

**NOTES**

1. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING (IF REQUIRED) WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION.
2. 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 OCCUR IN THOSE AREAS.
3. 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 INSTRUCTION ON TREE PROTECTION METHODS.
4. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAY ARE TO BE THERMO PLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
5. ONCE STREETS ARE OPEN TO TRAFFIC, CONTACT TRAFFIC ENGINEERING REGARDING THE INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET SIGN NAMES.
6. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS AND BE MAINTAINED BY THE OWNER.
7. CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
8. CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN ROW.
9. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
10. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN PARKING AREAS SHALL BE WHITE. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY FOR DRIVEWAY ARE TO BE THERMO PLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
11. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
12. STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
13. TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEEL CHAIR RAMPS.
14. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET.
15. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
16. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
17. WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY DETAILS AND SPECIFICATIONS.
18. PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.
19. IF THE CONTRACTOR DESIRES CFPWA WATER FOR CONSTRUCTION HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST SUPPLY A RPZ BACKFLOW PREVENTION DEVICE ON THE DEVELOPERS SIDE OF THE WATER METER BOX.
20. ANY IRRIGATION SYSTEM SUPPLIED BY CFPWA SHALL COMPLY WITH THE CFPWA CROSS CONNECTION REGULATIONS.
21. ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZE SENSOR.
22. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCOCHR.
23. CONTRACTOR TO FILED VERIFY EXISTING WATER AND SEWER LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF CONFLICTS.
24. AN ALL WEATHER DRIVING SURFACE FOR EMERGENCY VEHICLES MUST BE MAINTAINED DURING CONSTRUCTION.
25. UNDERGROUND FIRE LINE(S) MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC ROW TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-341-0696.
26. NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (TEN) FEET ABOVE THE GROUND WITHIN THE TRIANGLE SIGHT DISTANCE.
27. CONTRACTOR IS TO NOTIFY (AT A MINIMUM) THE FOLLOWING COMPANIES FOR LOCATION SERVICES:  
 ULOCO .....1-800-632-4949, 48 HOURS IN ADVANCE  
 BELL SOUTH.....1-800-392-8712 (STEVE DAYVAULT)  
 CAROLINA ONE CALL CENTER 1-800-632-4949
28. THERE SHALL BE NO ENCUMBRANCES WITHIN THE NCDOT RIGHT OF WAY.
29. A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT (SD 15-14 CoW TECH STDS)
30. FIRE HYDRANTS CANNOT BE FURTHER THAN 8' FROM THE CURB.
31. PARKING AND LANDSCAPING CANNOT BLOCK FIRE HYDRANTS OF FDC'S OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT AND FDC.
32. FDC'S CAN BE NO FURTHER THAN 40' FROM FIRE DEPARTMENT VEHICLE PLACEMENT
33. FDC'S CAN BE NO FURTHER THAN 150' FROM A FIRE HYDRANT
34. BICYCLE PARKING IS PROVIDED ON THE NORTHWEST CORNER OF PROPOSED BUILDING
35. ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
36. CONTRACTOR SHALL SUBMITT A RADIO SIGNAL STRENGTH STUDY THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.
37. NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERED TO THE JOB SITE.

# SITE CONSTRUCTION PLANS

3606 MARKET STREET  
WILMINGTON, NC 28403

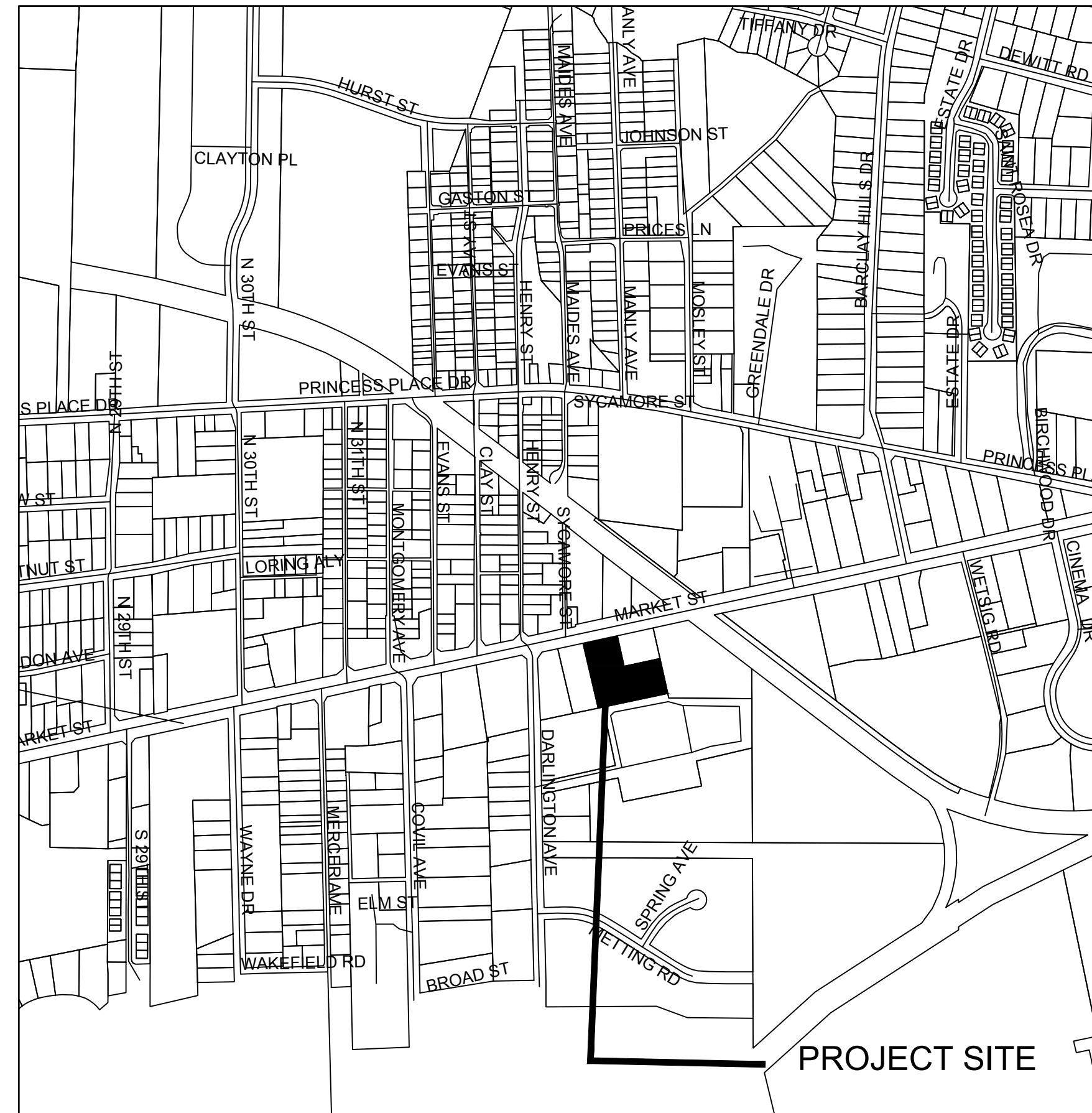
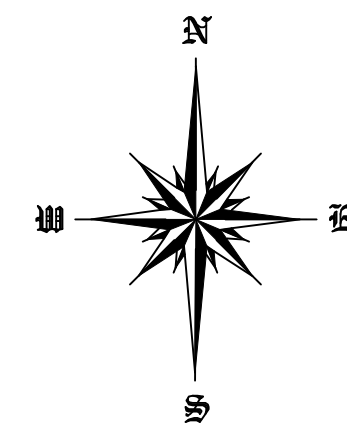
# SITE REDEVELOPMENT

Approved Construction Plan	
Name	Date
Planning	
Traffic	
Fire	

**CITY OF WILMINGTON**  
NORTH CAROLINA  
Public Services • Engineering Division  
APPROVED DRAINAGE PLAN

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.



SCALE 1" = 600'

VICINITY MAP  
JULY, 2020

**LIST OF DRAWINGS**

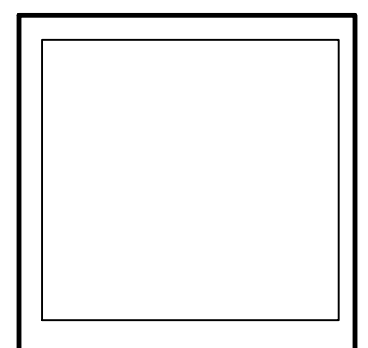
- XX COVER SHEET
- C1 EXISTING CONDITIONS
- C2 SITE PLAN
- C3 DETAILS
- L1 LANDSCAPE PLAN
- A1 ARCHITECTURAL ELEVATION

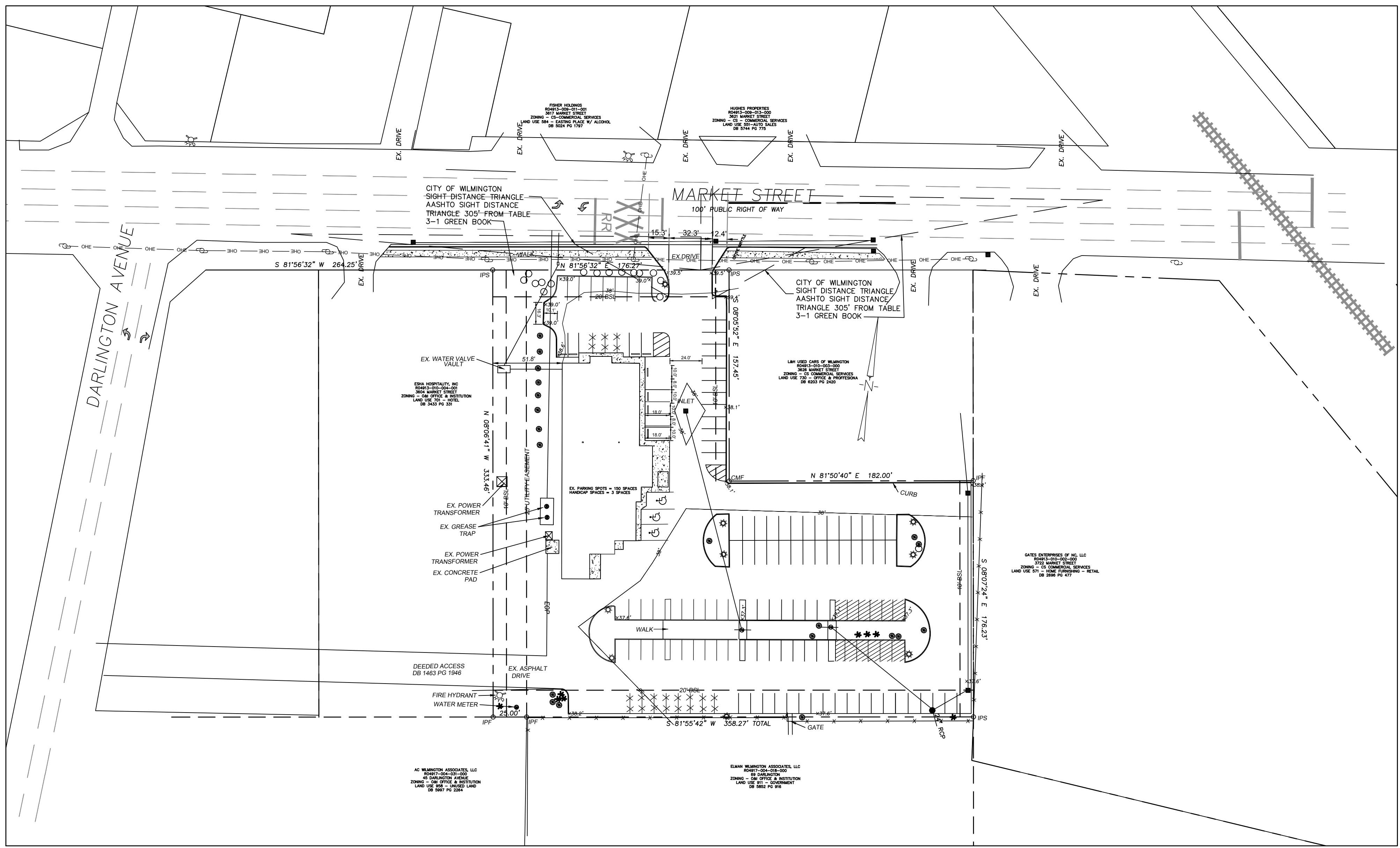
NUMBER	DATE	REVISION
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R3	10/29/20	REVISED PER 10/30/20 TRC COMMENTS
R2	9/1/20	SUBMITTED FOR FORMAL TRC
R1	7/24/20	SUBMITTED FOR PRE TRC

**ARCHITECT**  
GOODRICH ARCHITECTURE, PA  
MELIISA SEXTON  
3142 WRIGHTSVILLE AVENUE  
WILMINGTON, NC 28403  
1-910-343-1065

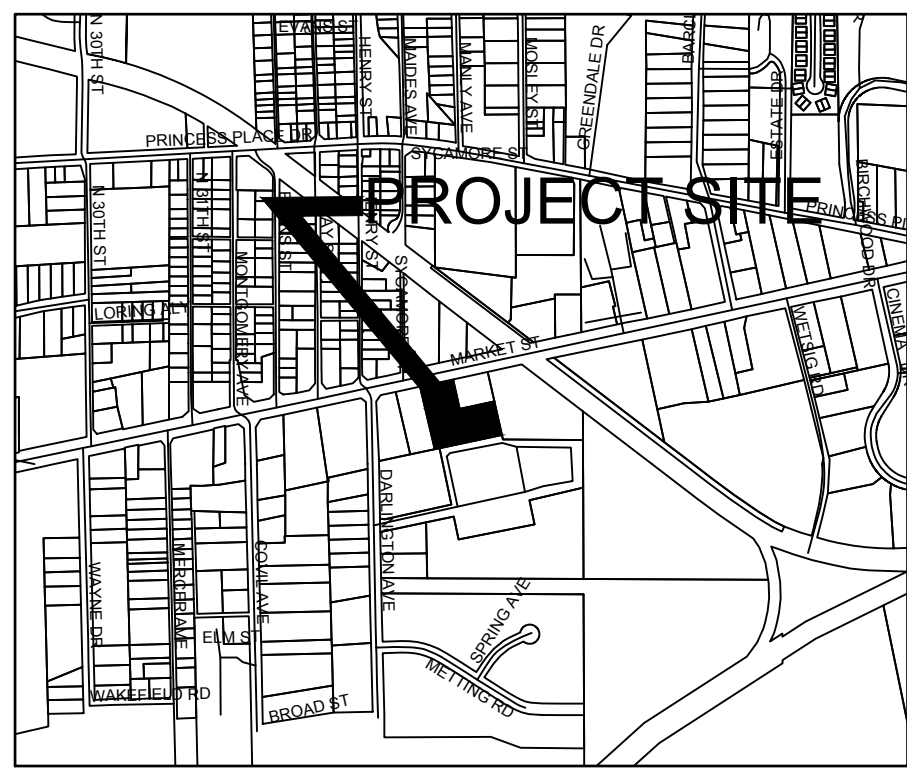
**CIVIL ENGINEER**  
JBS CONSULTING, PA  
BRAD SEDGWICK, PE  
7332 COTESWORTH DRIVE  
WILMINGTON, NC 28405  
1-910-619-9990

**OWNER**  
NOURISH NC, INC.  
STEVE McCROSSAN  
EXECUTIVE DIRECTOR  
PO BOX 3235  
WILMINGTON, NC 28406  
1-910-465-0995

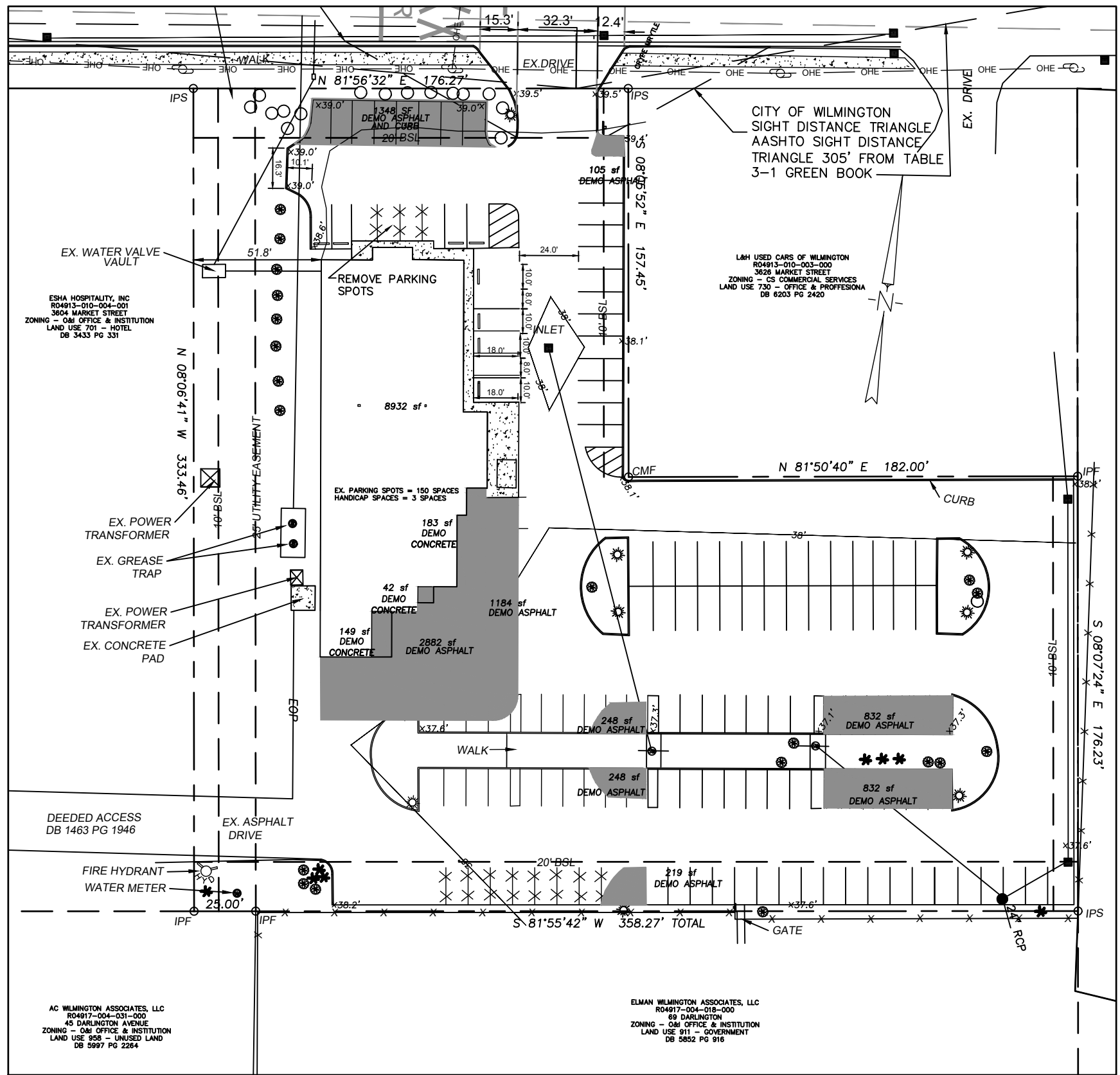




EXISTING CONDITIONS  
SCALE: 1" = 50'



VICINITY MAP  
SCALE: 1" = 1000'



DEMO PLAN  
SCALE: 1" = 50'

**LEGEND**

STANDARD ASPHALT	
STANDARD CONCRETE	
EXISTING SPOT ELEVATION	⊗ 41.5'
PROPOSED SPOT ELEVATION	● 41.5'
WAVE STYLE BIKE RACK 8 BIKE SPOTS EACH	
TREE PROTECTION FENCING SEE DETAIL	

**Approved Construction Plan**

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

Planning \_\_\_\_\_

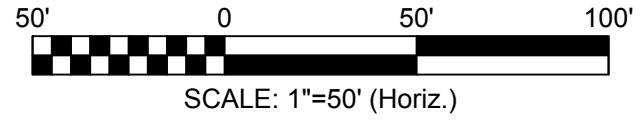
Traffic \_\_\_\_\_

Fire \_\_\_\_\_

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NUMBER	DATE	REVISION



NO WETLAND WITHIN PROJECT AREA

DESIGN BY: BDS  
DRAWN BY: BDS  
CHECKED BY: BDS  
DATE: JULY, 2020

EXISTING CONDITIONS  
**NOURISH NC**  
3606 MARKET STREET  
WILMINGTON, NC 28403

**NOURISH NC**  
PO BOX 3235  
WILMINGTON, NC 28405

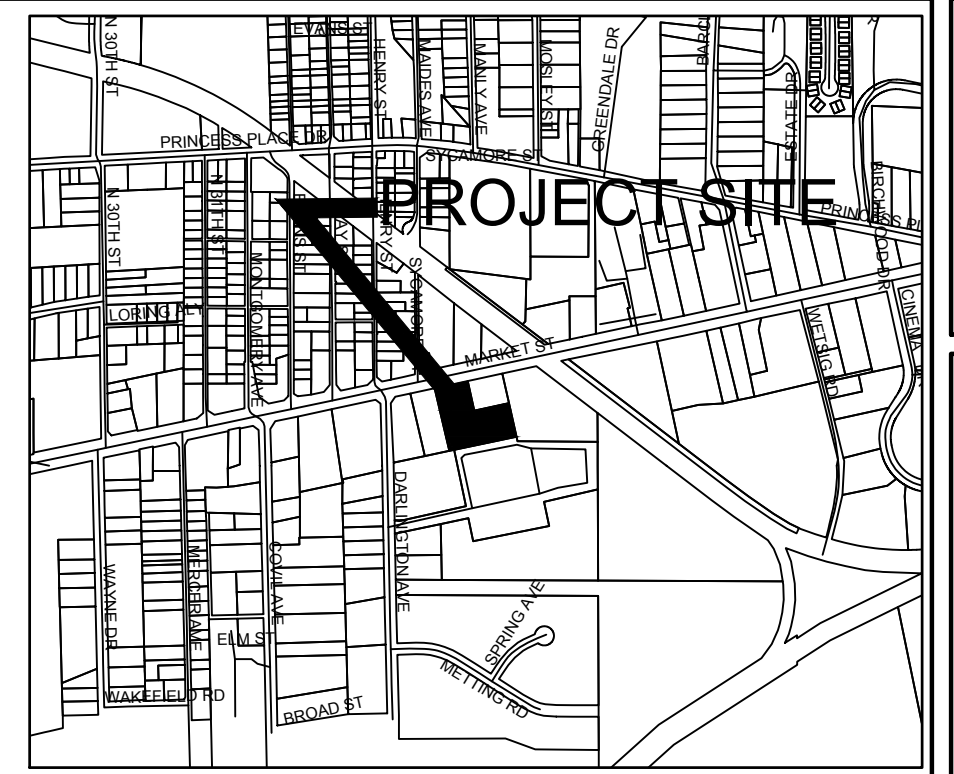
**JBS CONSULTING, PA**  
7332 Cotesworth Drive  
Wilmington, NC 28405  
(910) 619-9990  
License Number: C-2525  
PLANNING - ENGINEERING - PROJECT MANAGEMENT

SHEET  
**C1**  
of 4  
JOB NO. 142-001



**GENERAL NOTES**

- 1) PARKING STALLS TO BE RESTRIPTED AND SHALL COMPLY WITH 2010 WHICH INCLUDES, BUT NOT LIMITED TO ACCESSIBLE PARKING SIGNAGE (US DEPARTMENT OF JUSTICE, CIVIL RIGHTS DIVISION SECTION ADA COMPLIANCE BRIEF: RESTRIPTING PARKING SPACES DATED DECEMBER 2015)
- 2) PAVEMENT MARKING TO BE REPAINTED TO MUTCD STANDARDS



**VICINITY MAP**  
SCALE: 1" = 1000'

**SITE DATA**

ADDRESS ..... 3806 MARKET STREET  
WILMINGTON, NC 28403

PROPERTY OWNER ..... NOURISH NC  
PO BOX 3235  
WILMINGTON, NC 28405

PARCEL ID NUMBERS ..... R04913-010-004-000

DEED BOOK & PAGE ..... D.B. 6263 PG. 565

MAP BOOK & PAGE ..... MB 28 PG. 131

CURRENT ZONING ..... O&I OFFICE & INSTITUTION  
CITY OF WILMINGTON

PROPOSED ZONING ..... O&I OFFICE AND INSTITUTION  
CITY OF WILMINGTON

TOTAL LOT AREA ..... 2.08 ACRES

CAMA LAND USE CLASSIFICATION .. URBAN

OVERLAY DISTRICT - PROPERTY IS NOT IN A SPECIAL HIGHWAY OVERLAY DISTRICT

PROPOSED USE ..... SOCIAL SERVICES

BUILDING CONSTRUCTION TYPE - VB

FLOOD INFO  
ZONE X - MINIMAL FLOOD ZONE  
PANEL 3128  
MAP # 3720313BOOK  
AUGUST 28, 2018

NUMBER OF BUILDINGS ..... 1 PROPOSED

BREAKDOWN OF USE OF BUILDING

WAREHOUSE	6,896 SF
PACKAGING	1,875 SF
GENERAL OFFICE	3,432 SF
TOTAL	11,993 SF

	REQUIRED	PROPOSED
MIN. LOT AREA	15,000 SF	90,605 SF
MIN. LOT WIDTH	80'	176'
MAX. LOT COVERAGE	40%	20.3%
FRONT BUILDING SETBACK	20'	64.7'
REAR BUILDING SETBACK	20'	77.5'
SIDE BUILDING SETBACK	10'	51.8'
LEFT SIDE		66.7'
MAX. BUILDING HEIGHT	45'	+/-18'

LOT COVERAGE ..... 11,993 / 90605 = 1.3%

**TOTAL ONSITE EXISTING BUA**

BUILDINGS	8,759 SF
ASPHALT PAVEMENT	58,094 SF
CONCRETE SIDEWALKS	1,528 SF
TOTAL	68,381 SF

**TOTAL ONSITE PROPOSED BUA**

BUILDINGS (EX. REMAINING)	5,117 SF
BUILDING (NEW ADDITION)	6,876 SF
ASPHALT PAVEMENT	53,194 SF
CONCRETE SIDEWALKS	1,154 SF
TOTAL	66,341 SF

LIMITS OF DISTURBANCE = 18,846 SF

**SOIL TYPES**

SITE IS COMPRISED OF 25% SEAGATE FINE SAND AND 75% BAYMEADE FINE SAND.

**PARKING REQUIREMENTS**

PROPOSED USE SOCIAL SERVICES  
MAXIMUM = 1 / 200 (11993 / 200 = 60) MINIMUM = 1 / 300 (11993 / 300 = 40)

77 SPOTS REMAINING AFTER IMPROVEMENTS

- 4 HANDICAP SPOTS REQUIRED
- 4 HANDICAP SPOTS PROVIDED
- 3 VAN ACCESSIBLE

**SOLID WASTE** - SERVICE PROVIDED BY DUMPSTER AS SHOWN. DUMPSTER WILL BE ENCLOSED WITH 8' SHADOW BOX FENCE WITH GATE AND LANDSCAPED

**UTILITY INFORMATION**

FACILITY WILL USE EXISTING SEWER AND WATER HOOKUPS. REDUCED DEMAND EXPECTED.

**ESTIMATED TRIP GENERATION**

LAND USE	TYPE	ITE CODE	24 HR VOLUMES		AM PEAK HOUR TRIPS		PM PEAK HOUR TRIPS		SATURDAY PEAK HOUR TRIPS	
			ENTER	EXIT	ENTER	EXIT	ENTER	EXIT		
OFFICE & INDUSTRIAL	OFFICE & INDUSTRIAL	710	10	4	4	4	4	0	0	0
WAREHOUSE	RETAIL	150	49	0	0	0	0	0	0	0

**SURFACE WATER STATEMENT**

THERE ARE NO SURFACE WATERS, WETLANDS, REGULATORY FLOOD ZONES, PROTECTED VEGETATIVE SETBACKS OR PROTECTED RIPARIAN BUFFERS ON THIS SITE.

**Approved Construction Plan**

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

Planning \_\_\_\_\_

Traffic \_\_\_\_\_

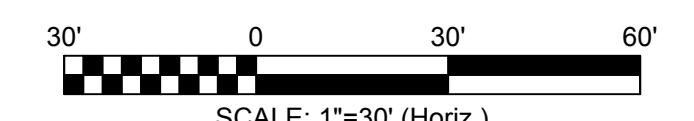
Fire \_\_\_\_\_

**WILMINGTON**  
NORTH CAROLINA  
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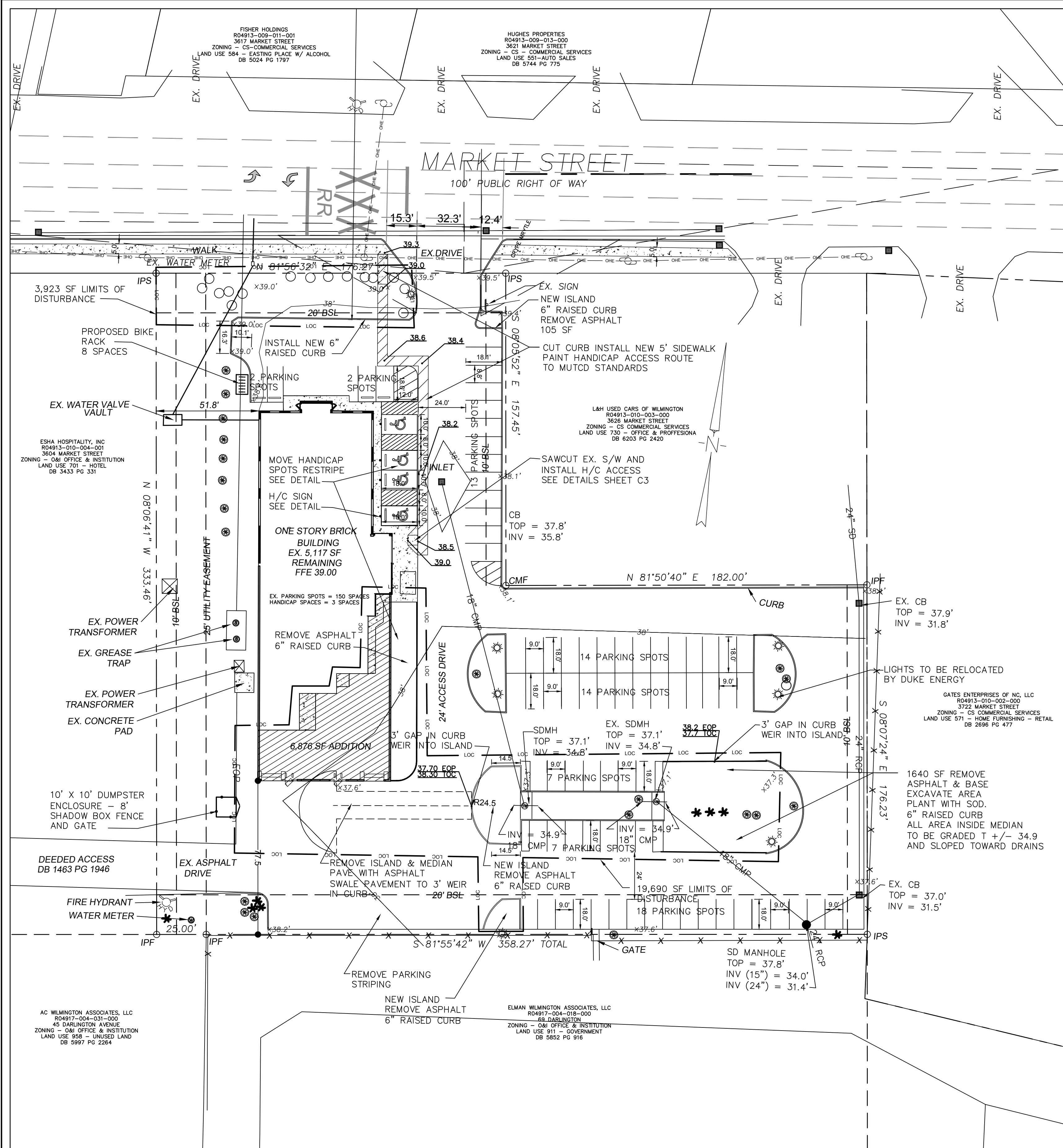
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**LEGEND**

- STANDARD ASPHALT [Symbol]
- STANDARD CONCRETE [Symbol]
- EXISTING SPOT ELEVATION X 41.5'
- PROPOSED SPOT ELEVATION 33.33 FL
- WAVE STYLE BIKE RACK 8 BIKE SPOTS EACH [Symbol]
- TREE PROTECTION FENCING SEE DETAIL [Symbol]



**SITE PLAN**  
SCALE: 1" = 30'

**NO WETLAND WITHIN PROJECT AREA**



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DESIGN BY: BDS  
DRAWN BY: BDS  
CHECKED BY: BDS  
DATE: JULY, 2020

**SITE PLAN**  
**UTILITY PLAN**  
**NOURISH NC**  
3806 MARKET STREET  
WILMINGTON, NC 28403

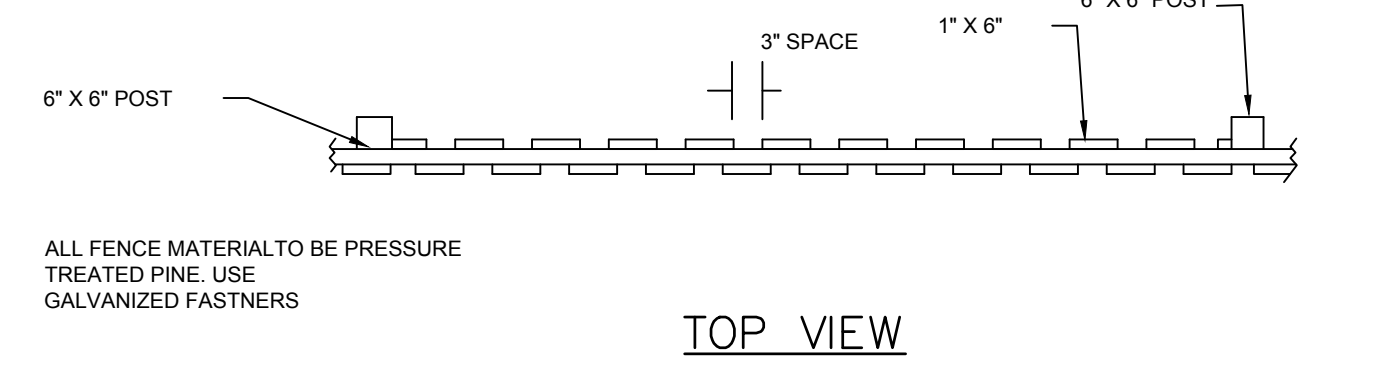
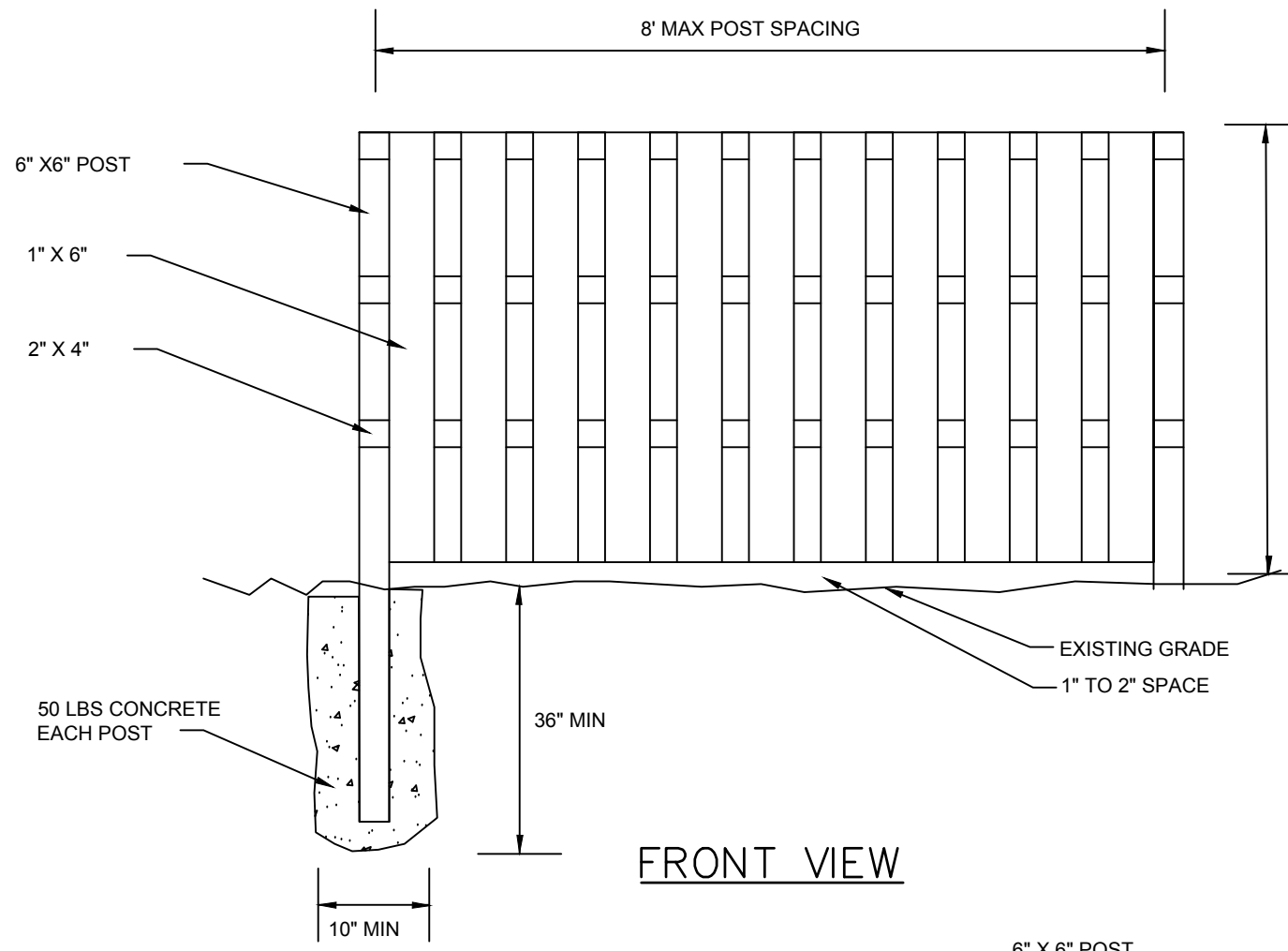
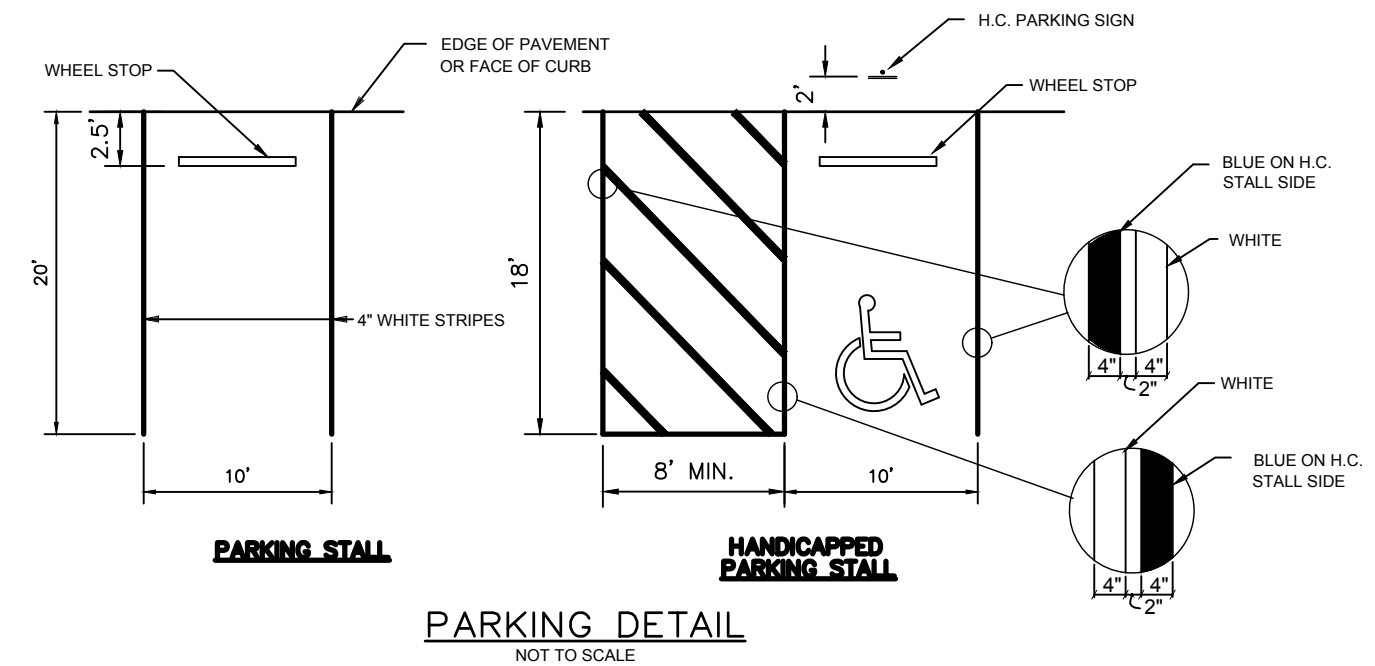
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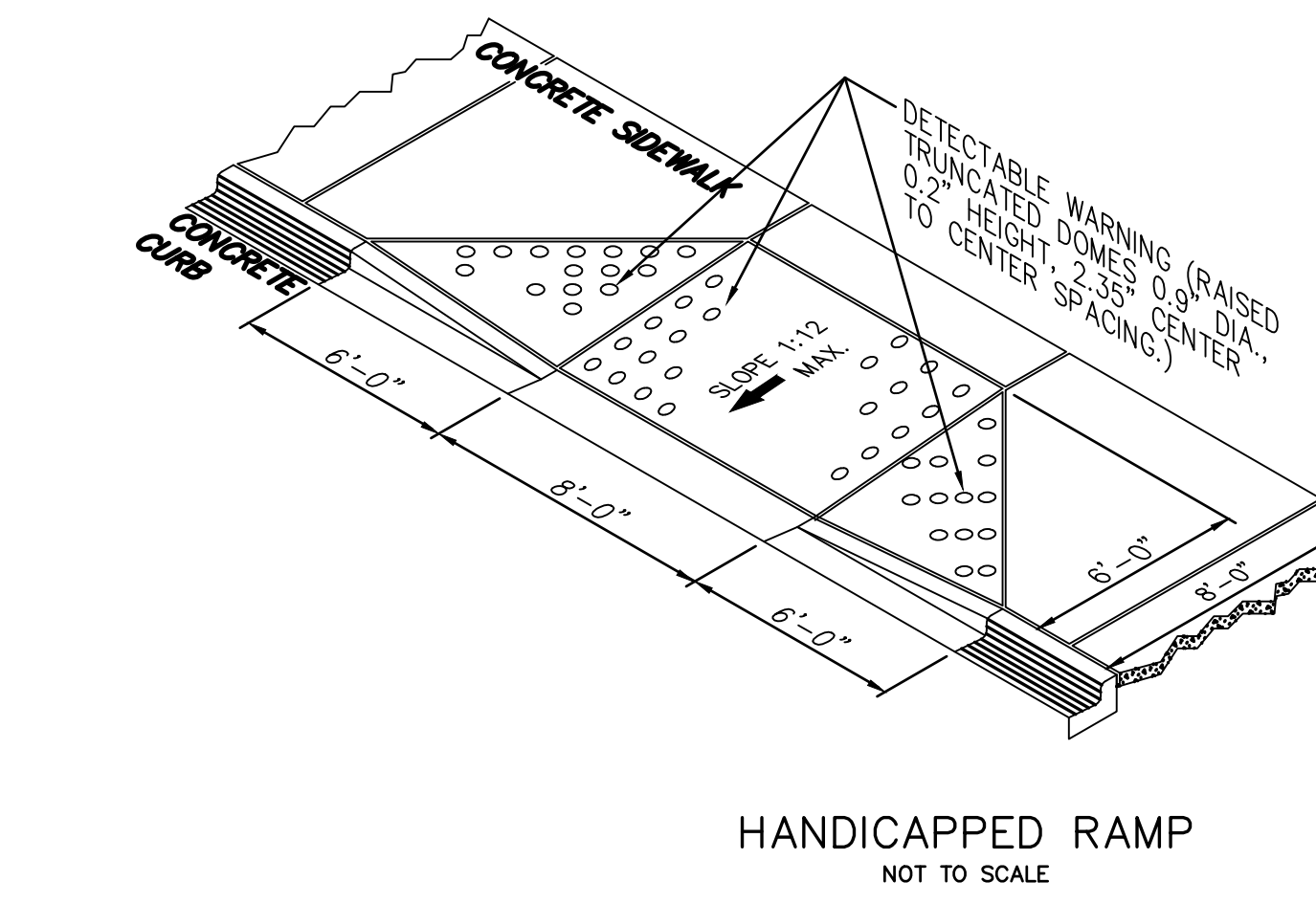
PLANNING - ENGINEERING - PROJECT MANAGEMENT

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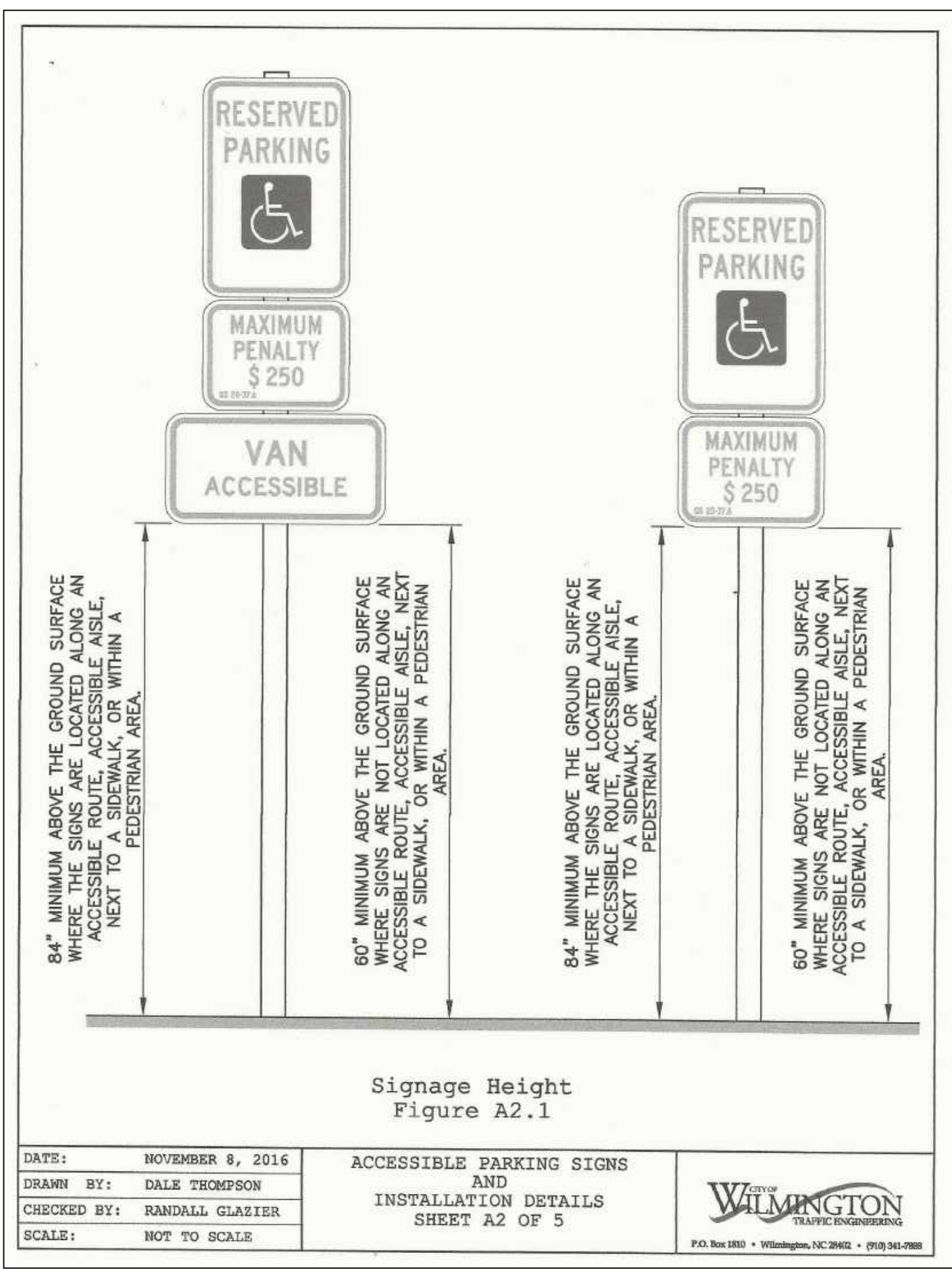




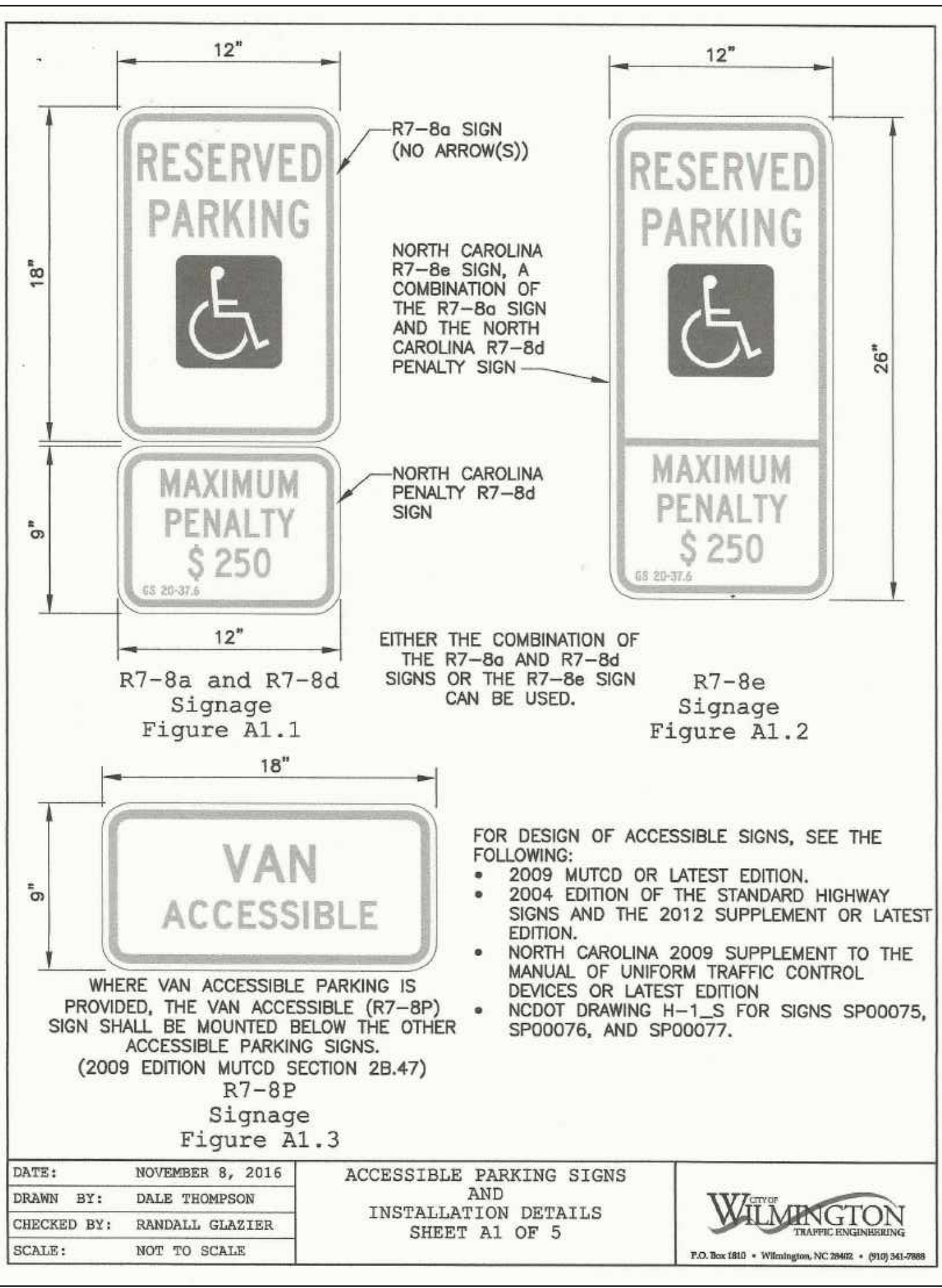
SHADOW BOX FENCE DETAIL  
N.T.S.



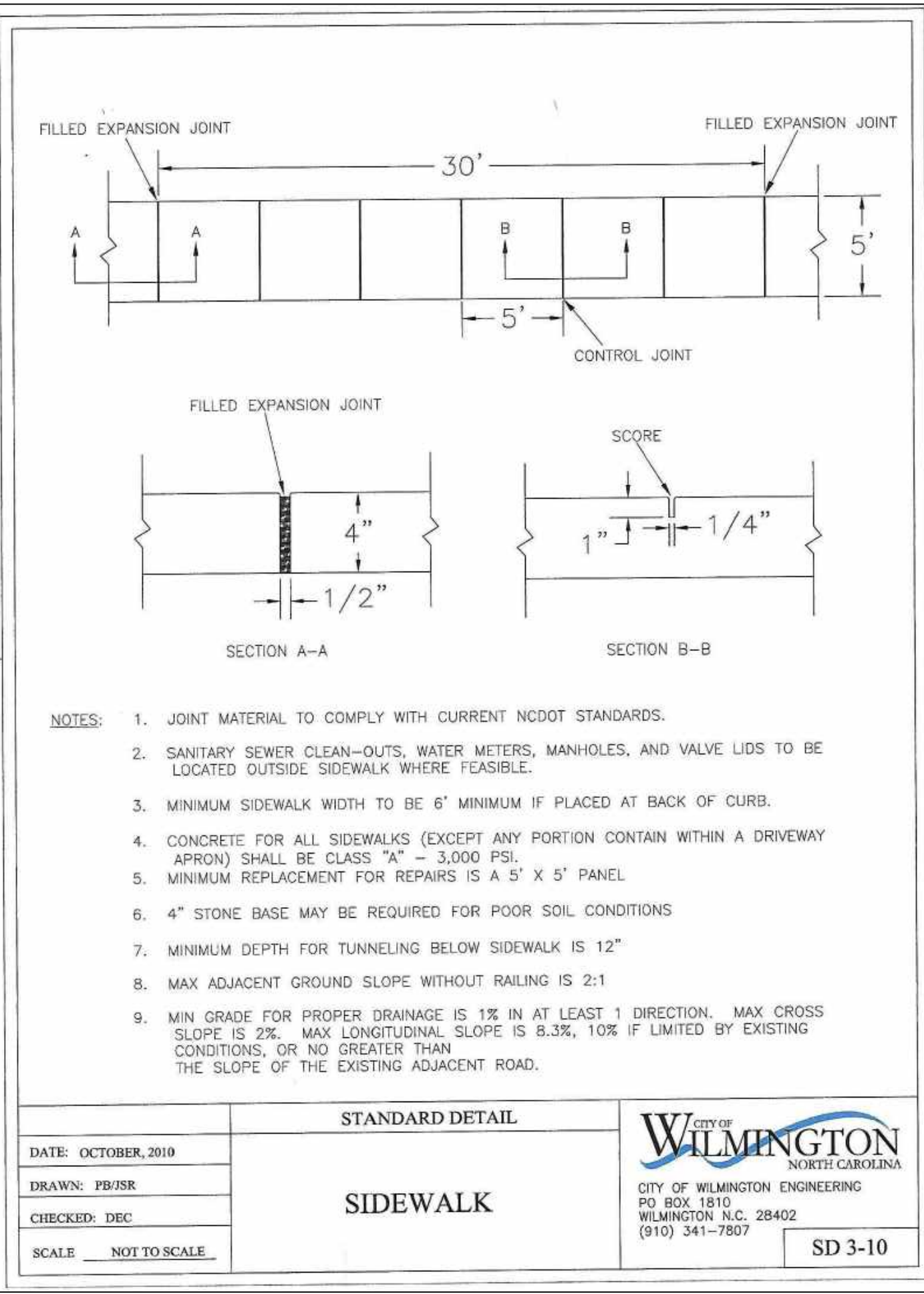
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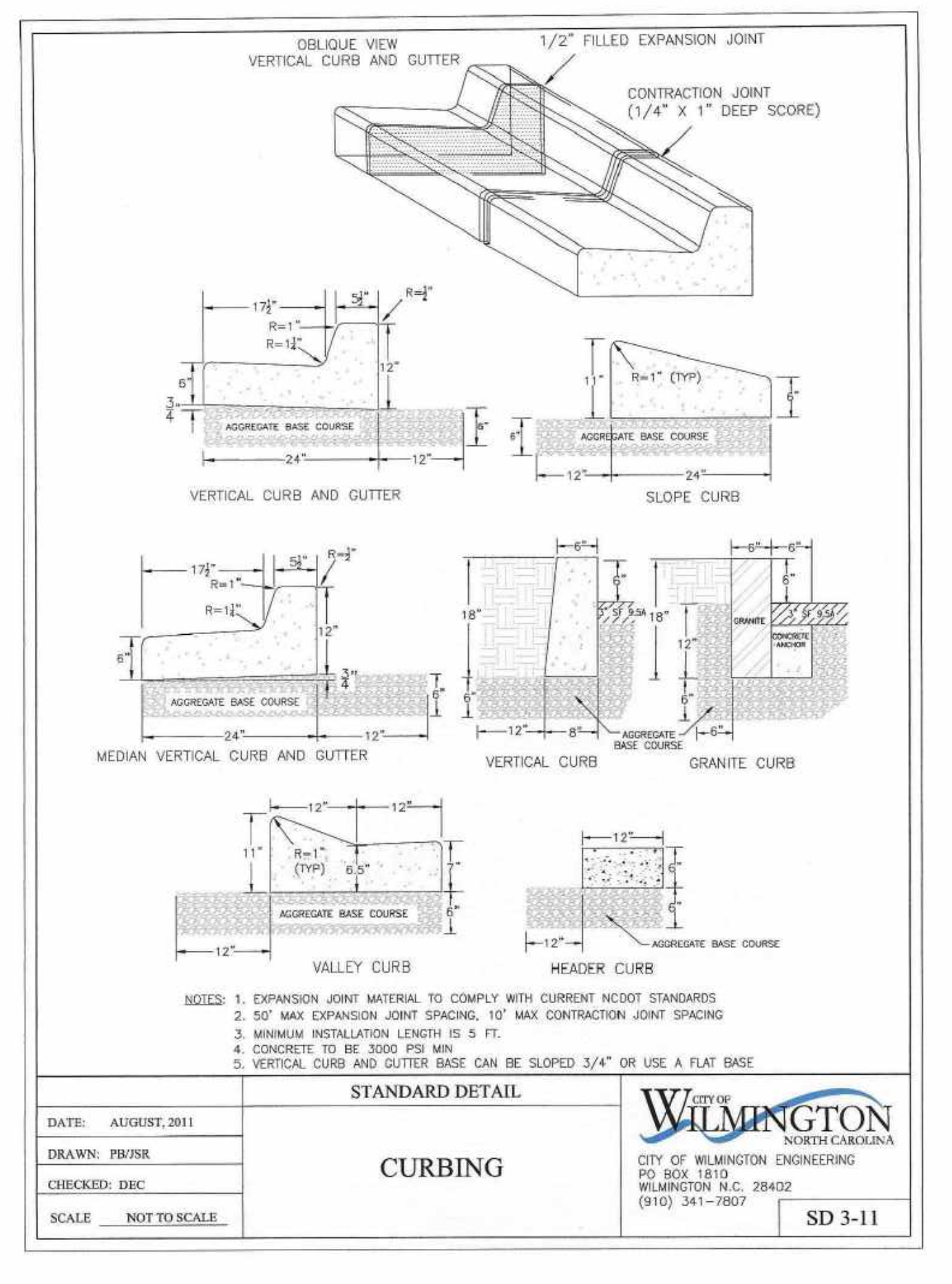
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DRAWN BY:	DALE THOMPSON		
CHECKED BY:	RANDALL GLAZIER		
SCALE:	NOT TO SCALE		



DATE:	NOVEMBER 8, 2016	ACCESSIBLE PARKING SIGNS AND INSTALLATION DETAILS SHEET A1 OF 5	
DRAWN BY:	DALE THOMPSON		
CHECKED BY:	RANDALL GLAZIER		
SCALE:	NOT TO SCALE		



DATE:	OCTOBER, 2010	STANDARD DETAIL SIDEWALK	
DRAWN:	FB/JSR		
CHECKED:	DEC		
SCALE:	NOT TO SCALE		



DATE:	AUGUST, 2011	STANDARD DETAIL CURBING	
DRAWN:	FB/JSR		
CHECKED:	DEC		
SCALE:	NOT TO SCALE		

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 WILMINGTON, NC 28403

NOURISH NC  
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 C3  
 of 4

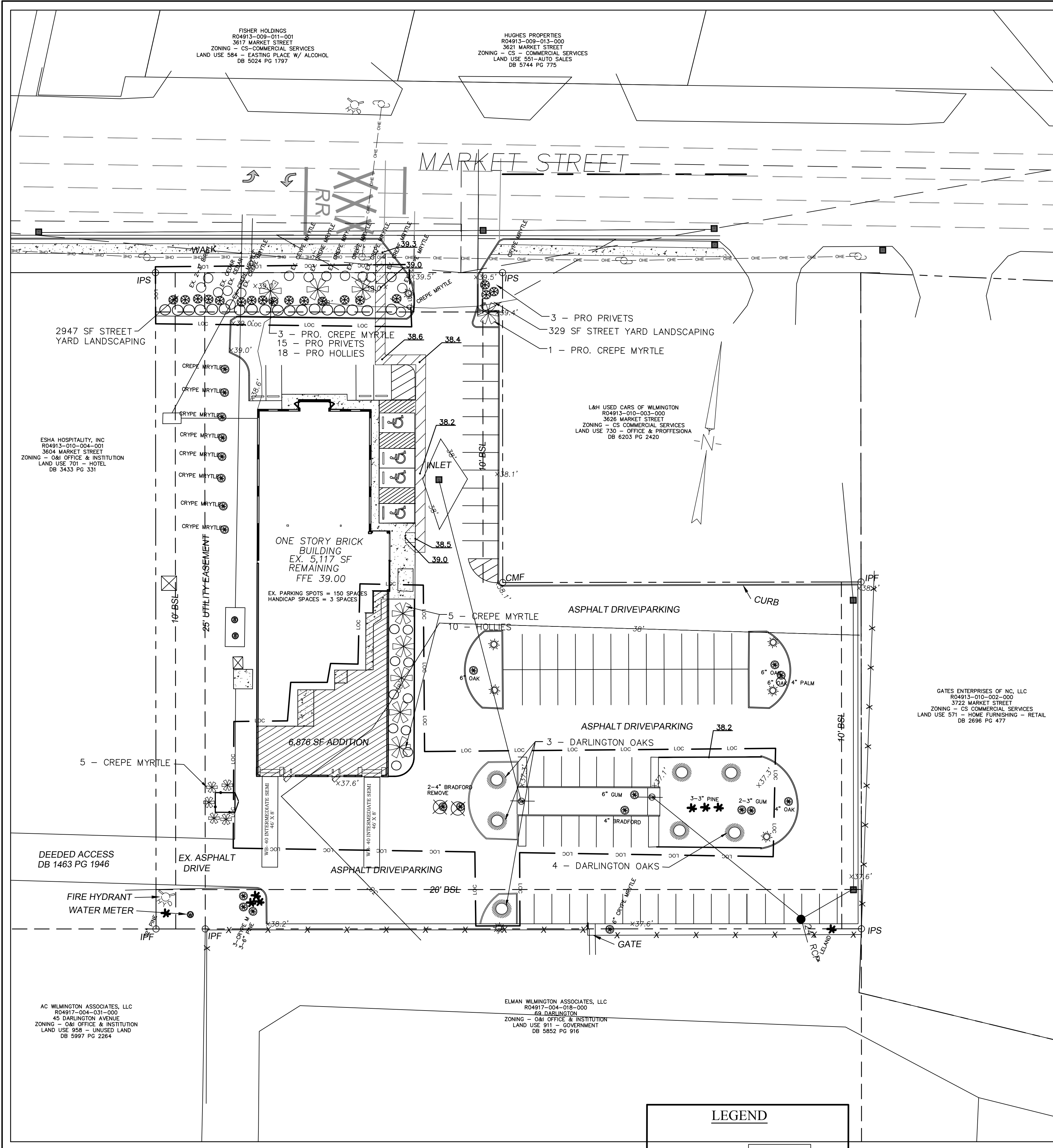
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NO WETLAND WITHIN PROJECT AREA



SITE PLAN  
SCALE: 1" = 30'

LEGEND	
STANDARD ASPHALT	[Symbol]
STANDARD CONCRETE	[Symbol]
EXISTING SPOT ELEVATION	41.5'
PROPOSED SPOT ELEVATION	33.33 FL
WAVE STYLE BIKE RACK 8 BIKE SPOTS EACH	[Symbol]
TREE PROTECTION FENCING SEE DETAIL	[Symbol]

LANDSCAPE NOTES

EXISTING BUILDING = 8,759 SF PROPOSED BUILDING = 11,993 SF EXPANSION = 37%

TREES = 15 PER DISTURBED ACRE 18,846 SF/43,560 SF = 43%  
15 X .43 = 7 TREES REQUIRED

STREET YARD REQUIREMENTS  
BASED ON 37% EXPANSION FULL STREET YARD REQUIRED  
LOT WIDTH 176 FT - DRIVEWAY AT PROPERTY LINE 37.5 = 138.5  
MULTIPLIER FOR OAK = 18  
REQUIRED STREET YARD AREA = 18 X 138.5 = 2,493 SF REQUIRED  
MAX WIDTH = 27' MIN WIDTH = 9'

329 + 2,979 SF = 3,308 SF PROVIDED

1 - CANOPY TREE OR 3 UNDERSTORY TREE PER 600 SF  
6 SHRUBS PER 600 SF

3,308 / 600 = 6 MULTIPLIER

6 - CANOPY TREES OR 18 UNDERSTORY  
36 - SHRUBS REQUIRED

14 - EXISTING CREPE MYRTLE  
4 - CREPE MYRTLES PROPOSED

PARKING LOT LANDSCAPING  
ALL PARKING ISLANDS PROTECTED BY CURBING  
SHADING REQUIREMENTS = 35% OF PARKING SURFACE AREA (O&I)  
50,822 SF X 35% = 17,788 SF REQUIRED

EXISTING TREES TO BE RETAINED = 16 CANOPY TREES AND 3 UNDERSTORY  
(16 X 707 SF) + (3 X 314 SF) = 14,138 SF OF SHADING FROM EXISTING TREES

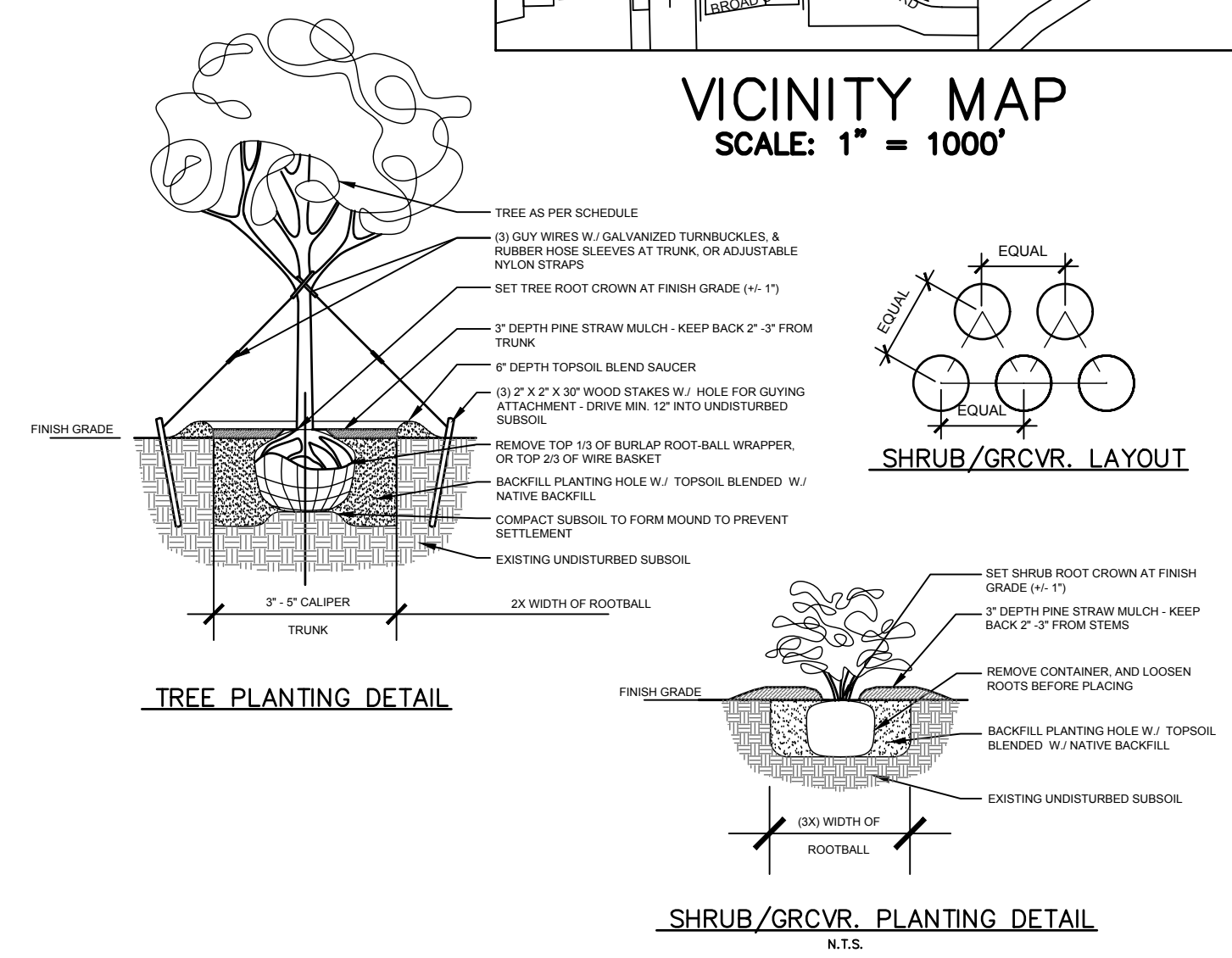
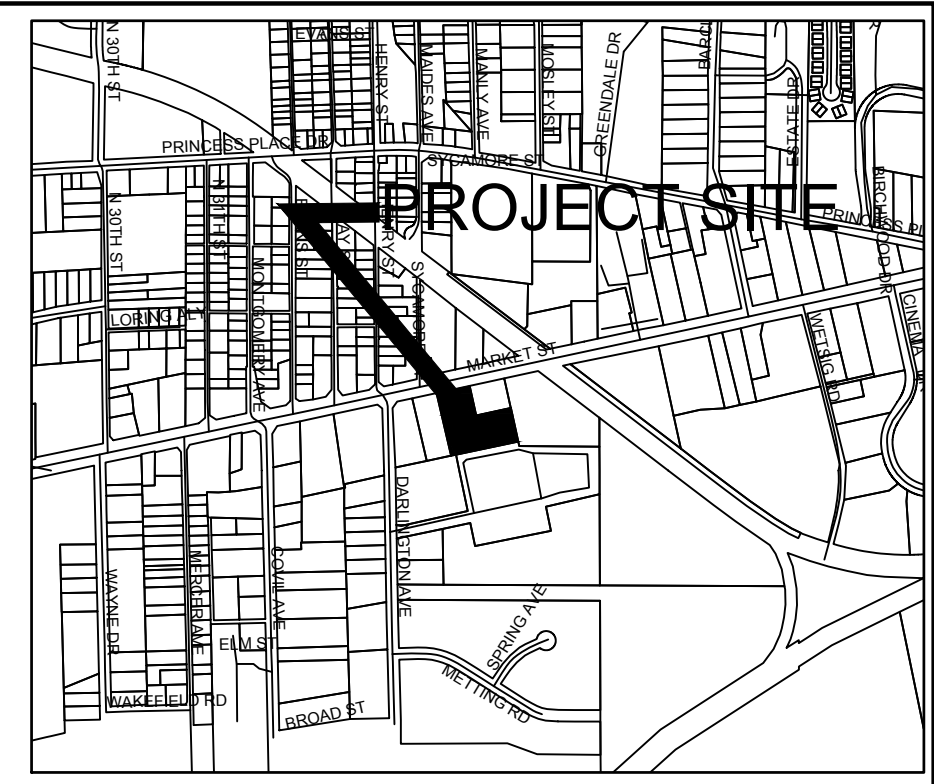
PROPOSED  
7 OAKS (707 SF) + 14 CREPES (314 SF) = 4,949 + 4,396 = 9,345 SF OF ADDITIONAL SHADING

TOTAL SHADING PROVIDED = 23,483 SF PROVIDED

PERIMETER LANDSCAPING  
PERIMETER LANDSCAPING NOT PROVIDED DUE TO AS BUILT CONDITIONS

PARKING AREA SCREENING  
PARKING AREA SCREENING ALONG MARKET STREET AUGMENTED WITH THE ADDITION OF 36 SHRUBS

FOUNDATION PLANTINGS  
FOUNDATION PLANTING ALONG FRONT OF BUILDING AND SIDE PROHIBITED BY EXISTING SIDEWALK. FOUNDATION PLANTING PROVIDED ALONG EAST SIDE OF BUILDING BACK HALF.  
1184 SF PLANTING PROVIDED - 10 HOLLIES AND 5 CRAPES PROVIDED.



PLANTING SCHEDULE

Common Name	Scientific Name	Size	Qty
<b>LARGE SHADE TREE</b>			
Darlington Oak	Quercus laurifolm	8' TO 10' HIGHT 2.5" Cal.	7
<b>SMALL SHADE TREE</b>			
Crepe Myrtle Tuscarora	Lagerstroemia	8' HIGHT	14
<b>SHRUBS</b>			
Common Privet	Ligustrum recurre	3 Gal., 3' HIGHT	21
Dwarf Yaupon Holly	Ilex vomitoria "nana"	3 Gal., 3' HIGHT	38

Approved Construction Plan

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

Planning \_\_\_\_\_

Traffic \_\_\_\_\_

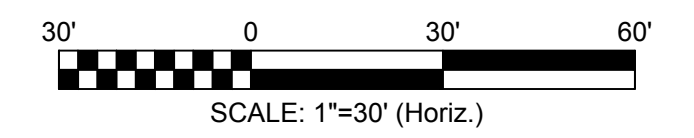
Fire \_\_\_\_\_

WILMINGTON NORTH CAROLINA  
Public Services • Engineering Division  
APPROVED DRAINAGE PLAN

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.



DESIGN BY: BDS  
DRAWN BY: BDS  
CHECKED BY: BDS  
DATE: JULY, 2020

LANDSCAPE PLAN  
NOURISH NC  
3606 MARKET STREET  
WILMINGTON, NC 28403

NOURISH NC  
PO BOX 3235  
WILMINGTON, NC 28405

JBS CONSULTING, PA  
7332 Cotesworth Drive  
Wilmington, NC 28405  
(910) 619-9990  
License Number C-2525  
PLANNING - ENGINEERING - PROJECT MANAGEMENT

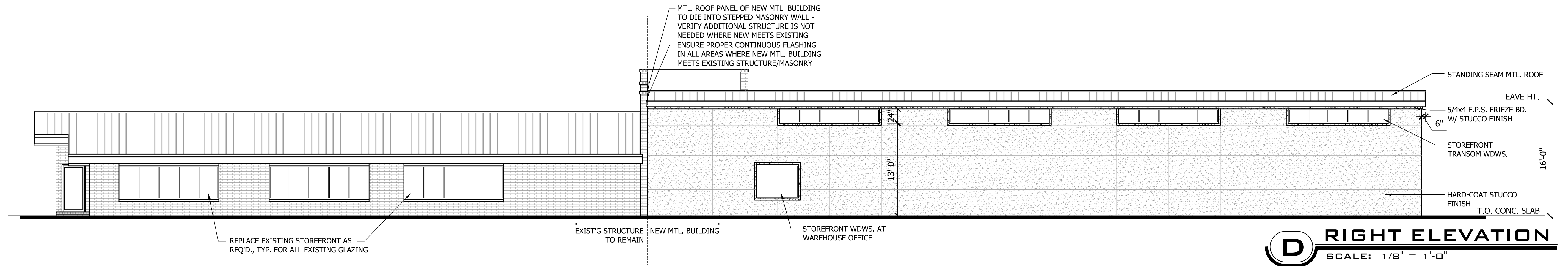
SHEET  
L1  
of 4  
JOB NO. 142-001

**NOURISH NC**

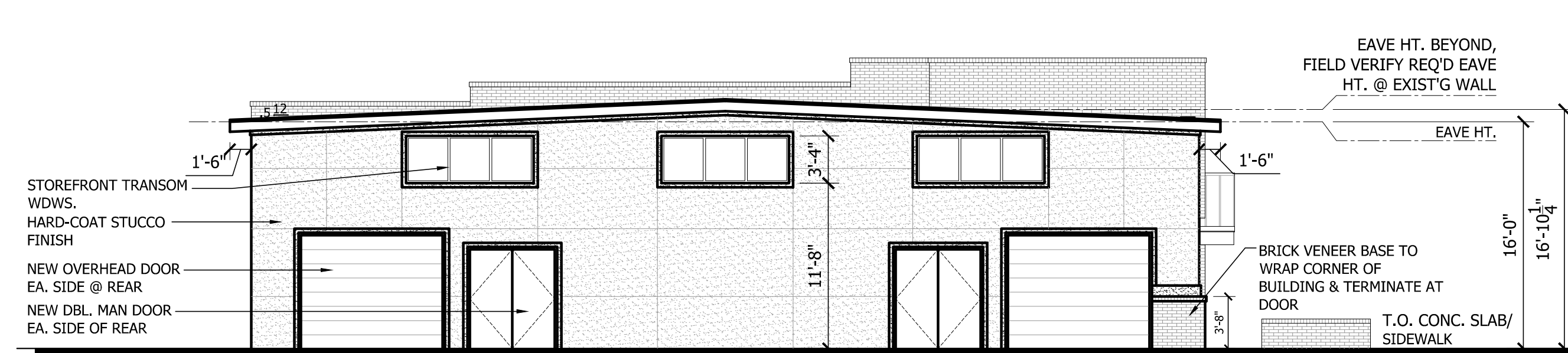
ADDRESS: 3606 MARKET STREET  
 WILMINGTON, NC 28403

PARCEL ID #: R04913-010-004-000

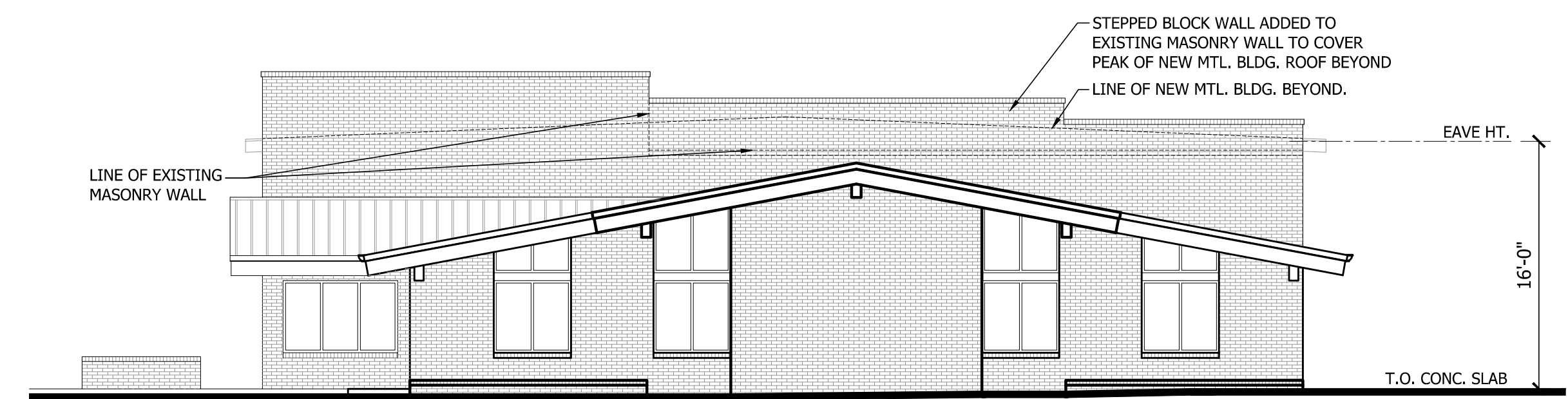
OWNER: NOURISH NC |  
 STEVE McCROSSAN, EXECUTIVE DIRECTOR



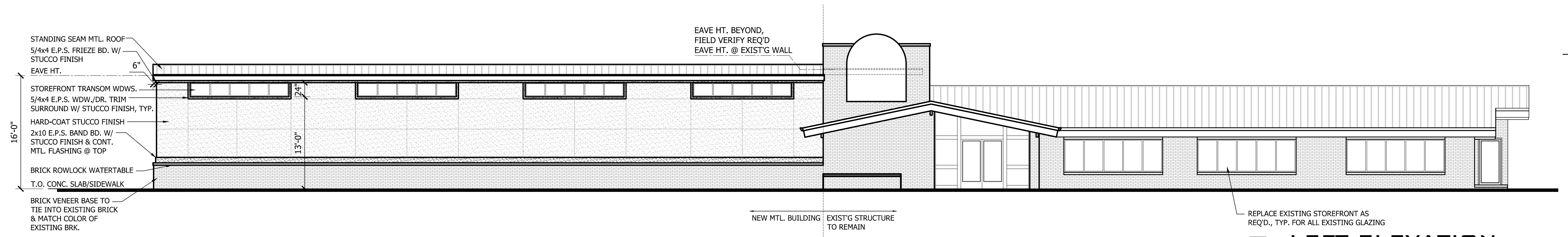
**D RIGHT ELEVATION**  
 SCALE: 1/8" = 1'-0"



**C REAR ELEVATION**  
 SCALE: 1/8" = 1'-0"



**B FRONT ELEVATION**  
 SCALE: 1/8" = 1'-0"



**A LEFT ELEVATION**  
 SCALE: 1/8" = 1'-0"

