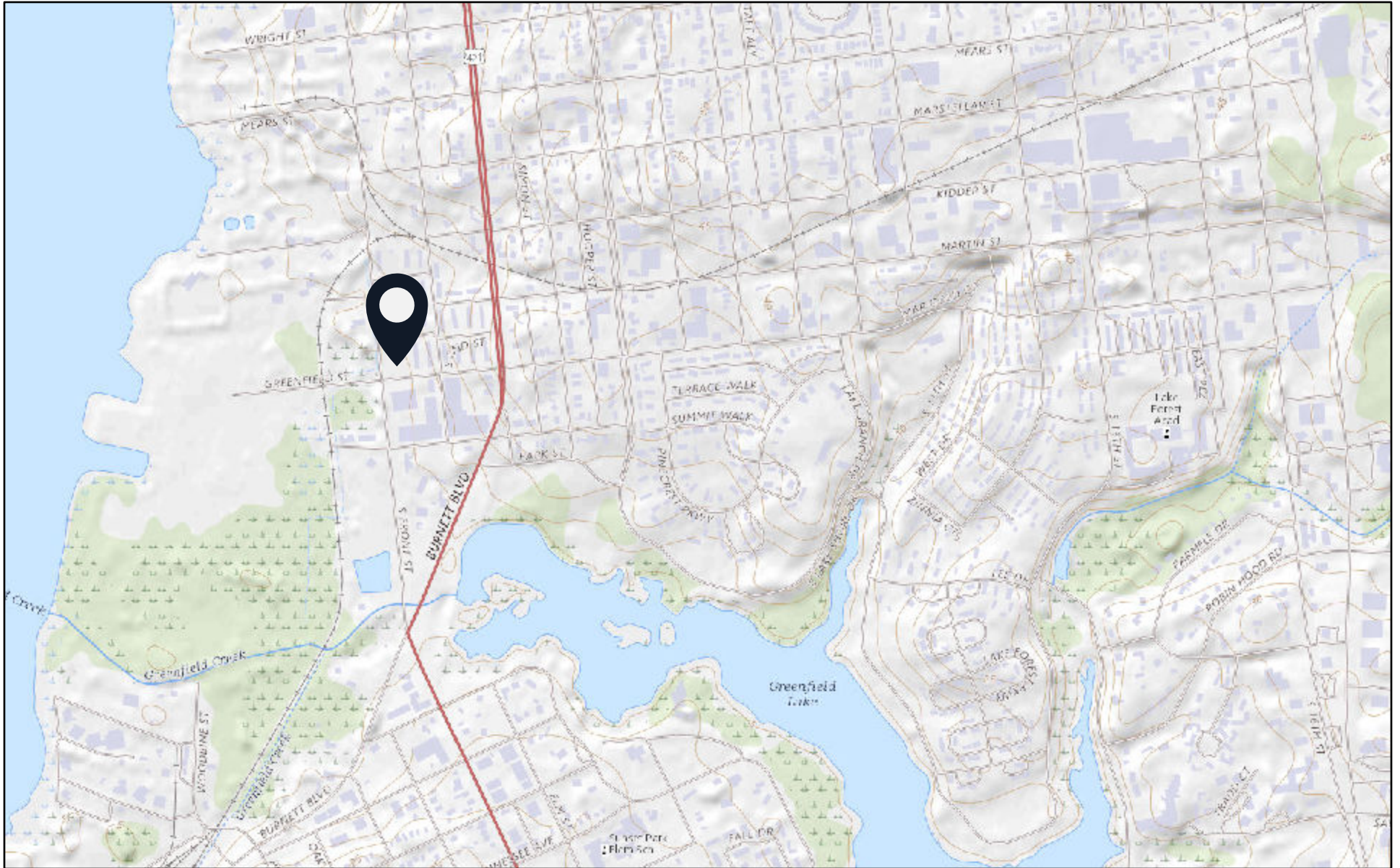




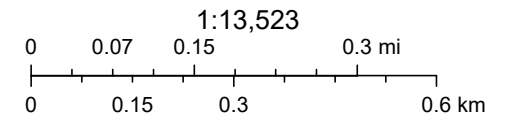
Project Narrative

The property located at 100 River Rock way is currently being used as a parking area for the South Front businesses. There is existing gravel located on site that is not compliant with City of Wilmington code. We are proposing to remove the gravel located on site and provide improvements that meet City of Wilmington standards. The improvements provide a total of (24) car gravel parking lot with (2) concrete handicap spaces, handicap accessible sidewalk, patio space, and timber borders to serve the proposed Neighborhood Recreation Facility. The proposed improvements were designed to meet the City of Wilmington's SD 15-10 Typical Unpaved Parking Facility under 25 spaces. The proposed gravel parking lot is 8,331 sf which will provide a gravel trench per SD 15-10 from the City of Wilmington Technical Standards. The proposed improvements will not connect to any existing onsite nor offsite infrastructure.

USGS Map

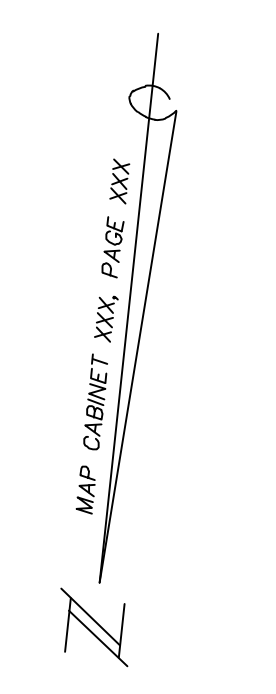
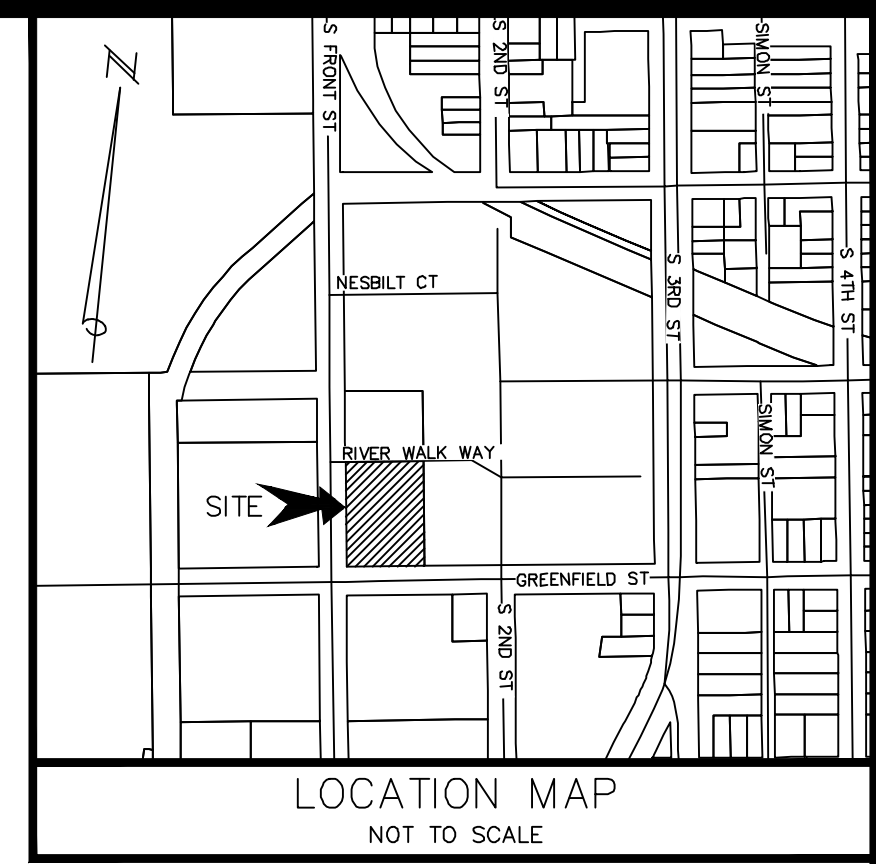


3/28/2024



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography

PID: R05417-014-003-000
 OWNER: GREENFIELD STREET PROPERTIES LLC
 332 MILITARY CUTOFF
 ZONING: UMX
 CURRENT LAND USE: COMMUNITY RETAIL

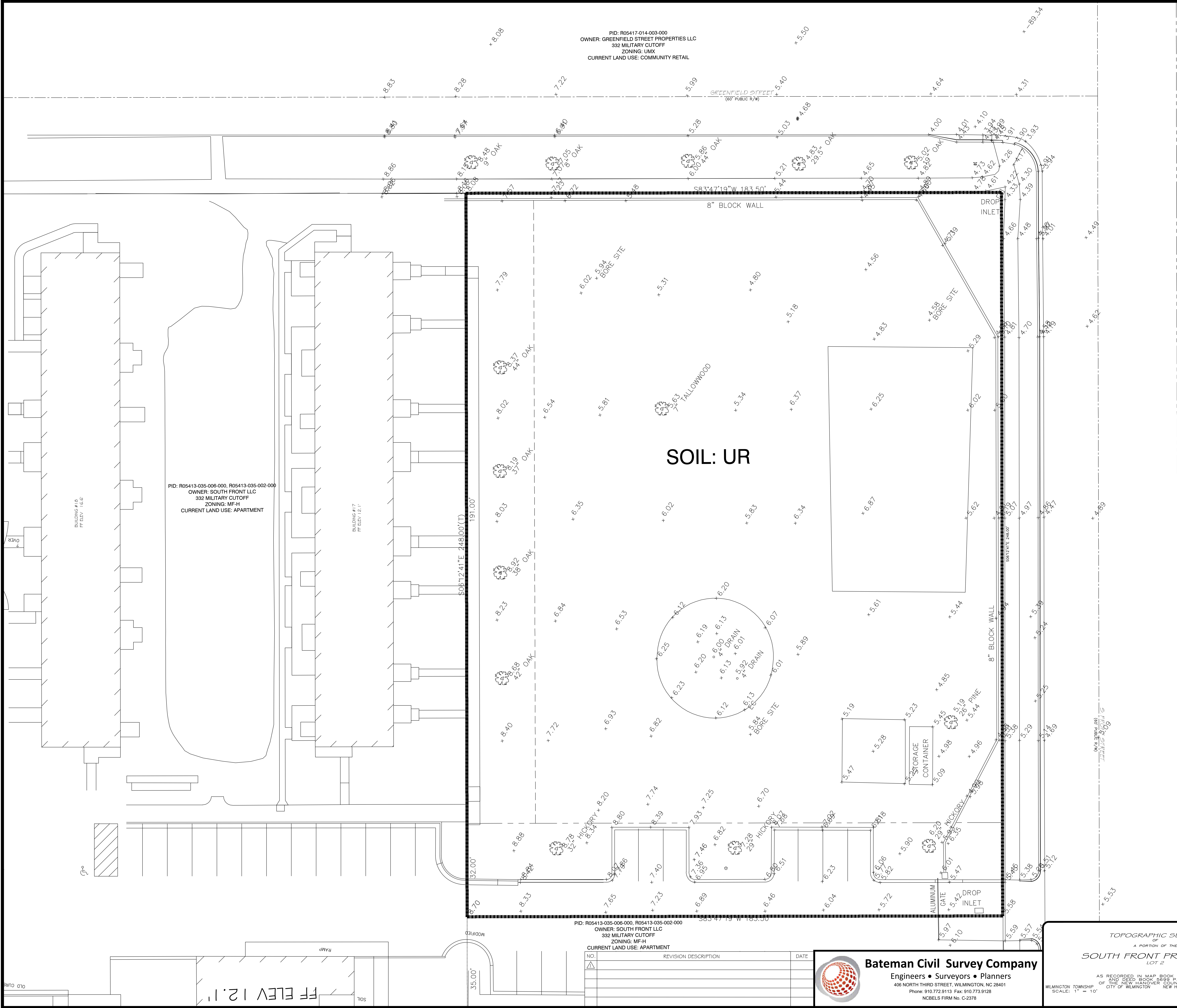


PID: R05417-001-001-000
 OWNER: KIDDER GEO W HRS
 1709 LIVE OAK PKWY S
 ZONING: IND
 CURRENT LAND USE: UNUSED LAND

PID: R05413-035-006-000, R05413-035-002-000
 OWNER: SOUTH FRONT LLC
 332 MILITARY CUTOFF
 ZONING: MF-H
 CURRENT LAND USE: APARTMENT

PID: R05413-035-006-000, R05413-035-002-000
 OWNER: SOUTH FRONT LLC
 332 MILITARY CUTOFF
 ZONING: MF-H
 CURRENT LAND USE: APARTMENT

SOIL: UR



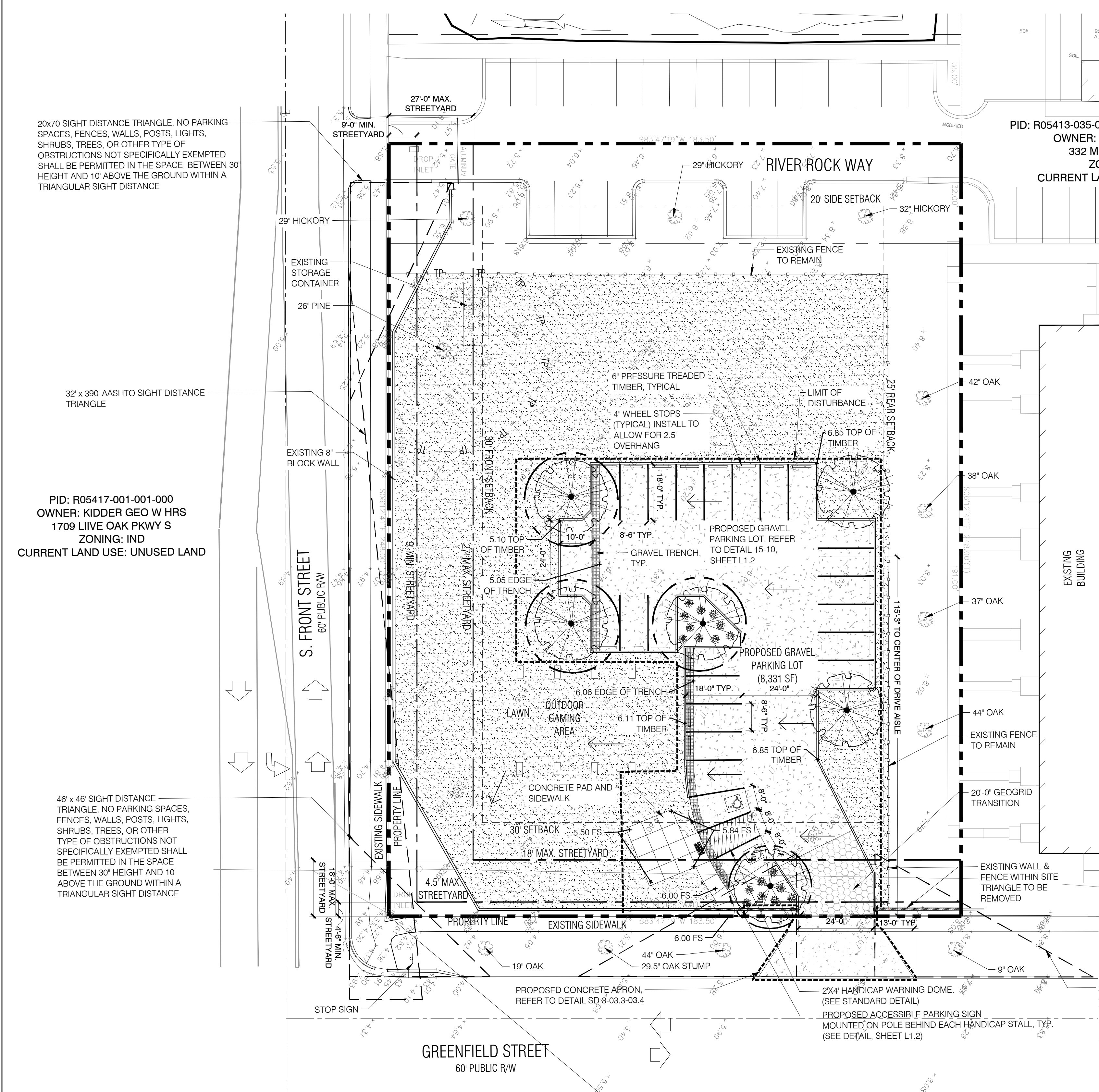
NO.	REVISION DESCRIPTION	DATE
1		
2		
3		
4		
5		

Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 406 NORTH THIRD STREET, WILMINGTON, NC 28401
 Phone: 910.772.9113 Fax: 910.773.9128
 NCBELS FIRM No. C-2378

TOPOGRAPHIC SURVEY
 OF
 A PORTION OF THE
SOUTH FRONT PROPERTIES
 LOT 2

AS RECORDED IN MAP BOOK 57, PAGE 216
 OF LAND DEED BOOK 5699, PAGE 1495
 OF THE NEW HANOVER COUNTY REGISTRY
 CITY OF WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA
 SCALE: 1" = 10'
 MAY 16, 2017

Surveyed By: CC
 Drawn By: SSD
 Checked By: AWC
 Scale: 1" = 10'
 Project Number: 17W088



20x70 SIGHT DISTANCE TRIANGLE. NO PARKING SPACES, FENCES, WALLS, POSTS, LIGHTS, SHRUBS, TREES, OR OTHER TYPE OF OBSTRUCTIONS NOT SPECIFICALLY EXEMPTED SHALL BE PERMITTED IN THE SPACE BETWEEN 30' HEIGHT AND 10' ABOVE THE GROUND WITHIN A TRIANGULAR SIGHT DISTANCE

PID: R05417-001-001-000
OWNER: KIDDER GEO W HRS
1709 LIVE OAK PKWY S
ZONING: IND
CURRENT LAND USE: UNUSED LAND

46' x 46' SIGHT DISTANCE TRIANGLE. NO PARKING SPACES, FENCES, WALLS, POSTS, LIGHTS, SHRUBS, TREES, OR OTHER TYPE OF OBSTRUCTIONS NOT SPECIFICALLY EXEMPTED SHALL BE PERMITTED IN THE SPACE BETWEEN 30' HEIGHT AND 10' ABOVE THE GROUND WITHIN A TRIANGULAR SIGHT DISTANCE

PID: R05413-035-006-000, R05413-035-002-000
OWNER: SOUTH FRONT LLC
332 MILITARY CUTOFF
ZONING: MF-H
CURRENT LAND USE: APARTMENT

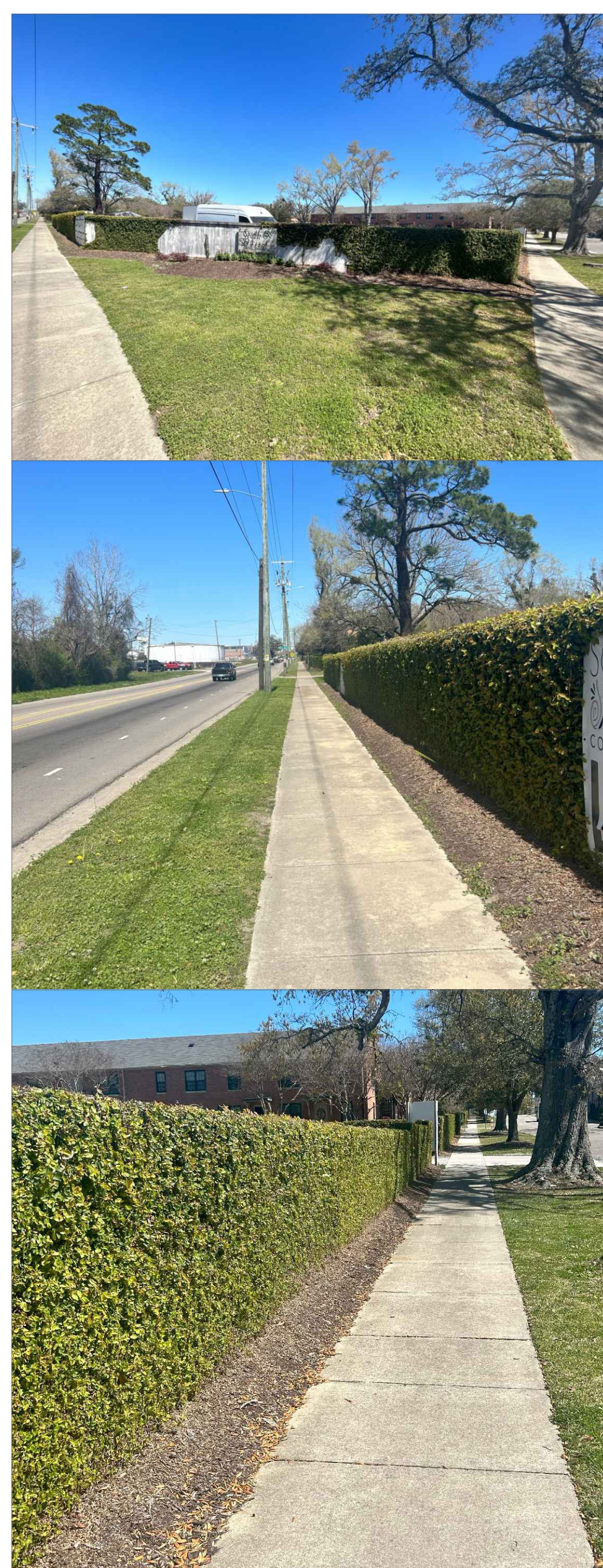
20x70 SIGHT DISTANCE TRIANGLE. NO PARKING SPACES, FENCES, WALLS, POSTS, LIGHTS, SHRUBS, TREES, OR OTHER TYPE OF OBSTRUCTIONS NOT SPECIFICALLY EXEMPTED SHALL BE PERMITTED IN THE SPACE BETWEEN 30' HEIGHT AND 10' ABOVE THE GROUND WITHIN A TRIANGULAR SIGHT DISTANCE

PID: R05417-014-003-000
OWNER: GREENFIELD STREET PROPERTIES LLC
332 MILITARY CUTOFF
ZONING: UMX
CURRENT LAND USE: COMMUNITY RETAIL

PLANT SCHEDULE L1.1

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
	Quercus virginiana / Southern Live Oak	B & B	3" CAL	10-12' HT	6
	Muhlenbergia capillaris / Pink Muhly	3 gal	18-24" HT		18
	Zoysia japonica "Crown" / Korean Grass	sod			

EXISTING STREETScape PHOTOS



SITE MAP NOT TO SCALE



SITE DATA

ADDRESS	100 RIVER ROCK WAY
PARCEL ID	R05413-035-005-000
CURRENT OWNER	SOUTH FRONT PROPERTIES, LLC
TOTAL PROJECT AREA	1.04 ACRES
EXISTING ZONING	MF-H-MULTI FAMILY
CAMA LAND CLASSIFICATION	URBAN
EXISTING USE	N/A
PROPOSED USES	NEIGHBORHOOD RECREATION FACILITY
FLOOD ZONE	AE (9)
SOILS	UR

BULK REQUIREMENTS	REQUIRED	PROVIDED
MIN. LOT WIDTH	80	183.5
MIN. FRONT SETBACK	30'	N/A
MIN. REAR SETBACK	25'	N/A
MIN. INTERIOR SIDE SETBACK	20'	N/A
MIN. CORNER SIDE SETBACK	30'	N/A
MAX. BUILDING HEIGHT	VARIES	N/A

OFF-STREET PARKING REQUIREMENTS	REQUIRED	PROVIDED
NEIGHBORHOOD RECREATION FACILITY 9,600 SF (MAX. 1/200 SF MIN. 1/400 SF)	24	24 SPACES (2 HANDICAP)

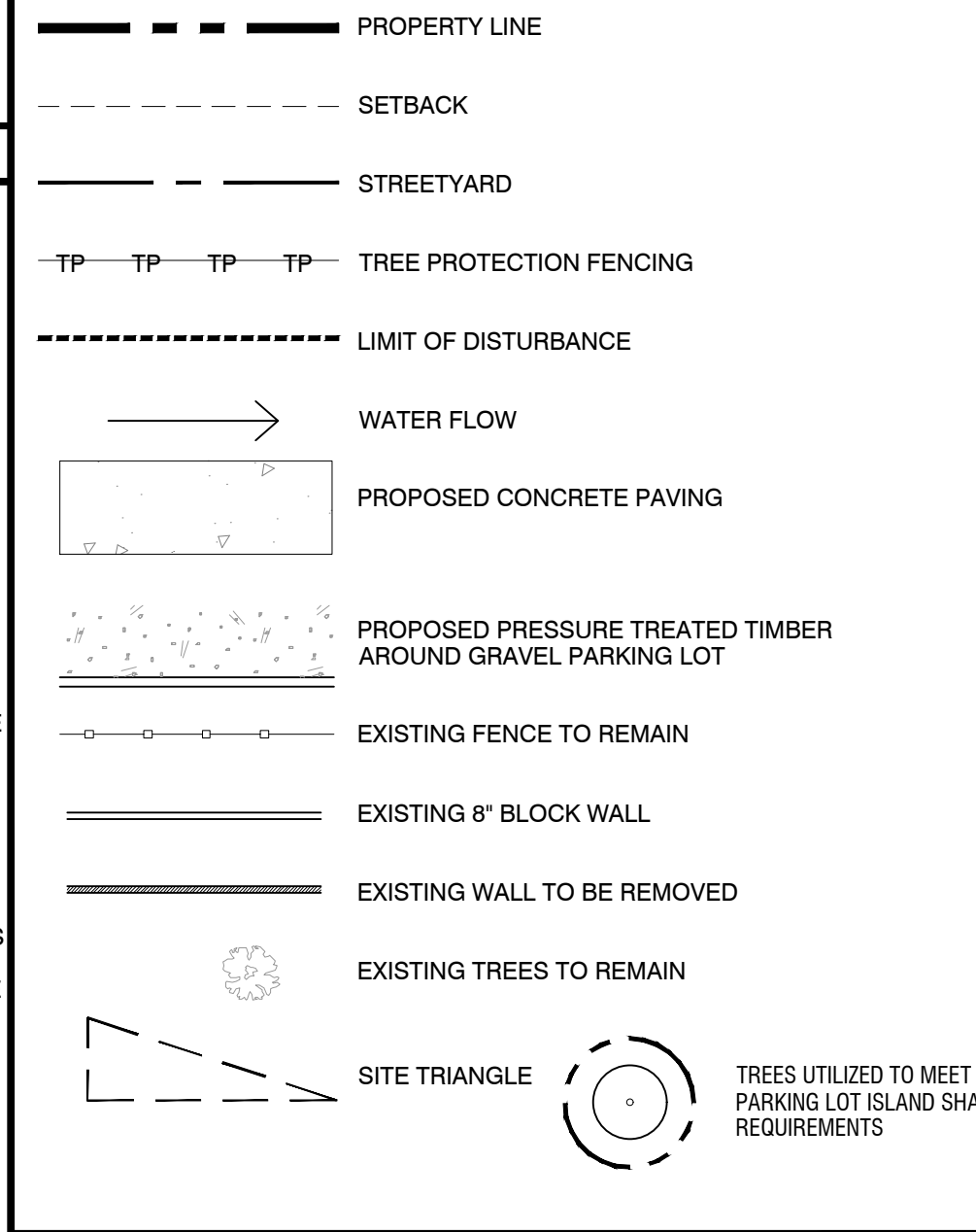
IMPERVIOUS CALCULATIONS	REQUIRED	PROVIDED
IMPERVIOUS TO REMAIN:	158 SF	
IMPERVIOUS PROPOSED:	9,311 SF	
TOTAL IMPERVIOUS:	9,469 SF	

ESTIMATED TRIP GENERATION	REQUIRED	PROVIDED
TENNIS COURT ITE LAND USE CODE 490		DAILY TRIPS (ADT) (121 TRIPS PER DAY AM PEAK (NO EQUATION PROVIDED) 17 PM PEAK (8 ENTER/9 EXIT)

LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
STREET YARD		
PRIMARY STREET YARD (SOUTH FRONT STREET) (248 LF X 16)	4,464 SF	N/A
TREES: 4,464 SF/600	8	N/A
SHRUBS: (4,464 SF/600)6	45	N/A
SECONDARY STREET YARD (GREENFIELD STREET)		
(183.5 LF X 9)	1,652 SF	N/A
TREES: 1,652 SF/600	3	N/A
SHRUBS: (1,652 SF/600)6	17	N/A

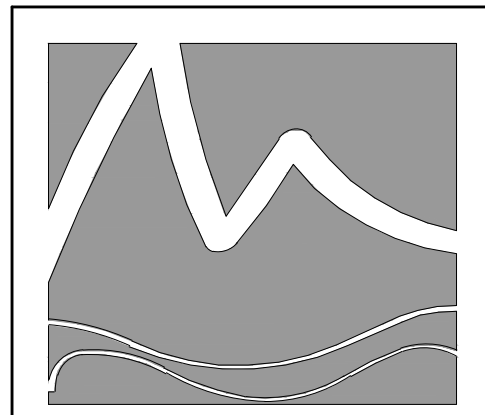
TREE REQUIREMENTS PER DISTURBED ACRE	REQUIRED	PROVIDED
15 TREES PER DISTURBED ACRE MUST BE RETAINED OR PLANTED ON SITE.	36 ACRES DISTURBED x 15 TREES = 6 TREES	
REQUIRED:	6 TREES PLANTED - REFER TO PLANTING LEGEND	
TOTAL:	6 TREES PROVIDED	

SYMBOL LEGEND



GENERAL NOTES

- SITE BOUNDARY, STRUCTURES, TREES, ADJACENT PROPERTY LINES, EXISTING STREETS AND UTILITY INFORMATION TAKEN FROM SURVEY PROVIDED BY BATEMAN CIVIL SURVEY DATED JUNE 8, 2017.
- THIS LOT IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD.
- PARCEL INFORMATION FROM NEW HANOVER COUNTY ONLINE TAX RECORD SEARCH.
- ALL PROTECTED TREES WILL BE PRESERVED OR MITIGATED.
- SITE LOCATED WITHIN FLOOD ZONE AE (9) PER NHC FLOOD MAP.
- SITE SOILS ARE DESIGNATED AS UR PER NHC SOILS MAP.
- ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
- EXISTING CRUSHED STONE WILL NEED TO BE REMOVED, INCLUDING UNDER PROPOSED WASHED STONE PARKING FACILITY.
- ANY REQUIRED INSTALLATION OR RELOCATION OF TRAFFIC SIGNS/PAVEMENT MARKINGS IS THE RESPONSIBILITY OF THE PROJECT DEVELOPER. PLEASE COORDINATE WITH CITY TRAFFIC SIGNS AND PAVEMENT MARKINGS MANAGER/SUPERVISOR PRIOR TO INSTALLATION/RELOCATION OF ANY TRAFFIC SIGNS OR MARKINGS IN EXISTING OR PROPOSED PUBLIC ROW.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
- 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 AREAS SHALL BE WHITE.
- ANY BROKEN OR MISSING SIDEWALK, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN ROW.
- CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT AND FDC.
- ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
- CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL COMMERCIAL BUILDINGS THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET SECTION 510 REQUIREMENTS OF THE 2016 NC FIRE CODE. NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE.
- PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.



MIHALY
LAND DESIGN
PLANNING + LANDSCAPE ARCHITECTURE
332 MILITARY CUTOFF RD., Suite A3
Wilmington, NC 28405 910.392.4355



Revisions
2024-03-26: REVISED PER PRE-TRC COMMENTS

CLIENT
SOUTH FRONT PROPERTIES, LLC
332 MILITARY CUTOFF RD
WILMINGTON, NC

PROJECT
SOUTHFRONT RECREATION SPACE
100 RIVER ROCK WAY
WILMINGTON, NC
PRE-TRC SITE PLAN

TRC SITE PLAN

Date: 2023-08-02
Phase:
Job Number: 830-18
Designed by: MLD
Drawn by: RJB
Checked by: JWM

Sheet Title:
SITE PLAN

Sheet Number:
L1.1
of 2 sheets

