

NOTES

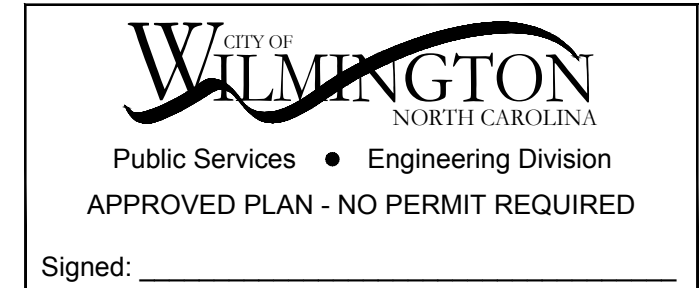
1. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING (IF REQUIRED) WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION.
2. ANY TREES AND/OR AREAS DESIGNATED TO BE 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. TRAFFIC ENGINEERING TO BE NOTIFIED AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
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. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
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 FIELD 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:
 ULOCO1-800-632-4949, 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 BLOCK OR IMPEDE FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL ALWAYS BE MAINTAINED AROUND CIRCUMFERENACE OF HYDRANTS.
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 SOUTHWEST CORNER OF PROPOSED BUILDING
35. ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BEREQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
36. CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL COMMERCIAL BUILDING THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.
37. WHEN PARKING FACILITIES ARE RESTRIPE, ACCESSIBLE PARKING SIGNAGE SHALL COMPLY WITH THE 2010 STANDARDS WHICH INCLUDES, BUT NOT LIMITED TO ACCESSIBLE PARKING SIGNAGE. (US DEPARTMENT OF JUSTICE, CIVIL RIGHTS DIVISION, DISABILITY RIGHTS ADA OMLINACE BRIEF: RESTRIPE PARKING SPACES DTATED 12/2015.
38. ANY REQUIRED INSTALLTION OF TRAFFIC SIGNS IS THE RSPONSIBILITY OF THE PROJECT DEVELOPERR. PLEASE COORDINAT WITH CITY TRAFFIC SIGNS AND MARKING MANAGER OR SUPERVISOR PRIOR TO INSTALLATION OF ANY TRAFFIC SIGNS OR MARKINGS IN PUBLIC ROW.
39. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED B THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- 40) CONTACT 811 PRIOR TO CONTACTING CITY OF WLMINGTON, TRAFFIC ENGINEERING REGARDING UTILITIES IN ROW.
- 41) Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.

SITE CONSTRUCTION PLANS

PORTSIDE DIESEL REPAIR AND STORAGE

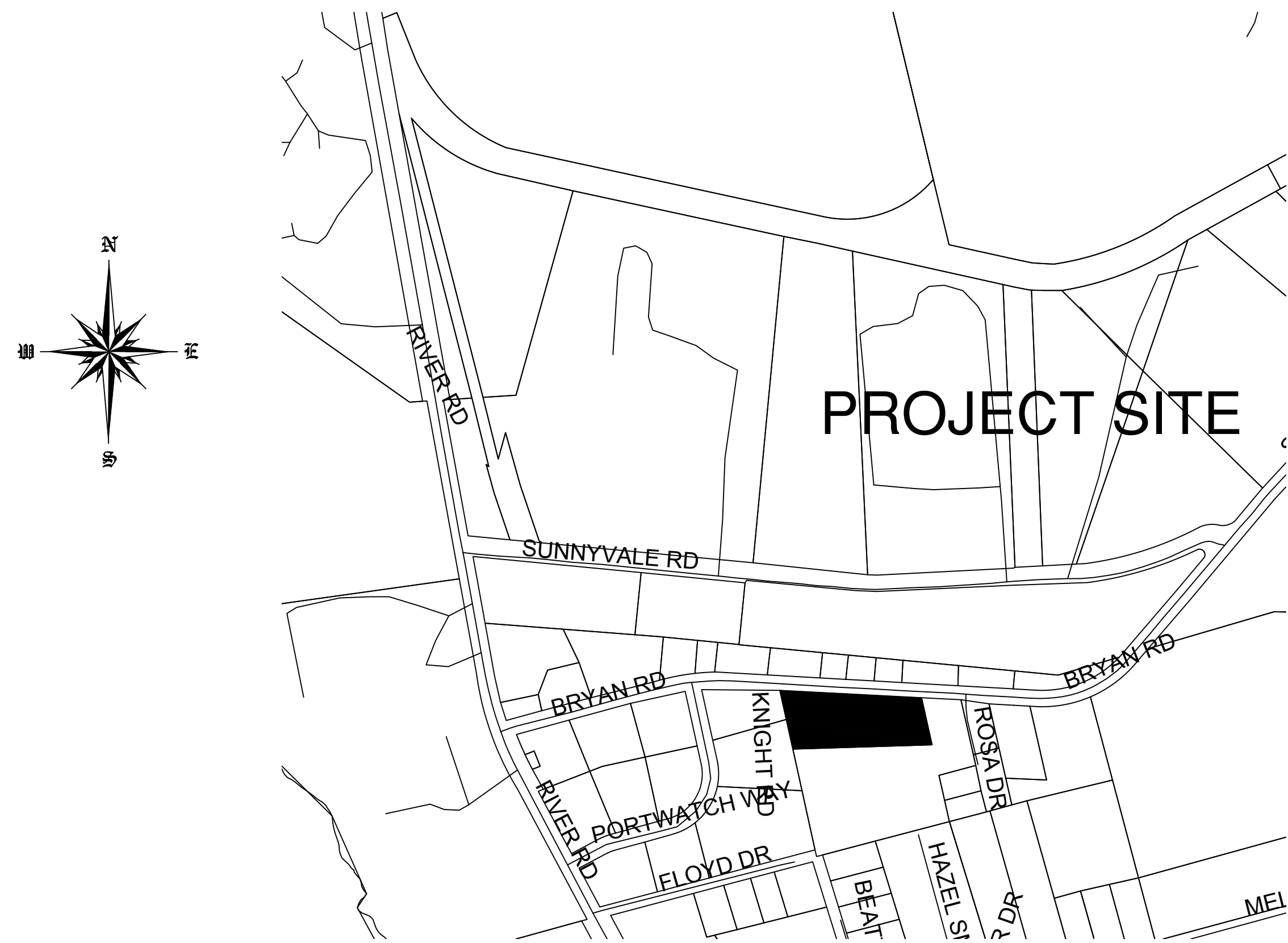
120 BRYAN ROAD
WILMINGTON, NC 28412

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.

RECEIVED
By waltonj at 4:14 pm, Jun 24, 2021



VICINITY MAP
SCALE 1" = 1000'

SCALE 1" = 600'

VICINITY MAP FEBRUARY, 2021

LIST OF DRAWINGS

- XX COVER SHEET
- C1 EXISING SITE
- C2 SITE PLAN
- C3 LANDSCAPE PLAN AND DETAILS
- C4 DETAILS

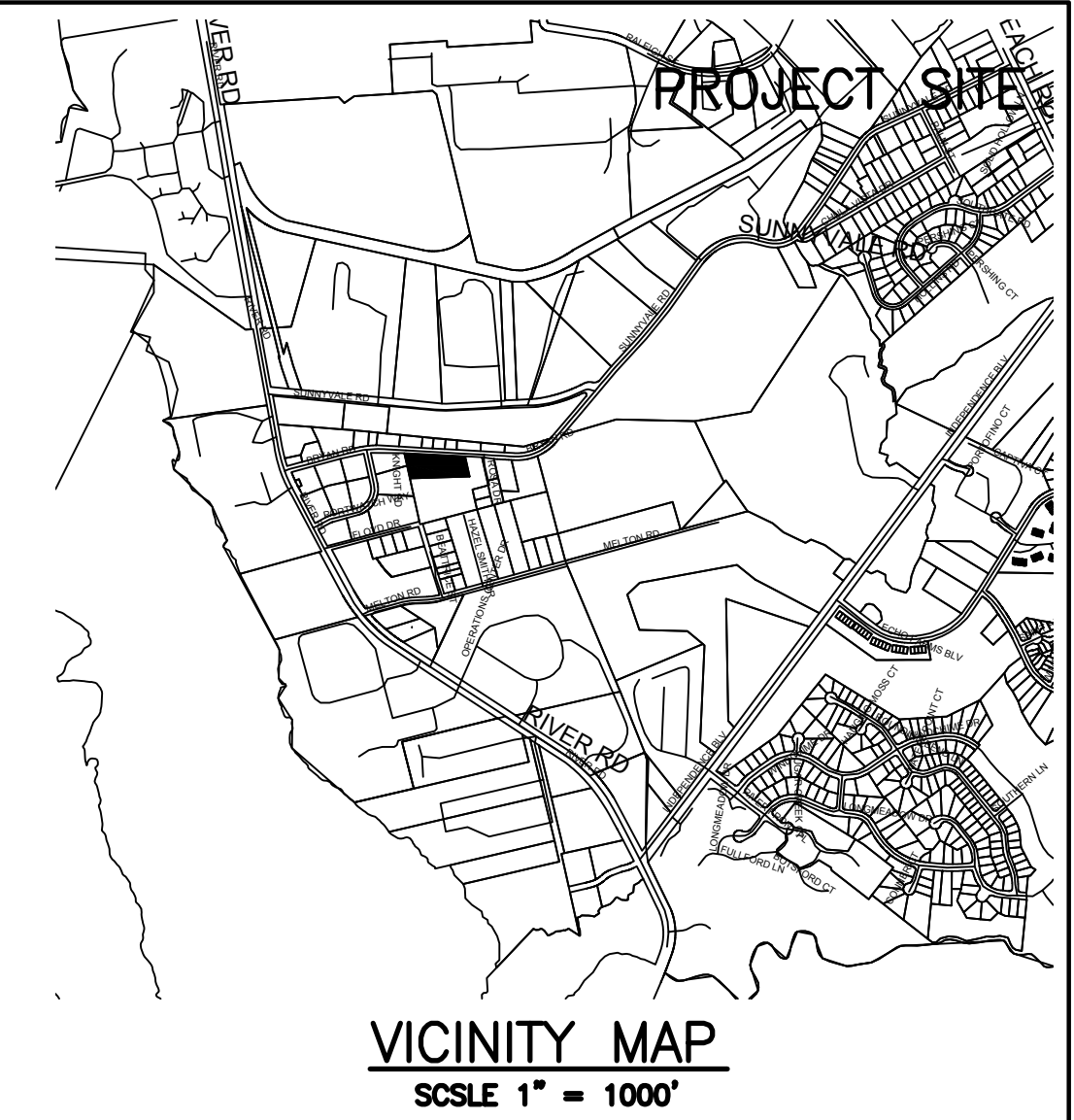
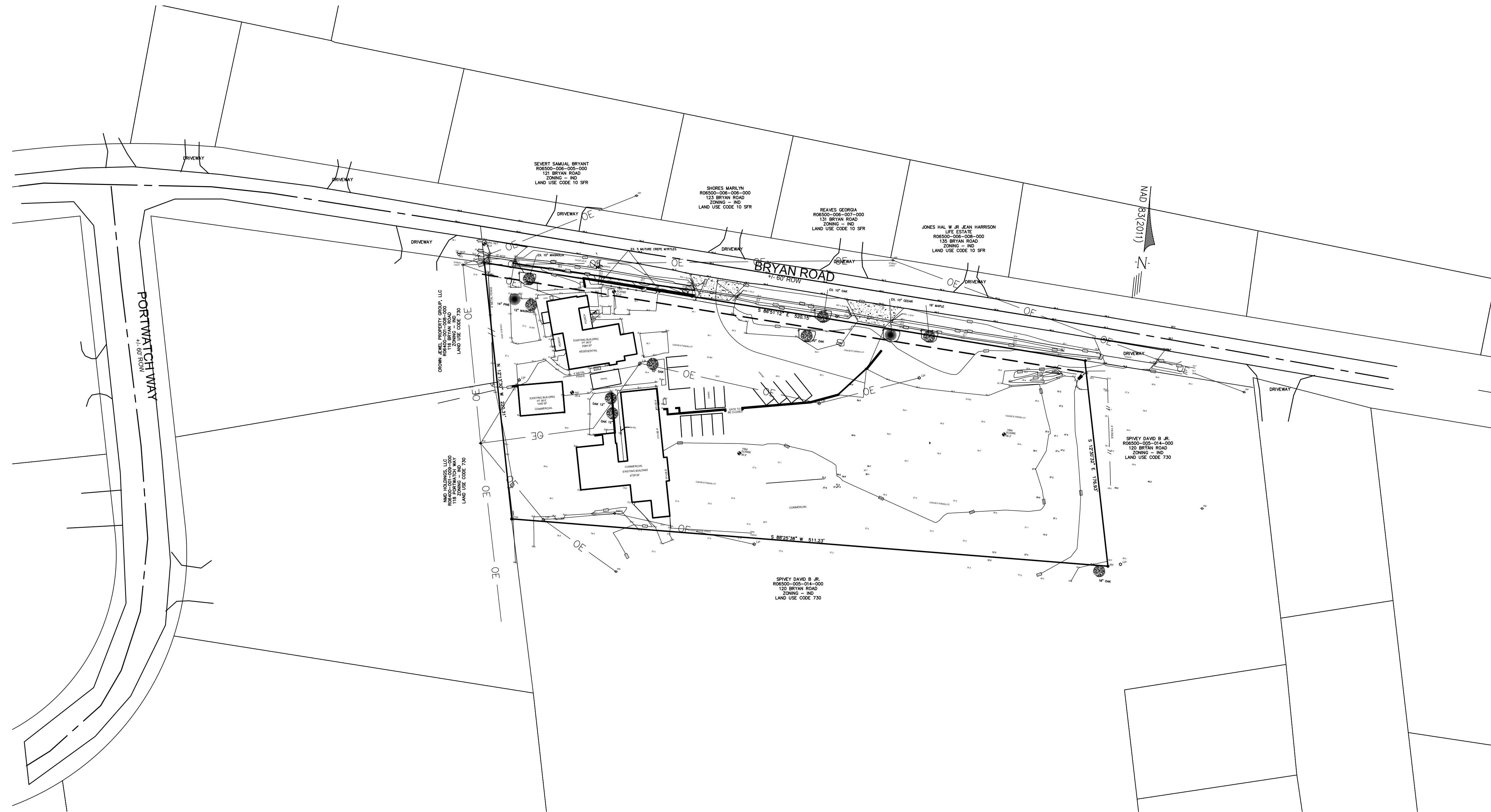
REVISION	DATE	REVISION
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R2	5-13-21	SUBMITTED FOR COW TRC REVIEW BASED ON COMMENTS DATED
R1	2-17-20	SUBMITTED FOR COW PRE TRC REVIEW
		NUMBER DATE REVISION

OWNER/DEVELOPER
PORTSIDE DIESEL REPAIR & STORAGE
 TRACEY STEPHENS
 / JASON DUMONT
 120 BRYAN ROAD
 WILMINGTON, NC 28412

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

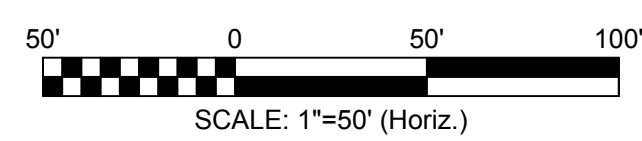
SURVEYOR
 GEOINNOVATION, PC
 MR. DEAN EXLINE, PLS
 3306 KITTY HAWK ROAD
 WILMINGTON, NC 28405
 1-910-367-2110





EXISTING SITE
SCALE 1" = 50'

LEGEND	
EX. GRAVEL	
ASPHALT PAVEMENT	
CONC. PAVEMENT	
PROPOSED SPOT ELEVATION	
WAVE STYLE BIKE RACK 8 BIKE SPOTS EACH	
TREE PROTECTION FENCING SEE DETAIL	
TREE FOR REMOVAL	



NO WETLAND WITHIN PROJECT AREA

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

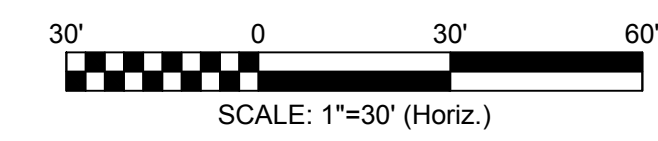
CITY OF WILMINGTON
NORTH CAROLINA

Public Services • Engineering Division

APPROVED PLAN - NO PERMIT REQUIRED

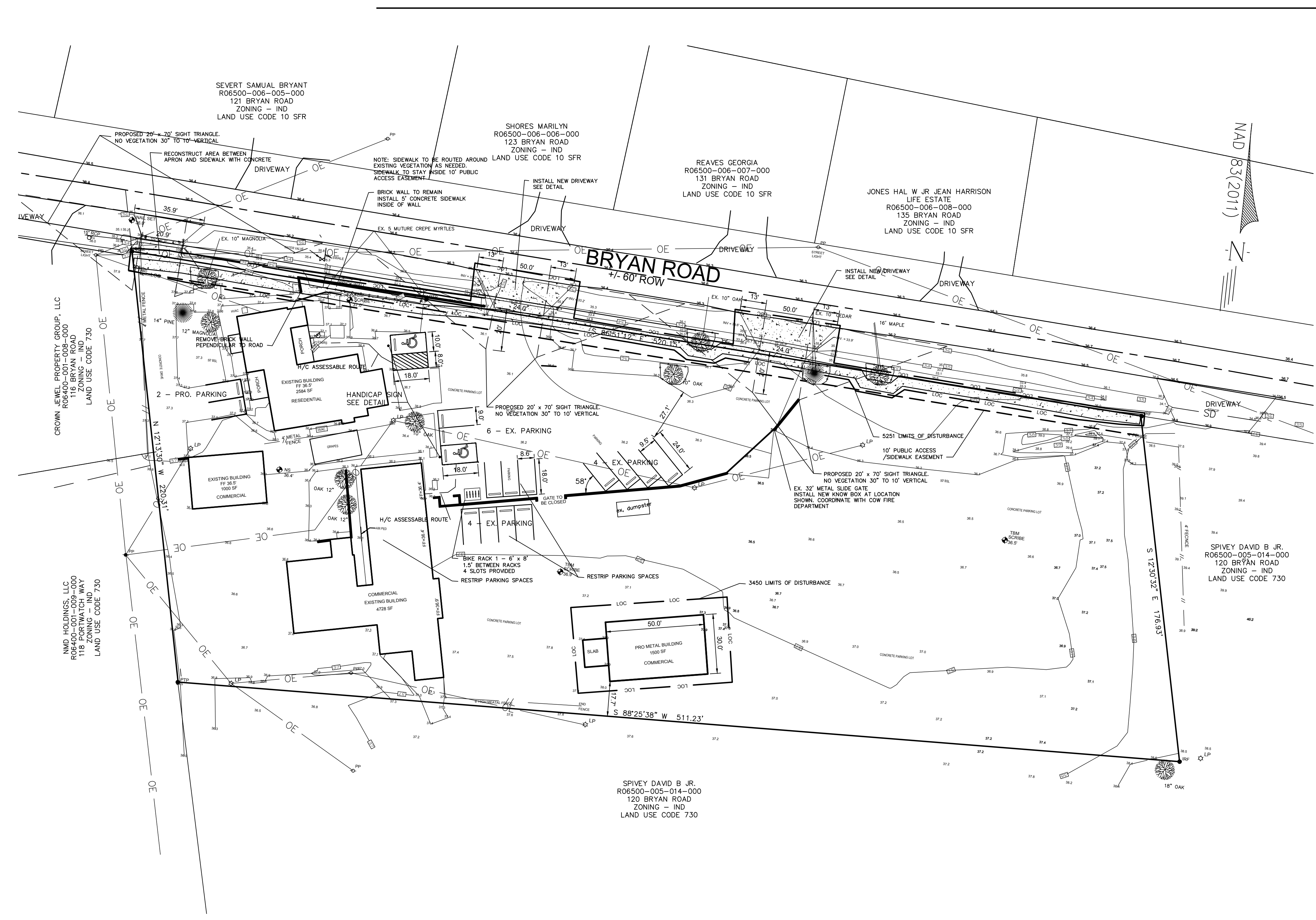
Signed: _____

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NUMBER	DATE	REVISION
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R2	5-13-21	SUBMITTED FOR COW. TRC REVIEW BASED ON COMMENTS DATED 5-13-21
R1	2-17-20	SUBMITTED FOR COW PRE TRC REVIEW

DESIGN BY: BDS	DRAWN BY: BDS	CHECKED BY: BDS	DATE: FEBRUARY, 2021
EXISTING SITE			
120 BRYAN ROAD WILMINGTON, NC 28412			
PORTSIDE DIESEL REPAIR & STORAGE			
120 BRYAN ROAD Wilmington, NC 28412 910-338-1035			
JBS CONSULTING, PA 7332 Catesworth Drive Wilmington, NC 28405 (910) 619-9990 License Number C-2525			
PLANNING - ENGINEERING - PROJECT MANAGEMENT			
SHEET C1 of 5			
JOB NO. 146-001			



SITE DATA

ADDRESS 120 BRYAN ROAD
 WILMINGTON, NC 28412
 PARCEL ID NUMBERS R06500-005-015-000
 DEED BOOK & PAGE D.B. 2751 PG. 211
 MAP BOOK & PAGE MB N/A PG. N/A
 ZONING IND-HEAVY INDUSTRIAL
 CITY OF WILMINGTON
 TOTAL LOT AREA 2.29 ACRES
 CAMA LAND USE CLASSIFICATION .. URBAN
 CURRENT LAND USE CODE..... 553-TIRES BATTERIES
 BUILDINGS 3 - EXISTING (8,312 SF) 1 - NEW (1500 SF)
 LOT COVERAGE EXISTING 8.3% PROPOSED 9.8%

OVERLAY DISTRICT - PROPERTY IS NOT IN A SPECIAL HIGHWAY OVERLAY DISTRICT
 PROPOSED USE.....TRUCK RENTAL, DIESEL ENGINE REPAIR, STORAGE
 BUILDING CONSTRUCTION TYPE VI B
 ZONE X - MINIMAL FLOOD ZONE
 PANEL 3115
 MAP # 3720311500L
 AUGUST 26, 2018

	REQUIRED	PROPOSED
MIN. LOT AREA	N/A	2.29 ACRES
MIN. LOT WIDTH	N/A	520'
MAX. LOT COVERAGE	N/A	9.8%
FRONT BUILDING SETBACK	N/A	50'
REAR BUILDING SETBACK	N/A	0'
SIDE BUILDING SETBACK	N/A	0'
RIGHT SIDE	N/A	0'
LEFT SIDE	N/A	0'
MAX. BUILDING HEIGHT	35'	25'

TOTAL EXISTING ONSITE IMPERVIOUS SURFACE
 BUILDING 8,312 SF
 CONCRETE 76,919 SF
 85,231 SF
 % IMPERVIOUS 85.4%

TOTAL POST PROJECT BUA
 BUILDING 9,812 SF
 CONCRETE 75,419 SF
 85,231 SF
 % IMPERVIOUS 85.4%

SOILS
 THE SITE IS COMPRISED OF THREE DIFFERANT SOIL TYPE. THE NORTHWEST PORTION OF THE SITE IS COMPRISED OF KUREB SAND. THE SOUTHEASTERN PORTION OF THE SITE IS LYNN HAVE FINE SAND AND THE CENTRAL PORTION OF HE SITE IS LEON SAND.

PARKING REQUIREMENTS
 MULTIPLE USES
 2584 SF RESIDENTIAL 2 - 1 BDRM = 3 SPACES
 1000 SF STORAGE 1 SPACES/1000 SF = 1 SPACE
 1000 SF TRUCK RENTAL 1 SPACE/100 SF = 10 SPACES
 5228 SF REPAIR 1 SPACES PER 400 SF = 13 SPACES
 TOTAL SPACES REQUIRED = 27 SPACES
 TOTAL SPACES PROVIDED = 13 + 2 H/C - REMAINDER OF PARKING IS WITHIN THE BACK LOT

SOLID WASTE - FACILITY WILL BE SERVED WITH EXISTING DUMPSTER
UTILITY INFORMATION
 NO ADDITIONAL UTILITIES ARE BEING REQUESTED AT THIS TIME FOR THE PROJECT.
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		
SINGLE FAMILY	RESIDENTIAL	210	6	6	6	6	6	6	6	6
TWO-FAMILY	RESIDENTIAL	215	10	10	10	10	10	10	10	10
OFFICE	COMMERCIAL	150	10	3	3	3	3	0	0	0
TRUCK RENTAL	INDUSTRIAL	110	10	5	5	5	5	0	0	0
REPAIR	INDUSTRIAL	110	15	10	10	10	10	0	0	0

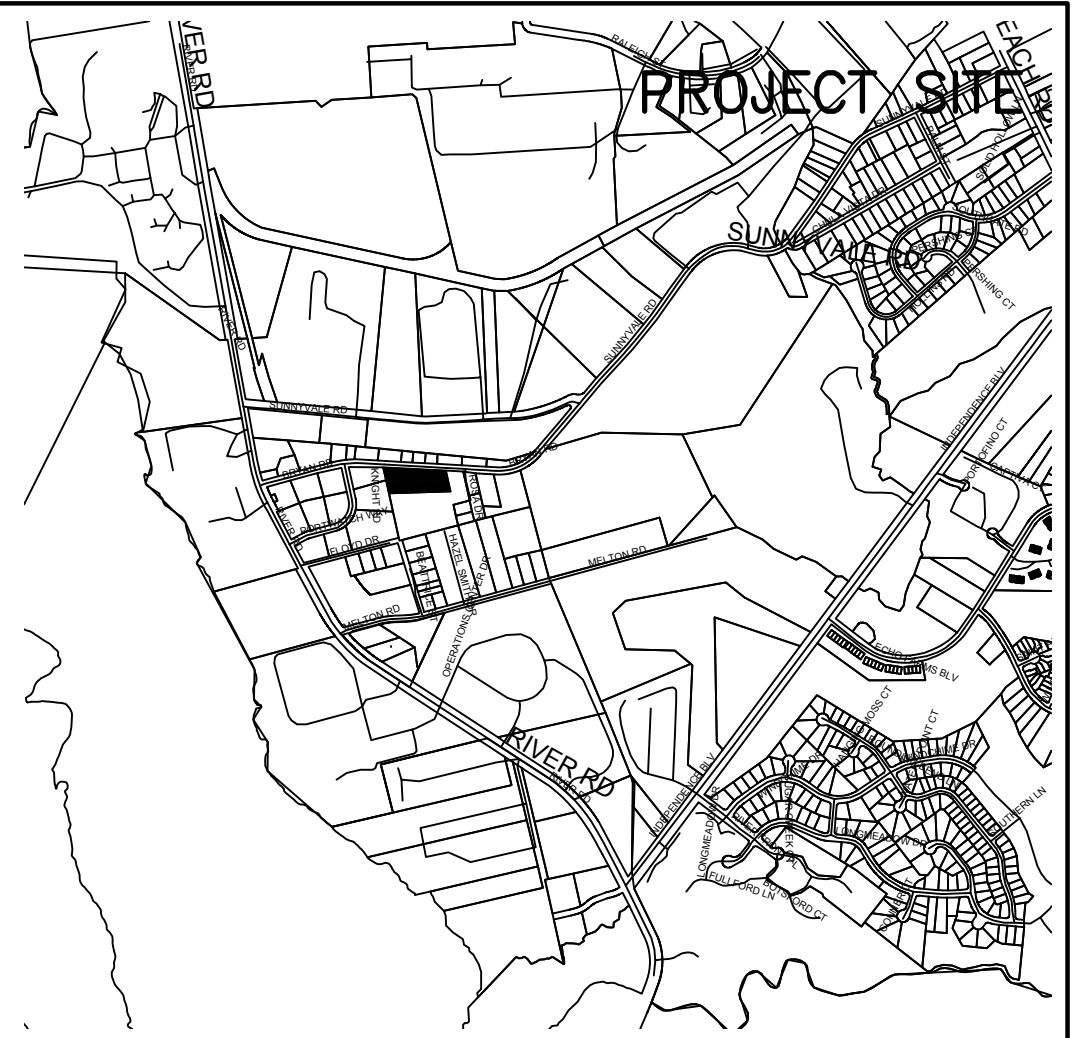
GENERAL NOTES

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

2) PAVEMENT MARKING TO REPAINTED TO MUTCD STANDARDS

SURFACE WATER STATEMENT

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



DESIGN BY:	BDS
DRAWN BY:	BDS
CHECKED BY:	BDS
DATE:	FEBRUARY, 2021

SITE PLAN
 120 BRYAN ROAD
 WILMINGTON, NC 28412

PORTSIDE DIESEL REPAIR & STORAGE
 120 BRYAN ROAD
 Wilmington, NC 28412
 910-338-1035

REVISION	DATE	DESCRIPTION
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LEGEND

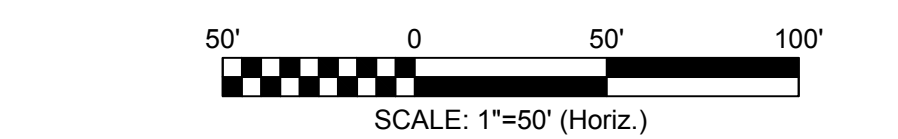
- EX. GRAVEL
- ASPHALT PAVEMENT
- CONC. PAVEMENT
- PROPOSED SPOT ELEVATION
- WAVE STYLE BIKE RACK
- TREE PROTECTION FENCING
- TREE FOR REMOVAL

LEGEND:

- FENCE (BARBED)
- FENCE (CHARLIMING)
- FENCE (WOOD)
- ELECTRIC (OVERHEAD)
- ELECTRIC (UNDERGROUND)
- GAS LINE
- STORM DRAIN
- SANITARY SEWER
- FIBER OPTIC LINE
- TELEPHONE LINE
- WATER LINE
- PP POWER POLE
- LP LIGHT POLE
- GUYANCHOR
- TRANSFORMER PAD
- FIBER OPTIC PEDESTAL
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN-OUT
- STORM DRAIN MANHOLE
- STORM DRAIN
- DROP INLET/CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- WATER METER

SITE PLAN
 SCALE 1" = 50'

SUB-SURFACE LOCATIONS FROM STATE 811 TICKET TICKET_#5 DATE
 THE LOCATION OF UNDERGROUND UTILITIES ON THIS MAP IS APPROXIMATE BASED ON INFORMATION PROVIDED BY OTHERS AND FIELD LOCATIONS. ALL UTILITIES SHOWN HEREON ARE SUBJECT TO VERIFICATION.



NO WETLAND WITHIN PROJECT AREA



Approved Construction Plan

Name _____ Date _____

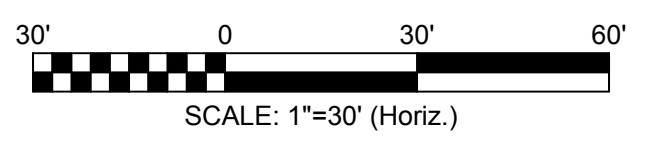
Planning _____

Traffic _____

Fire _____

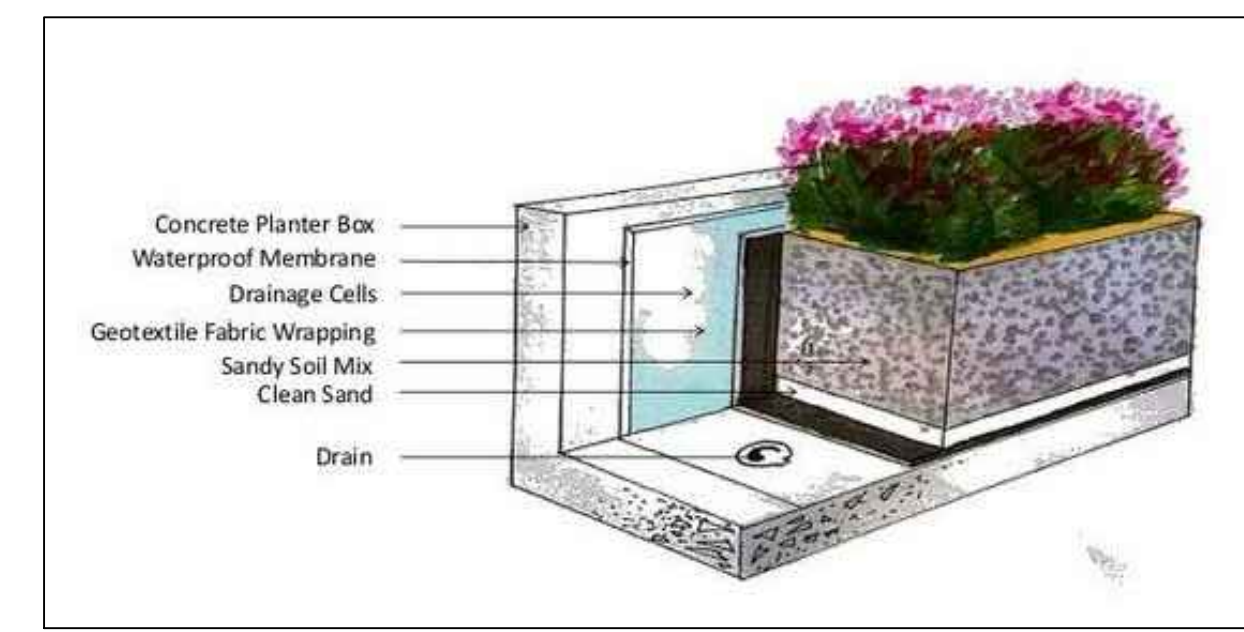
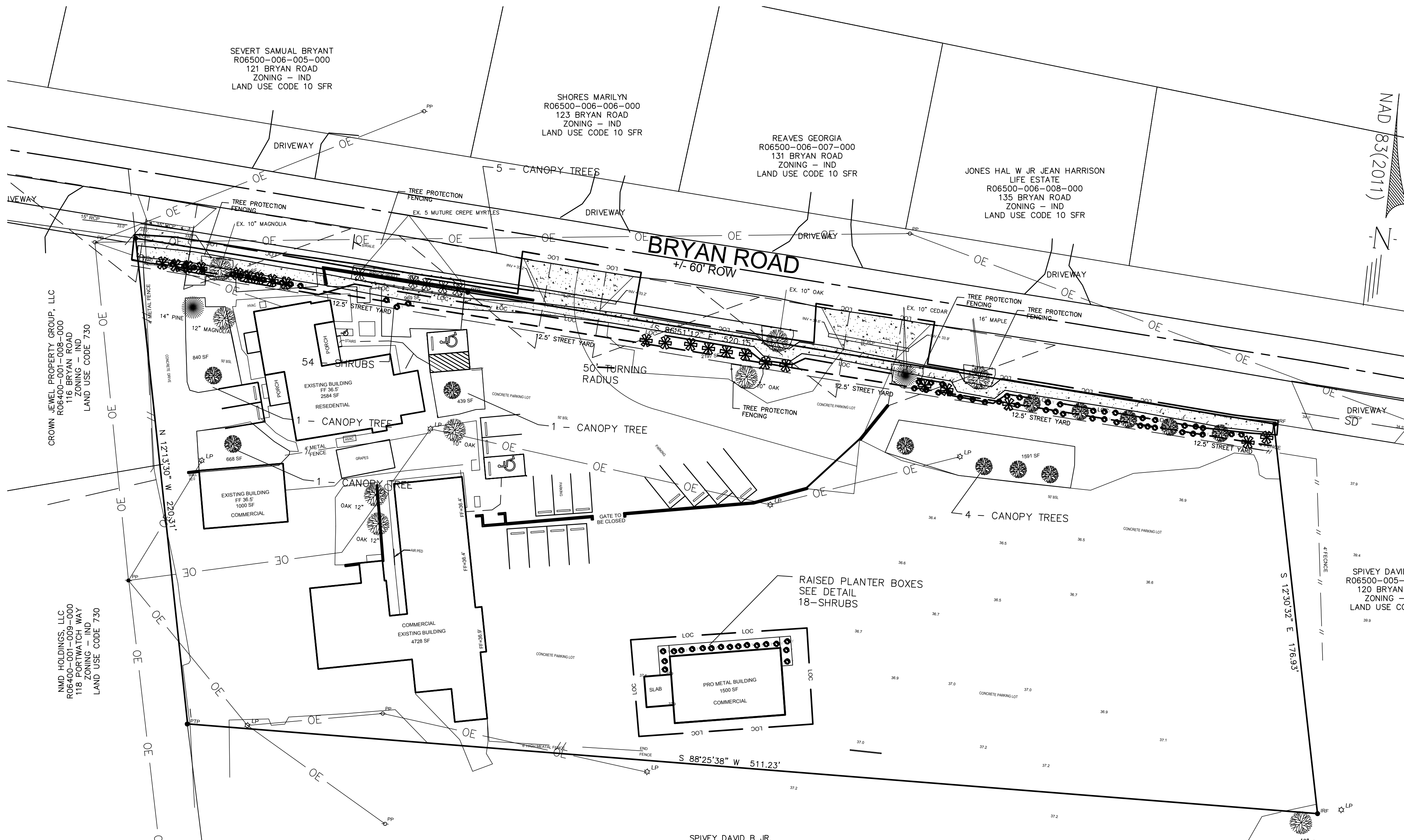
WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
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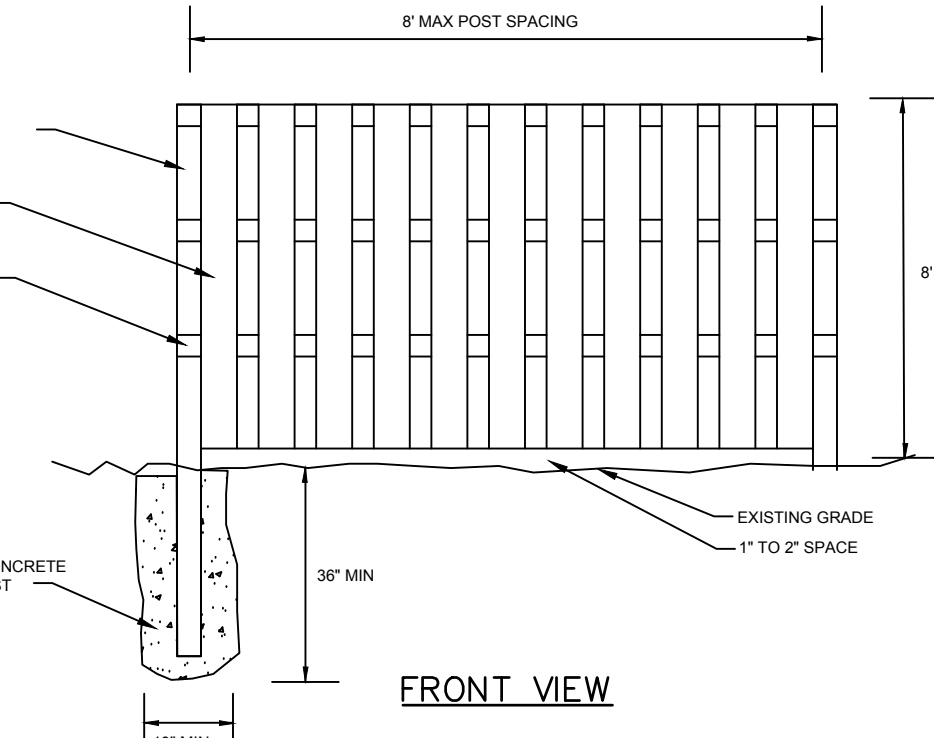


SHEET
C2
 of 5
 JOB NO. 146-001

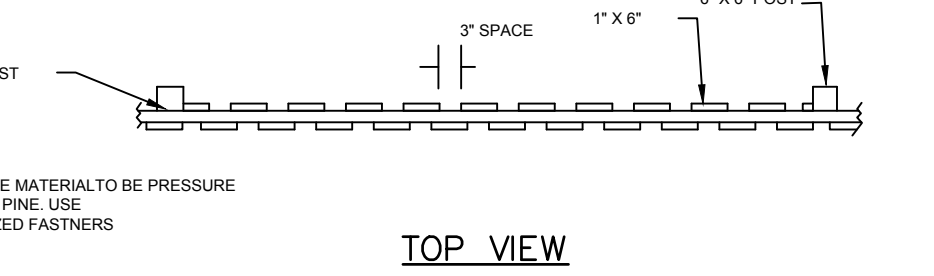
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 License Number C-2525
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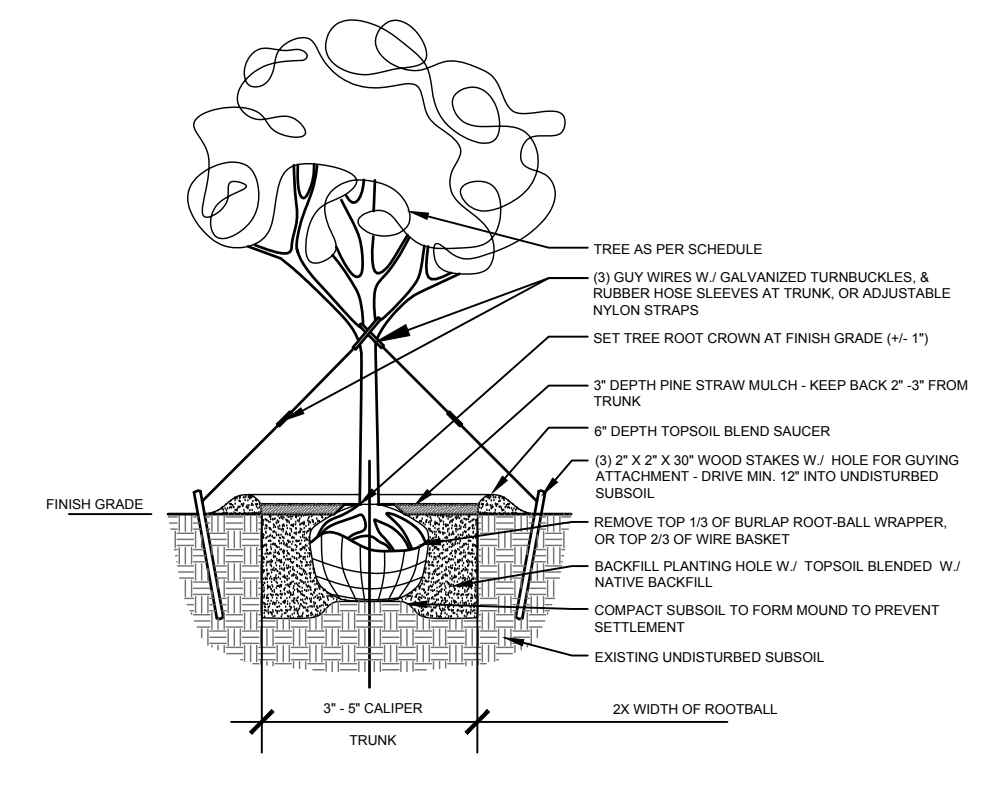
**RAISED PLANTER BEDS
NTS**



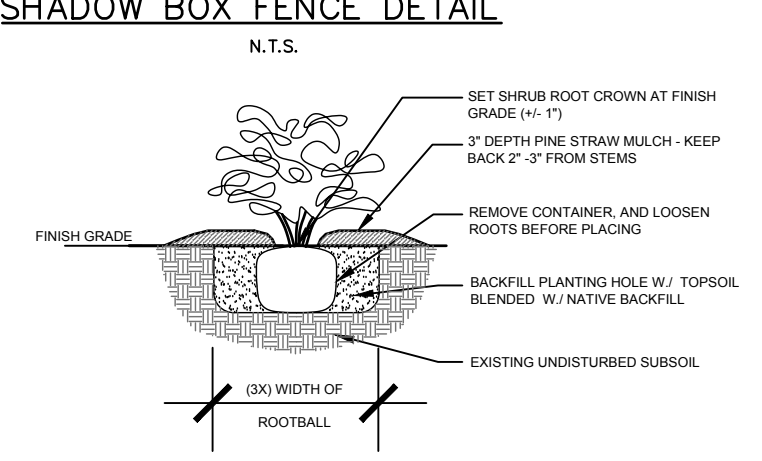
FRONT VIEW



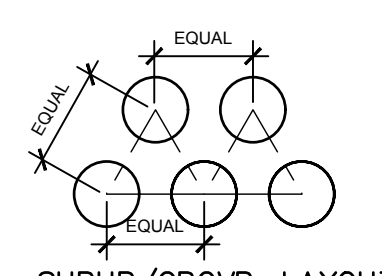
TOP VIEW



TREE PLANTING DETAIL



SHRUB/GRCV PLANTING DETAIL



SHRUB/GRCV LAYOUT

**LANDSCAPE PLAN
SCALE 1" = 50'**

LANDSCAPE SCHEDULE				
Scientific Name	Common Name	Size	Symbol	Quantity
HALESIA MONTICOLA	CAROLINA SILVERBELL	6' height		12
ILEX VOMITORIA	DWARF YALPON HOLLY	5 gallon shrub, 5' HGT		72
Lagerströmia	Crape Myrtle Tuscarora	8' HGT		22

LANDSCAPE DATA

EXPANSION
 Sec. 18-510 - Landscaping upgrades due to the expansion:
 o 10-25% increase in gross floor area or vehicular use area or 5-20 new parking spaces whichever is more restrictive, requires 1/2 required width streetyard

8312 SF EXISTING 9812 SF PROPOSED
 16 % EXPANSION

10X TO 25X

15 TREES PER DISTURBED ACRE (8701 SF DISTURBANCE / 43560 SF = 3 TREES SATISFIED IN STREET YARD AND INTERIOR PLANTING.

STREETYARD
 1/2 WIDTH OF NEW CONSTRUCTION 25 MULTIPLIER = 1 / 2 = 12.5

520 FT - 24 FT - 36 FT - 32 FT = 428
 428 X 12.5 = 5350 SF OF STREETYARD REQUIRED
 1-CANOPY OR 3-UNDERSTORY & 6 SHRUBS PER 600 SF
 9 MULTIPLIER

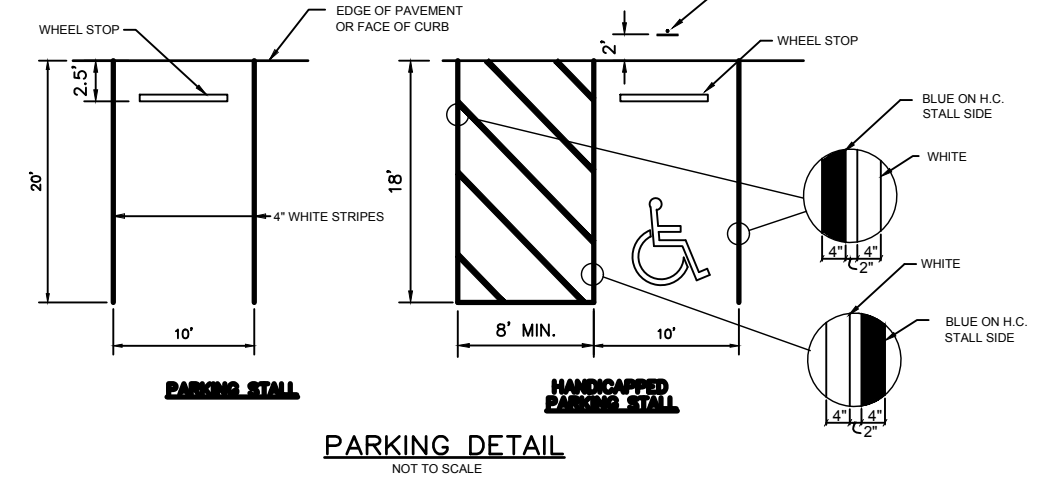
0-CANOPY TREES (OR 27 UNDERSTORY) AND 54 SHRUBS REQUIRED
 CREDIT FOR 4 CANOPY AND 5 UNDERSTORY TREES
 NEED 5 CANOPY AND 22 UNDERSTORY

INTERIOR PLANTING 4X
 76,919 SF X 4X = 307,676 SF REQUIRED
 1-CANOPY OR 3-UNDERSTORY PER 600 SF
 9 MULTIPLIER

USE 6 - CANOPY TREES

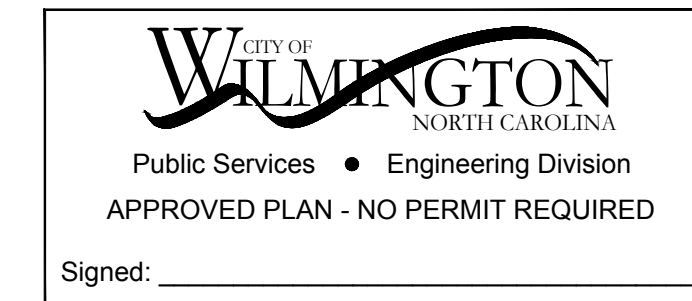
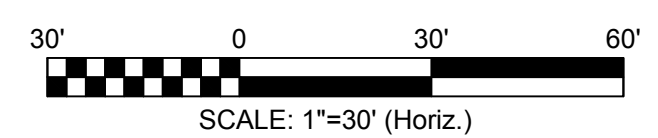
BUFFER YARD - N/A

SUMMARY
 15 CANOPY TREES AND 90 SHRUBS

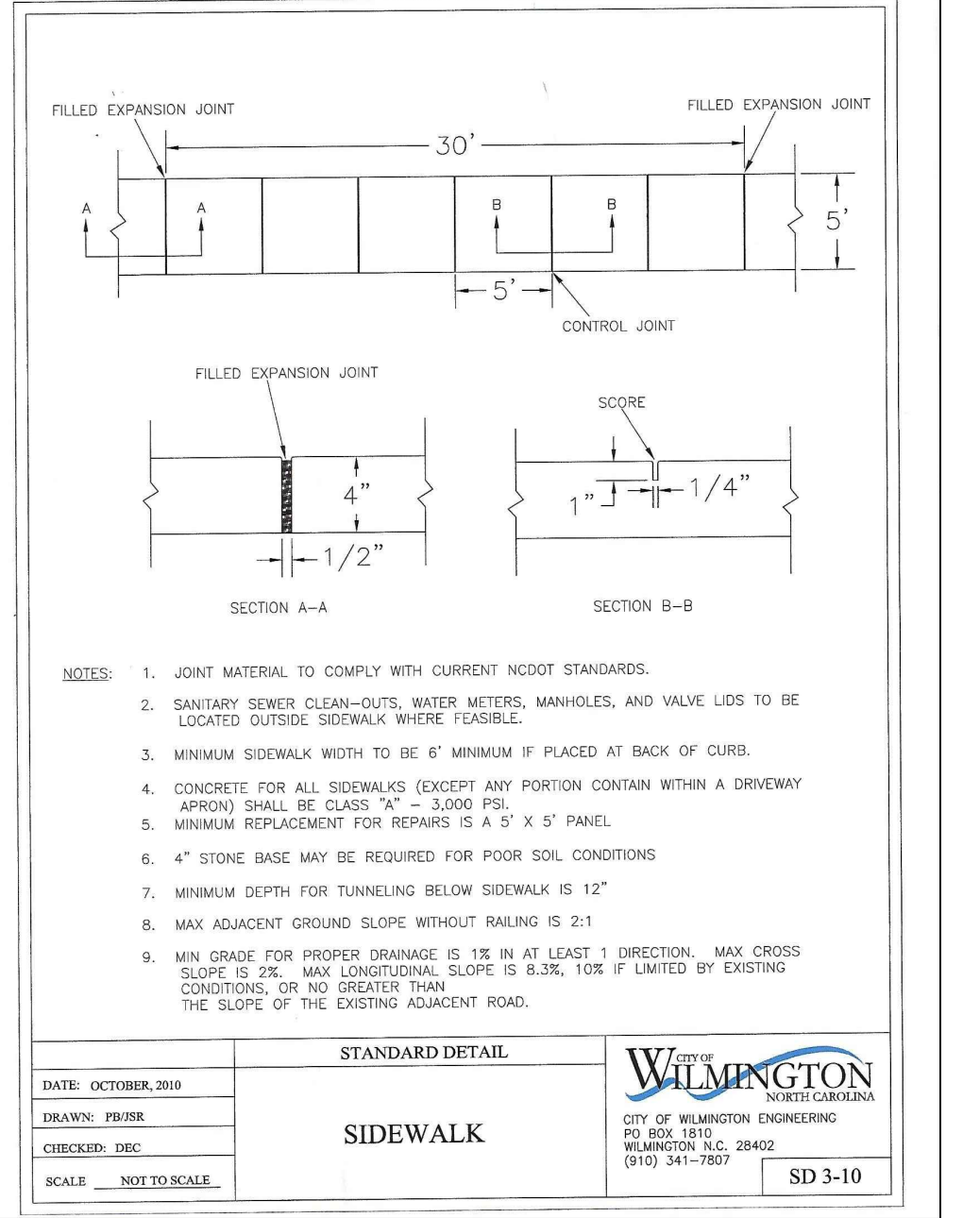
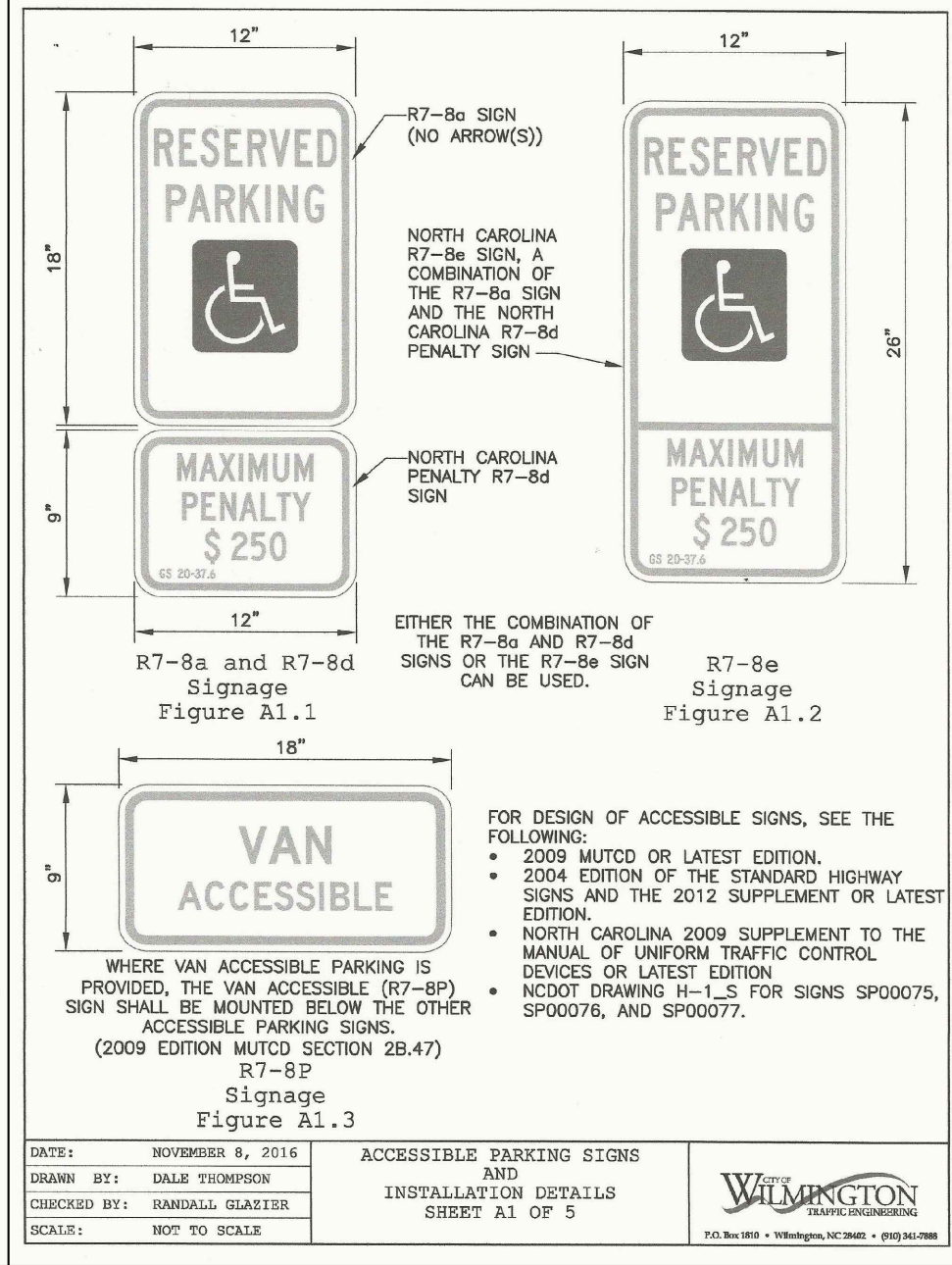
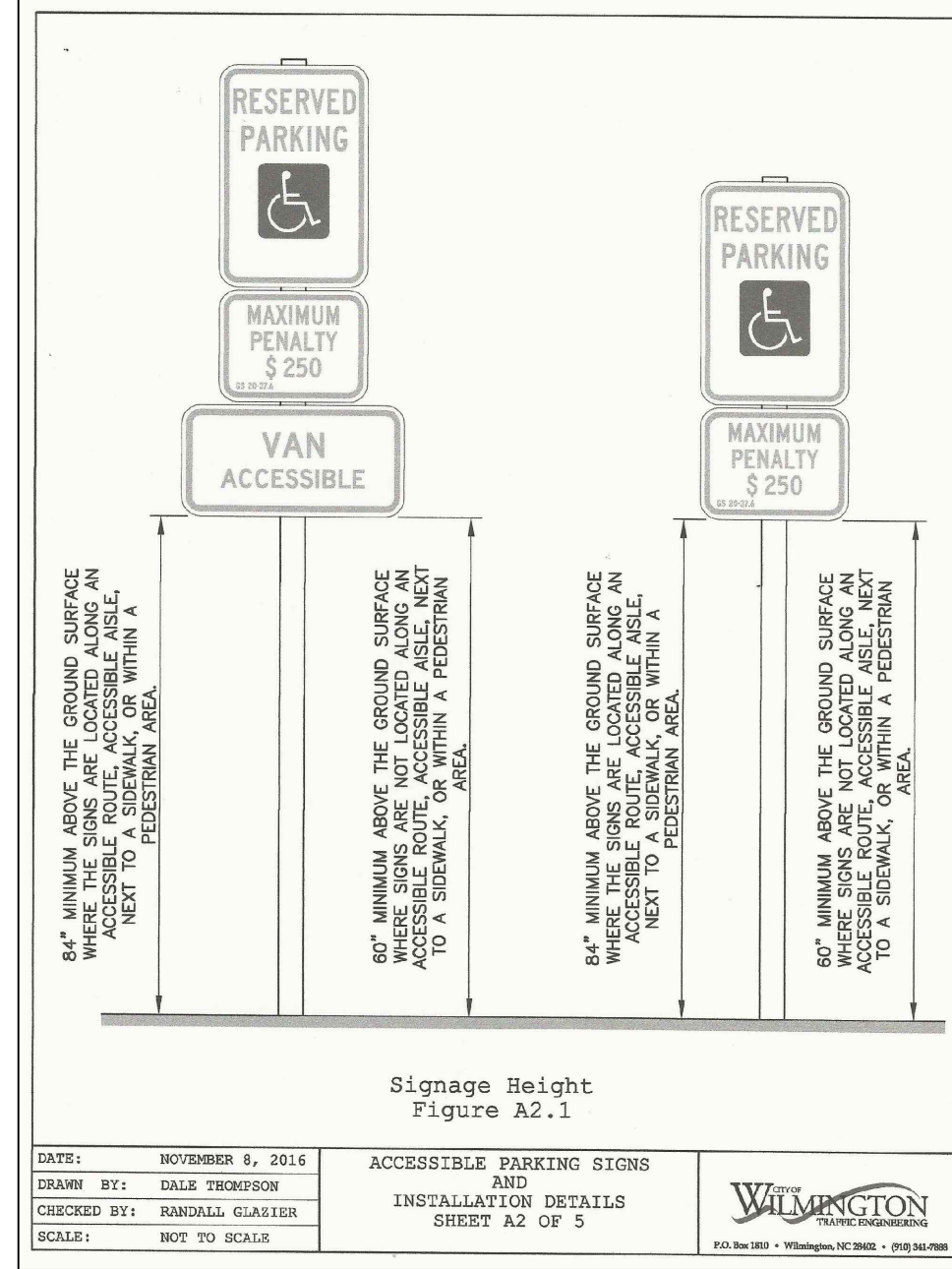


PARKING DETAIL

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DETAILS AND LANDSCAPE PLAN
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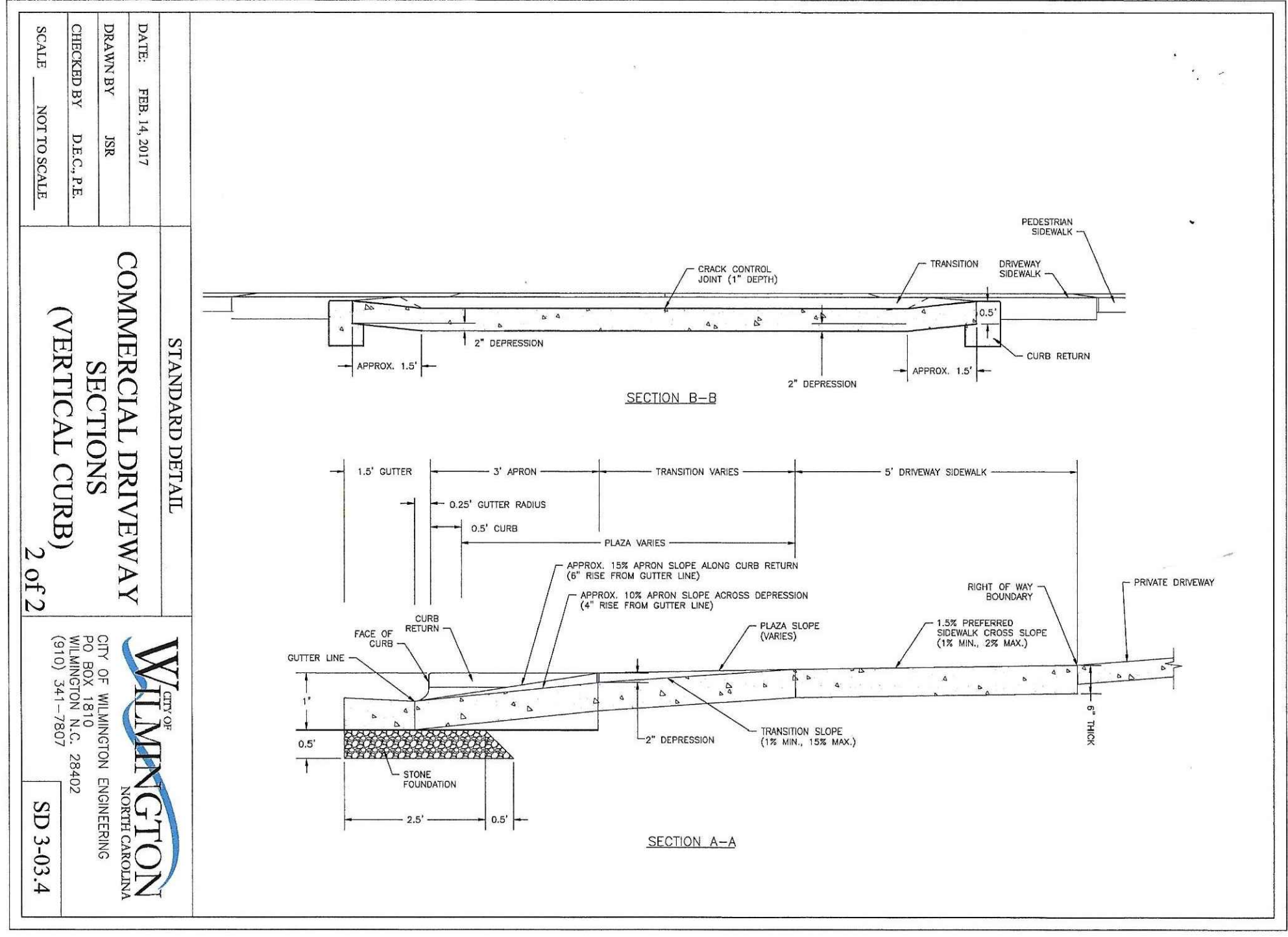
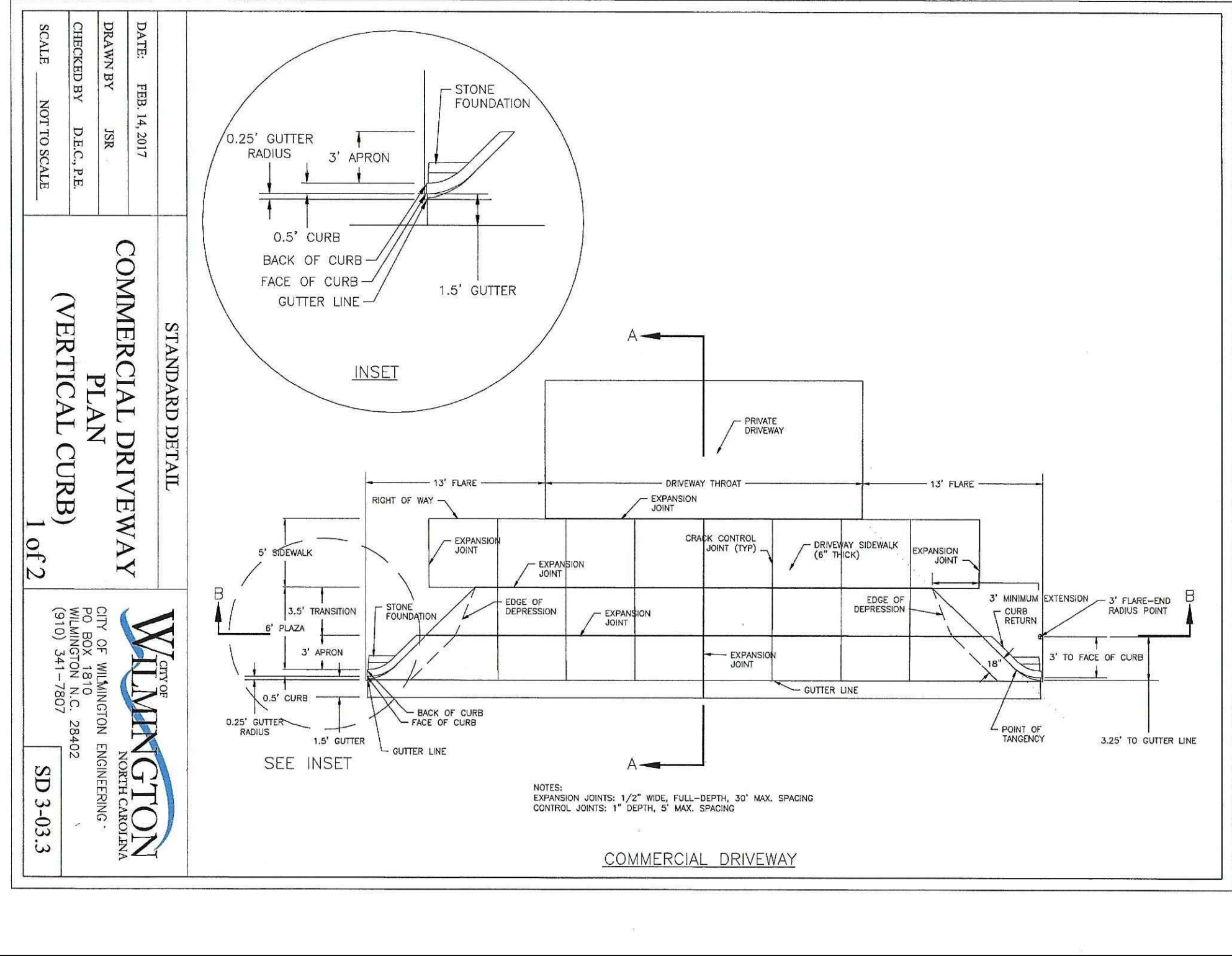
JBS CONSULTING, PA
 7332 Cotesworth Drive
 Wilmington, NC 28405
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 License Number C-2525

PLANNING - ENGINEERING - PROJECT MANAGEMENT

SHEET **C3** of 4

JOB NO. 146-001

NUMBER	DATE	REVISION
R3	6-24-21	SUBMITTED FOR COM. TRC FOR APPROVAL BASED ON 6/21 COMMENTS
R2	5-13-21	SUBMITTED FOR COM. TRC REVIEW BASED ON COMMENTS DATED
R1	2-17-20	SUBMITTED FOR COM. TRC PRE. TRC REVIEW



JBS CONSULTING, PA
7332 Colesworth Drive
Wilmington, NC 28405
(910) 619-9900
License Number C-2525
PLANNING - ENGINEERING - PROJECT MANAGEMENT

PORTSIDE DIESEL REPAIR &
STORAGE
120 BRYAN ROAD
Wilmington, NC 28412
910-338-1035

DETAILS
120 BRYAN ROAD
WILMINGTON, NC 28412

DESIGN BY: BDS
DRAWN BY: BDS
CHECKED BY: BDS
DATE: FEBRUARY, 2021