

SITE DATA TABULATION

OWNER:	CRETE HOLDINGS, LLC
PROJECT ADDRESS:	239 RALEIGH STREET WILMINGTON, NC 28401
TAX PARCEL IDENTIFICATION #:	R06400-002-008-000 (10.01 AC)
RECORDED DEED BOOK:	BK 5886, PG 2491
TOTAL SITE AREA:	10.01 ACRES (436,036 SF)
CURRENT ZONING:	IND - HEAVY INDUSTRIAL
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. (81' BLDG. HT.-35'=46' / 10' * 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 MEASURED HORIZONTALLY FOR EACH SPECIFIED INCREMENT IN BUILDING HEIGHT.	
SEE PLAN FOR PROVIDED SETBACKS FROM PROPERTY LINES.	

SITE INFORMATION

LOT AREA	436,036 SF (10.01 AC)
MINIMUM LOT SIZE	NONE
BUILDING LOT COVERAGE	6,691 SF / 436,036 SF = 1.53%
PROPOSED SEWER CAPACITY	300 GPD
PROPOSED IMPERVIOUS AREA	
TOTAL BUILDING (PROPOSED FOOTPRINT)	6,691 SF
ON-SITE PARKING & DRIVEWAYS	24,000 SF
GRAVEL DRIVE	30,000 SF
ON-SITE SIDEWALKS	500 SF
OFF-SITE IMPERVIOUS	(3,910) SF
FUTURE IMPERVIOUS	13,809 SF
TOTAL PROPOSED IMP. AREA	75,000 SF (1.722 AC)
PROPOSED PERCENT IMPERVIOUS	75,000 / 436,036 SF = 17.20%

SITE PARKING

MINIMUM PARKING REQUIRED:	1/1,500 SF (MIN.) OR 1/1,000 SF (MAX.)
PER SEC. 18-528 (e), 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, ASSUMING 25,000SF MINIMUM:	1.15 * 25,000SF = 28,750SF / 1,500SF = 19 SPACES
TOTAL PARKING PROVIDED:	24 PARKING SPACES
HANDICAP PARKING REQUIRED:	1 SPACE
HANDICAP PARKING PROVIDED:	1 SPACE
BICYCLE PARKING REQUIRED:	0 SPACE

SURVEY NOTES:

EXISTING CONDITIONS, TOPOGRAPHIC, AND BOUNDARY SURVEY PROVIDED BY BNH SURVEY COMPANY. SURVEY DATED MAY 8, 2017.

WASTE DISPOSAL NOTE:

TRASH SERVICE WILL BE CONTRACTED WITH A PRIVATE WASTE PROVIDER.

KEY NOTES:

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

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____

Signed: _____

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

NCDENR PWSS WATER PERMIT #: _____ GPD

WATER CAPACITY: _____ GPD

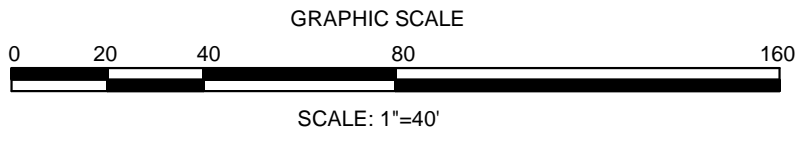
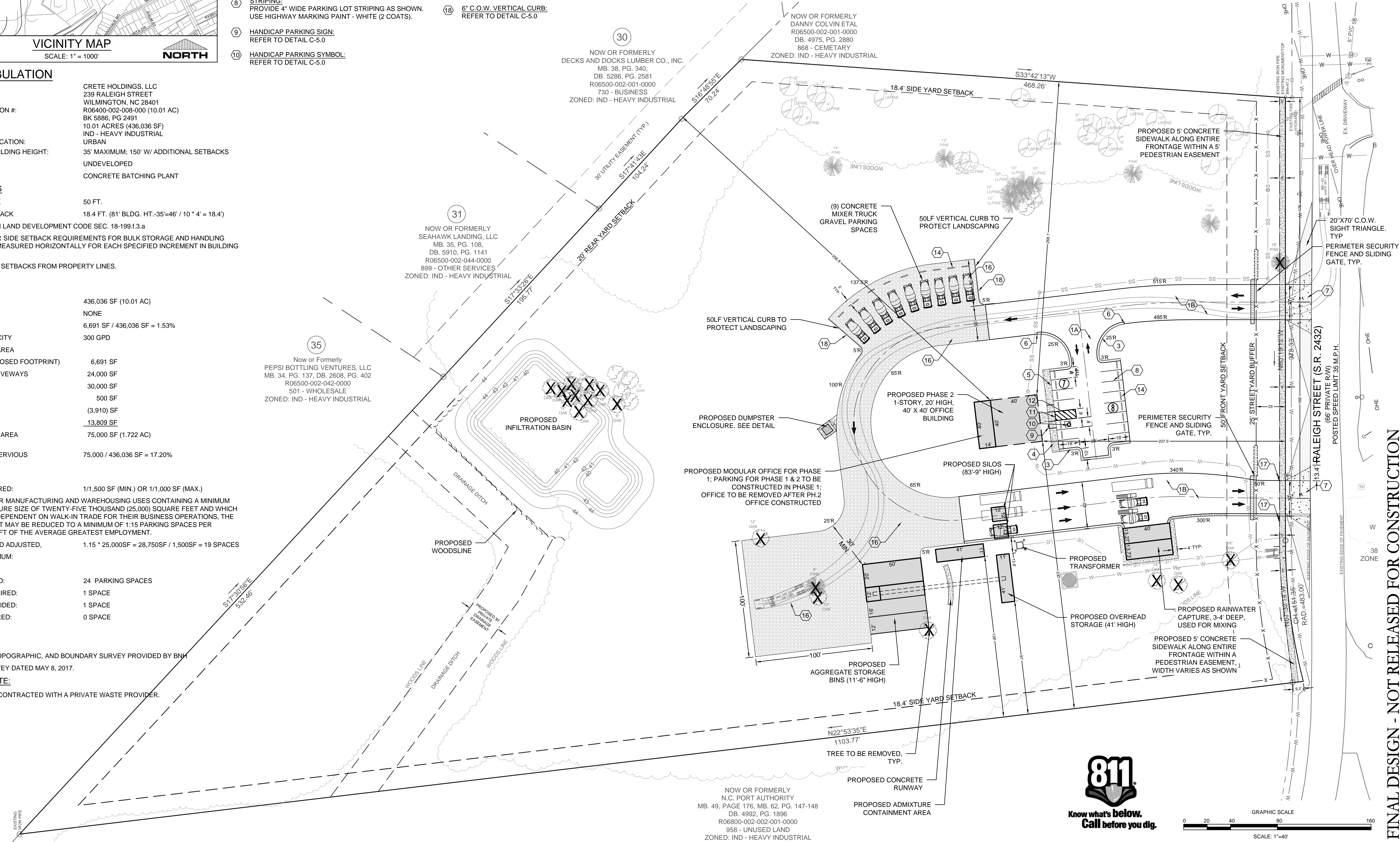
DWQ SEWER PERMIT #: _____

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.



FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:	11/16/17
REV 1: REVISED PER TRC COMMENTS	
CLIENT INFORMATION:	
CRETE INVESTMENTS	
2005 Eastwood Road, Suite 200	
Wilmington, NC 28403	
PARAMOUNT ENGINEERING, INC.	
122 Cinema Drive	
Wilmington, North Carolina 28403	
(910) 791-6707 (O) (910) 791-6766 (F)	
NC License #: C-2846	
SITE PLAN	
239 RALEIGH STREET	
WILMINGTON	
NEW HANOVER COUNTY, NC	
PROJECT STATUS	CONCEPTUAL LAYOUT: PRELIMINARY LAYOUT: RELEASED FOR CONST.
DRAWING INFORMATION	12/05/17 T-PAE ARC PBC
DATE	12/05/17
DESIGNED	ROBERT P. BALLAW
DRAWN	
CHECKED	
SEAL	
NORTH CAROLINA PROFESSIONAL SEAL	
031591	
ENGINEER	
ROBERT P. BALLAW	
12/05/17	
C-2.0	
PEI JOB#: 17256.PE	

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2005 Eastwood Road, Suite 200
Wilmington, NC 28403