

| REVISIONS | | |
|-----------|-------------|----|
| No./Date | Description | By |
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N/F
EMROSE CORPORATION
DEED BOOK 5678 PAGE 273
ZONE: RB-REGIONAL BUSINESS
USE: WAREHOUSING/SELF STORAGE

NOTE: CONTRACTOR TO DEMOLISH EXIST. CONCRETE DRIVEWAYS PRIOR TO NEW CONSTRUCTION

N/F
EMROSE CORPORATION ETAL
ZONE: EMROSE CORPORATION ETAL
USE: WAREHOUSING/SELF STORAGE

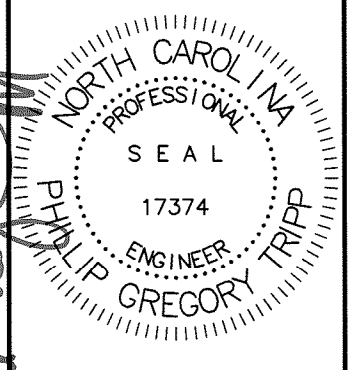
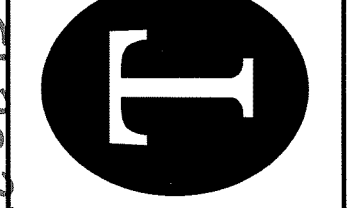
N/F
DREAMLAND SOUTH OF WILMINGTON, LLC
DEED BOOK 5408 PAGE 2665
ZONE: RB-REGIONAL BUSINESS
USE: CONVENIENCE GROCERY

NOTE: CONTRACTOR TO DEMOLISH EXIST. CONCRETE, ASPHALT, STONE, ETC. PRIOR TO NEW CONSTRUCTION

- SITE INVENTORY NOTES:**
- PREPARER OF THE PLAN: TRIPP ENGINEERING, P.C.
 - APPLICANT NAME: 6943 MARKET LLC
 - SITE ADDRESS OF THE DEVELOPMENT: 427 EASTWOOD ROAD
 - PROPERTY OWNER: 6943 MARKET LLC
 - DEVELOPER: 6943 MARKET LLC
 - PROPERTY BOUNDARY: SEE PLAN
TAX PARCEL INFORMATION: R05013-002-001-001
 - PROPERTY ZONING: RB-REGIONAL BUSINESS
 - ADJACENT PROPERTY OWNER INFORMATION: SEE PLAN
 - VICINITY MAP: SEE PLAN
 - TOPOGRAPHY: SEE PLAN
 - 100-YEAR FLOOD BOUNDARY: N/A
 - EXISTING DITCHES, CREEKS AND STREAMS: SEE PLAN
 - SOIL: KU; KUREB-URBAN
 - CAMA AEC: N/A
 - CAMA LAND CLASSIFICATION: URBAN
 - CONSERVATION RESOURCES: NONE
ASSOCIATED SETBACKS: N/A
 - HISTORIC OR ARCHAEOLOGICAL SITE: N/A
 - CEMETERIES, BURIAL SITES/GROUNDS: N/A
 - FORESTED AREAS, HABITAT AND DOMINANT SPECIES: N/A
 - WETLANDS: NONE
 - PROTECTED SPECIES OR HABITAT: N/A
 - EXISTING OR PROPOED THOROUGHFARES, BIKE ROUTES, PEDESTRIAN SIDEWALKS OR TRAILS AND TRANSIT FACILITIES: SEE SITE PLAN.

EXISTING CONDITIONS, SITE INVENTORY AND DEMOLITION PLAN
VISION DR. RETAIL
WILMINGTON, NORTH CAROLINA

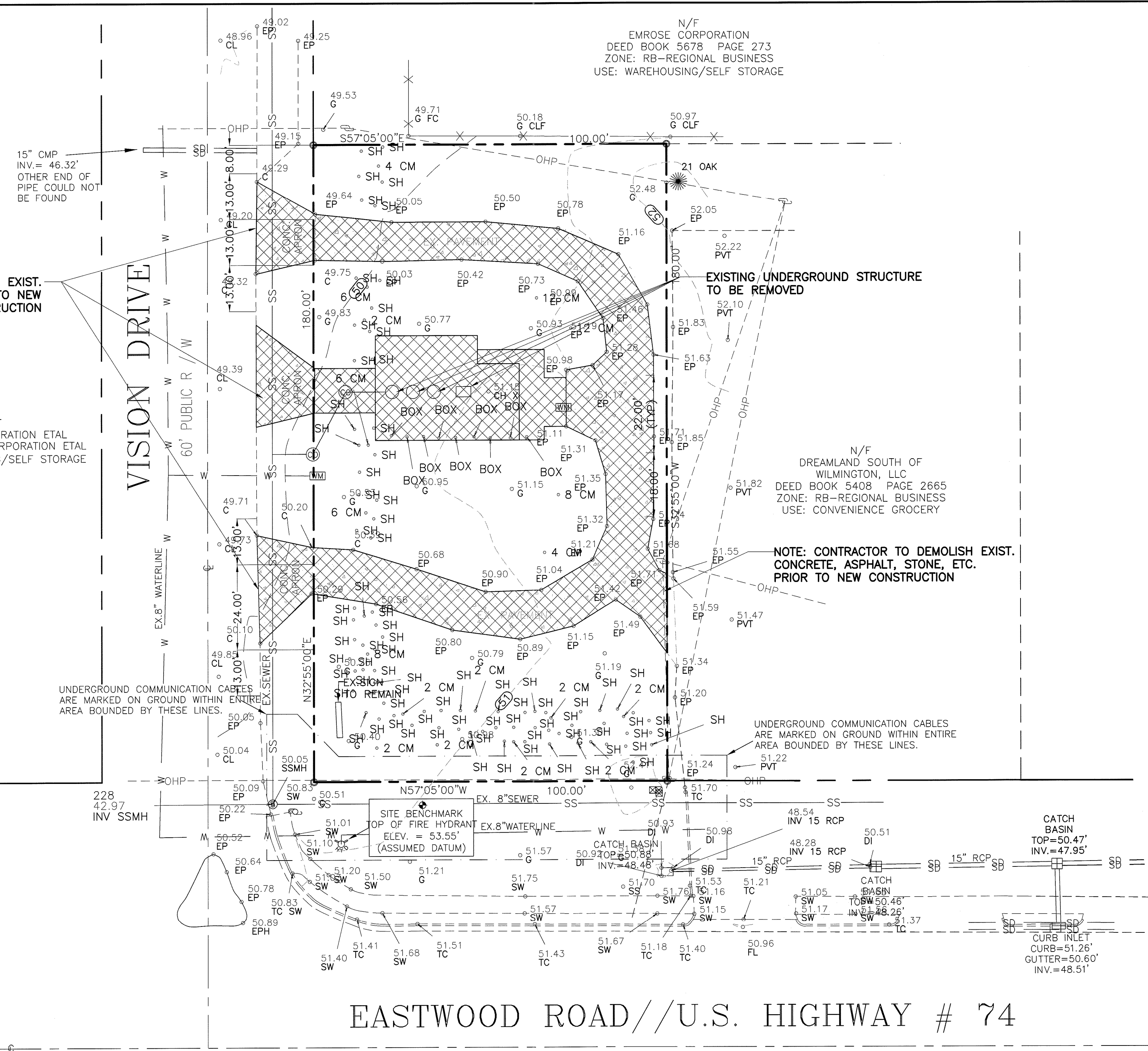
TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631
© 2012 TRIPP ENGINEERING, P.C.



DATE 12-02-15
DESIGN PGT
DRAWN EJW

C1

SHEET 1 OF 3
15016



EASTWOOD ROAD//U.S. HIGHWAY # 74

150' PUBLIC R / W

N/F
JARE HOLDINGS I LLC
ZONE: CB-COMMUNITY BUSINESS
USE: NEIGHBORHOOD RETAIL

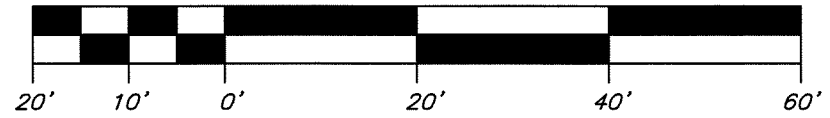
HILLSDALE DR.
50' PUBLIC R / W

N/F
BOWMAN JONES PROPERTIES LLC
ZONE: O&I-1-OFFICE & INSTITUTION
USE: BUSINESS

- LEGEND**
- PROPERTY BOUNDARY
 - XXXXX SITE DEMO
 - o 50.45 EXISTING ELEVATION

SITE PLAN

BAR SCALE 1"=20'



| Approved Construction Plan | |
|----------------------------|------|
| Name | Date |
| Planning | |
| Traffic | |
| Fire | |

| STORMWATER MANAGEMENT PLAN APPROVED | |
|---|----------|
| CITY OF WILMINGTON ENGINEERING DEPARTMENT | |
| 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.

| REVISIONS | | |
|-----------|-------------|----|
| No./Date | Description | By |
| | | |
| | | |
| | | |
| | | |

LOCATION MAP
NTS

SITE DATA:

PROPERTY OWNER: 6943 MARKET LLC
 PROJECT ADDRESS: 427 EASTWOOD ROAD
 PIN NUMBER: R05013-002-001-001
 AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.
 ZONING DISTRICT: RB-REGIONAL BUSINESS
 DISTURBED AREA: .40 Ac.

SETBACKS REQUIRED
 FRONT: 20'
 REAR: 10'
 SIDE: 0'
 CORNER LOT SIDE: 20'

PROPOSED BUILDING SETBACKS
 FRONT: 89'
 REAR: 28'
 SIDE: 25'
 CORNER LOT SIDE: 25'

TRACT AREA: 18,000 SF (0.41 AC)
BUILDING USE: RETAIL (PAINT STORE)

PROPOSED BUILDING AREA (GROSS): 4,250 SF
BUILDING LOT COVERAGE (2,450/18,000): 14%
NUMBER OF UNITS: 1
NUMBER OF BUILDINGS: 1
BUILDING HEIGHT: 25'
NUMBER OF STORIES: 2
SF PER FLOOR (GROSS): 1st FLOOR 2,450 SF, 2nd FLOOR 1,800 SF

EXISTING IMPERVIOUS AREAS:
 EXISTING BUILDING: 0 SF
 EXISTING CONCRETE: 1,420 SF
 EXISTING CRUSHED STONE: 0 SF
 EXISTING ASPHALT: 3,708 SF
 EXISTING IMPERVIOUS AREA: 5,128 SF (28%)

PROPOSED IMPERVIOUS AREAS:
 PROPOSED BUILDING FOOTPRINT: 2,450 SF
 PROPOSED ASPHALT: 6,825 SF
 PROPOSED CONCRETE: 496 SF
 EXISTING IMPERVIOUS (TO REMAIN): 0 SF
TOTAL IMPERVIOUS AREA: 9,770 SF (54%)

PARKING REQUIRED: (RETAIL/OFFICE) 3,000 SF
 MAXIMUM: 1,200 SF (3,000/200)
 MINIMUM: 1,400 SF (3,000/400)

PARKING REQUIRED: (WAREHOUSE) 1,250 SF
 REQUIREMENT: 1/1,000 SF (1,250/1,000)

TOTAL PARKING REQUIRED (MAXIMUM): 17
TOTAL PARKING REQUIRED (MINIMUM): 10

TOTAL PARKING PROVIDED: 11

CAMA LAND USE: URBAN

PUBLIC WATER AND SEWER BY CFPWA
 EXISTING WATER FLOW: 561 GPD
 EXISTING SEWER FLOW: 510 GPD
 PROPOSED WATER FLOW: 561 GPD
 (120 GPD/1000 SF x 4,250 SF x 110%)
 PROPOSED SEWER FLOW: 510 GPD
 (120 GPD /1000 SF x 4,250 SF)

HANDICAP SPOTS REQUIRED
 (1-1 SPOTS/25=1 HANDICAP SPOT)
 11 SPOTS/25=1 HANDICAP SPOT: 1 HANDICAP SPOTS

BICYCLE PARKING REQUIRED (11 SPACES): 5 BICYCLE PARKS
BICYCLE PARKING PROPOSED: 5 BICYCLE PARKS

NOTES:

- ZONING**
 1) TOPOGRAPHY COMPLETED BY PATRICK C. BRISTOW LAND SURVEYING, P.C.
 2) PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS. CITY OF WILMINGTON WILL NOT ALLOW OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY.
 3) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.
 4) EXISTING EASEMENTS AS SHOWN.
 5) CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
 6) UNDERGROUND FIRE LINE(S) MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-341-0696.
 7) BUILDING IS TYPE IIB
- SOLID WASTE**
 1) SITE TO USE ROLL-OUT TYPE CARTS
- TRAFFIC**
 1) ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
 2) TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
 3) CONTACT TRAFFIC ENGINEERING AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNALS FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
 4) CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
 5) ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 6) CONTACT 910-341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
 7) ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 8) NO ROWS TO BE CLOSED.
 9) NO STREETS PROPOSED.
 10) OFF SITE PARKING PROPOSED AS SHOWN.
 11) DRIVEWAYS TO MEET CITY STANDARDS.
 12) ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
 13) STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
 14) TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- LANDSCAPING**
 1) A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND THE PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAN.
 2) NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SITE DISTANCE.
 3) PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
 4) 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 WILL OCCUR IN THOSE AREAS.
 5) 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 INSTRUCTIONS ON TREE PROTECTION METHODS.
- CFPUA**
 1) WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
 2) PROJECT SHALL COMPLY WITH THE CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.
 3) IF THE CONTRACTOR DESIRES CFPWA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPERS SIDE OF THE WATER METER BOX.
 4) ANY IRRIGATION SYSTEM SUPPLIED BY CFPWA WATER SHALL COMPLY WITH THE CFPWA'S CONNECTION CONTROL REGULATION. CALL 332-8419 FOR INFORMATION.
 5) ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USFCFCCR OR ASSE.
 6) PUBLIC WATER AND SEWER EXISTING.
 7) CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING OR GRADING.
 8) ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.
 9) CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
- DRAINAGE**
 1) SHEET FLOW TO PROPOSED DROP INLETS TO EXISTING STORM DRAIN SYSTEM.

Approved Construction Plan
Name _____ Date _____

Planning _____
 Traffic _____
 Fire _____

STORMWATER MANAGEMENT PLAN
 APPROVED
 CITY OF WILMINGTON
 ENGINEERING DEPARTMENT
 DATE _____ PERMIT # _____
 SIGNED _____

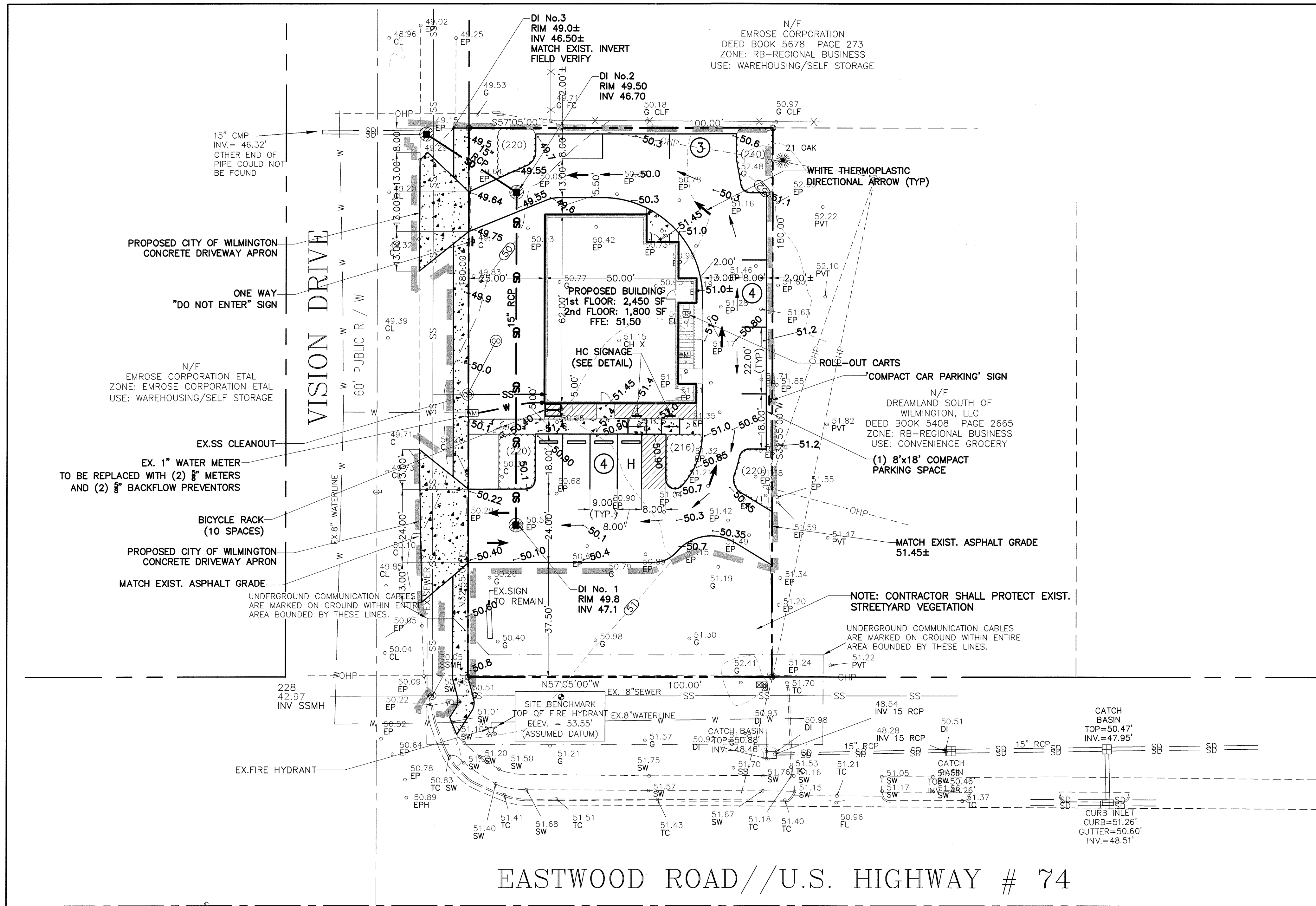
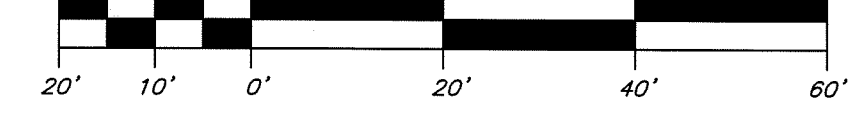
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LEGEND

- 32--- EXISTING CONTOUR
- PROPERTY BOUNDARY
- SS PROPOSED SEWER
- W PROPOSED WATER
- SD PROPOSED STORM WATER
- LIMITS OF DISTURBANCE
- TSF x TSF TEMPORARY SILT FENCE
- PROPOSED CONCRETE AREA

SITE PLAN

BAR SCALE 1"=20'



EASTWOOD ROAD//U.S. HIGHWAY # 74

150' PUBLIC R / W

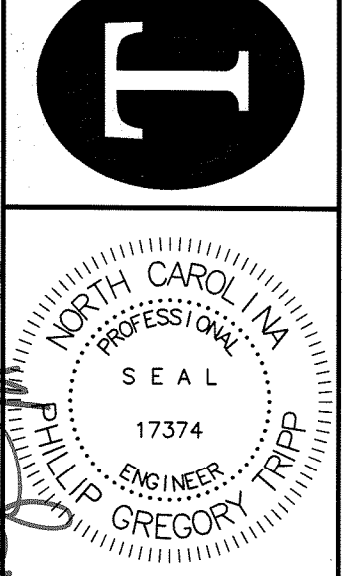
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N/F JARE HOLDINGS I LLC
 ZONE: CB-COMMUNITY BUSINESS
 USE: NEIGHBORHOOD RETAIL

N/F BOWMAN JONES PROPERTIES LLC
 ZONE: O&I-1-OFFICE & INSTITUTION
 USE: BUSINESS

UTILITY
 EROSION CONTROL,
 GRADING, DRAINAGE,
 AND STORMWATER
 MANAGEMENT PLAN
 VISION DR. RETAIL
 WILMINGTON, NORTH CAROLINA

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 Wilmington, North Carolina 28401
 Phone 910-763-5100
 Fax 910-763-5631
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