

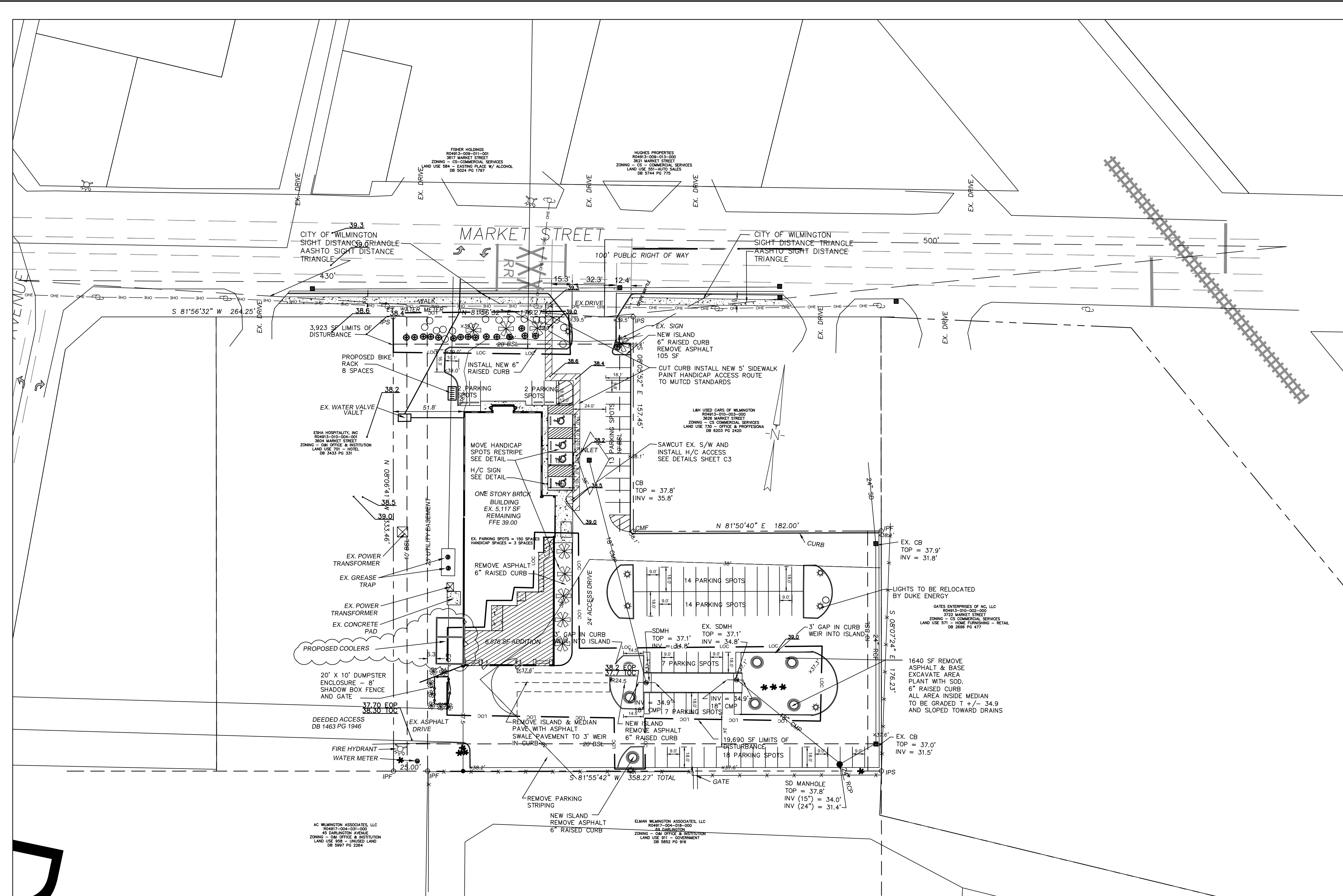
REVISION	DATE	DESCRIPTION
R5	1/12/20	REVISED PER 1/11/2020 TRC COMMENTS
R4	1/12/20	REVISED PER 1/11/2020 TRC COMMENTS
R3	1/12/20	REVISED PER 1/11/2020 TRC COMMENTS
R2	9/17/20	SUBMITTED FOR FORMAL TRC
R1	7/24/20	SUBMITTED FOR PRETRC
NUMBER	DATE	REVISION



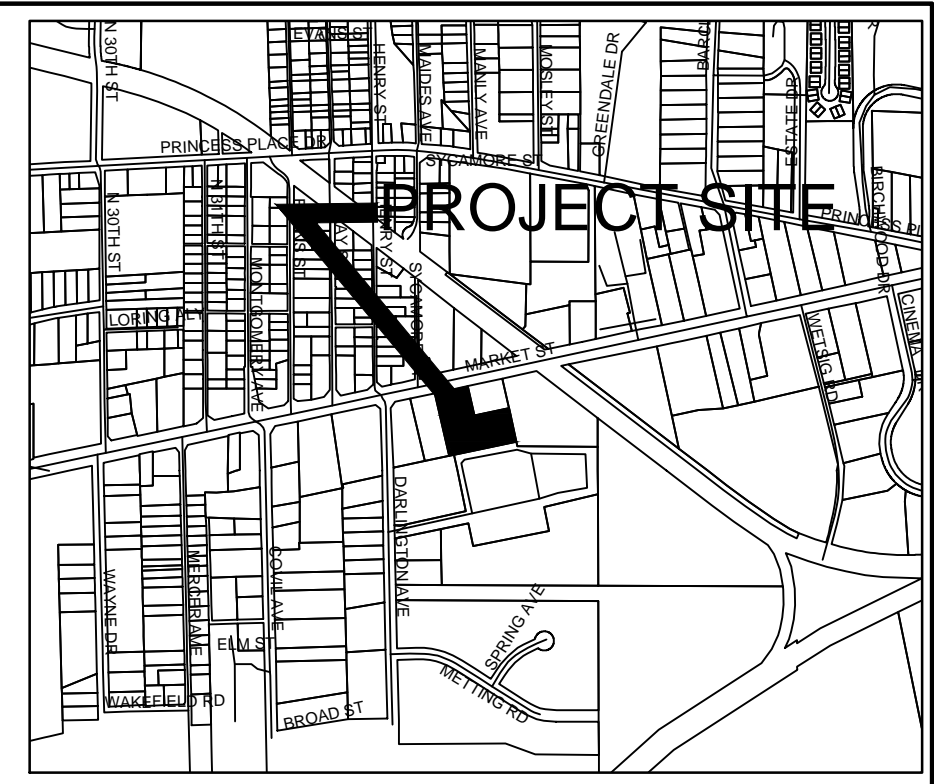
NO WETLAND WITHIN PROJECT AREA

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" = 40'



VICINITY MAP
SCALE: 1" = 1000'

SITE DATA

ADDRESS: 3606 MARKET STREET, WILMINGTON, NC 28403

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

PARCEL ID NUMBERS: R04813-010-004-000

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: MB

FLOOD INFO: ZONE X - MINIMAL FLOOD ZONE, PANEL 1102, MAP # 372033800K, AUGUST 28, 2018

NUMBER OF BUILDINGS: 1 PROPOSED

BREAKDOWN OF USE OF BUILDING:

WAREHOUSE	4,686 SF
PACKAGING	1,875 SF
GENERAL OFFICE	2,432 SF
TOTAL	11,993 SF

MIN. LOT AREA: 15,000 SF (REQUIRED), 80 (PROPOSED)

MIN. LOT WIDTH: 176' (REQUIRED), 87 (PROPOSED)

MAX. LOT COVERAGE: 40% (REQUIRED), 20.3% (PROPOSED)

FRONT BUILDING SETBACK: 20' (REQUIRED), 64.7' (PROPOSED)

REAR BUILDING SETBACK: 20' (REQUIRED), 77.5' (PROPOSED)

SIDE BUILDING SETBACK: 10' (REQUIRED), 51.8' (PROPOSED)

RIGHT SIDE: 66.7' (PROPOSED)

LEFT SIDE: 45' (PROPOSED)

MAX. BUILDING HEIGHT: 15' (REQUIRED), 6'-1/2" (PROPOSED)

LOT COVERAGE: 11,993 / 90605 = 1.3%

TOTAL ONSITE EXISTING BUA: 8,759 SF

BUILDINGS ASPHALT PAVEMENT: 56,094 SF

CONCRETE SIDEWALKS: 1,028 SF

TOTAL: 66,381 SF

TOTAL ONSITE EXPOSED BUA: 5,117 SF

BUILDINGS (EX. REMAINING): 5,117 SF

BUILDING (NEW ADDITION): 6,876 SF

ASPHALT PAVEMENT: 1,154 SF

CONCRETE SIDEWALKS: 586 SF

OUTDOOR COOLERS: 586 SF

TOTAL: 66,948 SF

LIMITS OF DISTURBANCE: 15,846 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 ASSESSABLE

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

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 COMPLIANCE BRIEF: RESTRIPTED PARKING SPACES DATED DECEMBER 2015)
- 2) PAVEMENT MARKING TO BE PAINTED TO MUTCD STANDARDS

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

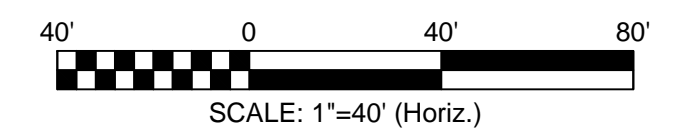
Public Services • Engineering Division

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

SITE PLAN
UTILITY PLAN

NOURISH NC
3606 MARKET STREET
WILMINGTON, NC 28403

NOURISH NC
PO BOX 3235
WILMINGTON, NC 28405

JBS CONSULTING, PA
7332 Catesworth Drive
Wilmington, NC 28405
(910) 619-9990
License Number C-2525

PLANNING - ENGINEERING - PROJECT MANAGEMENT

SHEET **C2** of 4

JOB NO. 142-001