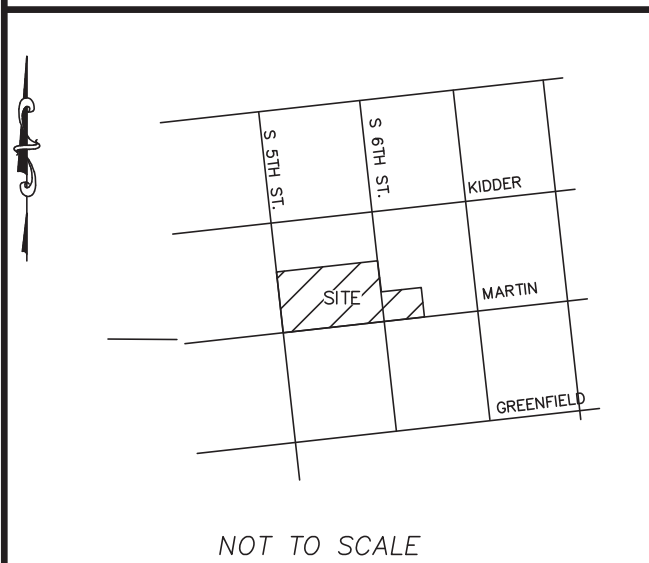


LOCATION MAP



NOT TO SCALE

CONSTRUCTION DRAWINGS for
SEASO
 LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA

GENERAL NOTES:

- NEW HANOVER COUNTY PARCEL NUMBERS:
 PID R05413-040-002-000, R05407-028-002-000,
 TOTAL PROJECT AREA: 105,823 SF (2.43 AC)
- EXISTING ZONING DISTRICT: UMX
- CAMA LAND CLASSIFICATION: URBAN
- THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720312700K, EFFECTIVE DATE 8/28/18
- SITE ADDRESS: 1315 SOUTH 5TH STREET
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY GARY W KEYES LAND SURVEYING, PC; VERTICAL DATUM = 88
- STORMWATER DRAINS TO NE CAPE FEAR RIVER, SC; SW 18-74-(61)
- LAND OWNER - GREENFIELD GROUP, LLC
 213 FAYETTEVILLE STREET
 RALEIGH, NC 27601

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____



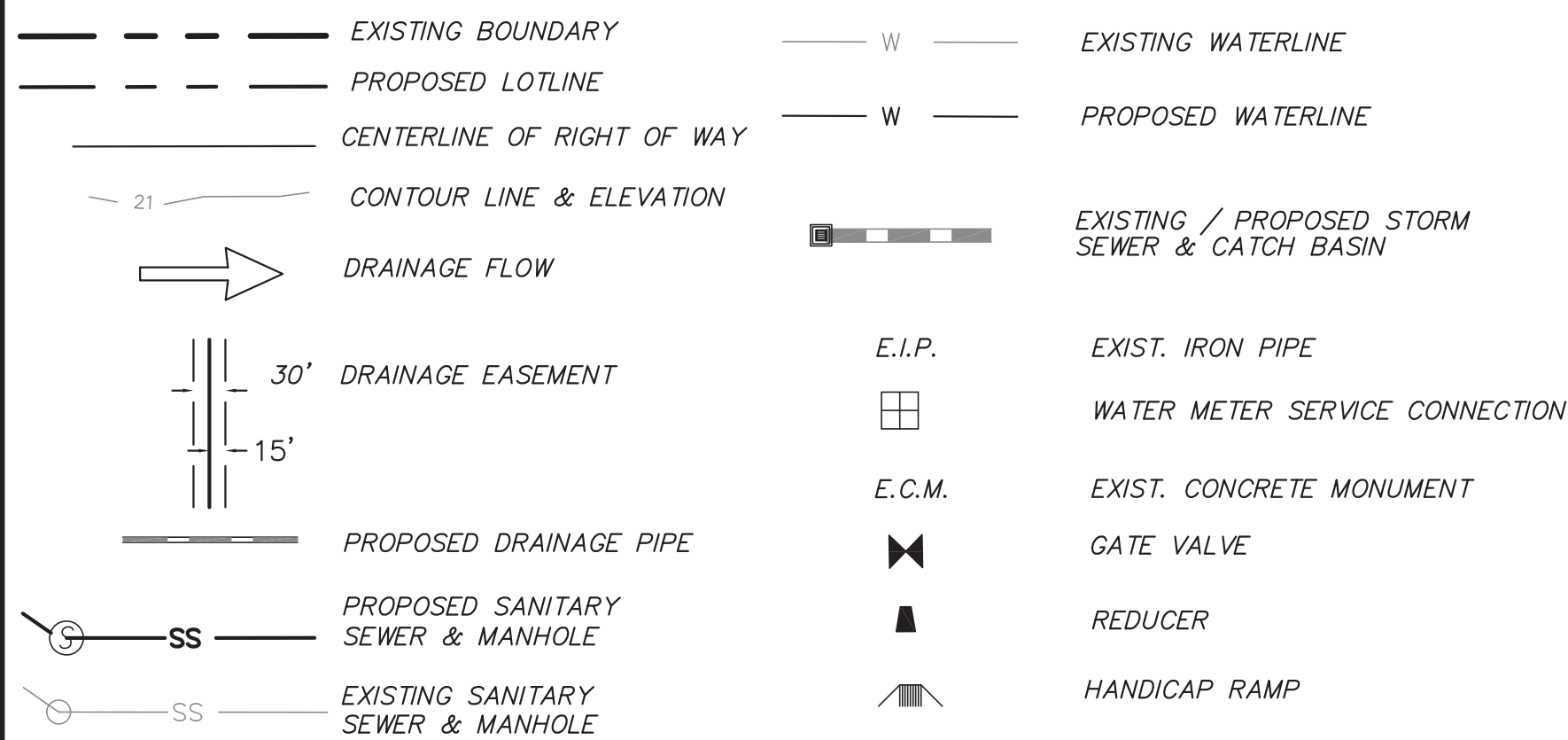
Public Services Engineering Division
 APPROVED DRAINAGE PLAN

Date: _____ Permit # _____

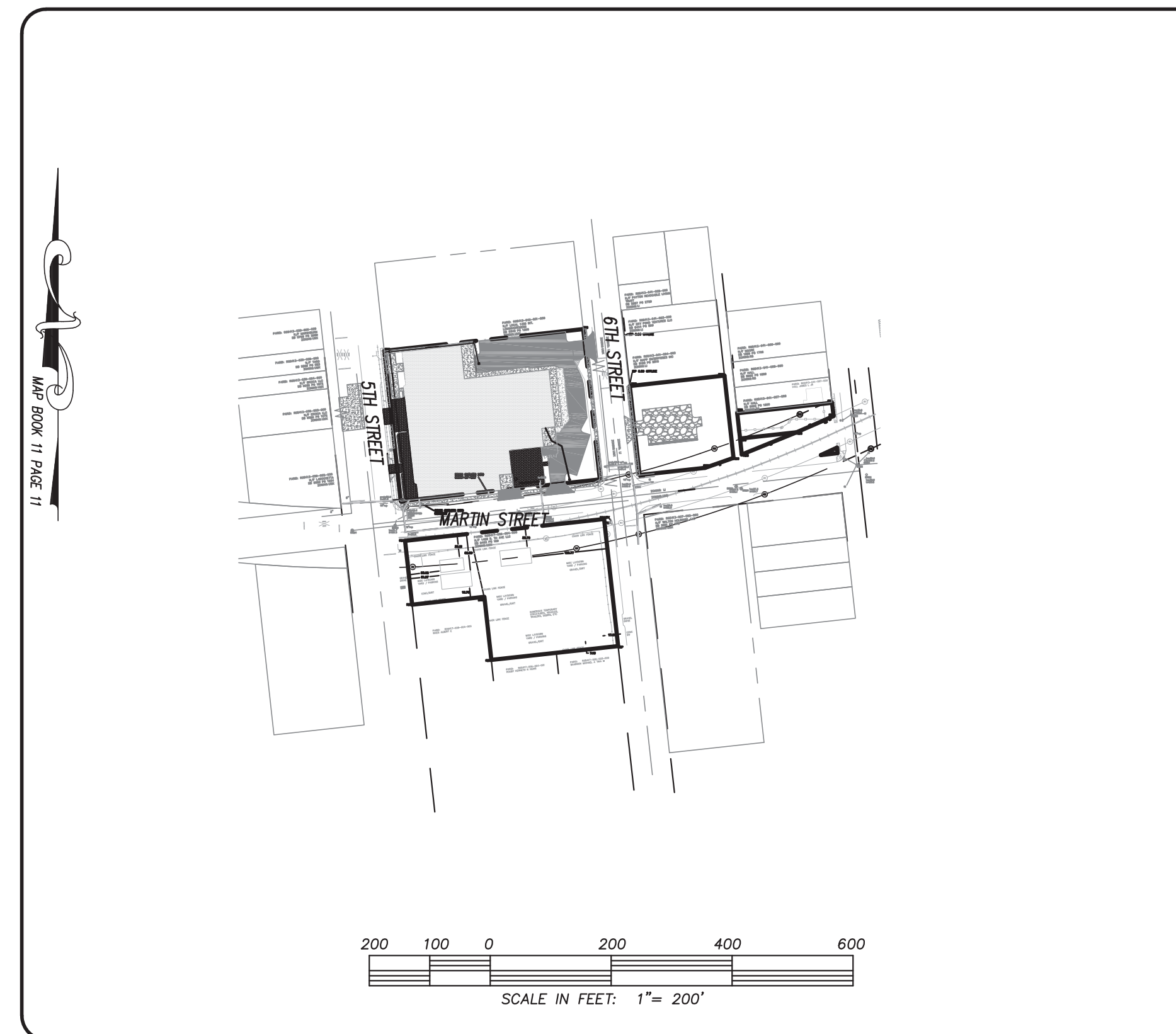
Signed: _____

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

LEGEND



OWNER: GREENFIELD GROUP, LLC
 213 FAYETTEVILLE STREET
 RALEIGH, NC 27601



INDEX TO DRAWINGS		
SHEET No.	DESCRIPTION	DRAWING No.
1 OF 9	COVER SHEET	CD_COVER
2 OF 9	EXISTING BOUNDARY AND TOPOGRAPHY AND TREE SURVEY	EX-COND
3 OF 9	TREE INVENTORY	TREE_OVERLAY
4 OF 9	DEMO PLAN	TREE_OVERLAY
5 OF 9	OVERALL SITE PLAN	SITE_PLAN_OVERALL
6 OF 9	SITE PLAN	SITE_PLAN
7 OF 9	GRADING PLAN	GRADING
8 OF 9	SITE DETAILS	SITE_DETAILS_1
9 OF 9	SITE DETAILS	SITE_DETAILS_2
1 OF 1	LANDSCAPE PLAN	LANDSCAPE_PLAN

NOTES:

- ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY GARY W KEYES LAND SURVEYING, PC; VERTICAL DATUM = 88
- THIS MAP IS NOT FOR CONVEYANCE, RECORDATION, OR SALES.
- THIS PROPERTY IS LOCATED WITHIN ZONE "UMX" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, 3720312700K, EFFECTIVE DATE 8/28/18
- EXISTING ZONING: UMX
- CFPUA WATER
- CFPUA SEWER
- ALL CONSTRUCTION TO CONFORM TO NEW HANOVER COUNTY STANDARDS AND APPLICABLE STATE & LOCAL CODES.
- CONTRACTOR TO COORDINATE ANY REQUIRED TRAFFIC CONTROL WITH CITY OF WILMINGTON AND OR NCDOT.
- CARE SHALL BE TAKEN DURING FINAL GRADING TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO RECEIVING STRUCTURES. ROOF DRAIN DOWNSPOUTS TO BE CONNECTED TO STORM DRAINAGE STUBOUTS OR DIRECTED TO STREET/PARKING AREAS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY RELOCATIONS, RE-ALIGNMENTS, DISCONNECTIONS OR CONNECTIONS OF EXISTING UTILITIES WITH APPLICABLE AUTHORITIES.
- CLEARING AND GRUBBING OF SITE TO INCLUDE REMOVAL OF EXISTING CURB, ASPHALT, INLETS, AND ANY OTHER STRUCTURES INCLUDING TREES, STUMPS AND DEBRIS EXISTING ON SITE. TREES NOT REQUIRED TO BE CLEARED FOR CONSTRUCTION SHALL REMAIN UNLESS OTHERWISE DIRECTED.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES AT ALL CROSSINGS PRIOR TO COMMENCING TRENCH EXCAVATION. IF ACTUAL CLEARANCES ARE LESS THAN INDICATED ON PLAN, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. ANY CONDITION DISCOVERED OR EXISTING THAT WOULD NECESSITATE A MODIFICATION OF THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NO ONE-CALL" AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE & CURB BOXES TO FINAL GRADE UPON COMPLETION OF ALL CONSTRUCTION. ANY BOXES DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST AND EROSION DURING CONSTRUCTION AT HIS EXPENSE. PARKING AREAS SHALL BE WATERED TO CONTROL DUST WHEN ORDERED BY THE ENGINEER.
- NO GEOTECHNICAL TESTING HAS BEEN PERFORMED ON SITE. NO WARRANTY IS MADE FOR SUITABILITY OF SUBGRADE, AND UNDERCUT AND ANY REQUIRED REPLACEMENT WITH SUITABLE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR TO ENSURE THAT PAVEMENT IS PLACED SO AS TO DRAIN POSITIVELY TO THE STREET INLETS AND CATCH BASINS. ALL FUTURE ROOF DRAIN DOWNSPOUTS TO BE DIRECTED TO THE STORM DRAINAGE STUBOUTS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- THIS PLAN IS FOR SITE GRADING, UTILITIES, SITING, AND DRAINAGE ONLY. SEE BUILDING PLANS FOR DETAILED HOOKUPS TO BUILDINGS, ETC.
- CONTRACTOR AND BUILDER ARE RESPONSIBLE FOR COORDINATING FINISHED FLOOR ELEVATION OF ALL BUILDINGS WITH THE OWNER. ELEVATIONS GIVEN ARE MINIMUM GROUND ELEVATIONS AT THE BUILDING SITE AND DO NOT PURPORT TO BE FINISHED FLOOR. MINIMUM RECOMMENDED FF ELEVATIONS SHOWN ON PLANS.
- AFFECTED NON-MUNICIPAL UTILITIES SHALL BE CONTACTED AND PROVIDED WITH PLANS AND OTHER PERTINENT INFORMATION, WHEN FEASIBLE, TO COORDINATE APPROPRIATE SCHEDULING AND PLACEMENT.
- EXTREME CARE SHALL BE TAKEN TO ENSURE MINIMUM SEPARATIONS AT ALL UTILITY CROSSINGS.
- MINIMUM SEPARATION SHALL BE MAINTAINED AS FOLLOWS:
 - HORIZONTAL SEPARATION OF 10 FEET BETWEEN SANITARY SEWER AND WATER MAINS AND STORM SEWER.
 - WHERE VERTICAL CLEARANCE IS LESS THAN 24" BETWEEN SANITARY SEWER AND WATER OR WHERE SEWER LINE CROSSES ABOVE WATER MAIN, BOTH PIPES SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10' EITHER SIDE OF CROSSING.
 - WHERE VERTICAL CLEARANCE IS LESS THAN 24" BETWEEN SANITARY SEWER AND STORM DRAIN, SANITARY SEWER SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10 FEET EITHER SIDE OF CROSSING.
 - WHERE VERTICAL CLEARANCE IS LESS THAN 12" BETWEEN SANITARY SEWER AND STORM DRAIN, SANITARY SEWER SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10' EITHER SIDE OF CROSSING, AND BRIDGING SHALL BE INSTALLED PER APPLICABLE UTILITY AUTHORITY'S DETAILS.
 - IN NO CASE SHALL THERE BE LESS THAN 18" OF SEPARATION BETWEEN OUTSIDE OF WATER MAIN AND OUTSIDE OF SEWER OR STORM DRAINAGE.
 - MINIMUM COVER OF 36" SHALL BE PROVIDED FOR ALL BURIED WATER MAINS AND SANITARY SEWER MAINS.
- SEE DETAIL SHEETS FOR TYPICAL UTILITIES HOOKUPS.



LICENSE # C-2710
 ENGINEERING
 LAND PLANNING
 COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
 WILMINGTON, NC 28406
 (910) 791-4441

COVER SHEET
SEASO

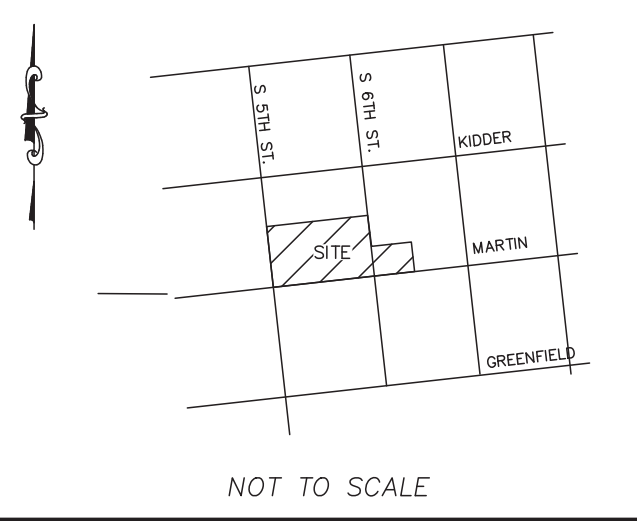
COVER SHEET
SEASO
 LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA
 OWNER:
 GREENFIELD GROUP, LLC
 213 FAYETTEVILLE STREET
 RALEIGH, NC 27601

PRELIMINARY
 NOT RELEASED
 FOR CONSTRUCTION

REV. NO.	DATE	BY	REMARKS

DATE: 11-09-21
 HORZ. SCALE: 1" = 200'
 VERT. SCALE: N/A
 DRAWN BY: RLW
 CHECKED BY: HSR
 PROJECT NO.: 21-0545

LOCATION MAP



NOT TO SCALE

LEGEND

- EXISTING BOUNDARY
- ▨ EX BUILDING
- ▨ EX COW SIDEWALK
- ▨ EX DRIVEWAY
- ▨ EX ONSITE IMPERVIOUS (ASPHALT OR CONCRETE)
- W --- EXISTING WATER
- SS --- EXISTING SEWER
- ⊕ EXISTING FIRE HYDRANT
- EXISTING CONTOUR
- EXISTING STORM DRAIN

KEYNOTES:

- 1 EXISTING SIDEWALK
- 2 EXISTING CURB AND GUTTER
- 3 EXISTING DRIVEWAY
- 4 EXISTING BUILDING
- 5 EXISTING WATER MAIN
- 6 EXISTING SEWER MAIN
- 7 EXISTING POWER POLE
- 8 EXISTING STREET LIGHT
- 9 EXISTING RR SIGN
- 10 EXISTING WATER METER
- 11 EXISTING CHAIN LINK FENCE
- 12 EXISTING NO PARKING SIGN
- 13 EXISTING BUS STOP SIGN
- 14 EXISTING STOP SIGN
- 15 EXISTING FIRE HYDRANT

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____



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.

GENERAL NOTES:

- NEW HANOVER COUNTY PARCEL NUMBERS:
PID R05413-040-002-000, R05407-028-002-000,
TOTAL PROJECT AREA: 105,823 SF (2.43 AC)
- EXISTING ZONING DISTRICT: UMX
- CAMA LAND CLASSIFICATION: URBAN
- THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720312700K, EFFECTIVE DATE 8/28/18
- SITE ADDRESS: 1315 SOUTH 5TH STREET
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY GARY W KEYES LAND SURVEYING, PC; VERTICAL DATUM = 88
- STORMWATER DRAINS TO NE CAPE FEAR RIVER, SC; SW 18-74-(61)
- LAND OWNER - GREENFIELD GROUP, LLC
4509 CREEDMOORE ROAD SUITE 302
RALEIGH, NC 27612

SITE & BUILDING DATA:

TOTAL LOT AREA = 105,823 SF (2.43 AC)

EXISTING IMPERVIOUS:

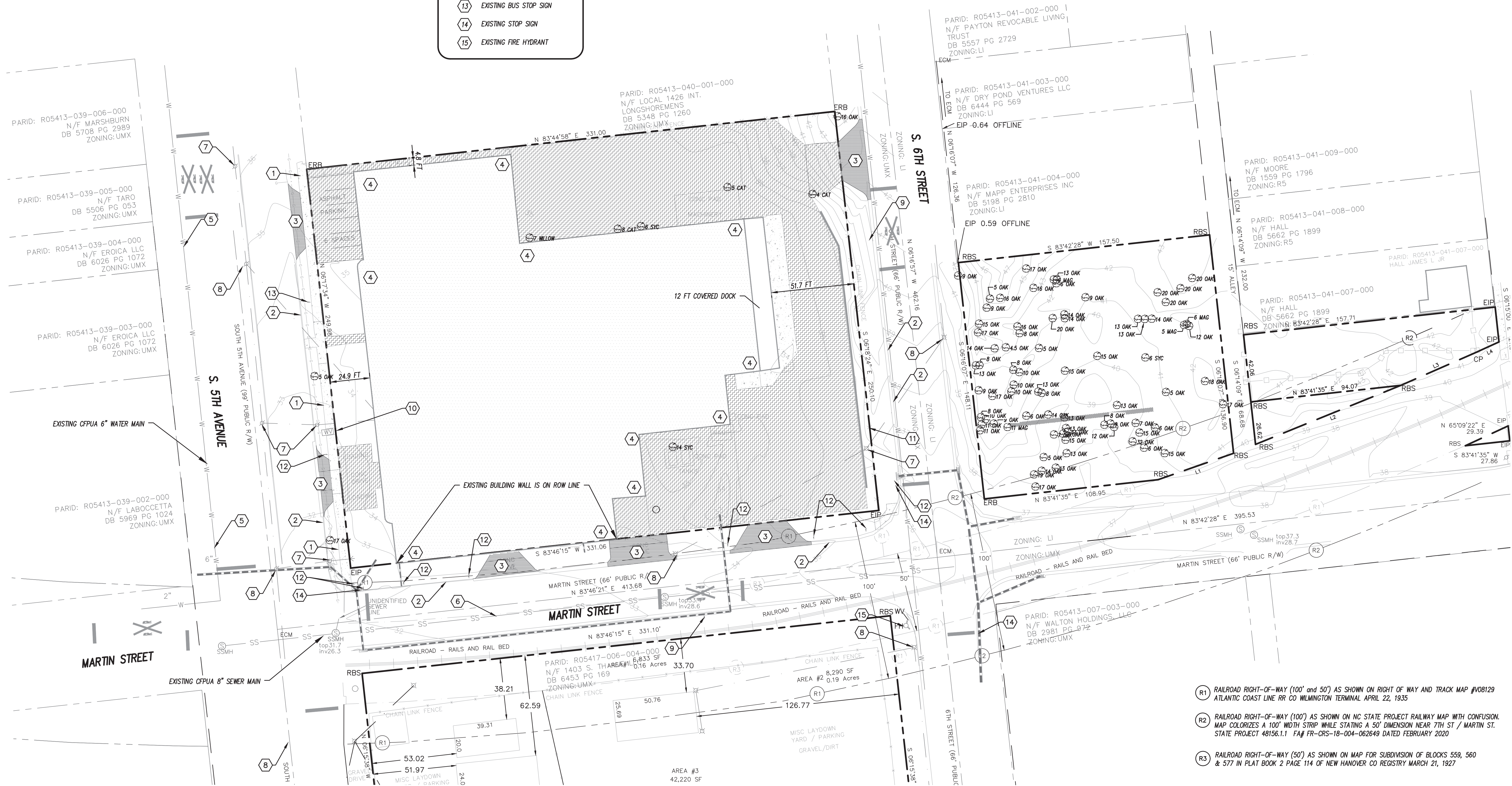
BUILDING	=	46,255 SF
ASPHALT	=	22,752 SF
CONCRETE	=	6,714 SF
SIDEWALK	=	696 SF
TOTAL:	=	77,115 SF

77,115 / 105,823 = 0.729 OR 73% IMPERVIOUS

SOILS ONSITE BH (BAYMEADE-URBAN)
BH - SCS SOIL GROUP "A"

SETBACKS:

	REQUIRED	PROVIDED
FRONT	NONE	24.9 FT
SIDE	NONE	4.8 FT - NORTH, 0 FT SOUTH
REAR	NONE	51.7 FT



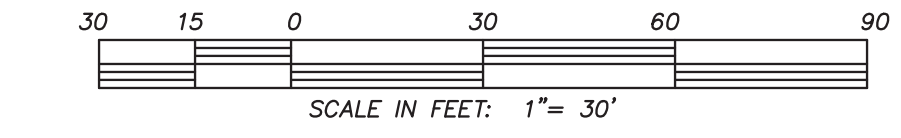
EXISTING CONDITIONS FOR SEASO

EXISTING CONDITIONS FOR SEASO
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA
OWNER: GREENFIELD GROUP, LLC
913 CAPE FEAR RIVER STREET
RALEIGH, NC 27601

PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION

REV. NO.	DATE	BY	REMARKS
1	1-11-22	RLW	REVISED PER TRC COMMENTS

DATE: 11-09-21
HORIZ. SCALE: 1" = 30'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 20-0515



TREES TO REMAIN

Point Table		Point Table		Point Table	
Point #	Raw Description	Point #	Raw Description	Point #	Raw Description
1	17 OAK	36	11 MAG	61	8 OAK
2	6 MAG	37	9 OAK	62	5 OAK
3	6 OAK	38	11 OAK	63	18 OAK
4	13 OAK	39	11 OAK	64	17 OAK
5	9 OAK	40	10 OAK	66	20 OAK
6	14 OAK	46	9 OAK	67	20 OAK
7	14 OAK	47	13 OAK	68	20 OAK
8	20 OAK	48	5 OAK	69	20 OAK
11	16 OAK	49	13 OAK	70	6 MAG
12	5 OAK	50	14 OAK	71	5 MAG
13	9 OAK	51	19 OAK	72	12 OAK
14	15 OAK	52	17 OAK	73	14 OAK
15	17 OAK	53	15 OAK	74	13 OAK
16	14 OAK	54	6 OAK	75	13 OAK
17	4.5 OAK	55	32 OAK	76	16 OAK
31	13 OAK	56	15 OAK	77	14 SYC
32	13 OAK	57	6 OAK	78	17 OAK
33	15 OAK	58	7 OAK	79	5 OAK
34	7 OAK	59	12 OAK	85	16 OAK
35	7 OAK	60	9 OAK		

TREES FOR REMOVAL

Point Table		Point Table	
Point #	Raw Description	Point #	Raw Description
9	16 OAK	80	7 WILLOW
10	8 OAK	81	8 CAT
18	5 OAK	82	6 SYC
19	8 OAK	83	5 CAT
20	10 OAK	84	4 CAT
21	10 OAK		
22	10 OAK		
23	13 OAK		
24	8 OAK		
25	15 OAK		
26	15 OAK		
27	13 OAK		
28	13 OAK		
29	14 OAK		
30	6 OAK		
42	17 OAK		
43	9 OAK		
44	8 OAK		
45	13 OAK		
65	6 SYC		



LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL
P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

TREE INVENTORY
SEASO

TREE INVENTORY for
SEASO
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA
OWNER:
GREENFIELD GROUP, LLC
913 FAIRVIEW LANE, STREET
RALEIGH, NC 27601

PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION

REV. NO.	REMARKS	DATE
1	REVISED PER TRC COMMENTS	1-11-22

DATE: 11-09-21
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 20-0515

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

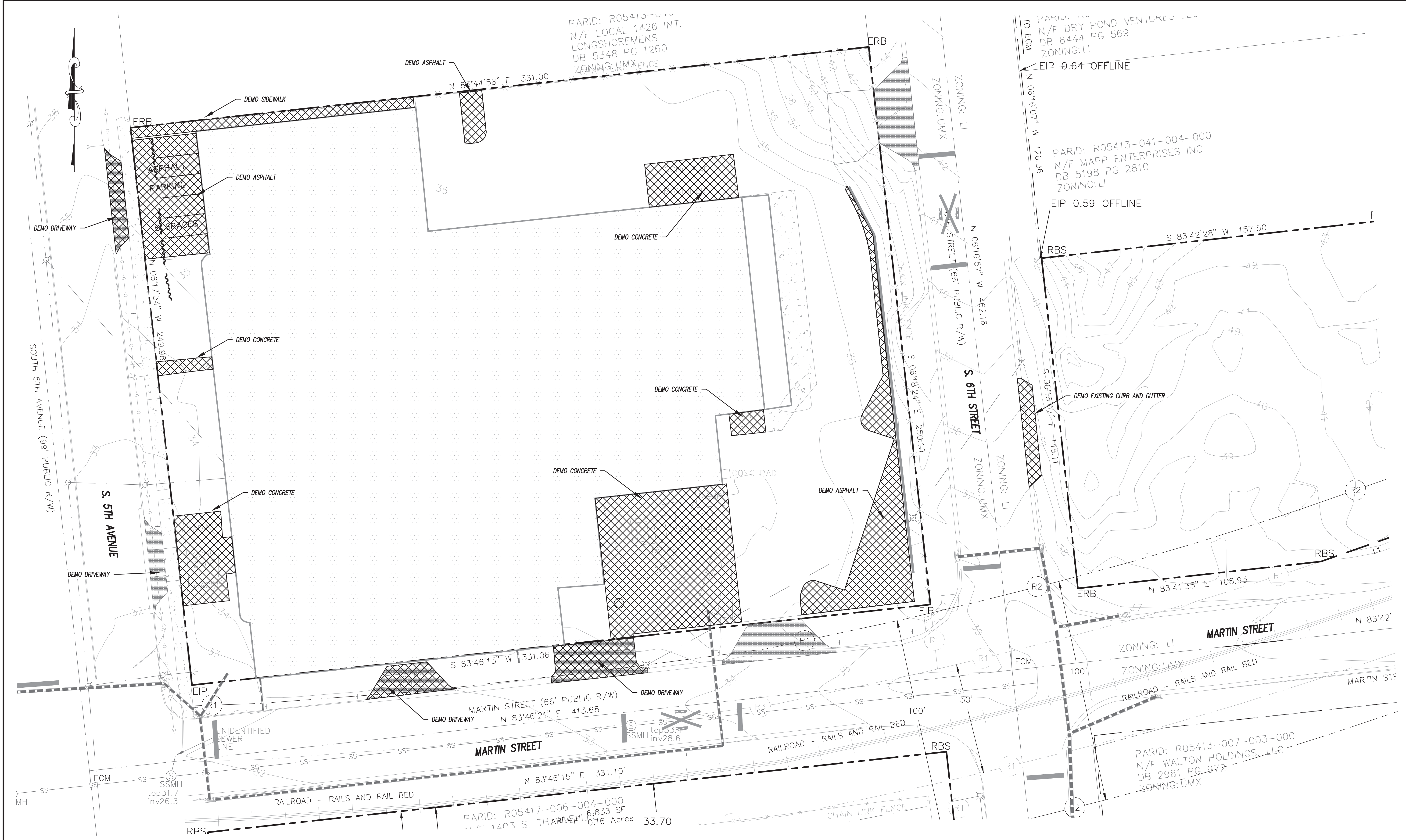
Fire _____

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.



PARID: R05413-011-000
 N/F LOCAL 1426 INT.
 LONGSHOREMENS
 DB 5348 PG 1260
 ZONING: UMX

PARID: R05413-041-004-000
 N/F MAPP ENTERPRISES INC
 DB 5198 PG 2810
 ZONING: LI

PARID: R05413-007-003-000
 N/F WALTON HOLDINGS, LLC
 DB 2981 PG 972
 ZONING: UMX

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

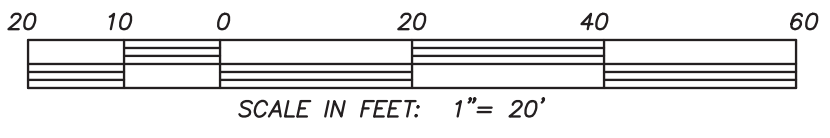
Fire _____

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.



CSD ENGINEERING

LICENSE # C-2710
 ENGINEERING
 LAND PLANNING
 COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
 WILMINGTON, NC 28406
 (910) 791-4441

DEMO PLAN
SEASO

The City of Wilmington, North Carolina, is not responsible for the accuracy of the information contained herein. The user of this information shall be responsible for its accuracy. This plan is intended for the use of the City of Wilmington, North Carolina, and is not to be used for any other purpose without the written consent of the City of Wilmington, North Carolina.

DEMO PLAN
SEASO
 LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA

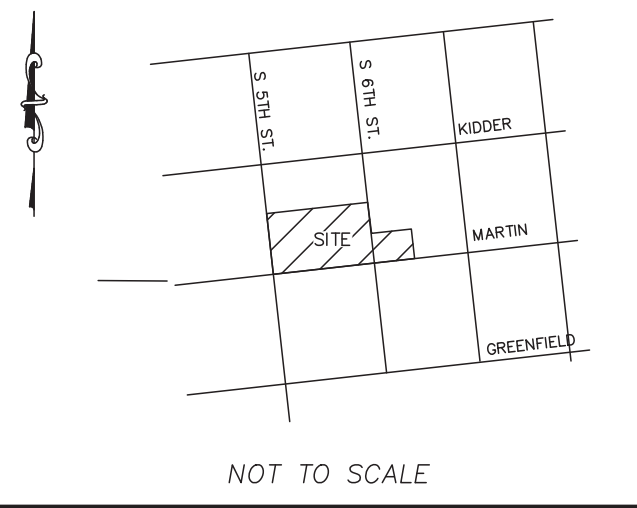
OWNER:
 GREENFIELD GROUP, LLC
 913 FAYETTEVILLE STREET
 RALEIGH, NC 27601

PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION

REV. NO.	REVISION PER TRC COMMENTS	BY	DATE
1		RLW	11-21-22

DATE: 11-09-21
 HORZ. SCALE: 1" = 20'
 VERT. SCALE: N/A
 DRAWN BY: RLW
 CHECKED BY: HSR
 PROJECT NO.: 20-0515

LOCATION MAP



NOT TO SCALE

FIRE & LIFE SAFETY NOTES:

- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS OR FDC'S. A 3 FT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
- CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE FIRE LINE PERMIT FROM COW FIRE AND LIFE SAFETY DIVISION, 910-343-0696.
- ALL FDC LOCATIONS TO BE SHOWN ON FINAL PLAN.
- FDC MUST BE ON THE FRONT OF THE BUILDING(S) UNLESS OTHERWISE APPROVED.
- FIRE HYDRANTS TO BE INSTALLED PER CITY OF WILMINGTON ORDINANCE AND CPPIA STANDARDS.
- WATER FLOW ANALYSIS WILL BE REQUIRED TO DETERMINE THE CORRECT MAIN SIZE TO MEET FIRE FLOW DEMAND.
- NEW HYDRANTS TO BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE.
- HYDRANT MUST BE WITHIN 150 FT OF THE FDC (MEASURED AS THE TRUCK DRIVES).
- FDC MUST BE WITHIN 40 FT OF FIRE APPARATUS PLACEMENT.
- IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
- CONTRACTOR SHALL SUBMIT A RADIO STRENGTH STUDY THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.
- FIRE INSTALLATION TO MEET NFPA 24
- ALL ISOLATION VALVES WITHIN THE HOT BOX AND BETWEEN THE HOT BOX AND THE RISER ROOM, MUST BE ELECTRICALLY SUPERVISED.

DEVELOPMENT NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB AND GUTTER, SIDEWALK PANELS, PAVEMENT, ETC. THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
- SOLID WASTE DISPOSAL WILL BE DUMPSTER CORRALS
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON ZONING ORDINANCE & SUBDIVISION REGULATIONS.
- APPROVAL OF SITE PLAN DOES NOT CONSTITUTE APPROVAL OF PROPOSED SIGNAGE FOR THIS SITE. A SEPARATE SIGN PERMIT MUST BE OBTAINED.
- APPLICABLE STREET FRONTAGES SHALL HAVE NATURAL VEGETATIVE SCREENING MEETING CITY REQUIREMENTS.
- THE DEVELOPMENT SHALL COMPLY WITH ALL CITY TECHNICAL STANDARDS AND DEVELOPMENT REGULATIONS.
- STREET TREES MUST BE LOCATED A MINIMUM OF 15 FEET FROM STREET LIGHTS.

ENVIRONMENTAL NOTES:

- NO LAND DISTURBANCE IS PERMITTED OUTSIDE THE DESIGNATED LIMITS OF DISTURBANCE FOR SITE IMPROVEMENTS OTHER THAN WHAT IS NECESSARY TO TIE INTO EXISTING CONTOURS OR MEET LANDSCAPING REQUIREMENTS.

WATER & SEWER USAGE NOTES:

CURRENT WATER USAGE - 0 GPD PROPOSED WATER USAGE - 46,080 GPD
 CURRENT SEWER USAGE - 0 GPD PROPOSED SEWER USAGE - 46,080 GPD
 192 UNITS X 240 GPD = 46,080 GPD

UTILITY NOTES:

- PROJECT SHALL COMPLY WITH THE CITY OF WILMINGTON AND CPPIA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE SET AND ACTIVATED ON NEW MAINS UNTIL ALL REQUIREMENTS ARE MET. CALL 343-3910 FOR INFORMATION.
- IF THE CONTRACTOR DESIRES WATER FOR CONSTRUCTION HE/SHE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
- ALL COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY CPPIA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE CPPIA AND APPROVED BY USCF/COCHR OR ASSE. CALL 799-6064 FOR INFORMATION.
- WHEN PVC WATER MAINS AND/OR POLYETHYLENE SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED COPPER WIRE INSTALLED THE ENTIRE LENGTH AND STRAPPED TO THE PIPES WITH DUCT TAPE. THE INSULATED WIRE IS TO BE STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES AND FITTINGS. THE WIRE IS TO BE ACCESSIBLE AT ALL FIRE HYDRANTS AND WATER METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
- 36" MINIMUM COVER OVER ALL WATER MAINS.
- ANY SEPARATE CONNECTION FOR IRRIGATION SHALL COMPLY WITH CITY AND CPPIA CROSS-CONNECTION REQUIREMENTS WITH APPROVED BACKFLOW PREVENTION DEVICES.
- AT LOCATIONS WHERE WATER MAIN CROSSES UNDER SANITARY SEWER, DUCTILE IRON PIPE SHALL BE USED ALONG WITH PROVIDING 24" MINIMUM OF VERTICAL SEPARATION.
- WATER SERVICES CAN NOT BE ACTIVATED ON NEW WATER MAINS UNTIL ENGINEER'S CERTIFICATION AND APPLICANT'S CERTIFICATION HAVE BEEN PROVIDED TO NCDENR AND "FINAL APPROVAL" ISSUED.
- UNDERGROUND UTILITIES- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER. UNDERGROUND FACILITIES FOR STREET LIGHTING ALONG ALL PUBLIC STREETS ABUTTING THE SUBJECT SITE SHALL BE INSTALLED BY THE DEVELOPER.
- CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN THE ROW.

TRAFFIC ENGINEERING NOTES:

- 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 RECORDING OF THE FINAL PLAT. PLAN SHALL ADHERE TO SD 15-14.
- TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
- OPEN CUT NOTES:
 - A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 910-341-5899 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
 - CONTRACTOR TO COORDINATE WITH CITY OF WILMINGTON FOR ACCEPTABLE HOURS OF CONSTRUCTION AND TRAFFIC CONTROL DURING INSTALLATION OF UTILITIES IN CITY ROADS.
 - SUITABLE COMPACTION AND APPROVED STONE & BASE COURSES TO BE INSTALLED IN PLACE OF OPEN CUT.
 - OPEN CUT TO BE SAW CUT.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO ERECT OFFICIAL STREET NAME SIGNS AT ALL INTERSECTIONS ASSOCIATED WITH THE SUBDIVISION IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL. THE SUBDIVIDER MAY ACQUIRE AND ERECT OFFICIAL STREET NAME SIGNS OR MAY CHOOSE TO CONTRACT WITH THE CITY TO INSTALL THE STREET SIGNS AND THE SUBDIVIDER SHALL PAY THE COST OF SUCH INSTALLATION. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
- CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
- TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREA SHALL BE WHITE.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30 INCHES - 10 FT.

GENERAL NOTES:

- NEW HANOVER COUNTY PARCEL NUMBERS:
 PID R05413-040-002-000, R05407-028-002-000,
 TOTAL PROJECT AREA: 105,823 SF (2.43 AC)
- EXISTING ZONING DISTRICT: UMX
- CAMA LAND CLASSIFICATION: URBAN
- THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720312700K, EFFECTIVE DATE 8/28/18
- SITE ADDRESS: 1315 SOUTH 5TH STREET
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY GARY W KEYES LAND SURVEYING, PC; VERTICAL DATUM = 88
- STORMWATER DRAINS TO NE CAPE FEAR RIVER, SC; SW 18-74-(61)
- LAND OWNER - GREENFIELD GROUP, LLC
 315 FAYETTEVILLE STREET
 RALEIGH, NC 27601

SITE & BUILDING DATA:

TOTAL LOT AREA = 105,823 SF (2.43 AC)
 PROP. IMPERVIOUS:

EX. BUILDING	= 46,255 SF
EX. ASPHALT	= 16,438 SF
*CONCRETE	= 5,738 SF
*PAVERS	= 7,401 SF
TOTAL:	= 75,832 SF

75,832 / 105,823 = 0.717 OR 72% IMPERVIOUS
 5,694 SF OF PERVIOUS GRAVEL PARKING
 *AREAS ARE BEING CONSIDERED MAINTENANCE OF THE EXISTING IMPERVIOUS ONSITE.
 EXISTING SITE IMPERVIOUS BEFORE PROPOSED IMPROVEMENTS = 77,115 SF
 SITE IMPERVIOUS AFTER PROPOSED IMPROVEMENTS = 75,832 SF
 AN OVERALL REDUCTION IN IMPERVIOUS BY 1,283 SF

OFFSITE IMPERVIOUS
 3,200 SF OF SIDEWALK LOCATED IN CITY ROW
 523 SF OF DRIVE APRON FOR GRAVEL LOT
 SOILS ONSITE BH (BAYMEADE-URBAN)
 BH - SCS SOIL GROUP "A"

SETBACKS:
 REQUIRED PROVIDED
 FRONT NONE 24.9 FT
 SIDE NONE 4.8 FT- NORTH, 0 FT SOUTH
 REAR NONE 51.7 FT
 BUILDING HEIGHT = +/- 29 FT
 NUMBER OF STORIES = 1
 BUILDING TYPE = 2B

BUILDING USE = MIXED USE
 BUILDING AREA: 46,255 SF (FOOTPRINT)
 LOT COVERAGE: 46,255 SF / 82,770 SF = 0.559
 PROPOSED 56% BUILDING LOT COVERAGE

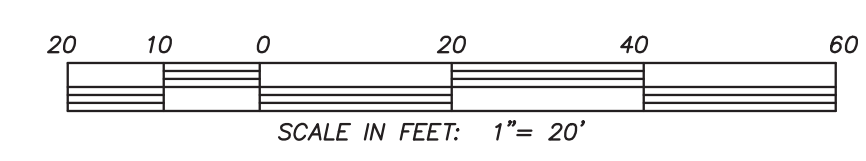
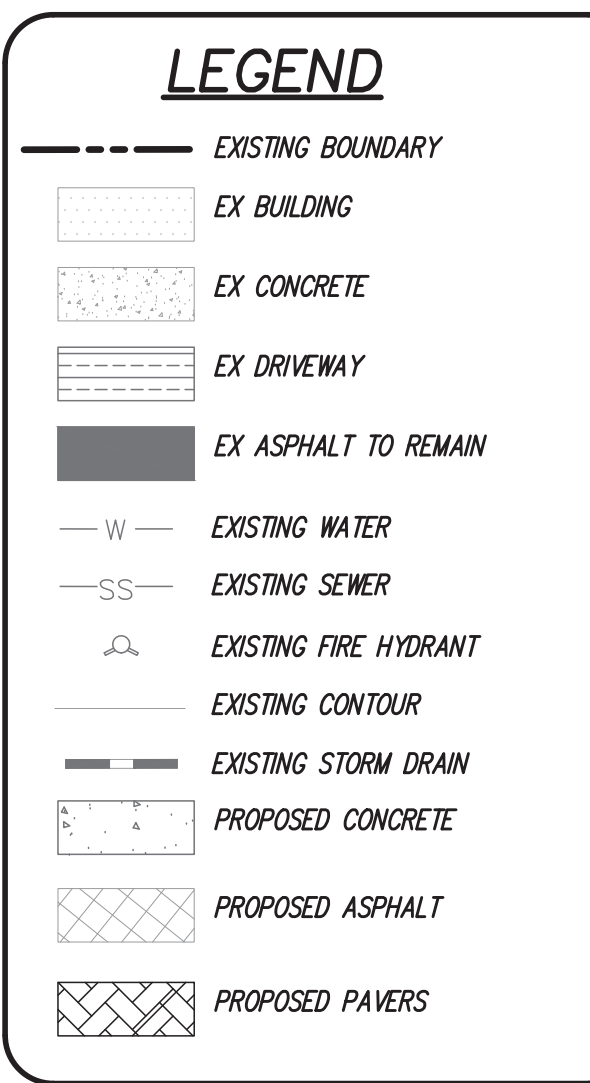
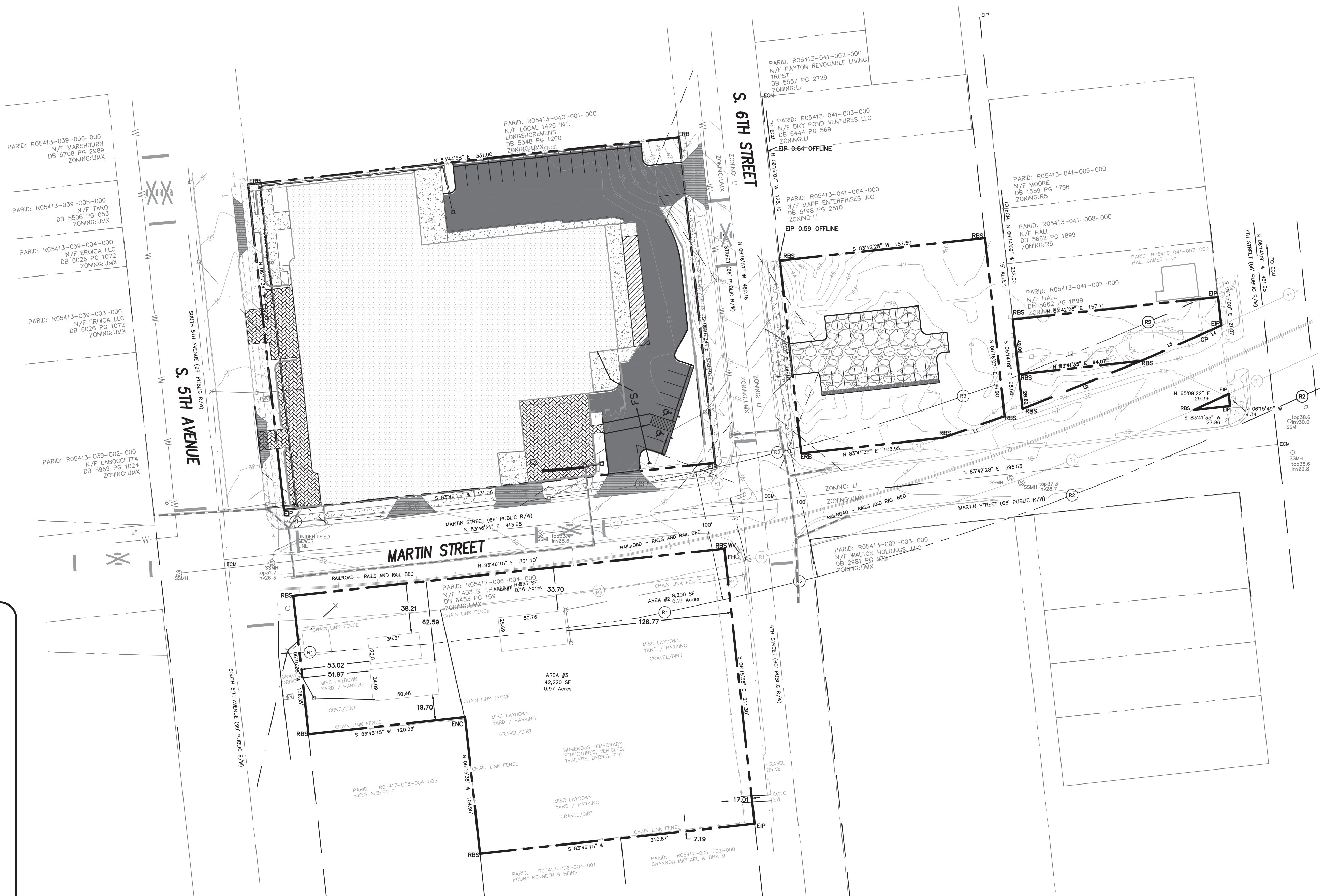
PROPOSED USES:
 FOOD HALL AND BOILER ROOM: 16,285 SF
 COMMISSARY KITCHEN: 6,193 SF
 MUSIC HALL: 16,570 SF
 RADIO STATION: 2,179 SF
 RETAIL: 2,921 SF

TRIP ESTIMATION

4,671 SF - LUC 110 (GENERAL LIGHT INDUSTRIAL)
 AM = 4 PM = 0
 2,643 SF - LUC 715 (SINGLE TENANT OFFICE)
 AM = 4 PM = 1
 2,416 SF - LUC 820 (RETAIL)
 AM = 1 PM = 4
 11,772 SF - LUC 932 (HIGH TURNOVER SIT DOWN RESTAURANT)
 AM = - PM = 107

PARKING NOTES:

- NO PARKING REQUIRED IN UMX ZONING
- RESTAURANT MAX = 16,285 / 65 = 250
- RESTAURANT MIN = 16,285 / 80 = 204
- ASSEMBLY HALL MAX = 16,570 / 250 = 66
- ASSEMBLY HALL MIN = 16,570 / 400 = 41
- RETAIL MAX = 2,921 / 200 = 15
- RETAIL MIN = 2,921 / 400 = 7
- OFFICE (PROFESSIONAL) MAX = 2,179 / 200 = 11
- OFFICE (PROFESSIONAL) MIN = 2,179 / 300 = 7
- PARKING PROVIDED = 48 SPACES
- 2 HANDICAP SPACES REQUIRED, 2 PROVIDED
 1 SPACE PER 1,000 SF GFA
 46.3 SPACES REQUIRED
 50 PROVIDED



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

Approved Construction Plan

Name _____ Date _____
 Planning _____
 Traffic _____
 Fire _____

DATE: 11-09-21
 HORZ. SCALE: 1" = 20'
 VERT. SCALE: N/A
 DRAWN BY: RLW
 CHECKED BY: HSR
 PROJECT NO.: 20-0515
 Sheet No. **5** of **9**



LICENSE # C-2710
 ENGINEERING
 LAND PLANNING
 COMMERCIAL / RESIDENTIAL
 P.O. BOX 4041
 WILMINGTON, NC 28406
 (910) 791-4441

SITE PLAN FOR
SEASO

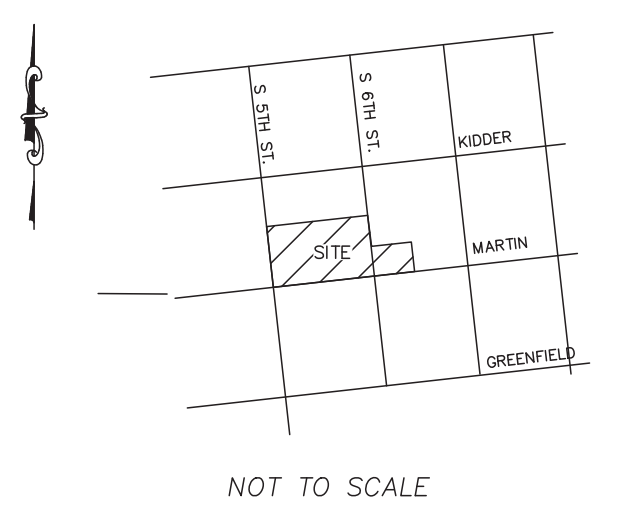
SITE PLAN for
SEASO
 LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA
 OWNER:
 GREENFIELD GROUP, LLC
 315 FAYETTEVILLE STREET
 RALEIGH, NC 27601

PRELIMINARY
 NOT RELEASED
 FOR CONSTRUCTION

REV.	NO.	REVISION PER TRC COMMENTS	DATE
1	1		

DATE: 11-09-21
 HORZ. SCALE: 1" = 20'
 VERT. SCALE: N/A
 DRAWN BY: RLW
 CHECKED BY: HSR
 PROJECT NO.: 20-0515
 Sheet No. **5** of **9**

LOCATION MAP



NOT TO SCALE

LEGEND

- EXISTING BOUNDARY
- ▨ EX BUILDING
- ▨ EX CONCRETE
- ▨ EX DRIVEWAY
- ▨ EX ASPHALT TO REMAIN
- EXISTING WATER
- EXISTING SEWER
- ⊕ EXISTING FIRE HYDRANT
- EXISTING CONTOUR
- EXISTING STORM DRAIN
- ▨ PROPOSED CONCRETE
- ▨ PROPOSED ASPHALT
- ▨ PROPOSED PAVERS

KEYNOTES:

- 1 EXISTING SIDEWALK
- 2 EXISTING CURB AND GUTTER
- 3 EXISTING DRIVEWAY
- 4 PROPOSED SIDEWALK
- 5 PROPOSED PAVERS
- 6 SAW CUT EXISTING ASPHALT
- 7 PROPOSED ASPHALT
- 8 PROPOSED CURB AND GUTTER
- 9 EXISTING STORM DRAIN
- 10 EXISTING SEWER MANHOLE
- 11 PREVIOUS GRAVEL PARKING LOT
- 12 EX. "NO PARKING" SIGN
- 13 EX. "BUS STOP" SIGN
- 14 RETRO FIT HC RAMP WITH FLEXIBLE SURFACE APPLIED WARNING MAT
- 15 20 X 70 SIGHT TRIANGLE
- 16 46 X 46 SIGHT TRIANGLE
- 17 ACCESSIBLE PARKING SIGNS
- 18 WHEEL STOPS
- 19 FDC
- 20 ELECTRICAL TRANSFORMERS
- 21 ROLL OUT DUMPSTER LOCATION
- 22 TIMBERS ALONG EDGE OF ASPHALT

Approved Construction Plan

Name _____ Date _____
 Planning _____
 Traffic _____
 Fire _____



Date: _____ Permit # _____
 Signed: _____

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 ENGINEERING
 LAND PLANNING
 COMMERCIAL / RESIDENTIAL
 P.O. BOX 4041
 WILMINGTON, NC 28406
 (910) 791-4441

SITE PLAN FOR SEASO

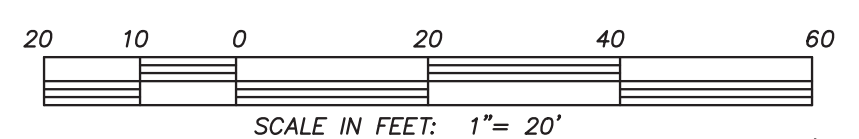
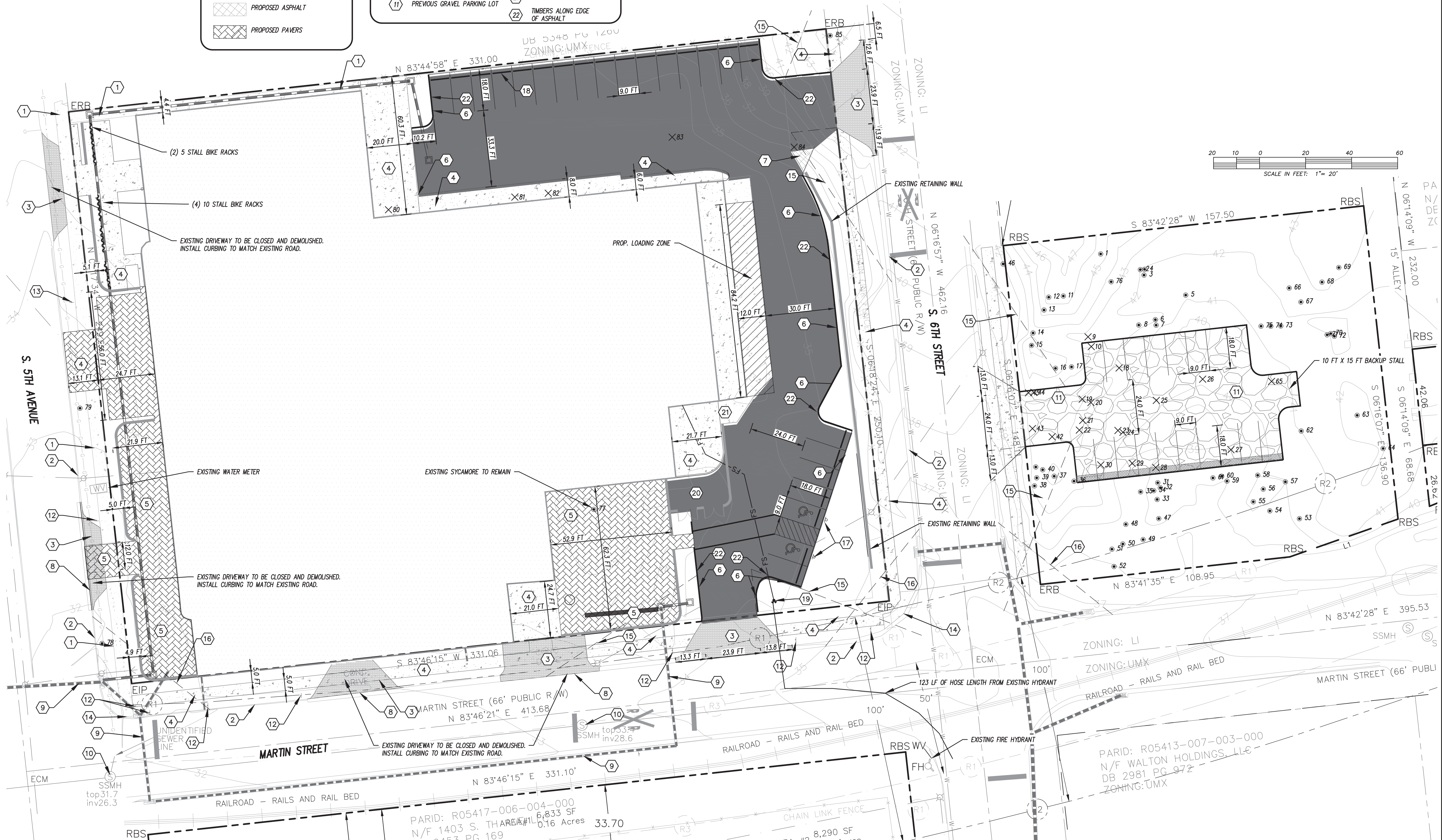
SITE PLAN for SEASO
 LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA
 OWNER: GREENFIELD GROUP, LLC
 913 LAUREL HILL DRIVE
 RALEIGH, NC 27601

PRELIMINARY
 NOT RELEASED
 FOR CONSTRUCTION

REV. NO.	REMARKS	BY	DATE
1	REVISED PER TRC COMMENTS	RLW	1-11-22

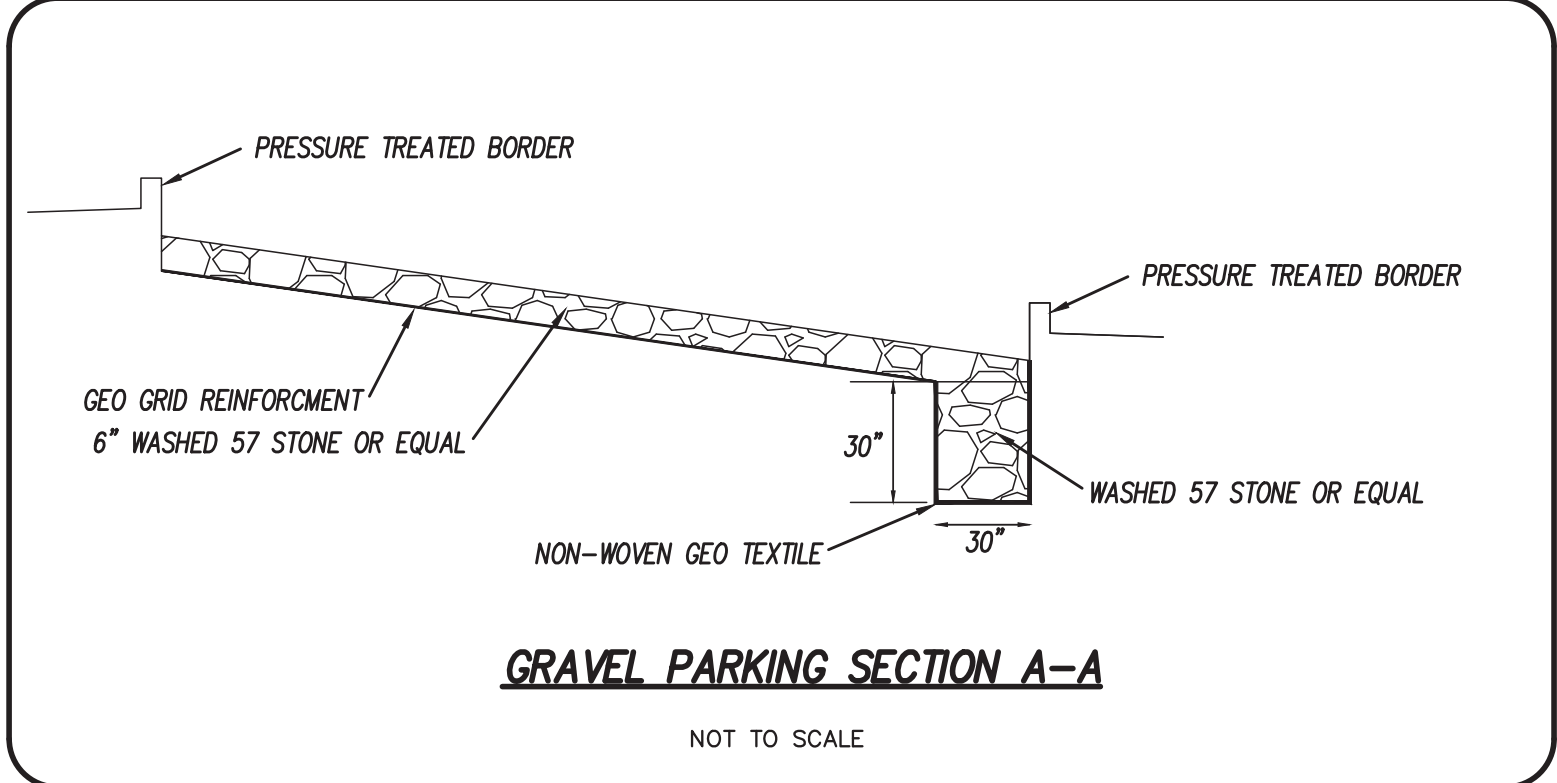
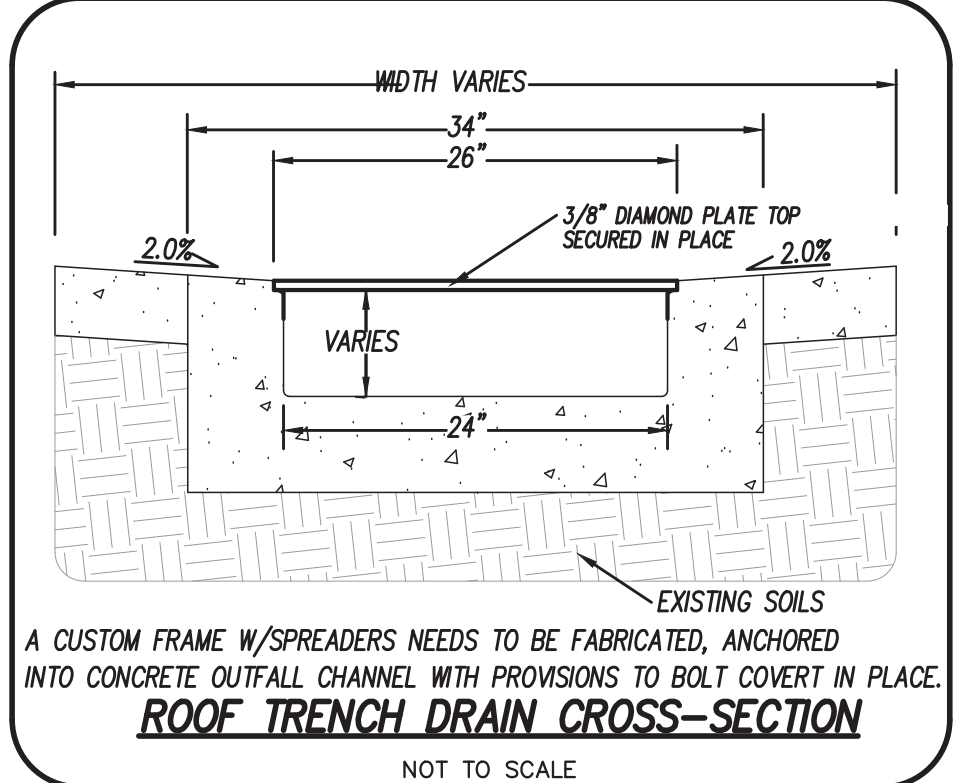
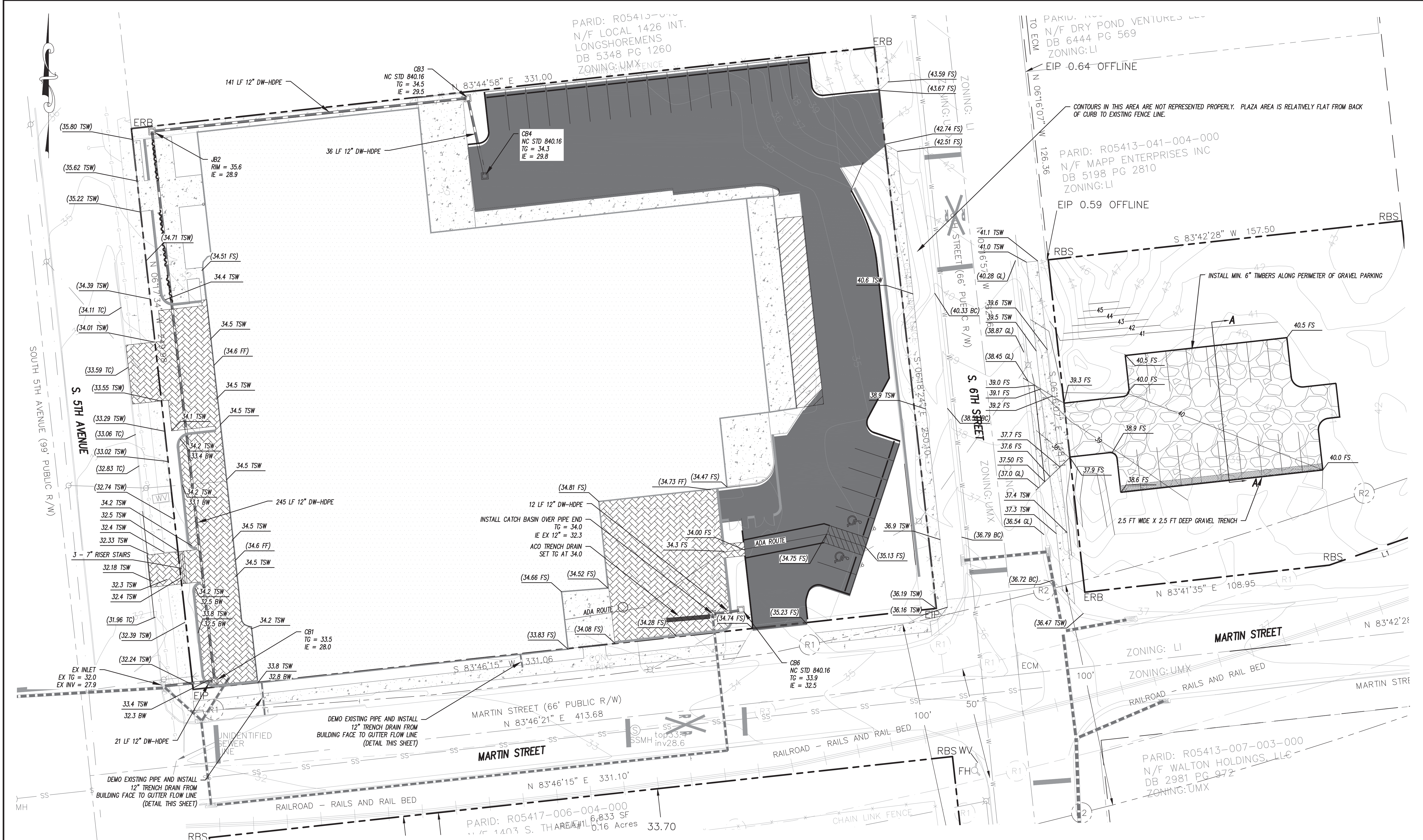
DATE: 11-09-21
 HORZ. SCALE: 1" = 20'
 VERT. SCALE: N/A
 DRAWN BY: RLW
 CHECKED BY: HSR
 PROJECT NO.: 20-0515

Sheet No. 6 of 9



PARID: R05413-006-004-000
 N/F 1403 S. THARLE #11
 6,833 SF
 0.16 Acres
 33.70

PARID: R05413-007-003-000
 N/F WALTON HOLDINGS, LLC
 DB 2981 PG 972
 ZONING: UMX



Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

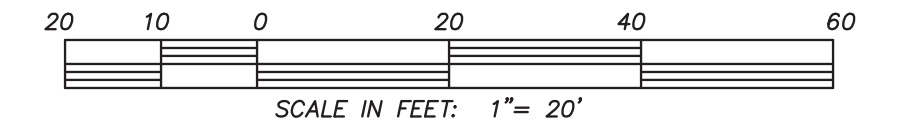
CITY OF WILMINGTON
NORTH CAROLINA

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.



CSD ENGINEERING

LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

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WILMINGTON, NC 28406
(910) 791-4441

GRADING AND DRAINAGE PLAN

SEASO

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GRADING AND DRAINAGE PLAN

SEASO

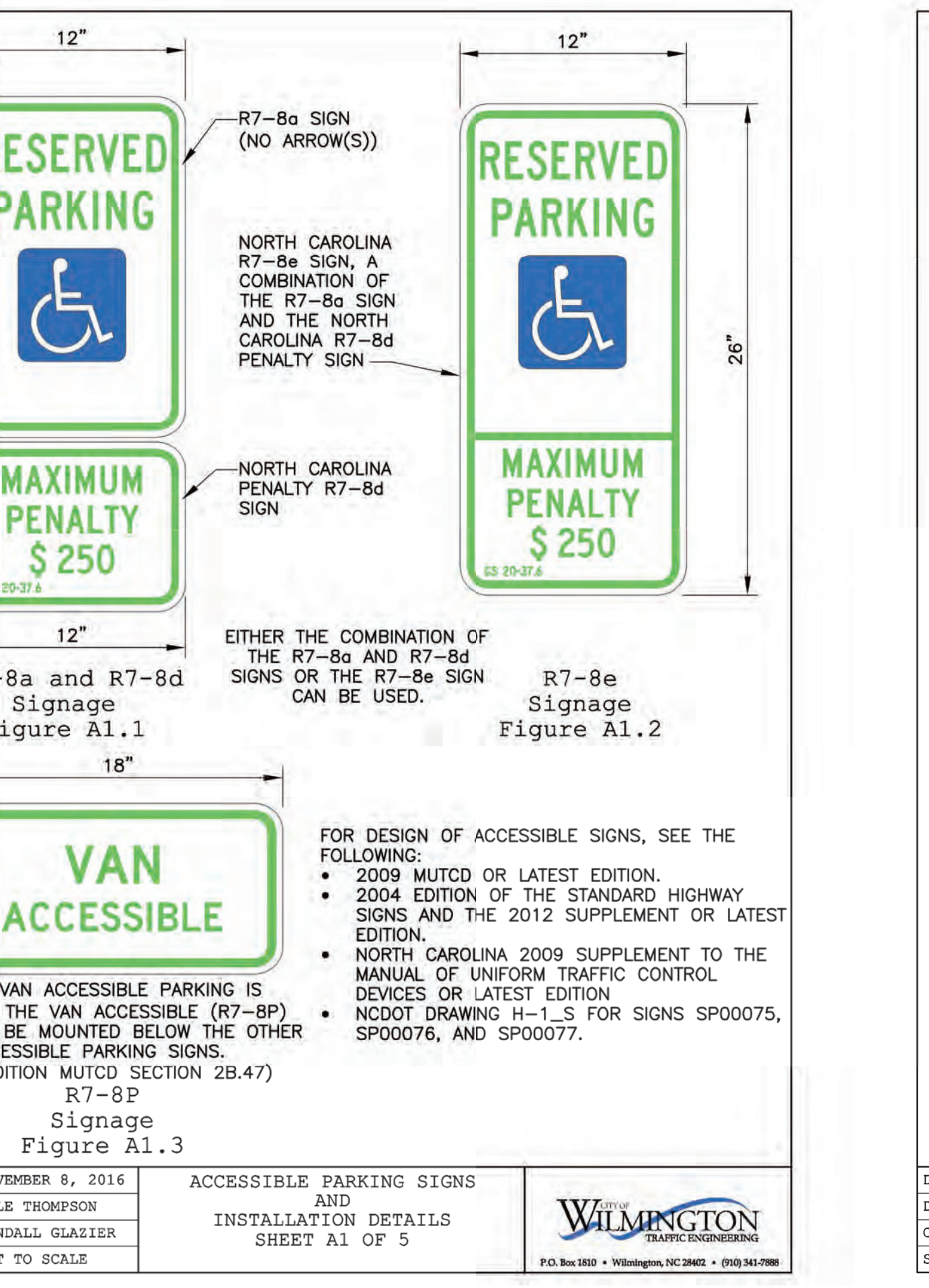
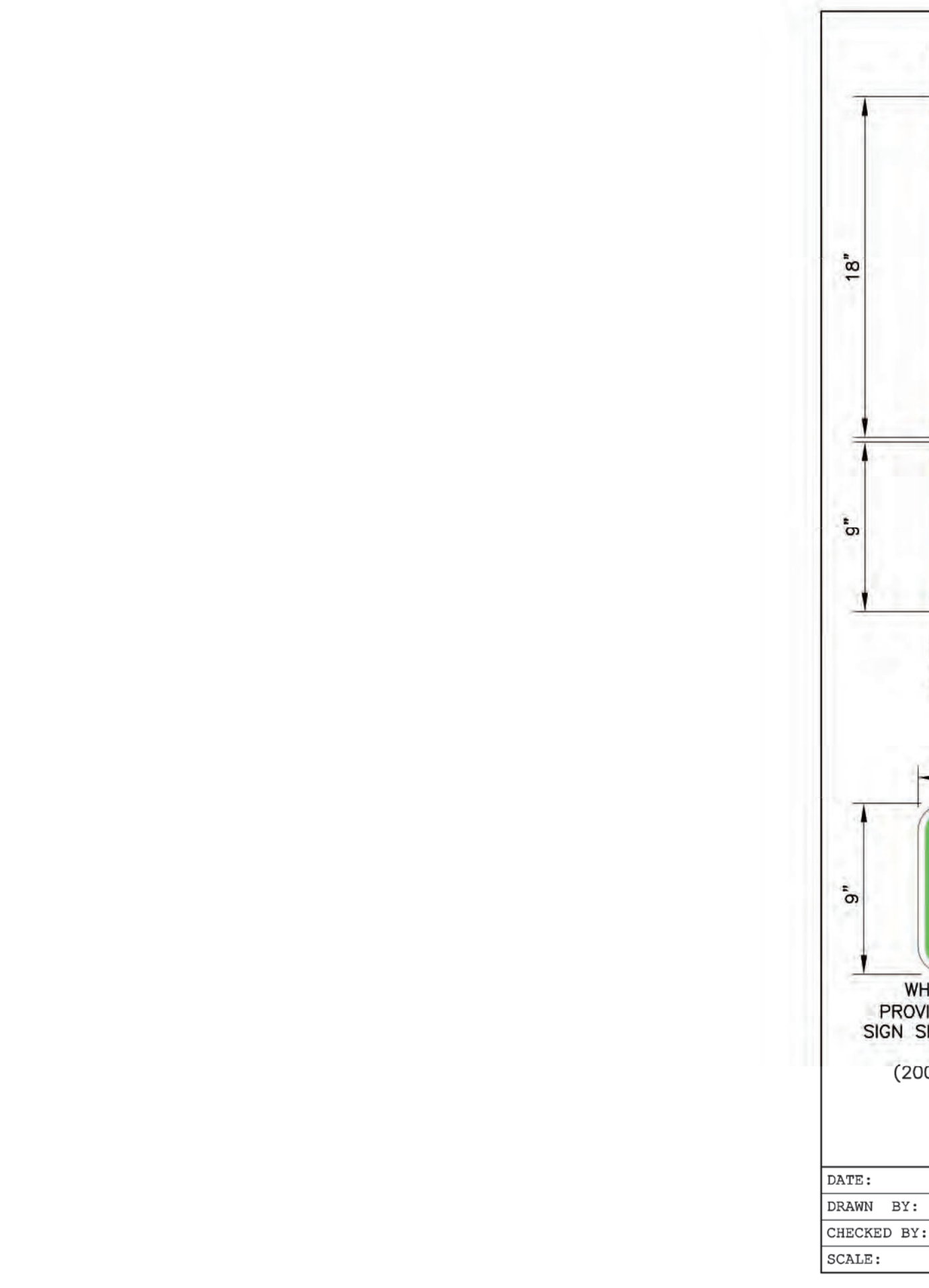
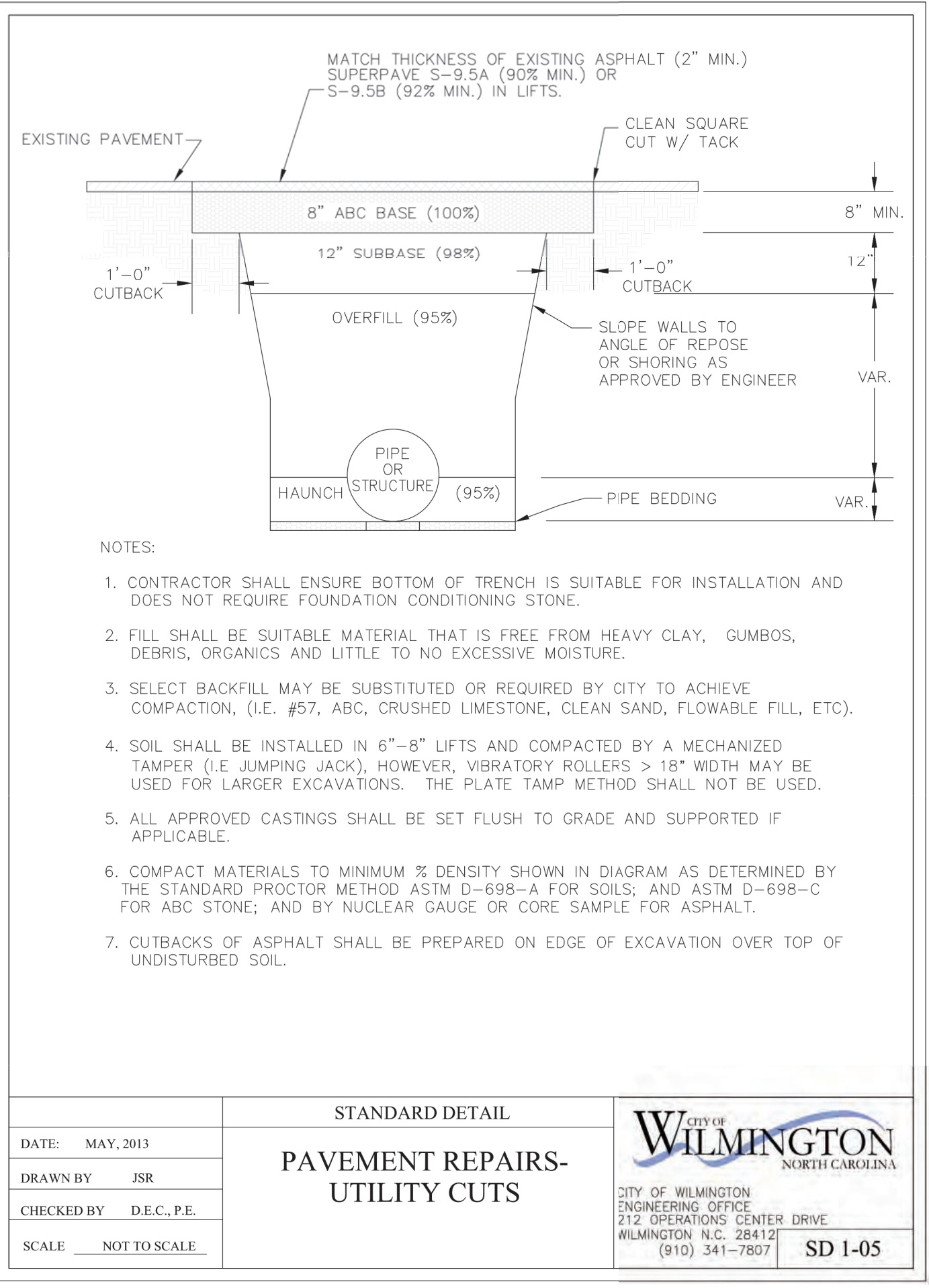
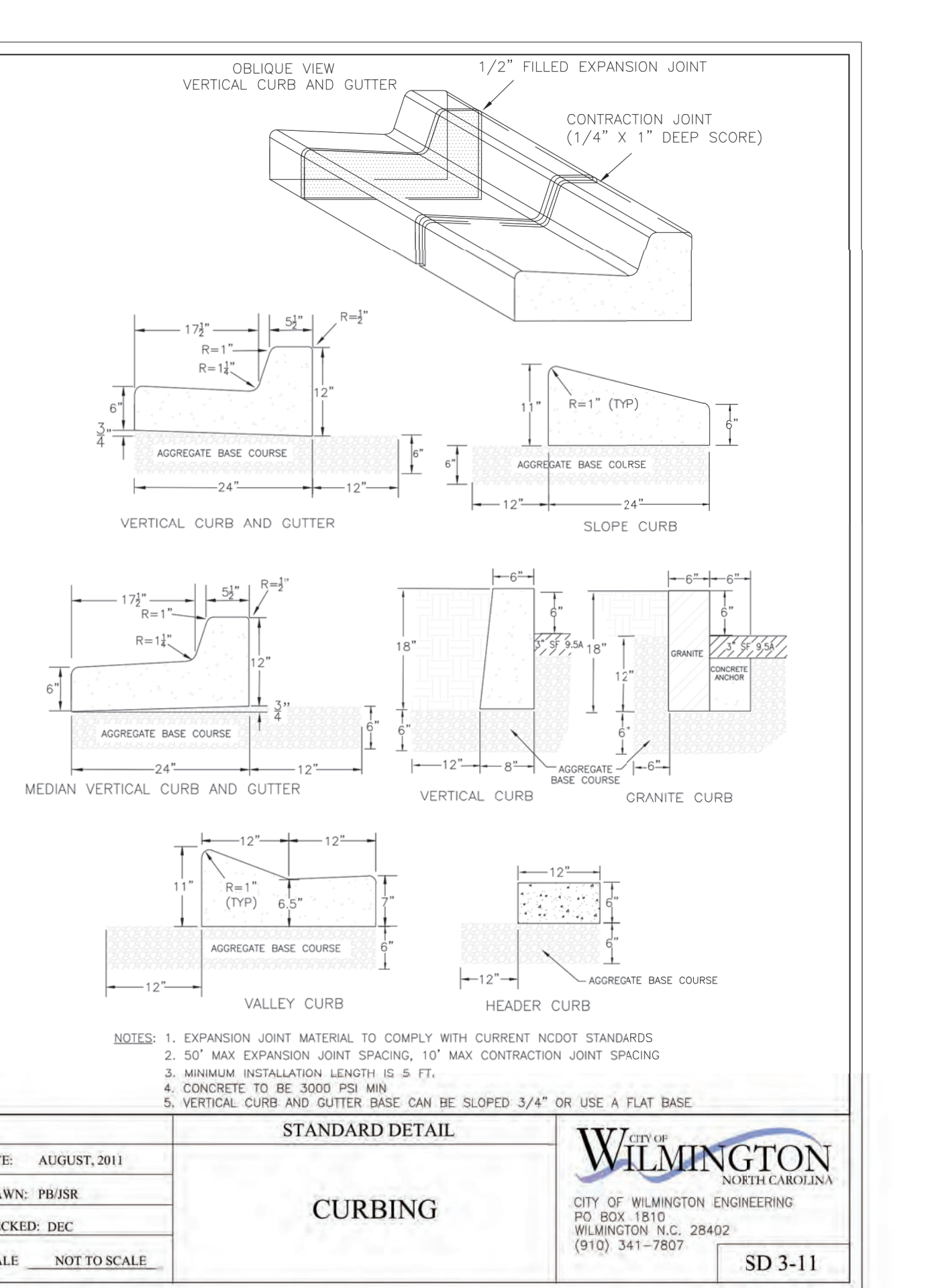
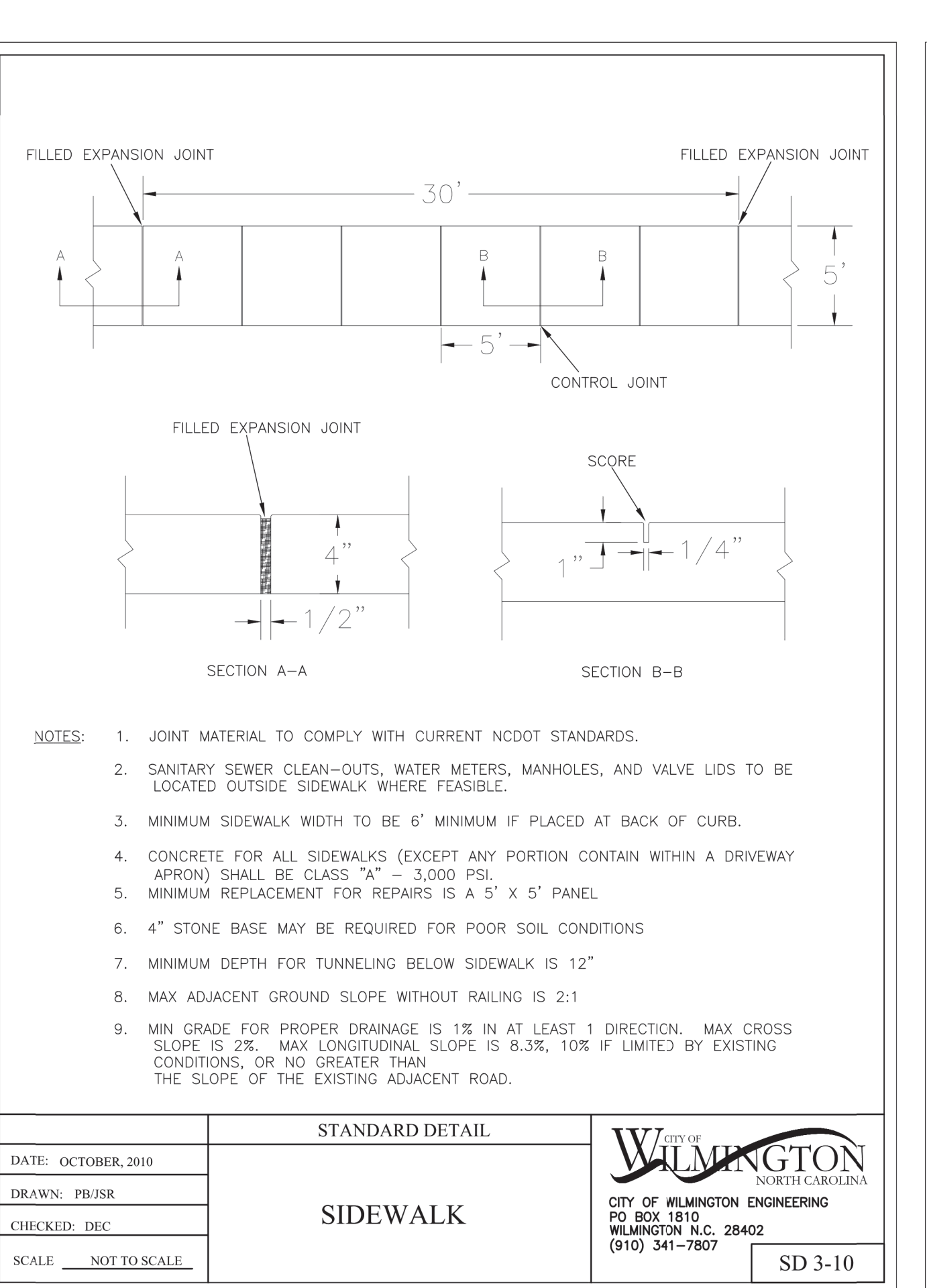
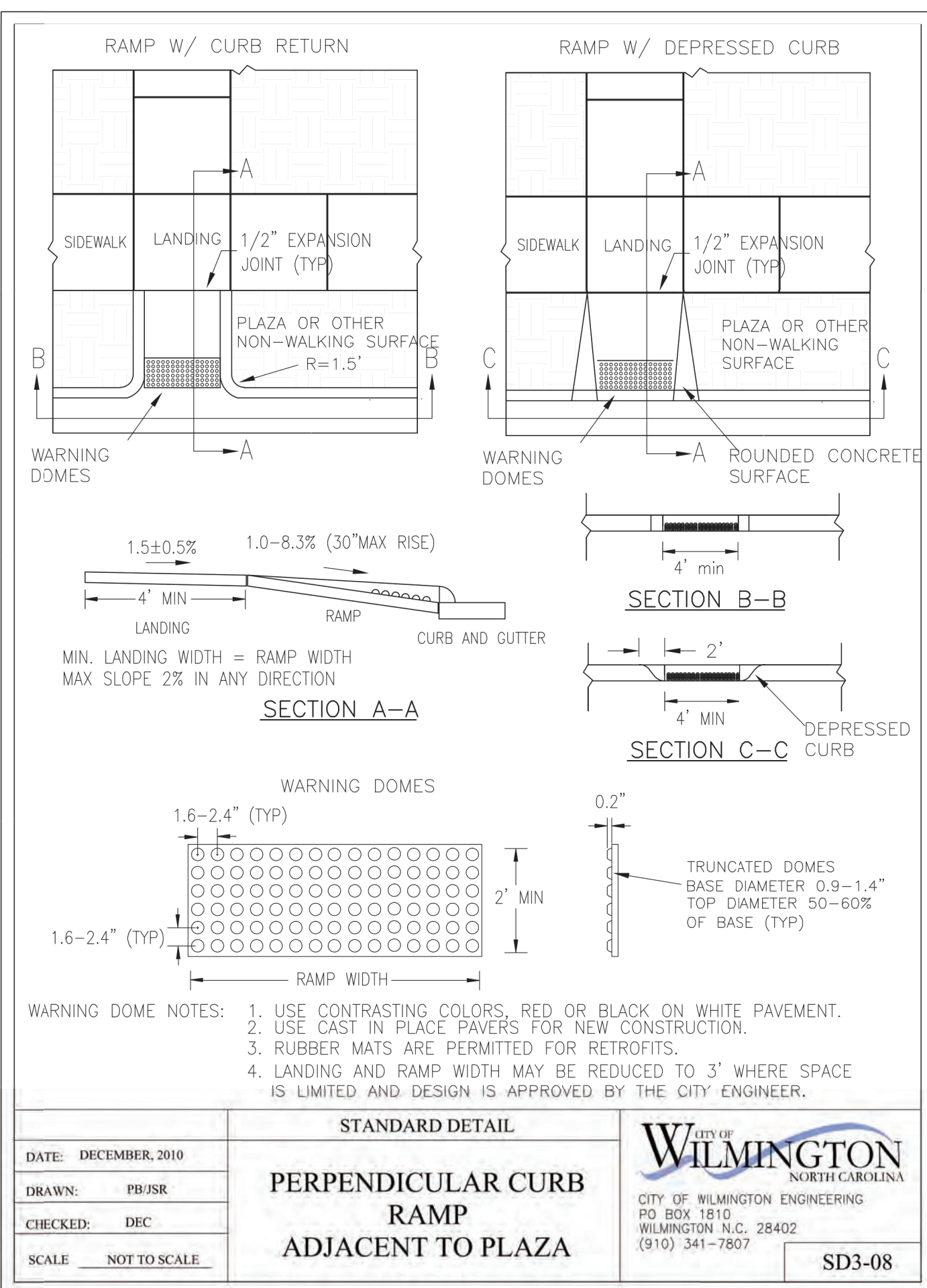
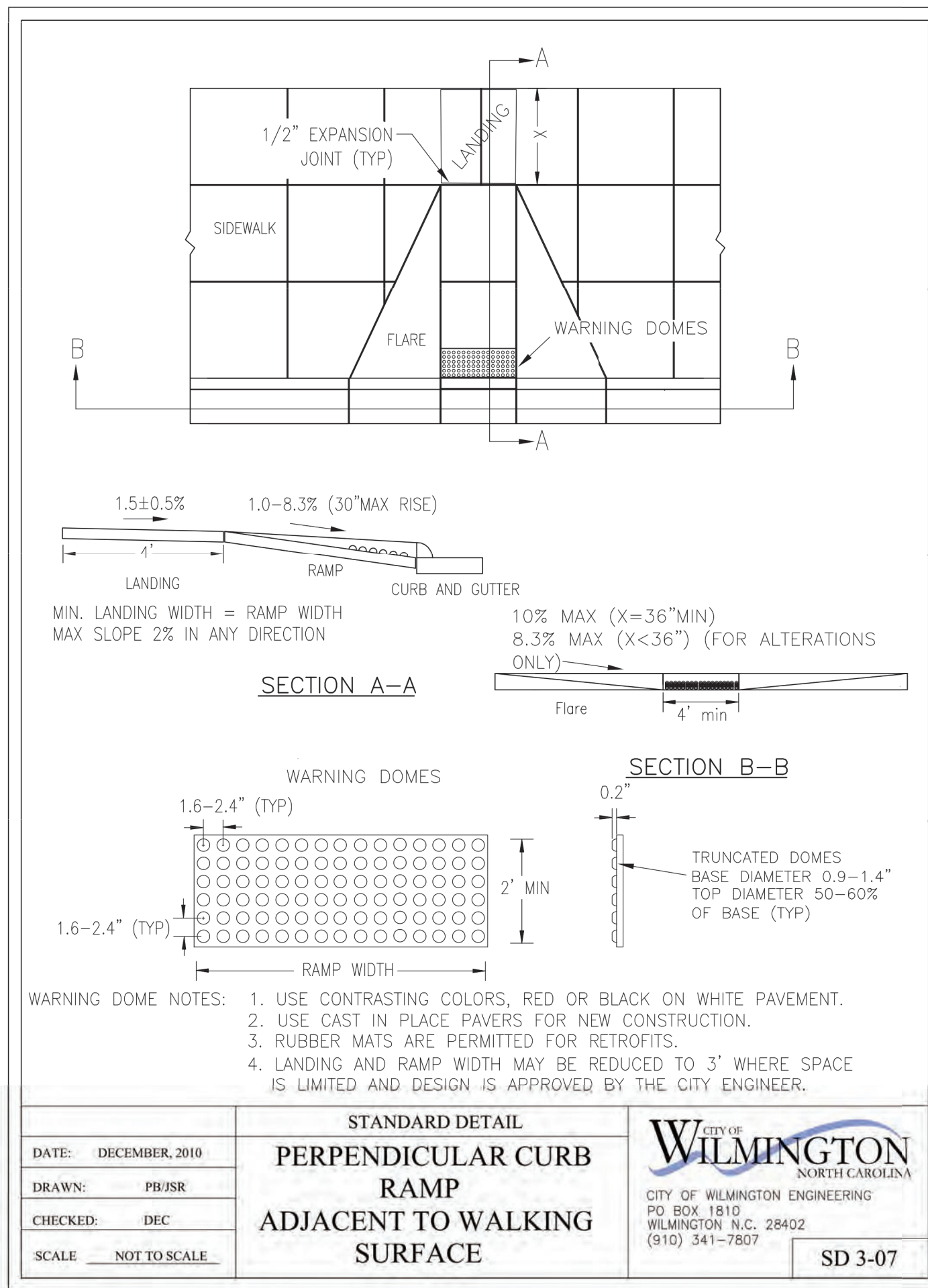
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER:
GREENFIELD GROUP, LLC
913 FAIRFACIE LANE, STREET
RALEIGH, NC 27601

PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION

REV. NO.	REVISION PER TRC COMMENTS	BY	DATE
1		RLW	11-22

DATE: 11-09-21
HORIZ. SCALE: 1" = 20'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 20-0515



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.

Date: _____ Permit # _____

Signed: _____

CSD ENGINEERING

LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

SITE DETAILS FOR SEASO

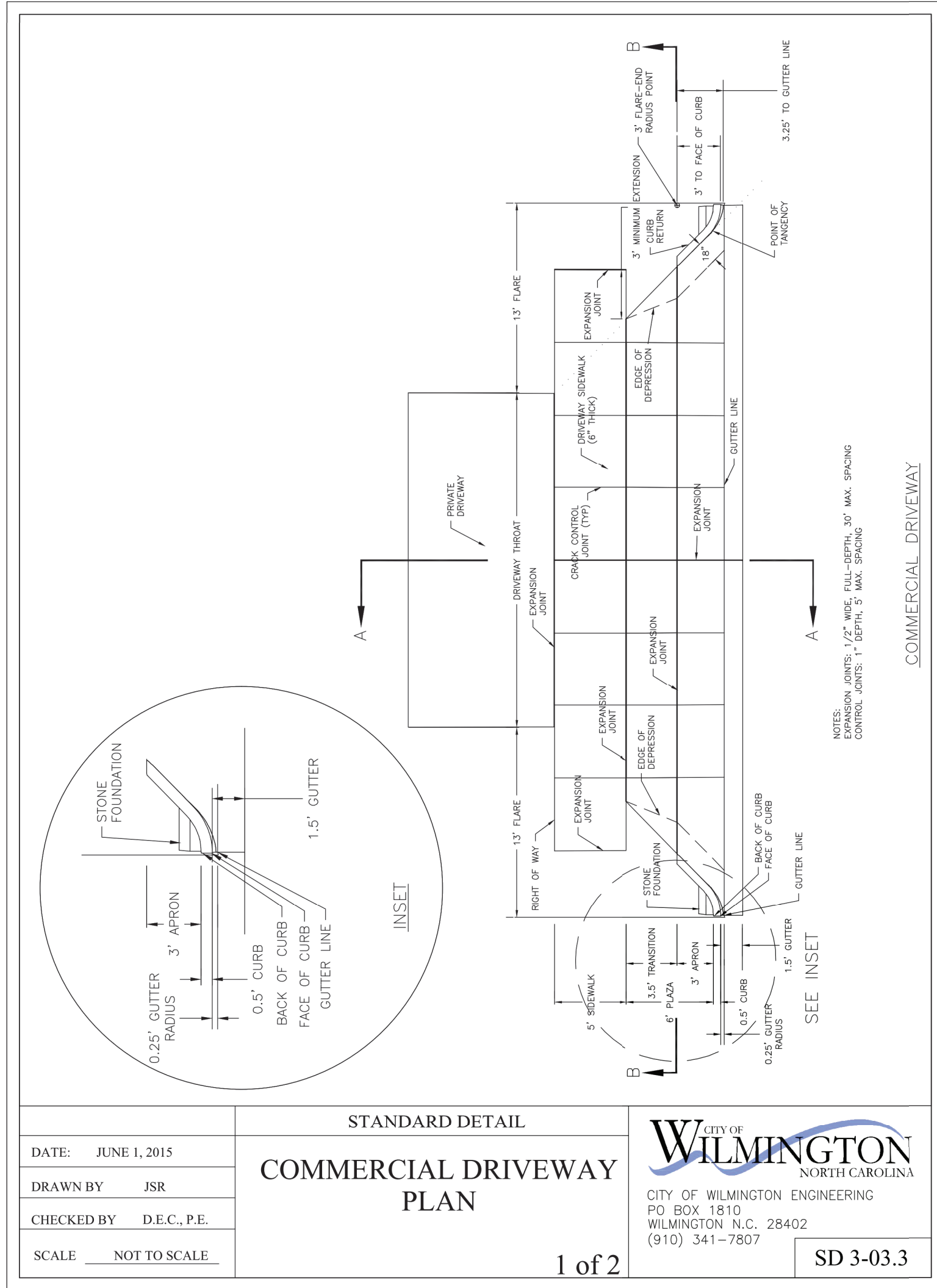
OWNER: GREENFIELD GROUP, LLC
913 FAIRVIEW LANE, STREET
RALEIGH, NC 27601

SITE DETAILS for
SEASO
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

PRELIMINARY
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FOR CONSTRUCTION

REV.	NO.	DATE	REMARKS

DATE: 11-09-21
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 20-0515
Sheet No. **8** of **9**



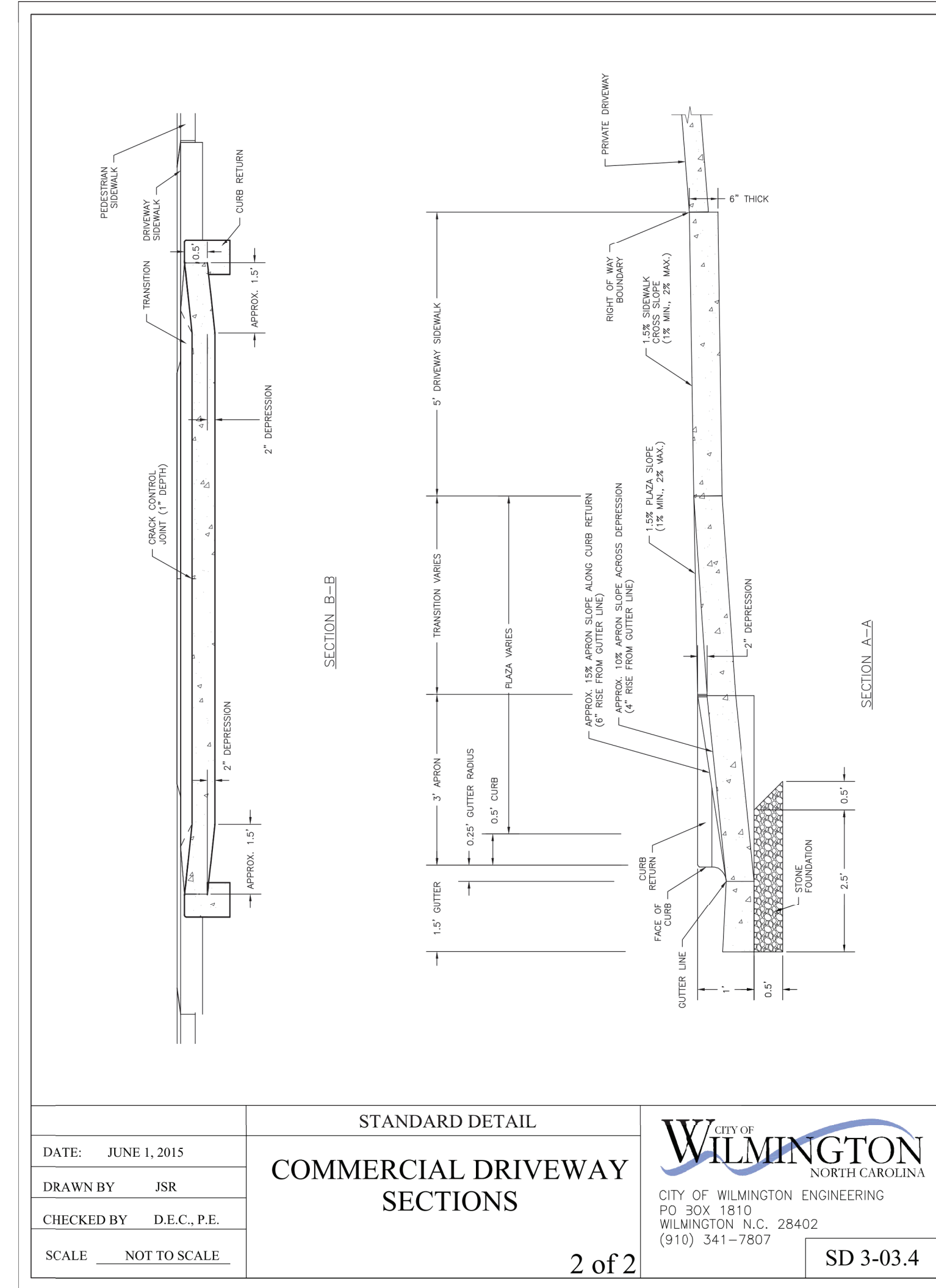
STANDARD DETAIL
COMMERCIAL DRIVEWAY PLAN

DATE: JUNE 1, 2015
 DRAWN BY: JSR
 CHECKED BY: D.E.C., P.E.
 SCALE: NOT TO SCALE

1 of 2

CITY OF WILMINGTON
 NORTH CAROLINA
 CITY OF WILMINGTON ENGINEERING
 PO BOX 1810
 WILMINGTON, N.C. 28402
 (910) 341-7807

SD 3-03.3



STANDARD DETAIL
COMMERCIAL DRIVEWAY SECTIONS

DATE: JUNE 1, 2015
 DRAWN BY: JSR
 CHECKED BY: D.E.C., P.E.
 SCALE: NOT TO SCALE

2 of 2

CITY OF WILMINGTON
 NORTH CAROLINA
 CITY OF WILMINGTON ENGINEERING
 PO BOX 1810
 WILMINGTON, N.C. 28402
 (910) 341-7807

SD 3-03.4

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

Date: _____ Permit # _____
 Signed: _____

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Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

CSD ENGINEERING

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 (910) 791-4441

SITE DETAILS FOR
SEASO

This plan was prepared as a preliminary design. It is not intended for construction. The City of Wilmington is not responsible for any errors or omissions. The user of this plan shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

SITE DETAILS for
SEASO
 LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA

OWNER:
GREENFIELD GROUP, LLC
 913 FAIRFACELLE STREET
 RALEIGH, NC 27601

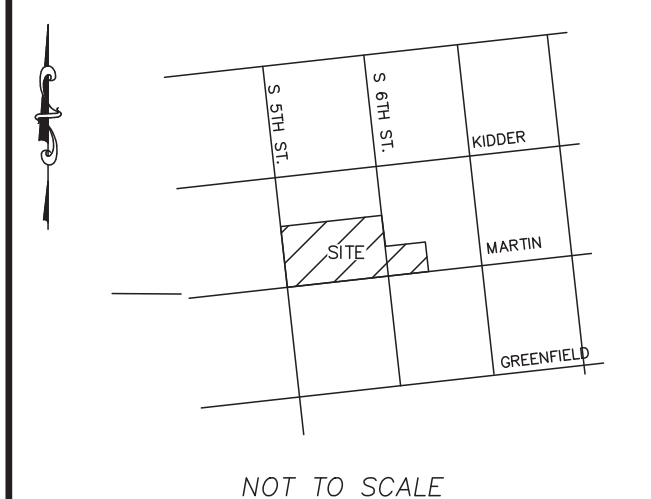
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REV. NO.	REMARKS	BY	DATE

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 VERT. SCALE: N/A
 DRAWN BY: RLW
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 PROJECT NO.: 20-0515

Sheet No. **9** of **9**

LOCATION MAP



NOT TO SCALE

Approved Construction Plan

Name _____ Date _____
 Planning _____
 Traffic _____
 Fire _____



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.

LANDSCAPE CALCULATIONS:

1. STREET YARD LANDSCAPING
 1 STREET TREE FOR EVERY 30 LF
 5TH STREET = 250 LF / 30 = 8.3
 6 TREES PROPOSED, 2 EXISTING TREES TO REMAIN
 MARTIN STREET = 331 LF / 30 = 11
 11 TREES PROPOSED
 6TH STREET = 250 LF / 30 = 8.3
 7 TREES PROPOSED, 1 EXISTING TREES TO REMAIN

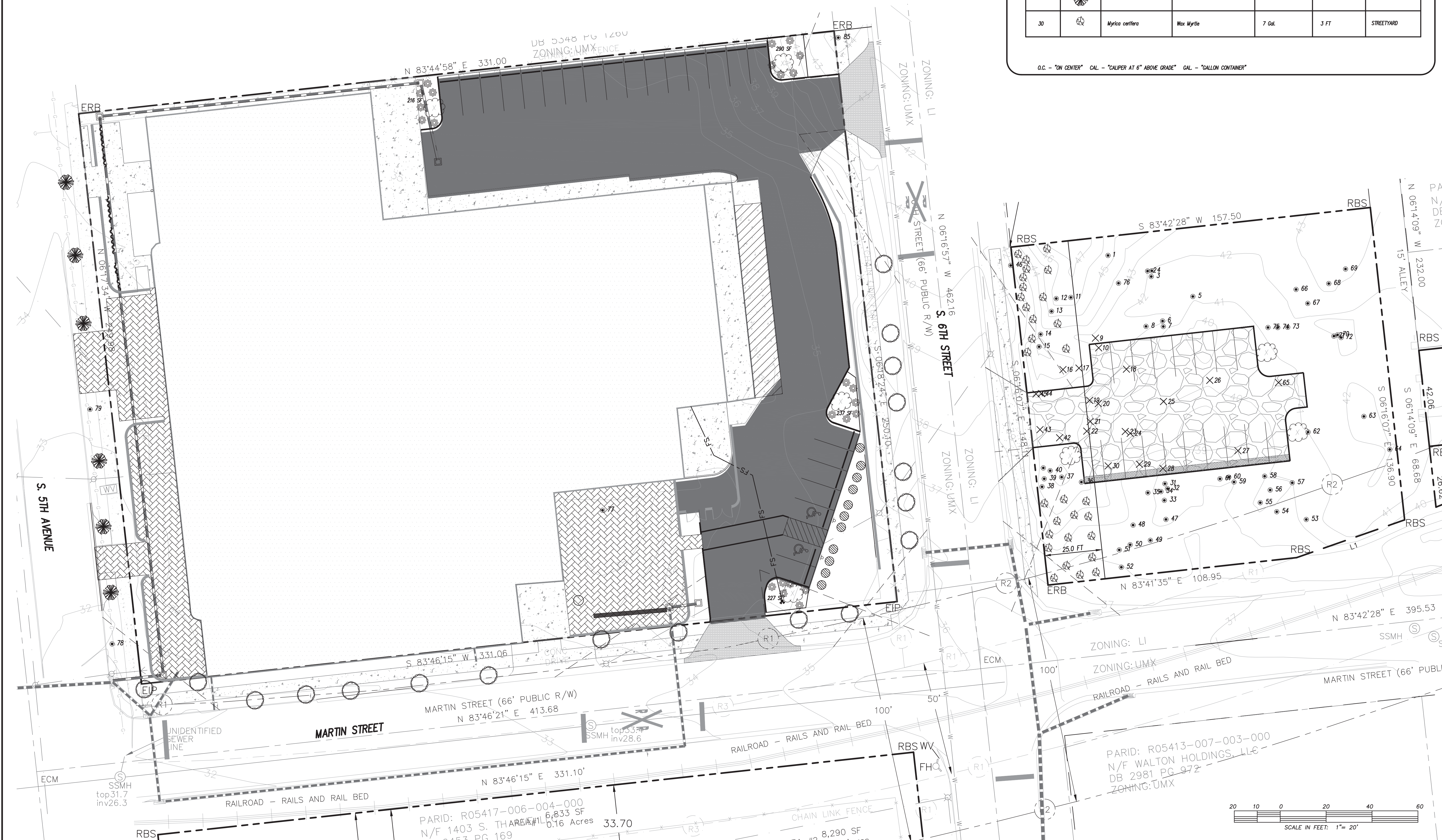
6TH STREET LI ZONING = 25 MULTIPLIER
 148 - 24 = 124
 124 X 25 = 3,100 SF
 3,100 / 600 = 5.2
 EXISTING PLANTINGS TO BE UTILIZED TO MEET REQUIREMENTS

2. PARKING ISLAND LANDSCAPING *** SEC. 18-481
 ALL PLANTING ISLANDS TO HAVE AT LEAST 2 SMALL MATURE SHADE TREES OR ONE CANOPY TREE

Proposed Plant Table

PARKING ISLANDS						
Quantity	Symbol	Scientific Name	Common Name	Container	Minimum Planting Size	Planting Remarks
24		Ilex vomitoria	Dwarf Yaupon Holly	3 Gal.	3 FT	PARKING LOT
7		Ulmus parvifolia	Chinese Elm	B & B	2-25" CAL	PARKING LOT
STREETYARD						
Quantity	Symbol	Scientific Name	Common Name	Container	Minimum Planting Size	Planting Remarks
18		quercus nuttallii	Nuttall Oak	B & B	3" CAL	STREETYARD
6		QUERCUS VIRGINIANA	Southern Live Oak	B & B	3" CAL	STREETYARD
30		Myrica carterii	Wax Myrtle	7 Gal.	3 FT	STREETYARD

O.C. - "ON CENTER" CAL - "CALIPER AT 6" ABOVE GRADE" GAL - "GALLON CONTAINER"



LICENSE # C-2710
 ENGINEERING
 LAND PLANNING
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P.O. BOX 4041
 WILMINGTON, NC 28406
 (910) 791-4441

LANDSCAPE PLAN
 SEASO

LANDSCAPE PLAN
 SEASO
 LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA
 OWNER:
 GREENFIELD GROUP, LLC
 913 PATE LEE STREET
 RALEIGH, NC 27601

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