PERMIT):**

EXISTING BUILDINGS: 14,800 SF  
 EXISTING PAVEMENT: 24,000 SF  
 EXISTING GRAVEL: 12,300 SF  
 TOTAL EX. IMPERVIOUS: 51,100 SF

EXISTING TO BE REMOVED: 13,490 SF  
 NEW IMPERVIOUS: 12,700 SF (INCLUDES: 60'x200' MINI-STORAGE & MISC. CONCRETE)

TOTAL IMPERVIOUS TO REMAIN: 50,310 SF

TOTAL PROJECT AREA OF MINI-STORAGE AREA = 66,500 SF  
 COVERED UNDER STATE SW PERMIT SWB 931207 - WET POND SCM (PERMITTED IMPERVIOUS = 51,100 SF => INFORMATION IMPERVIOUS = 50,310 SF)

**BUFFER / SCREENING INFORMATION:**

STREETYARD: RB MULTIPLIER = 25'  
 176' (200' OF FRONTAGE - 24' OF DRIVEWAY) X 25 = 4,400 SF REQUIRED  
 4,400 SF / 600 SF = 7.3 OR 8 CANOPY TREES; OR 21.9 OR 22 UNDERSTORY TREES.  
 PROVIDED: 43.8 OR 44 SHRUBS (12" HGT. AT PLANTING)  
 8 CANOPY TREES, 49 SHRUBS

SCREENING: ALL DUMPSTERS, HVAC, MECHANICAL EQUIPMENT AND ANY OTHER ITEMS REQUIRING SCREENING AS DEFINED BY THE CITY OF WILMINGTON LDC TO BE SCREENED IN ACCORDANCE WITH SECTION 18-504.

EXPANSION TABLE:  
 TABLE III, 18-504  
 81% INCREASE IN GFA (24000 / 29680 SF)  
 TREES: 15 / DISTURBED ACREAGE = 15' x 0.29AC = 4.5 OR 5 TREES  
 STREETYARD: FULL WIDTH (SEE ABOVE)  
 INTERIOR LANDSCAPING: 8%  
 BUFFER YARD: FENCE OR FULL REQUIRED

**WATER & SEWER CAPACITY:**

\*ALL EXISTING WATER AND SEWER UTILITIES ARE OWNED BY CFPWA\*  
 SANITARY SEWER AND WATER  
 EXISTING SERVES DOLLAR GENERAL AND MULTI-TENANT BUILDING  
 TOTAL WATER & SEWER FLOW = 60 GPD + 75 GPD = 135 GPD AVG.  
 \*NOTE: NO NEW SERVICES ARE PROPOSED WITH THIS PROJECT.

**PLANT SCHEDULE**

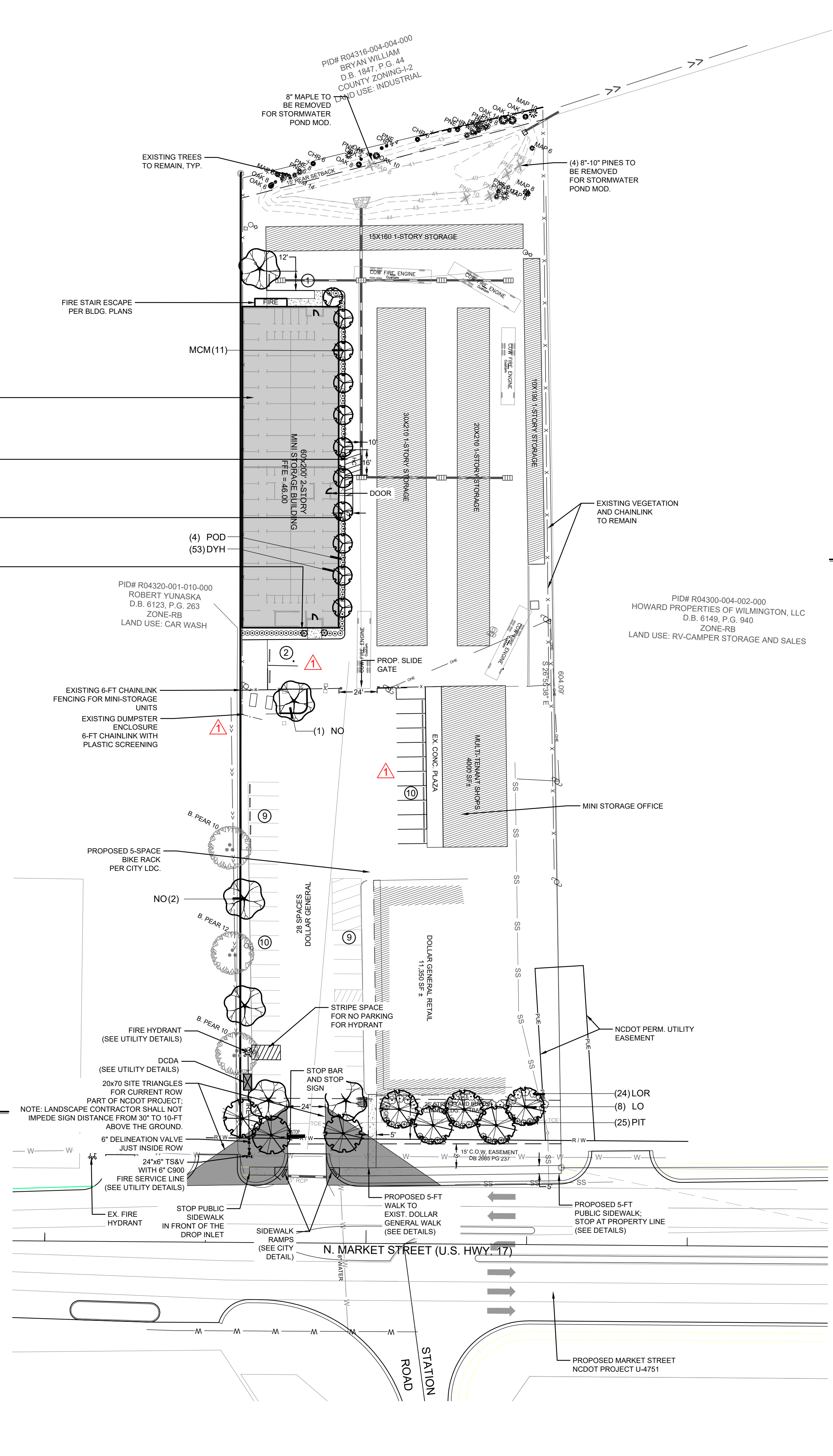
CANOPY TREES	QTY	BOTANICAL / COMMON NAME	SIZE
NO	8	Quercus nuttallii Nuttall Oak	2.5" cal
LO	9	Quercus virginiana Southern Live Oak	2.5" cal

UNDERSTORY TREE	QTY	BOTANICAL / COMMON NAME	SIZE
MCM	11	Lagerstroemia x 'Muskogee' Lavender Crape Myrtle	10" H; Multi-Stem

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER
DYH	53	Ilex vomitoria 'Nana' Dwarf Yaupon	3 gal
LOR	24	Loropetalum c. 'Ruby' Ruby Loropetalum	7 gal
WAX	4	Myrica cerifera Wax Myrtle	7 gal
PIT	25	Pittosporum tobira 'Mojo' Mojo Pittosporum	12" H min.
POD	4	Podocarpus m. maki Shrubby Yew Podocarpus	4' ht



- FIRE AND LIFE SAFETY NOTES**
- NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE.
  - HYDRANTS MUST BE LOCATED WITHIN 8' OF THE CURB AND WITHIN 150-FT OF A FIRE DELT.
  - CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
  - A MINIMUM OF 4-FIT SHALL SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM OTHER UNDERGROUND UTILITIES.
  - UNDERGROUND FIRE LINES FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING(S) MUST BE PERMITTED & INSPECTED BY THE BUILDING INSPECTIONS / FIRE MARSHALL'S OFFICE (CITY OF WIL. 910-343-0698).
  - CONSTRUCTION TYPE I (NON-SPRINKLED).
  - FIRE DEPARTMENT CONNECTIONS (FDCs) MUST BE APPROVED BY THE FIRE MARSHALL'S OFFICE AND BE ACCESSIBLE TO A FIRE APPARATUS EQUIPMENT WITHIN 40-FT.
  - LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FDC OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS AND FDC.
  - CONTRACTOR SHALL SUBMIT A RADIO STRENGTH STUDY FOR ALL COMMERCIAL BUILDINGS THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.
  - ALL ISOLATION VALVES WITHIN THE "HOT BOX" AND BETWEEN THE "HOT BOX" AND RISER ROOM MUST BE ELECTRICALLY SUPERVISED.
  - FIRE MAIN HOT BOXES SHALL HAVE TAMPER SWITCHES INSTALLED.

- GENERAL NOTES**
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
  - ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
  - ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
  - ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
  - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
  - COMMON DUMPSTER PROVIDED FOR DEVELOPMENT TRASH DISPOSAL.
  - CONTRACTOR SHALL REFER TO LANDSCAPE PLAN FOR SPECIFIC TREE REMOVAL AND OTHER LANDSCAPING DETAILS.
  - ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30' TO 10'
  - THERE ARE NO WETLANDS LOCATED ON SITE
  - MINI WAREHOUSING SHALL BE FOR NON-COMMERICAL ENTERPRISES.
  - MINI WAREHOUSING SHALL HAVE NO OUTSIDE STORAGE.
  - MINI WAREHOUSING SHALL HAVE NO FLAMMABLE OR HAZARDOUS STORAGE
  - ALL EXTERIOR LIGHTING WILL BE DIRECTED INTERIOR AND NOT OFFSITE ON ADJACENT PROPERTIES.
  - ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30' TO 10' PER SEC. 18-556 CoRW LDC AND SEC. 18-812 CoRW LDC.

- LANDSCAPE NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
  - TREES SHALL BE LOCATED NO CLOSER THAN 5 FEET FROM SEWER/WATER CONNECTIONS OR AS OTHERWISE DICTATED BY LOCAL REGULATIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
  - ALL PLANT MATERIAL SHALL MEET THE CURRENT VERSION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS.
  - NO TREE, OTHER THAN THOSE SHOWN ON APPROVED PLANS FOR REMOVAL WITH THESE PLANS AND/OR TREE REMOVAL PERMIT PLANS, SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
  - ALL SHRUB BEDS AND/OR PLANTING AREAS EXCLUDING TURF AREAS SHALL BE MULCHED WITH 3 INCH MINIMUM AND 4 INCH MAXIMUM DEPTH PINE STRAW MULCH UNLESS OTHERWISE NOTED.
  - ALL PLANTS, 4 FEET OR FEWER APART, WILL BE CONNECTED IN ONE PLANTING BED. ALL GROUPS OF PLANTS SHOULD BE WITHIN ONE PLANTING BED WITH THE EDGE OF MULCH EXTENDING 2 FEET BEYOND THE EDGE OF PLANT MASS. ALL SINGLE TREES (INCLUDING BOTH PROPOSED AND EXISTING TREES) SHOULD HAVE A CIRCLE OF MULCH NOT LESS THAN 5 FEET DIAMETER.
  - PLANTING SOIL MIX: MIX EXISTING SOIL WITH THE SOIL AMENDMENTS AND FERTILIZERS IN THE QUANTITIES RECOMMENDED BY THE SOIL TESTING LABORATORY, THIRD PARTY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE OR AS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
  - ANY AND ALL SUBSTITUTIONS OF PLANT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. FAILURE IN OBTAINING APPROVAL MAY RESULT IN LIABILITY TO THE CONTRACTOR.
  - THE CONTRACTOR SHALL REPLACE DEAD AND/OR UNHEALTHY PLANT MATERIAL WITHIN 12 MONTHS OF ACCEPTANCE OF THE INSTALLED MATERIAL FROM THE OWNER OR OWNER'S REPRESENTATIVE.
  - THE CONTRACTOR SHALL PREPARE ALL SEEDED OR SODDED AREAS TO ASSURE THAT THE SUBGRADE HAS BEEN RAKED AND ROLLED TO ACCEPT THE SOD/SEED. ALL SOD/SEED AREAS MUST BE IRRIGATED OR HAND WATERED. ALL SOD SHALL BE PLACED WITH STAGGERED JOINTS AND NO GAPS BETWEEN SOD JOINTS. SOD SHOULD BE ROLLED AFTER INSTALLATION. ALL SEEDED AND/OR SODDED AREAS SHOULD PROVIDE A SMOOTH SURFACE FREE OF DIPS AND UNLEVELED GROUND.
  - IRRIGATION SHALL BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATION CONTRACTOR IN THE STATE OF NORTH CAROLINA.
  - IF IRRIGATION IS REQUIRED, PLANS AND SPECIFICATIONS FOR THE IRRIGATION DESIGN SHALL BE SUBMITTED TO THE OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PURCHASE OR INSTALLATION OF THE MATERIALS.
  - CONTRACTOR IS RESPONSIBLE FOR REMOVING TRASH, DEBRIS AND EXCESS MATERIALS FROM THE JOB SITE ONCE THE PROJECT IS COMPLETE. SECURING ANY MATERIALS LEFT ON SITE DURING THE COURSE OF THE PROJECT IS THE CONTRACTOR'S RESPONSIBILITY.
  - ALL DISTURBED AREAS NOT DESIGNATED FOR SOD SHALL BE SEEDED.
  - ALL LANDSCAPE ISLANDS ARE NOT TO BE SEEDED. LANDSCAPE ISLANDS TO BE MULCHED AS PER OWNER OR OWNER'S REPRESENTATIVE SPECIFICATION.
  - ALL VEGETATION PROPOSED WITHIN SIGHT DISTANCE AREAS SHALL NOT INTERFERE WITH SIGHT DISTANCE FROM 30' TO 10'.
  - 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.

**IMPERVIOUS DATA (FRONT PARCEL):**

DOLLAR GENERAL BUILDING: 11,350 SF  
 MULTI-TENANT BUILDING: 4,000 SF  
 CONCRETE SIDEWALKS: 1,750 SF  
 CONCRETE PAVEMENT/PARKING: 43,200 SF  
 TOTAL EXISTING IMPERVIOUS: 60,300 SF

EXISTING TO BE REMOVED: 0 SF  
 NEW IMPERVIOUS: 0 SF

**LANDSCAPE CALCULATIONS:**

REQUIRED FOUNDATION PLANTINGS ((BLDG LENGTH X BLDG HGT) X 12%)  
 REQUIRED:  
 SOUTHERN FACE: 173 SF = (60' X 24') X .12  
 EASTERN FACE: 576 SF = (200' X 24') X .12  
 PROVIDED:  
 SOUTHERN FACE: 392 SF  
 EASTERN FACE: 873 SF

PARKING REQUIREMENTS:  
 1 CANOPY TREE / ISLAND, GROUNDCOVER OR SHRUBS

SHADE CALCS (MINI-STORAGE):  
 REQUIRED: 4,662 SF  
 PROVIDED: 4,888 SF  
 3,454 SF = (11) UNDERSTORY TREE  
 1,414 SF = (2) CANOPY TREES

SHADE CALCS (EXIST.):  
 REQUIRED: 8% OF 43,200 SF (PARKING AREA)  
 PROVIDED: 3,456 SF  
 1,224 SF = (3) EXISTING CANOPY TREES  
 2,232 SF = (4) CANOPY TREES



**Approved Construction Plan**

Name \_\_\_\_\_ Date \_\_\_\_\_

Planning \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_

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:  
 1. REVISED SHRUB TREES: PARKING DUMPSTER AREA 3/31/21

CLIENT INFORMATION:  
**NORTH MARKET STORAGE**  
 311 JUDGES RD, SUITE 12F  
 WILMINGTON, NC 28405  
 (910) 338-2409

ENGINEERING:  
**PARAMOUNT ENGINEERING**  
 122 Cinema Drive  
 Wilmington, North Carolina 28403  
 (910) 791-6707 (O) (910) 791-6766 (F)  
 NC License #: C-2846

SITE AND LANDSCAPE PLAN  
**N. MARKET STORAGE EXPANSION**  
 6789 NORTH MARKET STREET  
 WILMINGTON, NC 28405

PROJECT STATUS:  
 CONCEPTUAL LAYOUT:  
 FINAL DESIGN:  
 RELEASED FOR CONSTRUCTION:  
 DATE: 07/08/19  
 SCALE: 1" = 40'

DRAWING INFORMATION:  
 DATE: 07/08/19  
 SCALE: 1" = 40'  
 DRAWING: 3/31/21  
 CHECKED: JTB

SEAL:  
 NORTH CAROLINA PROFESSIONAL ENGINEER  
 SEAL NO. 034354  
 JAMES BRANSMITH  
 3/31/21

RELEASED FOR CONSTRUCTION

PEI JOB#: 19274.PE

