

- KEY NOTES:**
- 1) LIGHT-DUTY CONCRETE PAVING:
REFER TO DETAIL C-5.0
 - 2) HEAVY-DUTY CONCRETE PAVING:
REFER TO DETAIL C-5.0
 - 3) LIGHT DUTY ASPHALT PAVING:
REFER TO DETAIL C-5.0
 - 4) HEAVY DUTY ASPHALT PAVING:
REFER TO DETAIL C-5.0
 - 5) STANDARD 24" CURB & GUTTER:
REFER TO DETAIL C-5.0
 - 6) CONCRETE SIDEWALK:
REFER TO DETAIL C-5.0
 - 7) EXPOSED FACE CONCRETE SIDEWALK TO ASPHALT DETAIL:
SEE DETAIL C-5.0
 - 8) TRANSITION CURB DETAIL:
SEE DETAIL C-5.0
 - 9) CONCRETE DRIVE APRON (COMMERCIAL):
SEE DETAIL C-5.1
 - 10) STRIPING:
PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN.
USE HIGHWAY MARKING PAINT - WHITE (2 COATS).
 - 11) HANDICAP PARKING SIGN:
REFER TO DETAIL C-5.0
 - 12) HANDICAP PARKING SYMBOL:
REFER TO DETAIL C-5.0
 - 13) DETECTIBLE WARNING MAT:
REFER TO DETAIL C-5.0
 - 14) HANDICAP ACCESS UNLOADING ZONE:
SLOPE 2% MAX. EACH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN.
 - 15) DESIGNATED ACCESSIBLE ROUTE:
PROVIDE STRIPING AND SLOPE 5% MAXIMUM IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE.
 - 16) CONCRETE BUMPER BLOCK:
8" x 5" x 6'-0" LONG CONCRETE. ANCHOR TO PAVING WITH (2) 1"-6" LONG #4 REBAR.
REFER TO DETAIL C-5.0
 - 17) PARKING LOT SITE LIGHTING:
REFER TO C-2.4 FOR COORDINATE PLAN AND STRUCTURAL AND ELECTRICAL FOR TYP. DETAILS
 - 18) GRAVEL DRIVE/PARKING AREA:
SEE DETAIL C-5.0
 - 19) DO NOT ENTER SIGN:
SIGNS PER MUTCD STANDARDS
 - 20) STRIPING:
6" C.O.W. VERTICAL CURB:
REFER TO DETAIL C-5.0

- FLOOD NOTE**
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE AS INDICATED BY FEMA FLOOD ZONE PANEL 3720312500J BEARING AN EFFECTIVE DATE OF APRIL 3, 2006.
- UTILITIES**
1. WATER AND SEWER UTILITIES WILL BE PROVIDED BY GFWA.
 2. STORM WATER MANAGEMENT TO BE PROVIDED ON-SITE. SITE DRAINS TO BARNAARDS CREEK WITH A WATER CLASSIFICATION OF C-SW
- GENERAL NOTES**
1. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
 2. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
 3. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 4. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
 5. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.

WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN

Permit # _____
Date: _____
Signed: _____

Approved Construction Plan

Name _____ Date _____

Planning _____
Traffic _____
Fire _____

WATER CAPACITY: _____ GPD
DWO SEWER PERMIT #: _____
SEWER CAPACITY: _____ GPD
SEWER SHED # AND PLANT: _____
SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

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

SITE DATA TABULATION

OWNER: CRETE HOLDINGS, LLC
PROJECT ADDRESS: 239 RALEIGH STREET
WILMINGTON, NC 28401
TAX PARCEL IDENTIFICATION #: R06500-002-006-000 (10.01 AC)
RECORDED DEED BOOK: BK 8886, PG 2481
TOTAL SITE AREA: 10.01 ACRES (436,038 SF)
EXISTING ZONING: URBAN
CAMA LAND USE CLASSIFICATION: URBAN
MAXIMUM ALLOWABLE BUILDING HEIGHT: 35' MAXIMUM; 150' W/ ADDITIONAL SETBACKS
EXISTING LAND USE: UNDEVELOPED
PROPOSED LAND USE: CONCRETE BATCHING PLANT

SETBACK STANDARDS

MINIMUM FRONT SETBACK: 50 FT.
MINIMUM SIDE/REAR SETBACK: 18.4 FT. (61' BLDG. HT. -35'-46' / 10' x 4' = 18.4')
PER CITY OF WILMINGTON LAND DEVELOPMENT CODE SEC. 18-199.1.3.a
"REAR AND INTERIOR SIDE SETBACK REQUIREMENTS FOR BULK STORAGE AND HANDLING FACILITIES MAY BE MEASURED HORIZONTALLY FOR EACH SPECIFIED INCREMENT IN BUILDING HEIGHT."

SEE PLAN FOR PROVIDED SETBACKS FROM PROPERTY LINES.

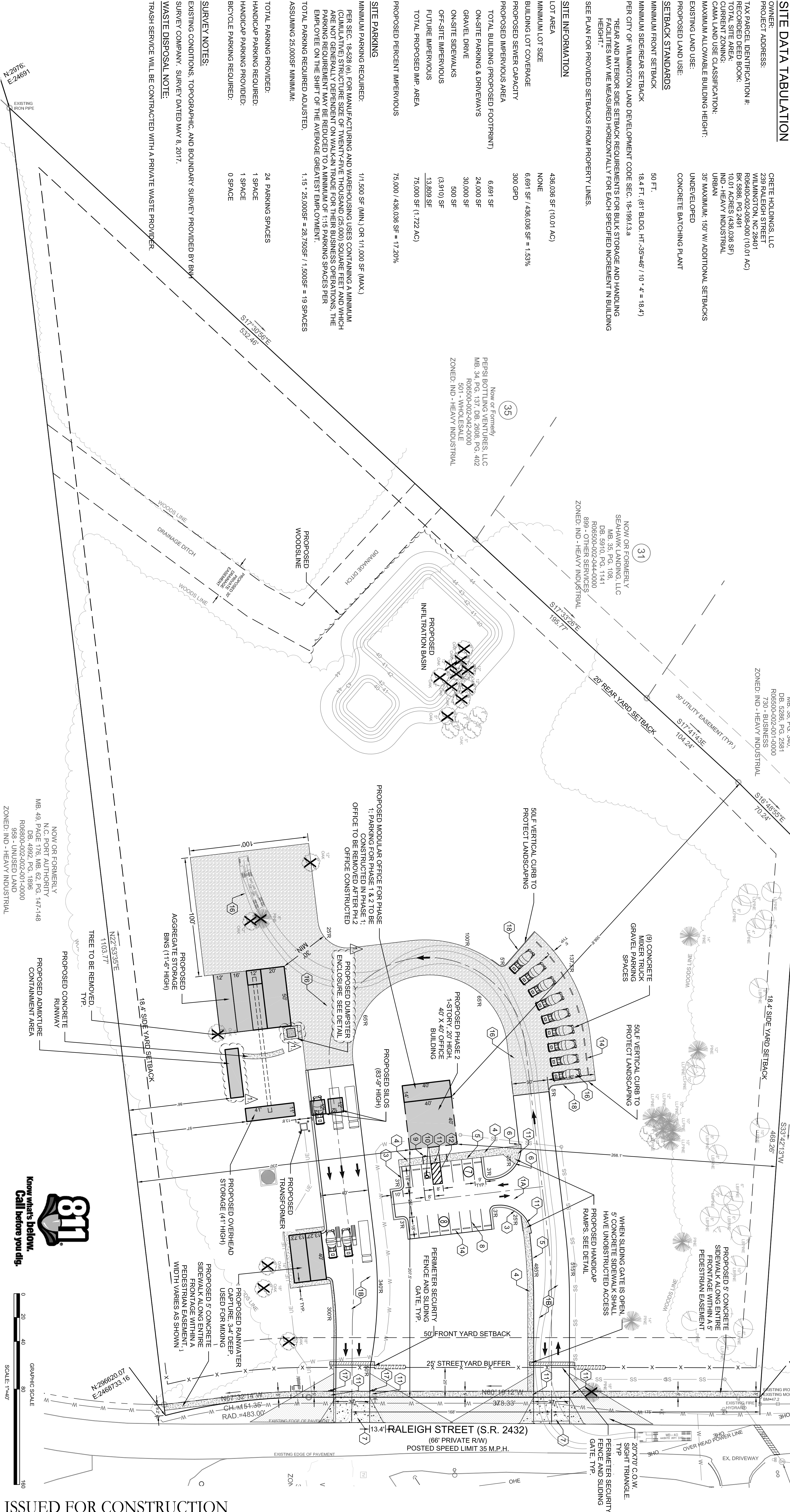
SITE INFORMATION

LOT AREA: 436,038 SF (10.01 AC)
MINIMUM LOT SIZE: NONE
BUILDING LOT COVERAGE: 6,691 SF / 436,038 SF = 1.53%
PROPOSED SEWER CAPACITY: 300 GPD
PROPOSED IMPEVIOUS AREA: 6,691 SF
TOTAL BUILDING (PROPOSED FOOTPRINT): 24,000 SF
ON-SITE PARKING & DRIVEWAYS: 30,000 SF
GRAVEL DRIVE: 300 SF
ON-SITE SIDEWALKS: (3,910) SF
OFF-SITE IMPEVIOUS: 13,809 SF
FUTURE IMPEVIOUS: 75,000 SF (1.722 AC)
TOTAL PROPOSED IMP. AREA: 75,000 / 436,038 SF = 17.20%
PROPOSED PERCENT IMPEVIOUS: 17.20%

SITE PARKING

MINIMUM PARKING REQUIRED: 1/1,500 SF (MIN.) OR 1/1,000 SF (MAX.)
PER SEC. 18-528 (6) FOR MANUFACTURING AND WAREHOUSING USES CONTAINING A MINIMUM (CUMULATIVE) STRUCTURE SIZE OF TWENTY-FIVE THOUSAND (25,000) SQUARE FEET AND WHICH ARE NOT GENERALLY DEPENDENT ON WALK-IN TRADE FOR THEIR BUSINESS OPERATIONS, THE PARKING REQUIREMENT MAY BE REDUCED TO A MINIMUM OF 1:15 PARKING SPACES PER EMPLOYEE ON THE SHIFT OF THE AVERAGE GREATEST EMPLOYMENT.
TOTAL PARKING REQUIRED ADJUSTED: 1,15 * 25,000SF = 28,750SF / 1,500SF = 19 SPACES
ASSUMING 25,000SF MINIMUM:
TOTAL PARKING PROVIDED: 24 PARKING SPACES
HANDICAP PARKING REQUIRED: 1 SPACE
BICYCLE PARKING REQUIRED: 0 SPACE

SURVEY NOTES:
EXISTING CONDITIONS, TOPOGRAPHIC, AND BOUNDARY SURVEY PROVIDED BY BNA SURVEY COMPANY, SURVEY DATED MAY 8, 2017.
WASTE DISPOSAL NOTE:
TRASH SERVICE WILL BE CONTRACTED WITH A PRIVATE WASTE PROVIDER.



ISSUED FOR CONSTRUCTION

C-2.0R

PEI JOB#: 17281 PE

PROJECT STATUS

CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONSENT:

DRAWING INFORMATION

DATE: 12/19/17
SCALE: 1" = 40'
DESIGNED: AHE
DRAWN: JAW
CHECKED: RPB

SITE PLAN

239 RALEIGH STREET
WILMINGTON
NEW HANOVER COUNTY, NC

PARAMOUNT ENGINEERING

122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

CLIENT INFORMATION:

CRETE INVESTMENTS
2005 Eastwood Road, Suite 200
Wilmington, NC 28403

REVISIONS:

NO.	REVISION	DATE
1.	REVISED DUMPSTER LOCATION PER CLIENT	6/07/18