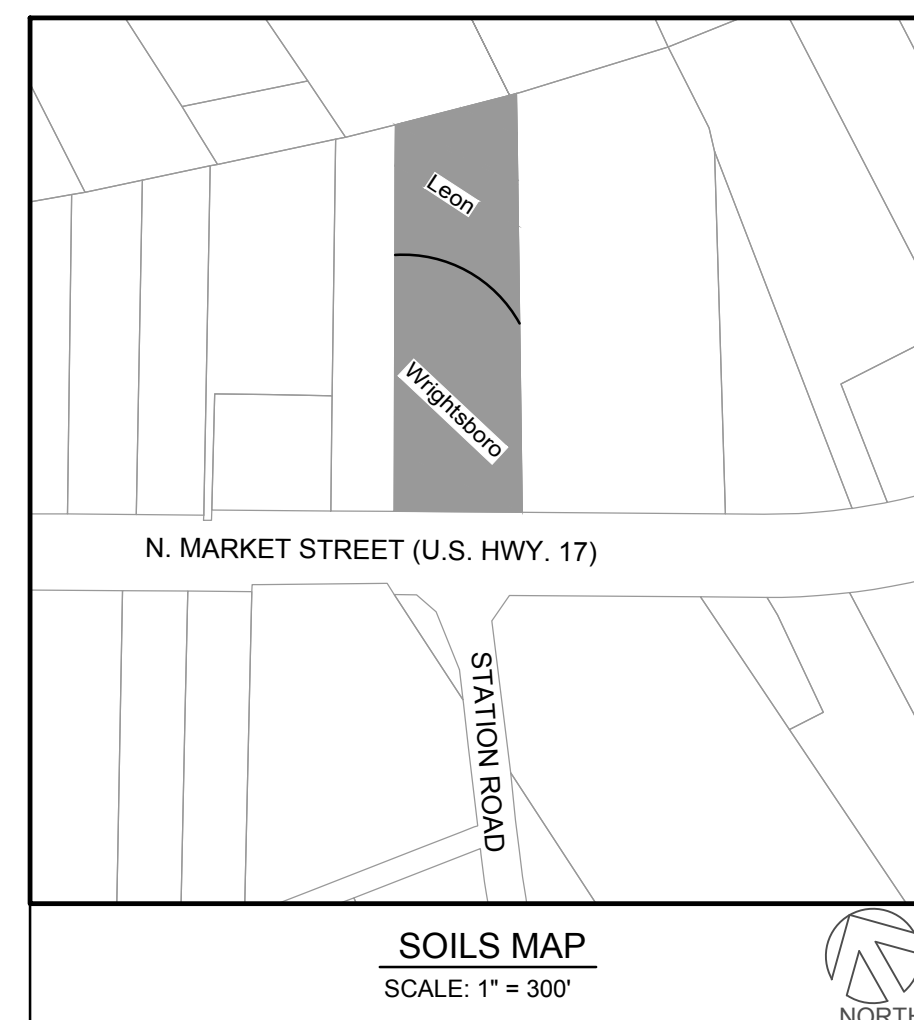
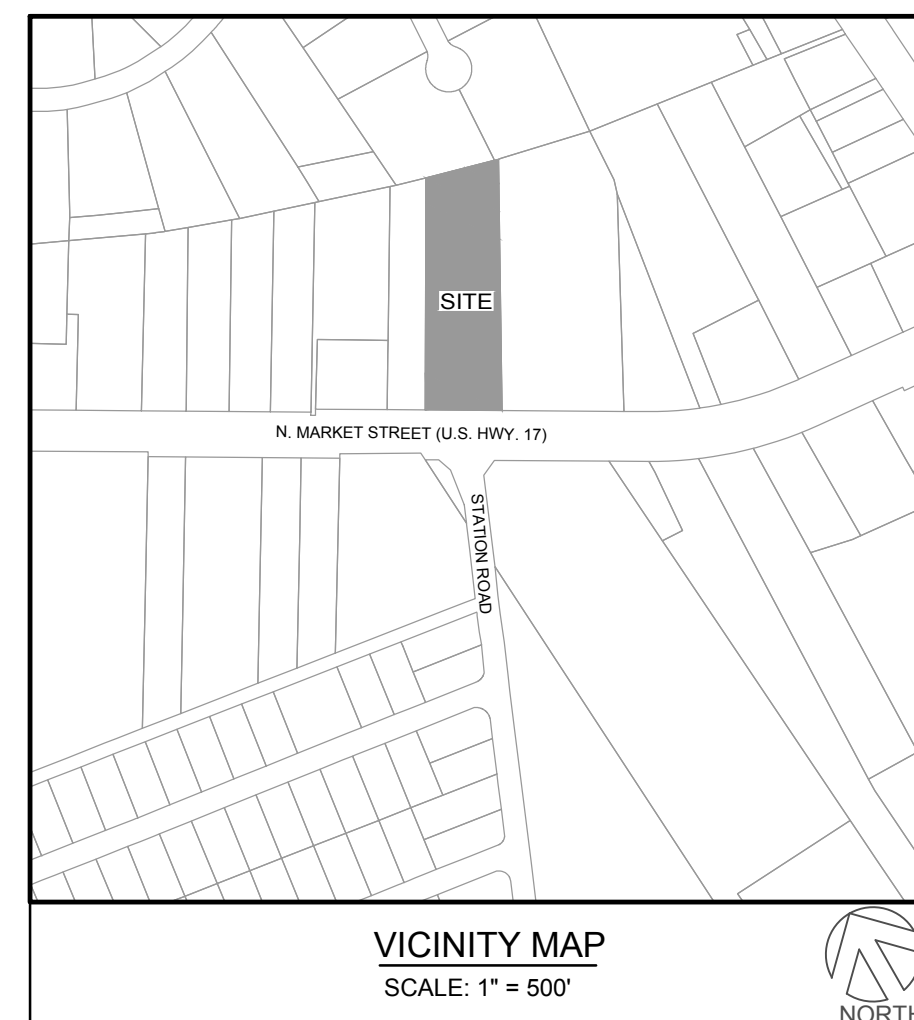


# NORTH MARKET STORAGE EXPANSION OF USE

6789 N. MARKET STREET  
WILMINGTON, NORTH CAROLINA

CONSTRUCTION DOCUMENTS

MARCH 2020



**NOTICE REQUIRED**

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

CONTRACTORS SHALL CONTACT OVERHEAD ELECTRIC PROVIDER TO COMPLY WITH FEDERAL OSHA 1910.333 MINIMUM APPROACH DISTANCE TO ENERGIZED POWERLINES AND OSH 29 CFR 1926.1407-1411 MUST BE FOLLOWED.

CONTRACTOR SHALL CONTACT AT&T PRIOR TO ANY DEMOLITION TO ALLOW FOR AT&T TO DISCONNECT COMMUNICATIONS CABLES COMING INTO THE SITE.

**CONTACT THESE UTILITIES**

CITY OF WILMINGTON PLANNING & DEVELOPMENT  
ATTN: NICOLE SMITH, PLANNER  
PH: 910-341-4695

ATTN: ZONING INSPECTIONS  
PH: 910-254-0900

PIEDMONT NATURAL GAS  
ATTN: CATHY PLEASANT  
PH: 910-251-2827

EMERGENCY DIAL 911  
POLICE - FIRE - RESCUE  
ATTN: CITY OF WILMINGTON FIRE & LIFE SAFETY  
PH: 910-343-0696

CAPE FEAR PUBLIC UTILITY AUTHORITY (WATER & SEWER)  
ENGINEERING/INSPECTIONS  
PH: 910-332-6560

OPERATIONS/MAINTENANCE  
PH: 910-322-6550

DUKE ENERGY  
DISTRIBUTION CONSTRUCTION SERVICE  
DEP CSC PH: 1-800-452-2777

TRANSMISSION AGENT  
BILL WILDER  
PH: 910-772-4903

AT&T/BELL SOUTH  
ATTN: STEVE DAYVAULT (BUILDING ENGINEERING)  
PH: 910-341-0741

ATTN: JAMES BATSON, ENGINEERING  
PH: 910-341-1621

SPECTRUM  
GENERAL PH: 800-892-4357



Know what's below.  
Call before you dig.

**N. MARKET STORAGE**

PROJECT # 19274.PE

March 27, 2020

**SHEET INDEX**

SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
C-1.0	GENERAL NOTES
C-2.0	SITE & LANDSCAPE PLAN
C-2.1	SITE INVENTORY PLAN
C-3.0	GRADING & DRAINAGE PLAN
C-4.0	SITE DETAILS

**PROJECT DEVELOPER**

North Market Street Storage, LLC  
311 Judges Rd, Suite 12F  
Wilmington, NC 28405

**PROJECT CONSULTANTS**

ENGINEER/ LAND PLANNER/ LANDSCAPE ARCHITECT/SURVEYOR  
PARAMOUNTE ENGINEERING, INC.  
122 CINEMA DR., WILMINGTON NC 28403  
(910) 791-6707  
CIVIL ENGINEER: J. BRANCH SMITH, PE  
LAND SURVEYOR: CHRIS GAGNE, PLS

**Approved Construction Plan**

Name	Date
Planning	
Traffic	
Fire	



Public Services • Engineering Division

**APPROVED STORMWATER MANAGEMENT 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.

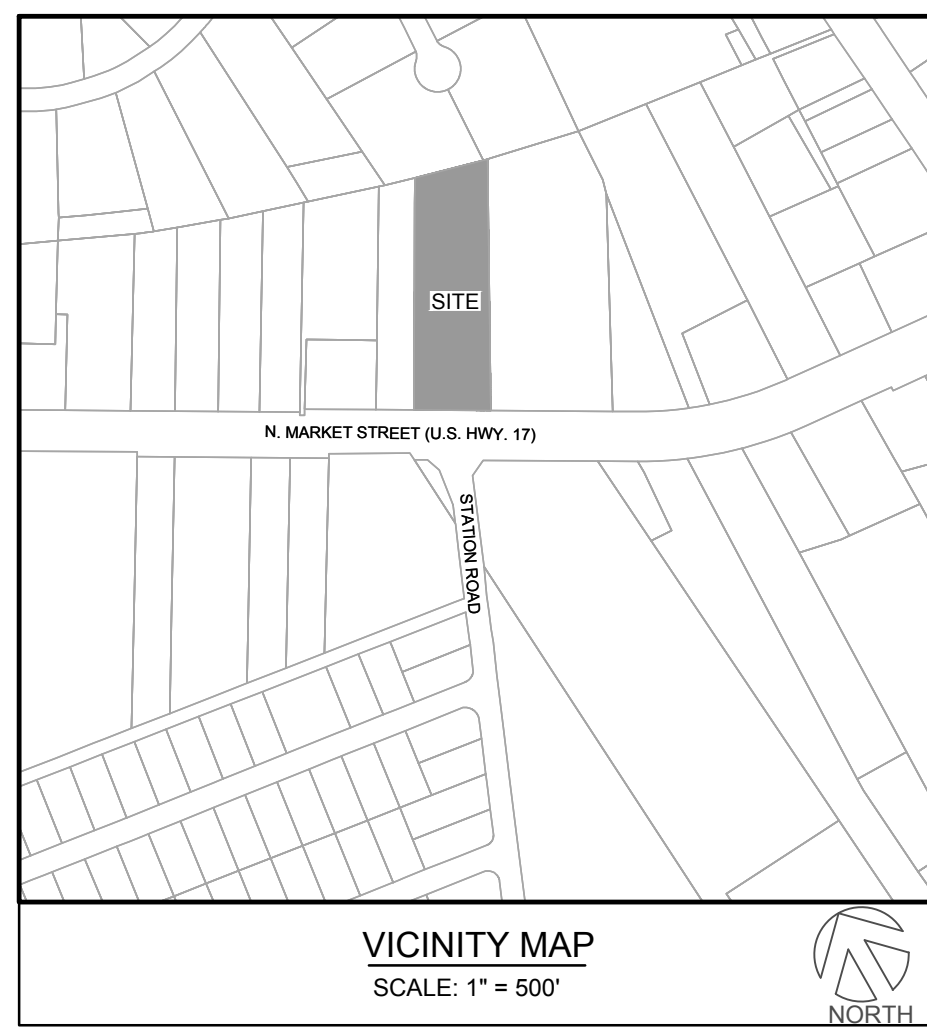
RELEASED FOR CONSTRUCTION

PREPARED BY:



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





VICINITY MAP  
SCALE: 1" = 500'

**SITE INFORMATION:**

PARCEL ID: R04300-004-001-000  
 CURRENT ZONING: RB - REGIONAL BUSINESS  
 PROPOSED USE: COMMERCIAL DISTRICT MIXED USE  
 PROPERTY AREA: ± 2.88 ACRES (± 125,345 SF)  
 PROJECT SITE AREA: 66,500 SF (EQUALS STORMWATER PERMIT AREA)

OWNER INFORMATION: NORTH MARKET STREET, LLC  
 311 JUDGES RD, SUITE 12F  
 WILMINGTON, NC 28405

FLOOD INFORMATION: THIS PARCEL IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD PANEL 37203315800 EFFECTIVE DATE AUGUST 28, 2016.

CAMA LAND USE CLASSIFICATION: URBAN

MINI STORAGE UNITS PROPOSED: 78 ON FIRST FLOOR, 90 ON SECOND FLOOR, TOTAL 168.

OFF-STREET PARKING MINI WAREHOUSING: 1 PER 5000 SF = 24,000 SF / 5000 = 4.8 SPACES MIN. PROVIDED = 5 SPACES (3 NEAR BLDG. & 2 NEAR OFFICES) ACCESSIBLE UNITS WILL BE SERVED WITH AN 10'x25' LOADING/UNLOADING SPACE NEAR THE ACCESSIBLE DOOR

OFF-STREET PARKING (FRONT PARCEL): EXISTING PARKING SPACES = 38 SPACES TOTAL DOLLAR GENERAL (1,400SF) = 11350/400 = 28 SPACES MULTI-TENANT BLDG: AUTO DEALER (1,500) = 3000 SF / 500 = 6 SPACES MINI WAREHOUSING OFFICE SPACE (1,400) = 1000 SF / 400 = 3 SPACES PROPOSED AFTER REVISIONS = 38 - 5 + 4 = 37, SATISFIES EX. USES

**TRIP GENERATION DATA:**

TRIP GENERATION CALCULATION:  
 AM PEAK = 5.36 [ITE CODE 151] MINI WAREHOUSING  
 PM PEAK = 5.36 [ITE CODE 151]

AM PEAK = 3.68 [ITE CODE 110] MULTI-TENANT, LIGHT INDUSTRIAL  
 PM PEAK = 3.32 [ITE CODE 110]

AM PEAK = 58.4 [ITE CODE 815] DISCOUNT STORE  
 PM PEAK = 57.3 [ITE CODE 815]

TOTAL AM OR PM PEAKS < 100 TRIPS PER DAY

**DIMENSIONAL REQUIREMENTS:**

RB PRESCRIBED FOR MINI-WAREHOUSING:  
 - MINIMUM LOT AREA: 1 ACRE  
 - MINIMUM LOT WIDTH: 100'  
 - MAXIMUM LOT COVERAGE: 40%  
 - MINIMUM FRONT SETBACK: 25'  
 - MINIMUM REAR SETBACK: 15'  
 - MINIMUM INTERIOR SIDE SETBACK: 0'  
 - MINIMUM CORNER LOT SIDE SETBACK: 25'  
 - MAXIMUM BUILDING HEIGHT: 35'

PROVIDED NEW BUILDING SETBACKS:  
 - FRONT (MARKET STREET): 25' FROM NEW R/W  
 - REAR: 15'  
 - INTERIOR SIDE: 0'  
 - LOT COVERAGE: 34% (42,150 SF / 125,345 SF)  
 - BUILDING HEIGHT: 24'

**IMPERVIOUS DATA (MINI-STORAGE PERMIT):**

EXISTING BUILDINGS: 14,800 SF  
 EXISTING PAVEMENT: 24,000 SF  
 EXISTING GRAVEL: 12,300 SF  
 TOTAL EX. IMPERVIOUS: 51,100 SF

EXISTING TO BE REMOVED: 13,490 SF  
 NEW IMPERVIOUS: 12,700 SF  
 (INCLUDES: 60'x200' MINI-STORAGE & MISC. CONCRETE)

TOTAL IMPERVIOUS TO REMAIN: 50,310 SF

TOTAL PROJECT AREA OF MINI-STORAGE AREA = 66,500 SF  
 COVERED UNDER STATE SW PERMIT SW8 931207 - WET POND SCM  
 (PERMITTED IMPERVIOUS = 51,100 SF => PROPOSED IMPERVIOUS = 50,310 SF)

**BUFFER / SCREENING INFORMATION:**

STREETYARD: RB MULTIPLIER = 25'  
 176' (200' OF FRONTAGE - 24' OF DRIVEWAY) X 25 = 4,400 SF REQUIRED  
 4,400 SF / 600 SF = 7.3 OR 8 CANOPY TREES; OR 21.9 OR 22 UNDERSTORY TREES;  
 43.8 OR 44 SHRUBS (12" HGT. AT PLANTING)  
 8 CANOPY TREES, 49 SHRUBS

PROVIDED:  
 8 CANOPY TREES, 49 SHRUBS

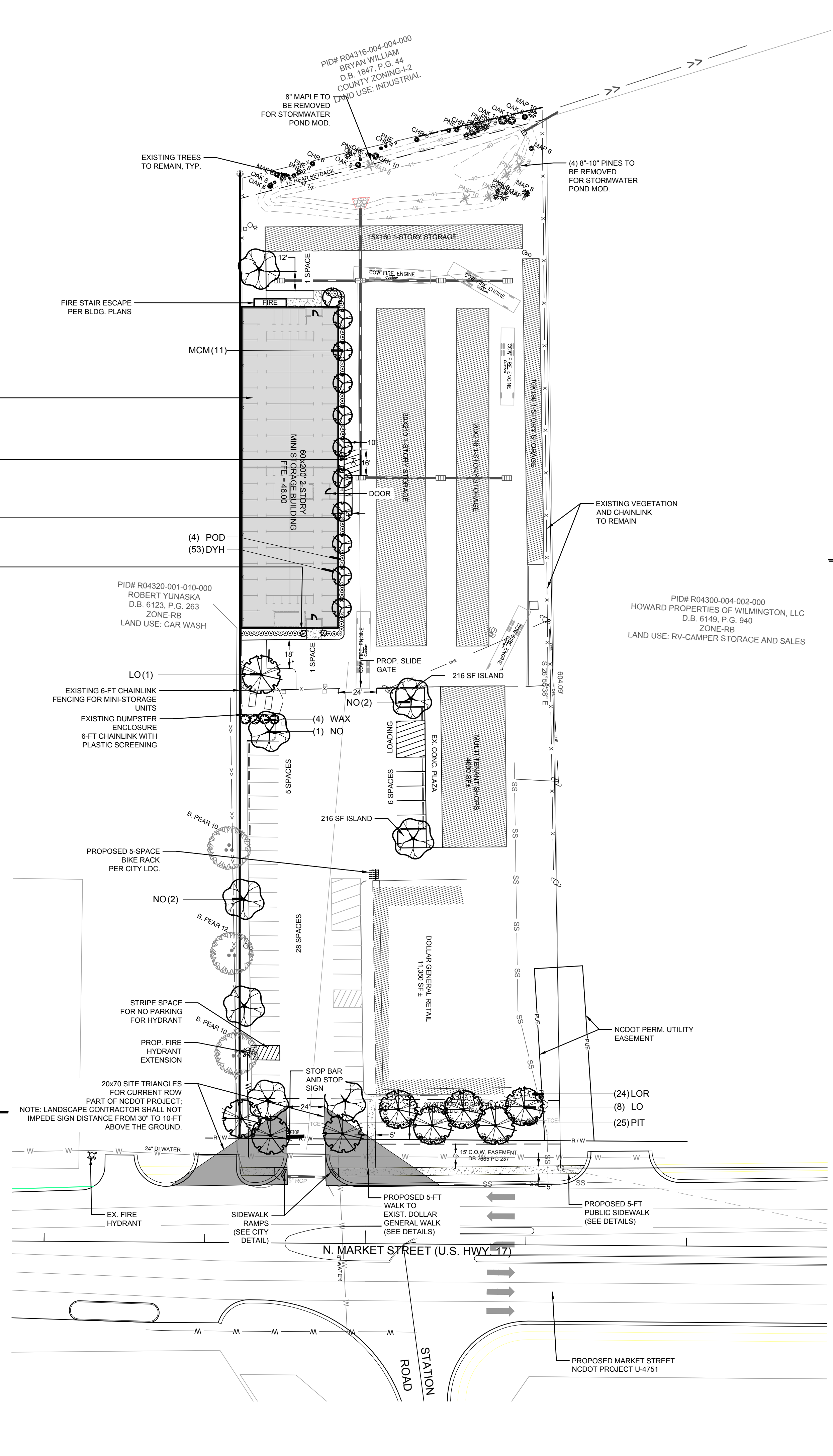
SCREENING: ALL DUMPSTERS, HVAC, MECHANICAL EQUIPMENT AND ANY OTHER ITEMS REQUIRING SCREENING AS DEFINED BY THE CITY OF WILMINGTON LDC TO BE SCREENED IN ACCORDANCE WITH SECTION 18-504.

EXPANSION TABLE:  
 TABLE III, 18-504  
 81% INCREASE IN GFA (24000 / 29680 SF)  
 TREES: 15 / DISTURBED ACREAGE = 15' x 0.29AC = 4.5 OR 5 TREES  
 STREETYARD: FULL WIDTH (SEE ABOVE)  
 INTERIOR LANDSCAPING: 8%  
 BUFFER YARD: FENCE OR FULL REQUIRED

**WATER & SEWER CAPACITY:**

\*ALL EXISTING WATER AND SEWER UTILITIES ARE OWNED BY CFPWA\*  
 SANITARY SEWER AND WATER  
 EXISTING SERVES DOLLAR GENERAL AND MULTI-TENANT BUILDING  
 TOTAL WATER & SEWER FLOW = 60 GPD + 75 GPD = 135 GPD AVG.  
 \*NOTE: NO NEW SERVICES ARE PROPOSED WITH THIS PROJECT.

PLANT SCHEDULE			
CANOPY TREES	QTY	BOTANICAL / COMMON NAME	SIZE
NO	8	Quercus nuttallii Nuttall Oak	2.5" cal
LO	9	Quercus virginiana Southern Live Oak	2.5" cal
UNDERSTORY TREE	QTY	BOTANICAL / COMMON NAME	SIZE
MCM	11	Lagerstroemia x 'Muskogee' Lavender Crape Myrtle	10' H, Multi-Stem
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER
DYH	53	Ilex vomitoria 'Nana' Dwarf Yaupon	3 gal
LOR	24	Loropetalum c. 'Ruby' Ruby Loropetalum	7 gal
WAX	4	Myrica cerifera Wax Myrtle	7 gal
PIT	25	Pittosporum tobira 'Mojo' Mojo Pittosporum	12" H min.
POD	4	Podocarpus m. maki Shrubby Yew Podocarpus	4' ht



**FIRE AND LIFE SAFETY NOTES**

- NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE.
- HYDRANTS MUST BE LOCATED WITHIN 8' OF THE CURB AND WITHIN 150-FT OF A FIRE DEPT. CONNECTION AS THE TRUCK DRIVES.
- CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- A MINIMUM OF 4-FT SHALL SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM OTHER UNDERGROUND UTILITIES.
- UNDERGROUND FIRE LINES FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING(S) MUST BE PERMITTED & INSPECTED BY THE BUILDING INSPECTIONS / FIRE MARSHALL'S OFFICE (CITY OF WIL. 910-343-0696).
- CONSTRUCTION TYPE I (NON-SPRINKLED).
- FIRE DEPARTMENT CONNECTIONS (FDCS) MUST BE APPROVED BY THE FIRE MARSHALL'S OFFICE AND BE ACCESSIBLE TO A FIRE APPARATUS EQUIPMENT WITHIN 40-FT.
- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FDC OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS AND FDC.
- CONTRACTOR SHALL SUBMIT A RADIO STRENGTH STUDY FOR ALL COMMERCIAL BUILDINGS THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.
- ALL ISOLATION VALVES WITHIN THE "HOT BOX" AND BETWEEN THE "HOT BOX" AND RISER ROOM MUST BE ELECTRICALLY SUPERVISED.
- FIRE MAIN HOT BOXES SHALL HAVE TAMPER SWITCHES INSTALLED.

**GENERAL NOTES**

- 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 STANDARDS.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OF 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 PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- COMMON DUMPSTER PROVIDED FOR DEVELOPMENT TRASH DISPOSAL.
- CONTRACTOR SHALL REFER TO LANDSCAPE PLAN FOR SPECIFIC TREE REMOVAL AND OTHER LANDSCAPING DETAILS.
- ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30' TO 10'
- THERE ARE NO WETLANDS LOCATED ON SITE.
- MINI WAREHOUSING SHALL BE FOR NON-COMMERICAL ENTERPRISES.
- MINI WAREHOUSING SHALL HAVE NO OUTSIDE STORAGE.
- MINI WAREHOUSING SHALL HAVE NO FLAMMABLE OR HAZARDOUS STORAGE.
- ALL EXTERIOR LIGHTING WILL BE DIRECTED INTERIOR AND NOT OFFSITE ON ADJACENT PROPERTIES.
- ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30' TO 10' PER SEC. 18-556 CofW LDC AND SEC. 18-812 CofW LDC.

**LANDSCAPE NOTES:**

- CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- TREES SHALL BE LOCATED NO CLOSER THAN 5 FEET FROM SEWER/WATER CONNECTIONS OR AS OTHERWISE DICTATED BY LOCAL REGULATIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- ALL PLANT MATERIAL SHALL MEET THE CURRENT VERSION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS.
- NO TREE, OTHER THAN THOSE SHOWN ON APPROVED PLANS FOR REMOVAL WITH THESE PLANS AND/OR TREE REMOVAL PERMIT PLANS, SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- ALL SHRUB BEDS AND/OR PLANTING AREAS EXCLUDING TURF AREAS SHALL BE MULCHED WITH 3 INCH MINIMUM AND 4 INCH MAXIMUM DEPTH PINE STRAW MULCH UNLESS OTHERWISE NOTED.
- ALL PLANTS, 4 FEET OR LESS APART, WILL BE CONNECTED IN ONE PLANTING BED. ALL GROUPS OF PLANTS SHOULD BE WITHIN ONE PLANTING BED WITH THE EDGE OF MULCH EXTENDING 2 FEET BEYOND THE EDGE OF PLANT MASS. ALL SINGLE TREES (INCLUDING BOTH PROPOSED AND EXISTING TREES) SHOULD HAVE A CIRCLE OF MULCH NOT LESS THAN 5 FEET DIAMETER.
- PLANTING SOIL MIX: MIX EXISTING SOIL WITH THE SOIL AMENDMENTS AND FERTILIZERS IN THE QUANTITIES RECOMMENDED BY THE SOIL TESTING LABORATORY, THIRD PARTY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE OR AS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- ANY AND ALL SUBSTITUTIONS OF PLANT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. FAILURE IN OBTAINING APPROVAL MAY RESULT IN LIABILITY TO THE CONTRACTOR.
- THE CONTRACTOR SHALL REPLACE DEAD AND/OR UNHEALTHY PLANT MATERIAL WITHIN 12 MONTHS OF ACCEPTANCE OF THE INSTALLED MATERIAL FROM THE OWNER OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL PREPARE ALL SEEDED OR SODDED AREAS TO ASSURE THAT THE SUBGRADE HAS BEEN RAKED AND ROLLED TO ACCEPT THE SOD/SEED. ALL SOD/SEED AREAS MUST BE IRRIGATED OR HAND WATERED. ALL SOD SHALL BE PLACED WITH STAGGERED JOINTS AND NO GAPS BETWEEN SOD JOINTS. SOD SHOULD BE ROLLED AFTER INSTALLATION. ALL SEEDED AND/OR SODDED AREAS SHOULD PROVIDE A SMOOTH SURFACE FREE OF DIPS AND UNLEVELED GROUND.
- IRRIGATION SHALL BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATION CONTRACTOR IN THE STATE OF NORTH CAROLINA.
- IF IRRIGATION IS REQUIRED, PLANS AND SPECIFICATIONS FOR THE IRRIGATION DESIGN SHALL BE SUBMITTED TO THE OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PURCHASE OR INSTALLATION OF THE MATERIALS.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING TRASH, DEBRIS AND EXCESS MATERIALS FROM THE JOB SITE ONCE THE PROJECT IS COMPLETE. SECURING ANY MATERIALS LEFT ON SITE DURING THE COURSE OF THE PROJECT IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL DISTURBED AREAS NOT DESIGNATED FOR SOD SHALL BE SEEDED.
- ALL LANDSCAPE ISLANDS ARE NOT TO BE SEEDED. LANDSCAPE ISLANDS TO BE MULCHED AS PER OWNER OR OWNER'S REPRESENTATIVE SPECIFICATION.
- ALL VEGETATION PROPOSED WITHIN SIGHT DISTANCE AREAS SHALL NOT INTERFERE WITH SIGHT DISTANCE FROM 30' TO 10'.
- 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.

**IMPERVIOUS DATA (FRONT PARCEL):**

DOLLAR GENERAL BUILDING: 11,350 SF  
 MULTI-TENANT BUILDING: 4,000 SF  
 CONCRETE SIDEWALKS: 1,750 SF  
 CONCRETE PAVEMENT/PARKING: 43,200 SF  
 TOTAL EXISTING IMPERVIOUS: 60,300 SF

EXISTING TO BE REMOVED: 0 SF  
 NEW IMPERVIOUS: 0 SF

**LANDSCAPE CALCULATIONS:**

REQUIRED FOUNDATION PLANTINGS (BLDG LENGTH X BLDG HGT) X 12%  
 REQUIRED:  
 SOUTHERN FACE: 173 SF = (60' X 24') X .12  
 EASTERN FACE: 576 SF = (200' X 24') X .12  
 PROVIDED:  
 SOUTHERN FACE: 392 SF  
 EASTERN FACE: 873 SF

PARKING REQUIREMENTS: 1 CANOPY TREE / ISLAND, GROUND COVER OR SHRUBS

SHADE CALCS (MINI-STORAGE):  
 REQUIRED: 20% OF 23,310 SF (PARKING AND DRIVE AISLES) = 4,662 SF  
 PROVIDED: 4,888 SF  
 3,454 SF = (11) UNDERSTORY TREE  
 1,414 SF = (2) CANOPY TREES

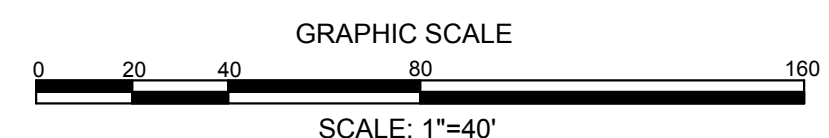
SHADE CALCS (EXIST.):  
 REQUIRED: 8% OF 43,200 SF (PARKING AREA) = 3,456 SF  
 PROVIDED: 6,173 SF  
 1,224 SF = (3) EXISTING CANOPY TREES  
 4,949 SF = (7) CANOPY TREES

**CITY OF WILMINGTON**  
 NORTH CAROLINA  
 Public Services • Engineering Division  
 APPROVED STORMWATER MANAGEMENT PLAN  
 Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
 Signed: \_\_\_\_\_

**Approved Construction**

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.



RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:  
**NORTH MARKET STORAGE**  
 311 JUDGES RD, SUITE 12F  
 WILMINGTON, NC 28405  
 (910) 338-2409

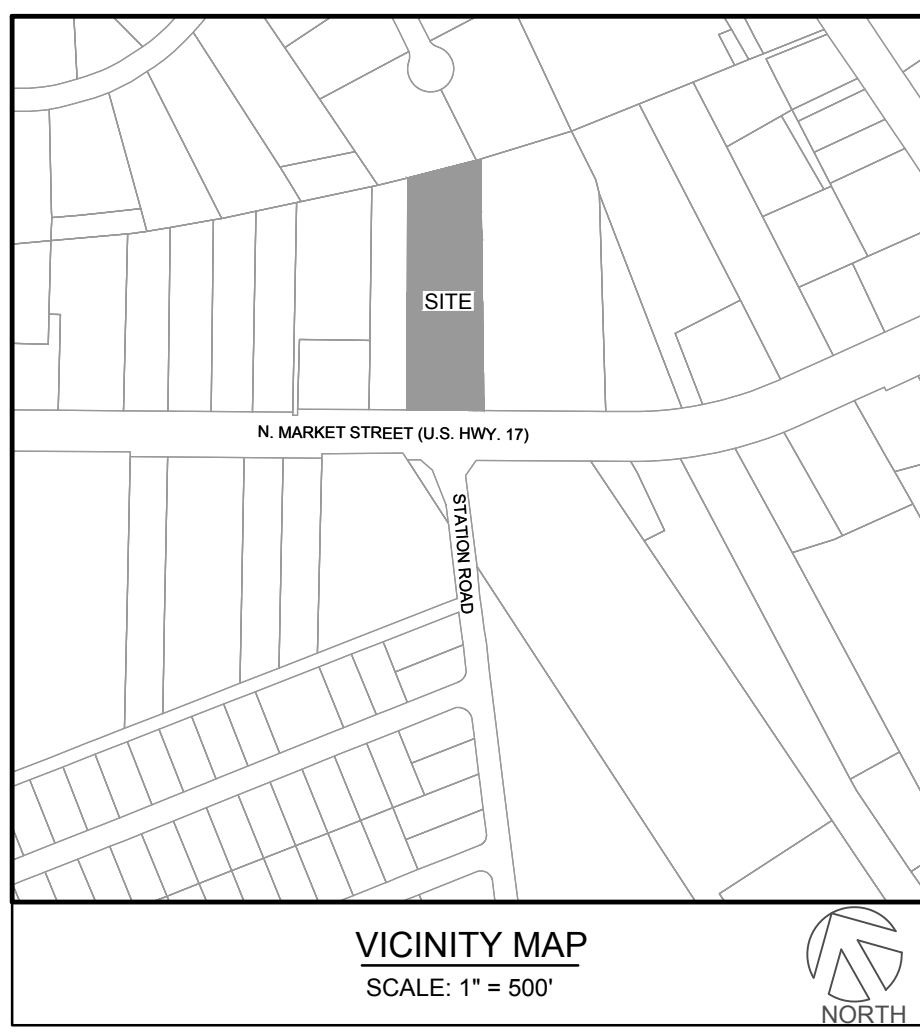
PROJECT STATUS:  
 PRELIMINARY LAYOUT:  
 FINAL DESIGN:  
 RELEASED FOR CONSTRUCTION:

DRAWING INFORMATION:  
 DATE: 07/08/19  
 SCALE: 1" = 40'  
 DRAWN: JEM  
 CHECKED: TCC

SEAL

**C-2.0**

PEI JOB#: 19274.PE



**SITE INFORMATION:**

PARCEL ID: R04300-004-001-000  
 CURRENT ZONING: RB - REGIONAL BUSINESS  
 PROPOSED USE: COMMERCIAL DISTRICT MIXED USE  
 PROPERTY AREA: ± 2.88 ACRES (± 125,345 SF)  
 PROJECT SITE AREA: 66,500 SF (EQUALS STORMWATER PERMIT AREA)

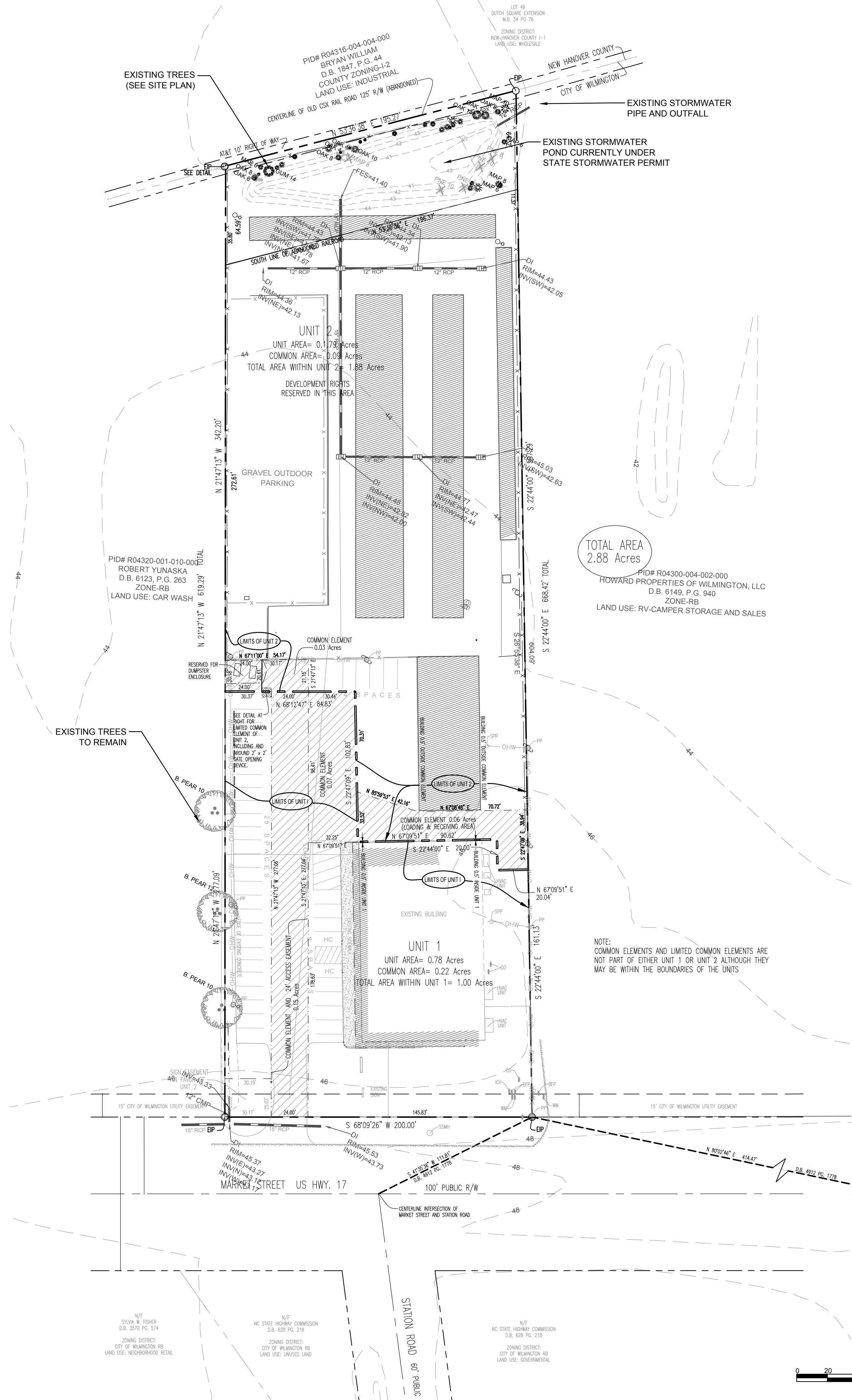
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 311 JUDGES RD, SUITE 12F  
 WILMINGTON, NC 28405

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CAMA LAND USE CLASSIFICATION: URBAN

**SITE NOTES**

- SITE BOUNDARY, TREES, AND WETLAND INFORMATION TAKEN FROM SURVEY PROVIDED BY PARAMOUNTE ENGINEERING, INC. AND PORT CITY SURVEYING. ADJACENT PROPERTY LINES, ARE BASED ON NEW HANOVER COUNTY G.I.S. DATA AND ARE APPROXIMATE.
- EXISTING WATER AND SEWER INFORMATION PROVIDED BY SURVEYS. LOCATIONS ARE CONCEPTUAL. EXISTING WATER AND SEWER LINES ARE OWNED BY CAPE FEAR PUBLIC UTILITY AUTHORITY.
- PROTECTED TREES WILL BE PRESERVED OR MITIGATED.
- SITE MAYBE LOCATED WITHIN A SPECIAL HIGHWAY OVERLAY DISTRICT (NEW HANOVER CO.).
- SITE IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE.
- SITE IS NOT LOCATED WITHIN A CONSERVATION OVERLAY DISTRICT.
- NO 404 WETLAND AREAS EXIST ON THE SITE.
- ALL UTILITIES SHALL BE UNDERGROUND.
- TRASH TO BE STORED IN DUMPSTER ENCLOSURE AS SHOWN.
- ALL NEW SITE AND BUILDING SIGNS WILL BE LOCATED AND APPROVED BY THE NEW HANOVER COUNTY PLANNING DEPARTMENT.
- TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- NO EXISTING DRIVEWAYS ARE TO BE CLOSED UNLESS NCDOT PLANS SPECIFY OTHERWISE.
- HEATING/AIR EQUIPMENT IS LOCATED WITHIN THE BUILDING FOOTPRINT.
- CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
- WATER AND SEWER SERVICES SHALL MEET CFPWA DETAILS AND SPECIFICATIONS.
- PROTECTIVE FENCING IS TO BE PROPERLY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
- 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 INSTRUCTION ON TREE PROTECTION METHODS ESPECIALLY PROTECTION OF LIVE OAK ROOTS. ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING AND GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
- ANY GROUND LEVEL MECHANICAL EQUIPMENT TO BE SCREENED AS NECESSARY.



**CITY OF WILMINGTON**  
 NORTH CAROLINA  
 Public Services • Engineering Division

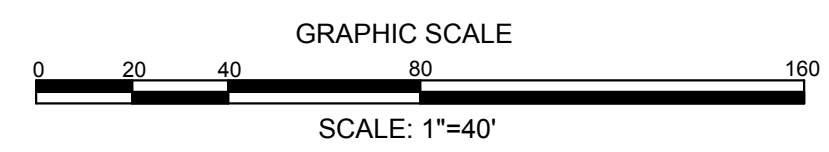
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Date: \_\_\_\_\_ Permit # \_\_\_\_\_

Signed: \_\_\_\_\_

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Approved Construction Plan		
Name	Date	
Planning	_____	_____
Traffic	_____	_____
Fire	_____	_____



RELEASED FOR CONSTRUCTION

CLIENT INFORMATION:  
**NORTH MARKET STORAGE**  
 311 JUDGES RD, SUITE 12F  
 WILMINGTON, NC 28405  
 (910) 338-2409

**PARAMOUNTE**  
 ENGINEERING, INC.

122 Cinema Drive  
 Wilmington, North Carolina 28403  
 (910) 791-6707 (O) (910) 791-6700 (F)  
 NC License #: C-2846

**SITE INVENTORY PLAN**  
 N. MARKET STORAGE EXPANSION  
 6789 NORTH MARKET STREET  
 WILMINGTON, NC 28405

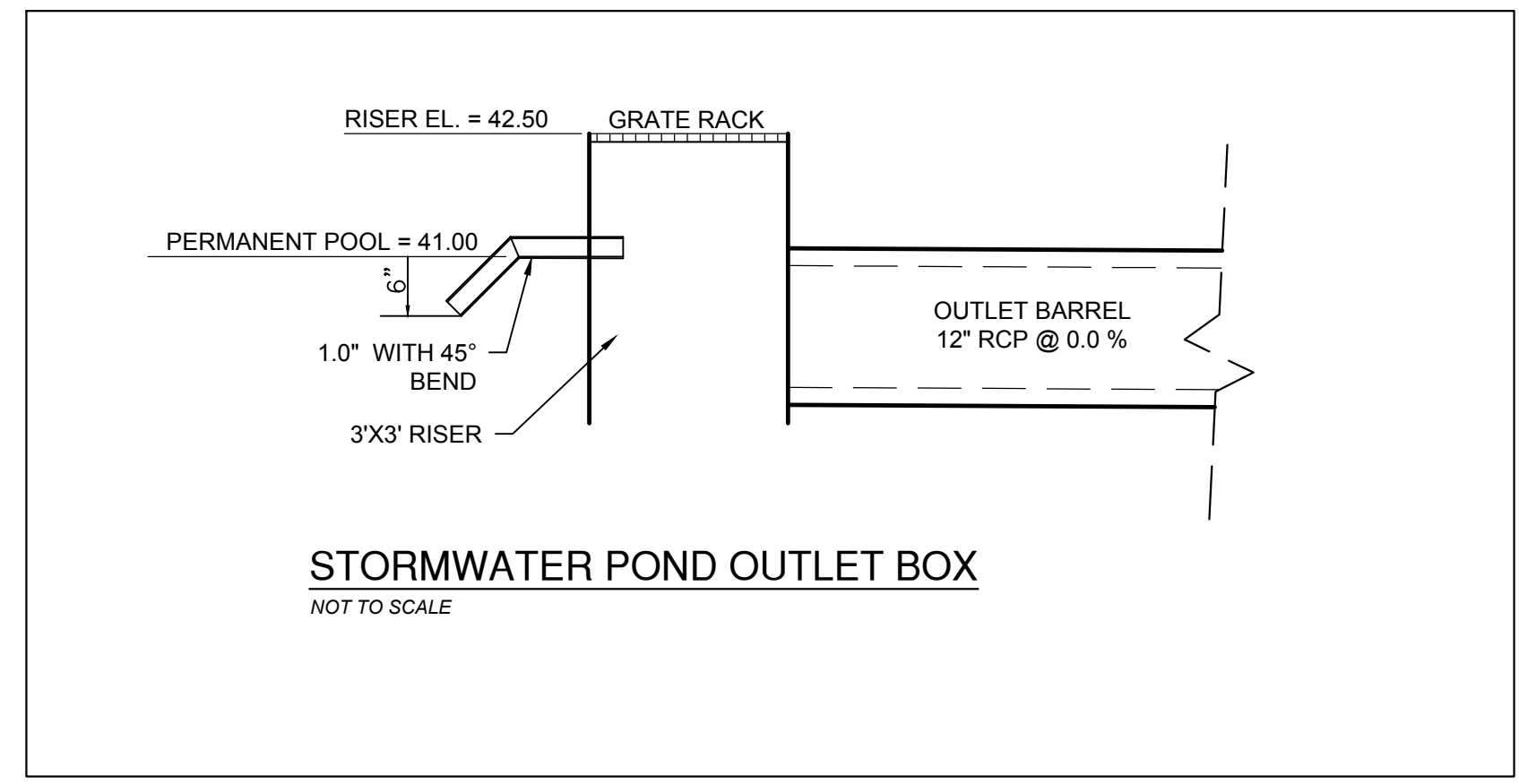
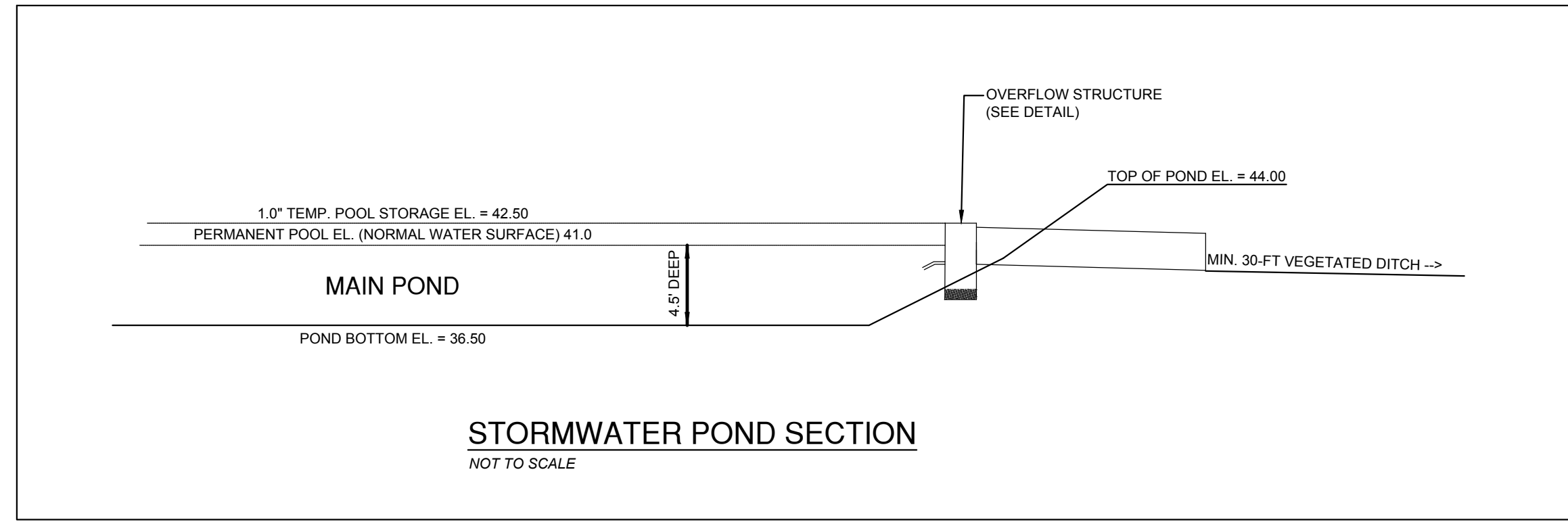
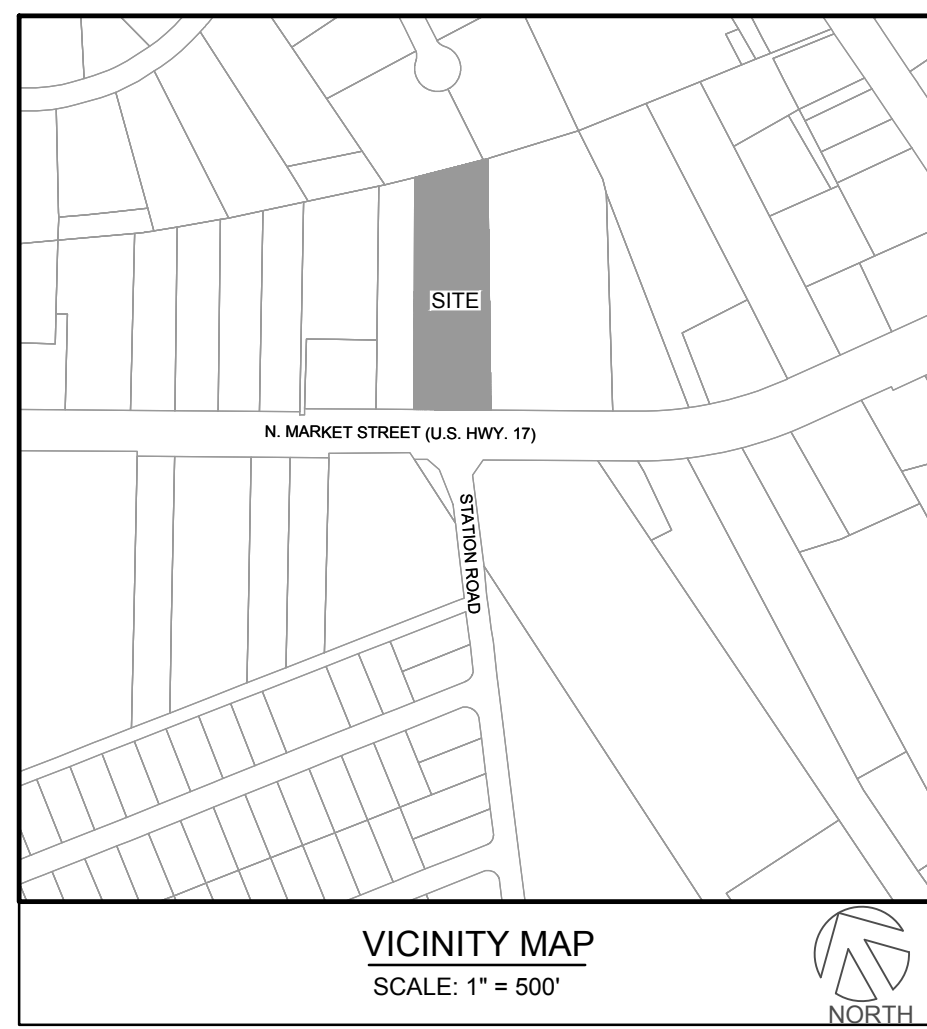
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SEAL

**C-2.1**

PEI JOB#: 19274.PE



**SITE INFORMATION:**

PARCEL ID: R04300-004-001-000  
 CURRENT ZONING: RB - REGIONAL BUSINESS  
 PROPOSED USE: COMMERCIAL DISTRICT MIXED USE  
 PROPERTY AREA: 2.88 ACRES (L 125,345 SF)  
 PROJECT SITE AREA: 66,500 SF (EQUALS STORMWATER PERMIT AREA)

OWNER INFORMATION: NORTH MARKET STREET, LLC  
 311 JUDGES RD, SUITE 12F  
 WILMINGTON, NC 28405

FLOOD INFORMATION: THIS PARCEL IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD PANEL 37203315800 EFFECTIVE DATE AUGUST 28, 2018.

CAMA LAND USE CLASSIFICATION: URBAN

**IMPERVIOUS DATA:**

**IMPERVIOUS AREA FOR UNIT 2 ONLY:**

EXISTING BUILDINGS:	14,800 SF
EXISTING PAVEMENT:	24,000 SF
EXISTING GRAVEL:	12,300 SF
TOTAL EXISTING IMPERVIOUS:	51,100 SF
EXISTING TO BE REMOVED:	13,480 SF
NEW IMPERVIOUS:	12,700 SF
<b>TOTAL IMPERVIOUS ONSITE =</b>	<b>50,310 SF</b>

ONLY PART OF THE SITE (UNIT 2) IS COVERED UNDER STATE SW PERMIT SW8 931207 FOR THE WET POND IN THE REAR OF THE SITE (PERMITTED IMPERVIOUS = 51,100 SF >> PROPOSED IMPERVIOUS)

**DRAINAGE NOTES:**

- 1.) DRAINAGE EASEMENT AND STORMWATER SYSTEM MAINTENANCE IS THE RESPONSIBILITY OF THE DEVELOPER OR HOA, INCLUDING PONDS, PIPES, AND INFILTRATION BASINS AND TRENCHES AS PERMITTED WITH THE STATE AND LOCAL MUNICIPALITY.
- 2.) ALL IMPERVIOUS MUST DRAIN TO THE DESIGNED STORMWATER SYSTEM UNLESS THE APPROVED PLANS SHOW OTHERWISE.
- 3.) NO OBSTRUCTIONS ARE ALLOWED IN DRAINAGE EASEMENTS, INCLUDING FENCES.
- 4.) PROPOSED BUILDINGS SHALL DIVERT ROOF DRAINAGE TO STORMWATER COLLECTION SYSTEM. SEE CIVIL OR ARCHITECTURAL DETAILS FOR DOWNSPOUT DETAILS AND CONNECTIONS.

**STORMWATER REDEVELOPMENT NOTE [GS 143-214.7(b3)]:**

- 1.) ANY LAND-DISTURBING ACTIVITY THAT DOES NOT RESULT IN A NET INCREASE IN BUILT-UPON AREA AND THAT PROVIDES GREATER OR EQUAL STORMWATER CONTROL TO THAT OF THE PREVIOUS DEVELOPMENT.
- 2.) SECTION 26.(b) G.S. 143-214.7(b3) READS AS REWRITTEN: "(b3) STORMWATER RUNOFF RULES AND PROGRAMS SHALL NOT REQUIRE PRIVATE PROPERTY OWNERS TO INSTALL NEW OR INCREASED STORMWATER CONTROLS FOR (i) PREEXISTING DEVELOPMENT OR (ii) SENATE BILL 469 SESSION LAW 2018-145 PAGE 19 REDEVELOPMENT ACTIVITIES THAT DO NOT REMOVE OR DECREASE EXISTING STORMWATER CONTROLS WHEN A PREEXISTING DEVELOPMENT, EITHER IN WHOLE OR IN PART, INCREASED STORMWATER CONTROLS SHALL ONLY BE REQUIRED FOR THE AMOUNT OF IMPERVIOUS SURFACE BEING CREATED THAT EXCEEDS THE AMOUNT OF IMPERVIOUS SURFACE THAT EXISTED BEFORE THE REDEVELOPMENT. THIS SUBSECTION APPLIES TO ALL LOCAL GOVERNMENTS REGARDLESS OF THE SOURCE OF THEIR REGULATORY AUTHORITY. LOCAL GOVERNMENTS SHALL INCLUDE THE REQUIREMENTS OF THIS SUBSECTION IN THEIR STORMWATER ORDINANCES."
- 3.) THIS PROJECT SHALL BE SUBJECT TO REDEVELOPMENT. EXISTING STATE STORMWATER PERMIT SW8 931207.

**AS-BUILT STORMWATER NOTE [15A NCAC 02H.1044]:**

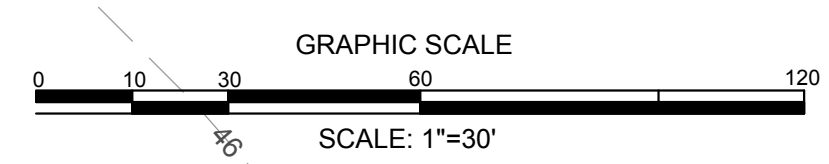
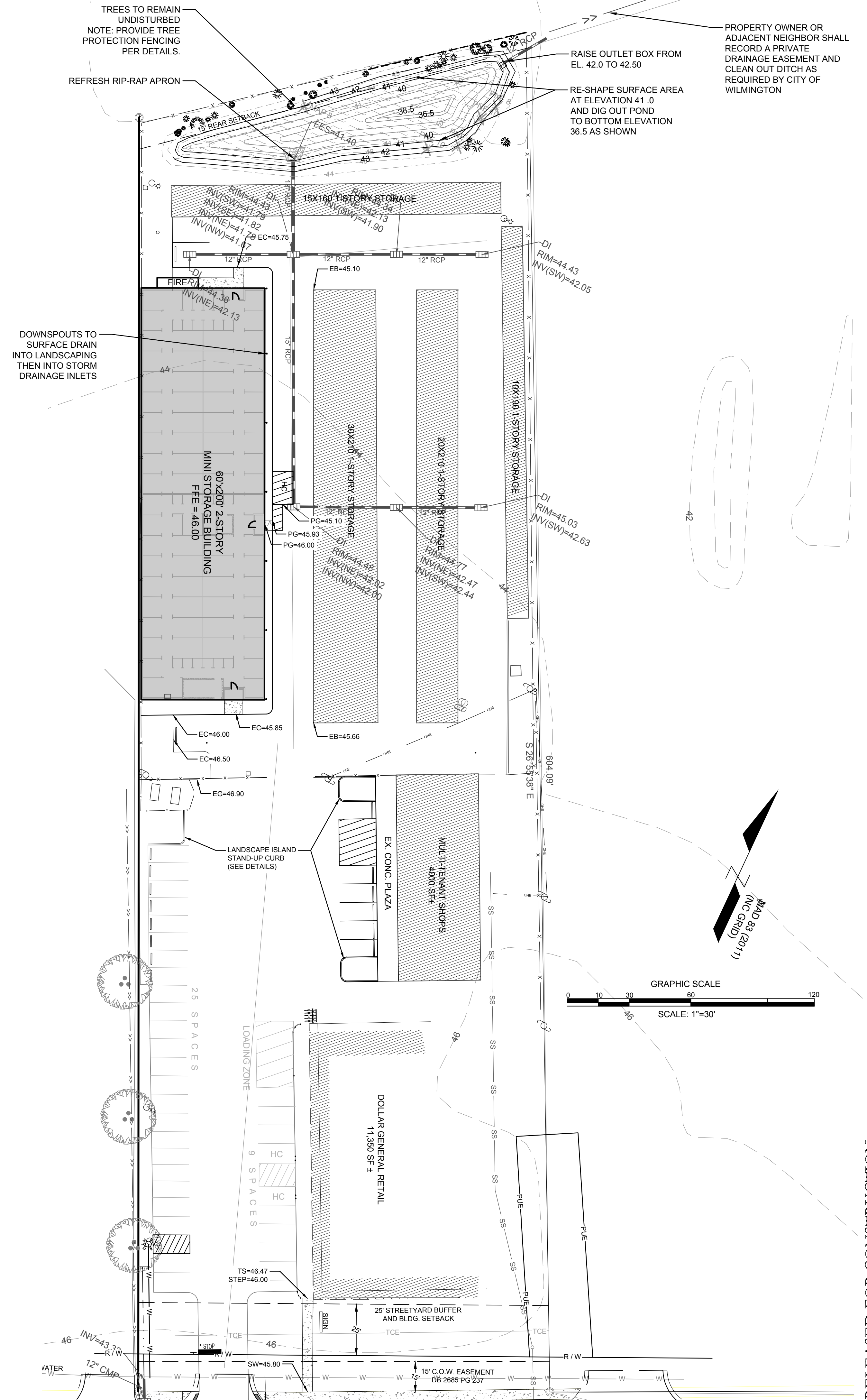
- 1.) THE CONTRACTOR WILL EMPLOY A LAND SURVEYOR LICENSED IN THE STATE OF NORTH CAROLINA TO PROVIDE ACCURATE REPRODUCIBLE AS-BUILT DRAWINGS OF THE WET DETENTION BASIN, COLLECTION SYSTEM, AND IMPERVIOUS AREA ON THE SITE TO THE ENGINEER & OWNER UPON COMPLETION OF CONSTRUCTION. UPON CERTIFICATION BY THE ENGINEER AND VERIFICATION FROM THE OWNER ANY DISCREPANCIES WILL BE INDICATED. THEN THESE PLANS SHALL BE RETURNED TO THE CONTRACTOR FOR CORRECTION PRIOR TO FINAL PAYMENT AND FINAL INSPECTION.

**SPOT GRADE LEGEND:**

PG = PROPOSED GRADE (GROUND)  
 (EG) = EXISTING GRADE (GROUND)  
 EP = EDGE OF PAVEMENT  
 EG = EDGE OF CONCRETE  
 TS/SW = TOP OF SIDEWALK

BO/TC = TOP OF CURB ELEVATION

RIM = CENTER OF GRATE  
 CB = CATCH BASIN  
 DI = DROP INLET  
 YI = YARD INLET  
 MH = STORM MANHOLE  
 CL = CENTERLINE  
 INV = INVERT  
 C/O = TOP OF CLEANOUT  
 TW = TOP OF WALL  
 BW = BOTTOM OF WALL  
 (EG) = EXISTING ELEVATIONS, TYP.



**CITY OF WILMINGTON**  
NORTH CAROLINA

Public Services • Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN

Date: \_\_\_\_\_ Permit # \_\_\_\_\_

Signed: \_\_\_\_\_

**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.

CLIENT INFORMATION:  
**NORTH MARKET STORAGE**  
 311 JUDGES RD. SUITE 12F  
 WILMINGTON, NC 28405  
 (910) 338-2409

**PARAMOUNT ENGINEERING, INC.**  
 122 Cinema Drive  
 Wilmington, North Carolina 28403  
 (910) 791-6707 (O) (910) 791-6700 (F)  
 NC License #: C-2846

**GRADING & DRAINAGE PLAN**

**N. MARKET STORAGE EXPANSION**  
 6789 NORTH MARKET STREET  
 WILMINGTON, NC 28405

PROJECT STATUS:  
 PRELIMINARY LAYOUT:  
 FINAL DESIGN:  
 RELEASED FOR CONSTRUCTION:

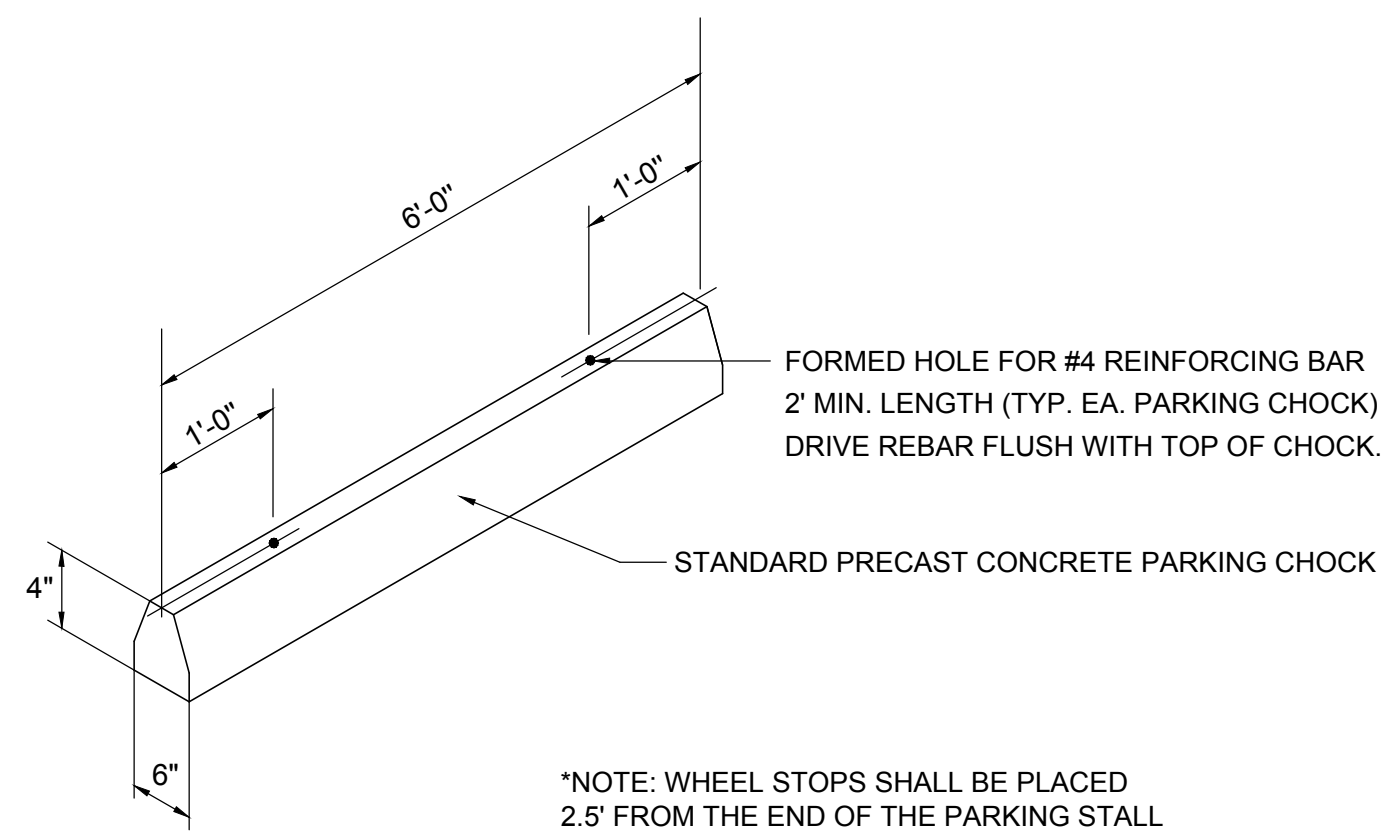
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 SCALE: 1" = 30'  
 DRAWN: JEM  
 CHECKED: TCC

SEAL

**C-3.0**

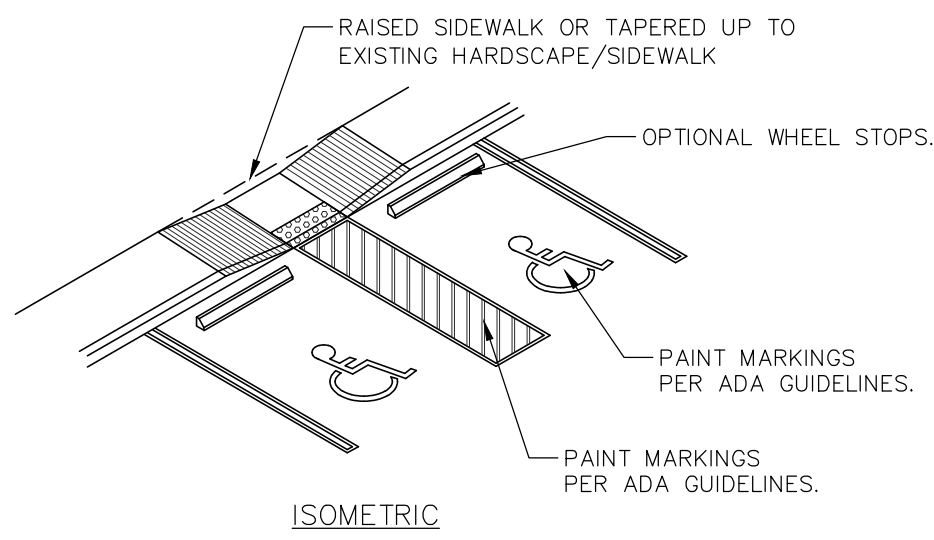
PEI JOB#: 19274-PE

RELEASED FOR CONSTRUCTION

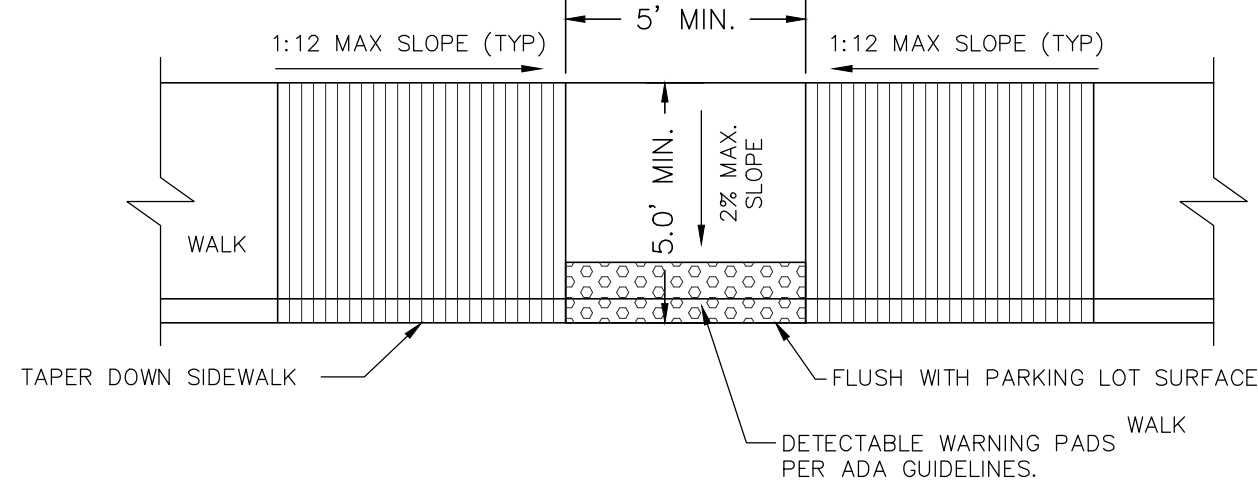


\*NOTE: WHEEL STOPS SHALL BE PLACED 2.5' FROM THE END OF THE PARKING STALL

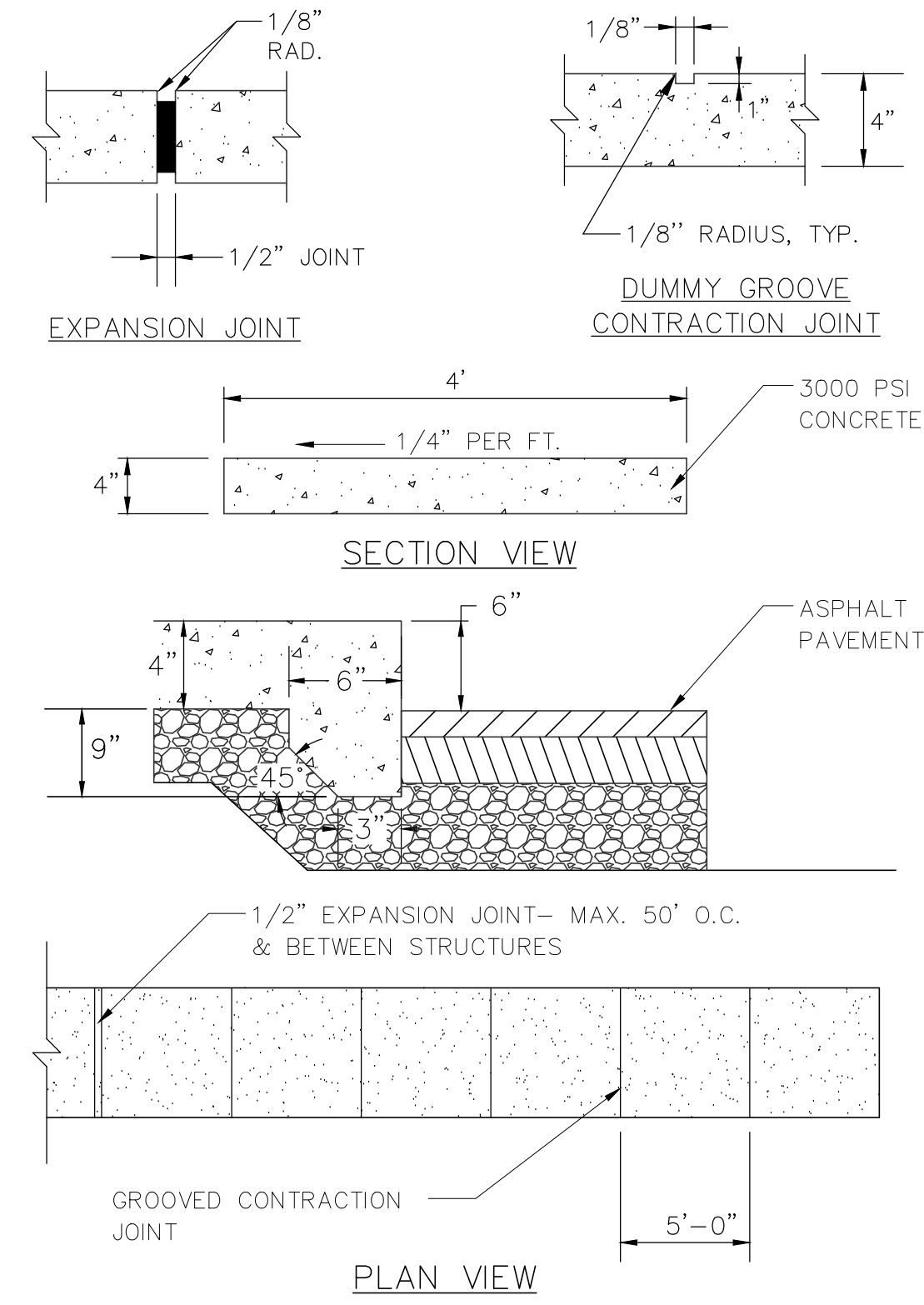
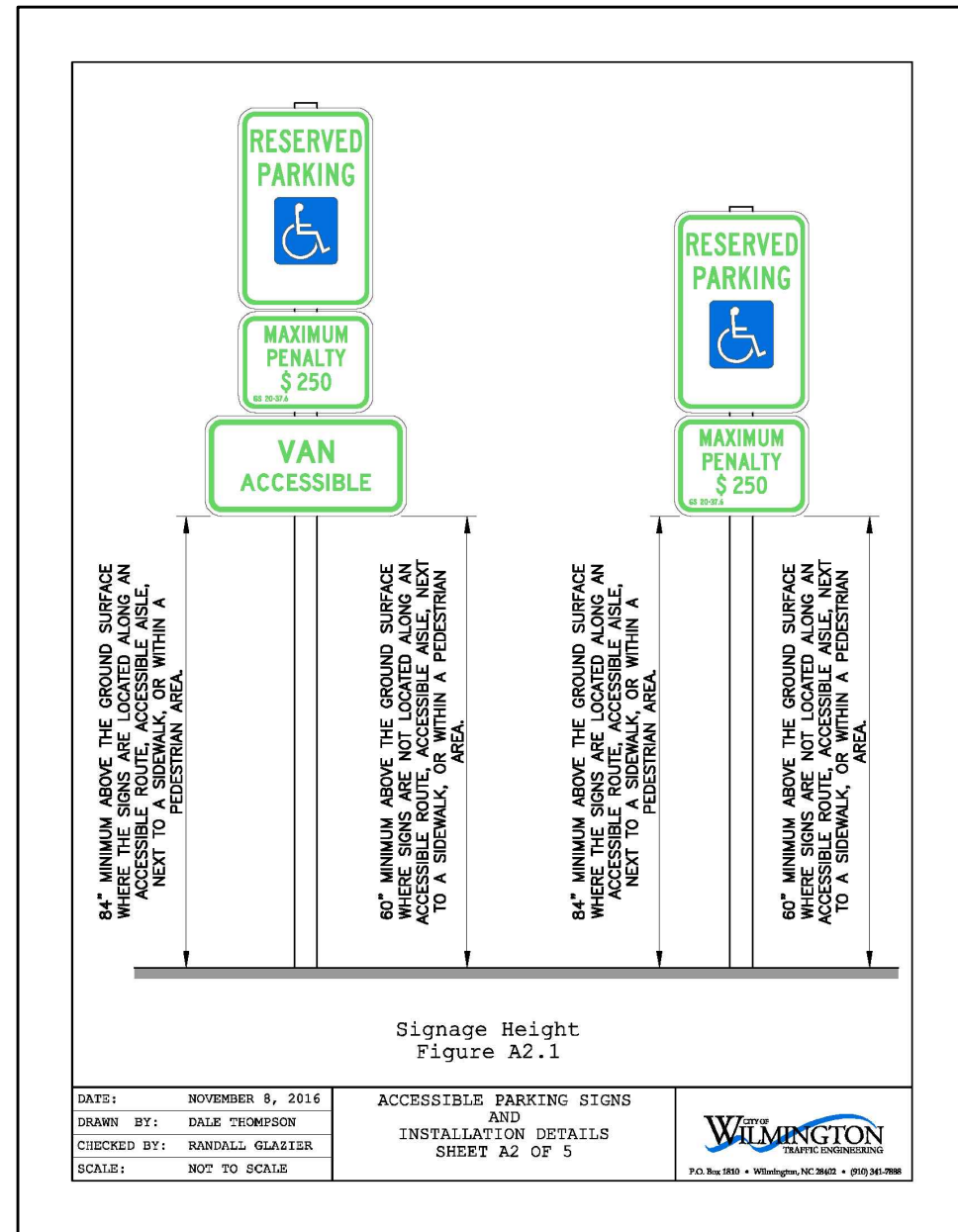
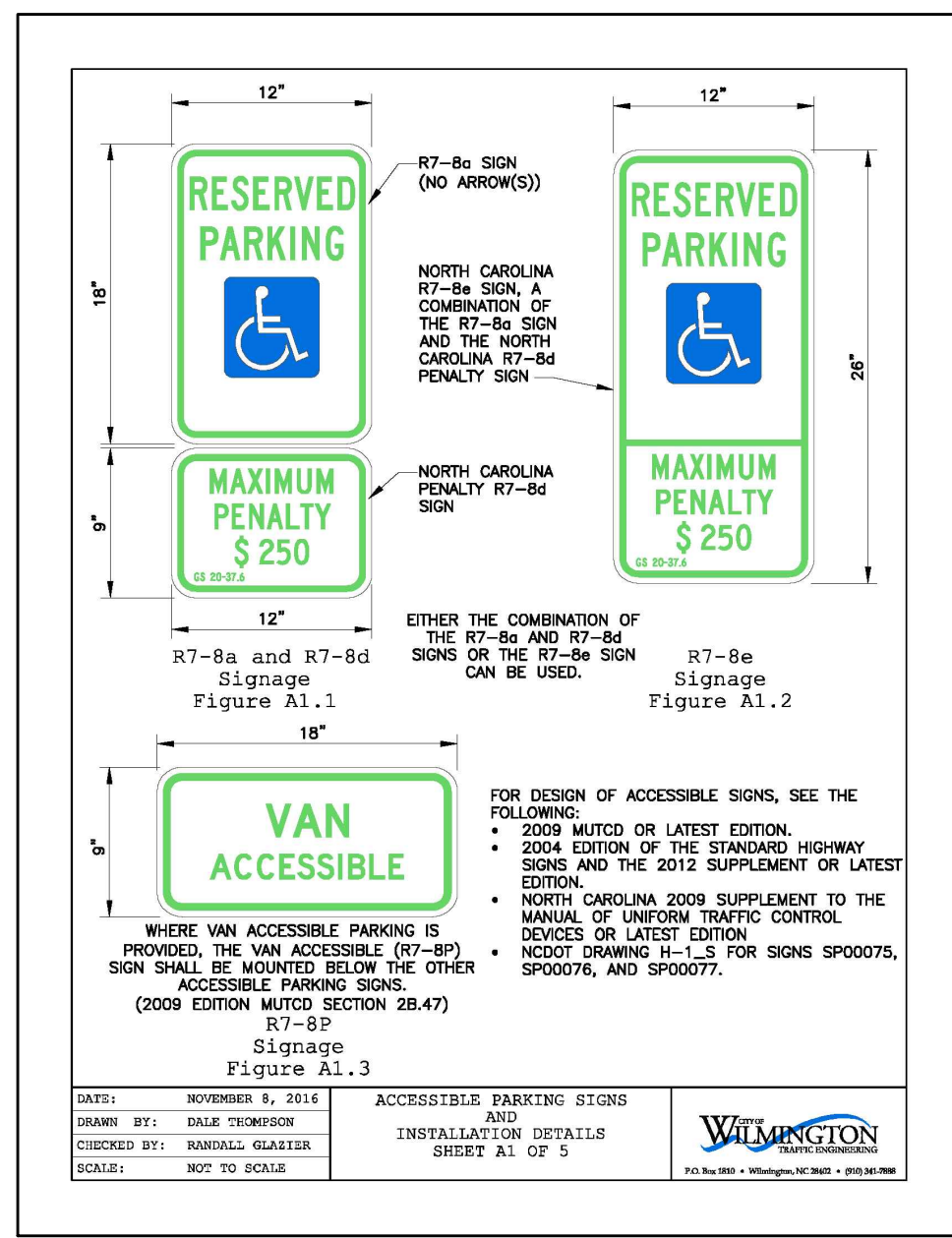
**WHEEL STOP**  
NOT TO SCALE



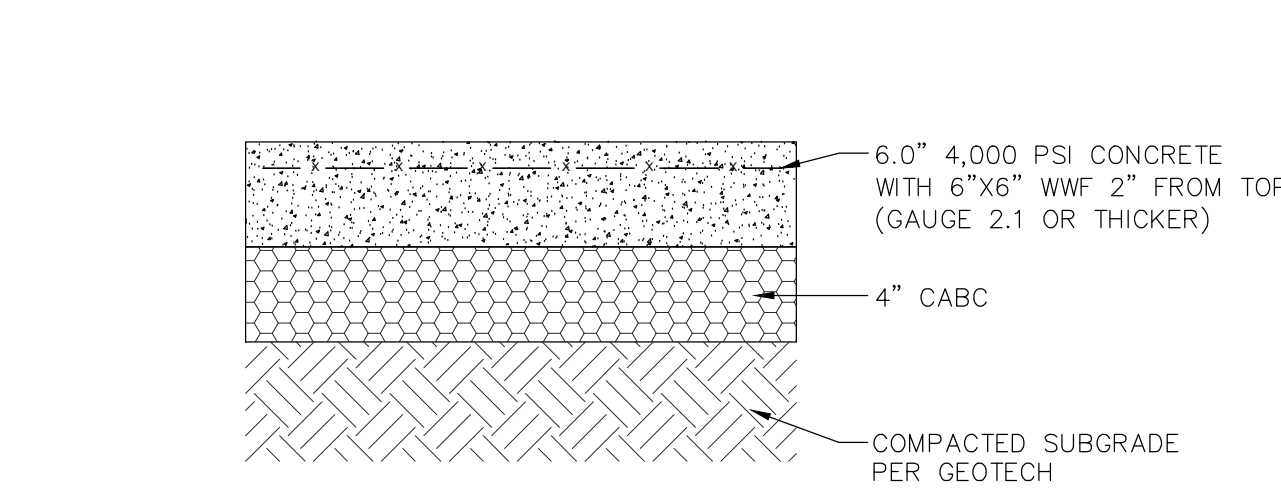
ISOMETRIC



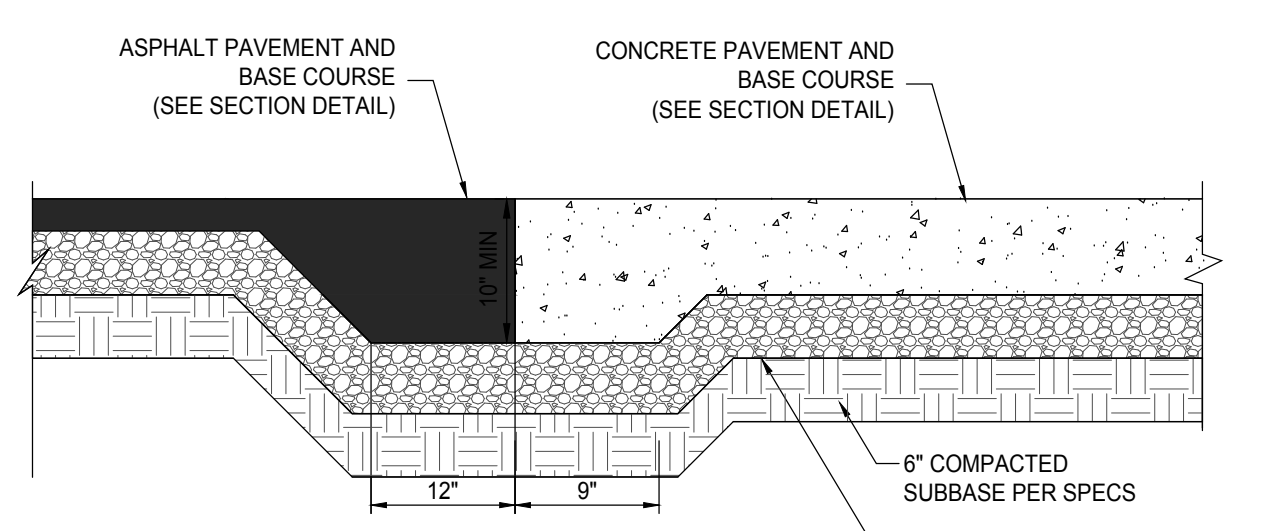
**HANDICAP CURB ACCESS RAMP AND MARKINGS DETAIL**  
NOT TO SCALE



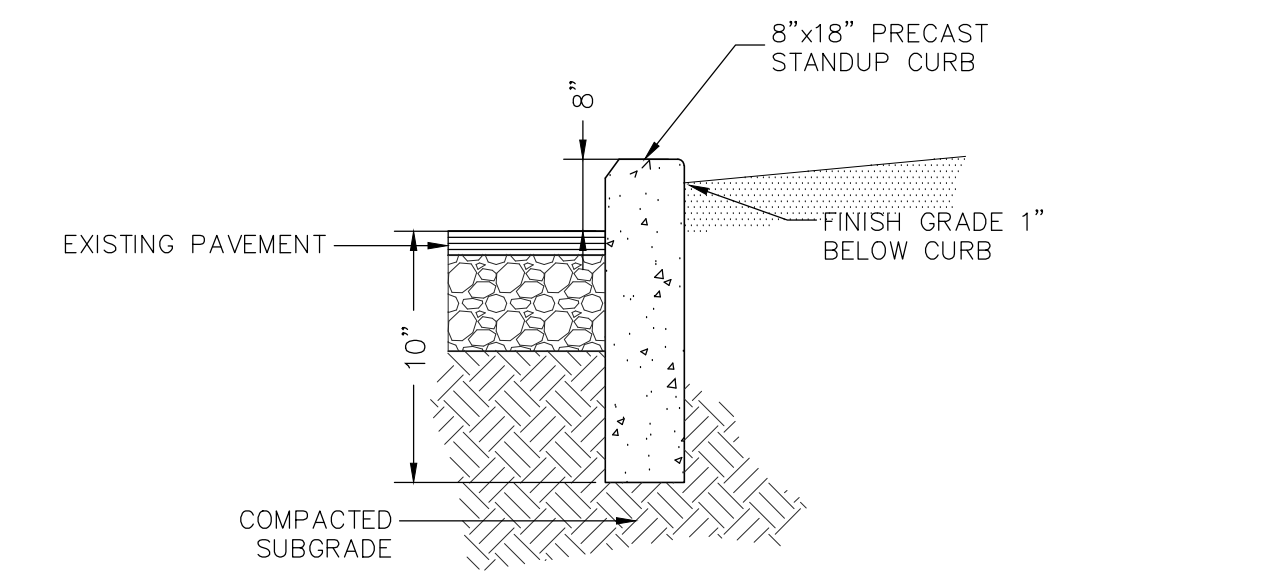
**SIDEWALK DETAILS**  
NOT TO SCALE



**CONCRETE PAVEMENT SECTION (HEAVY DUTY PAVEMENT)**

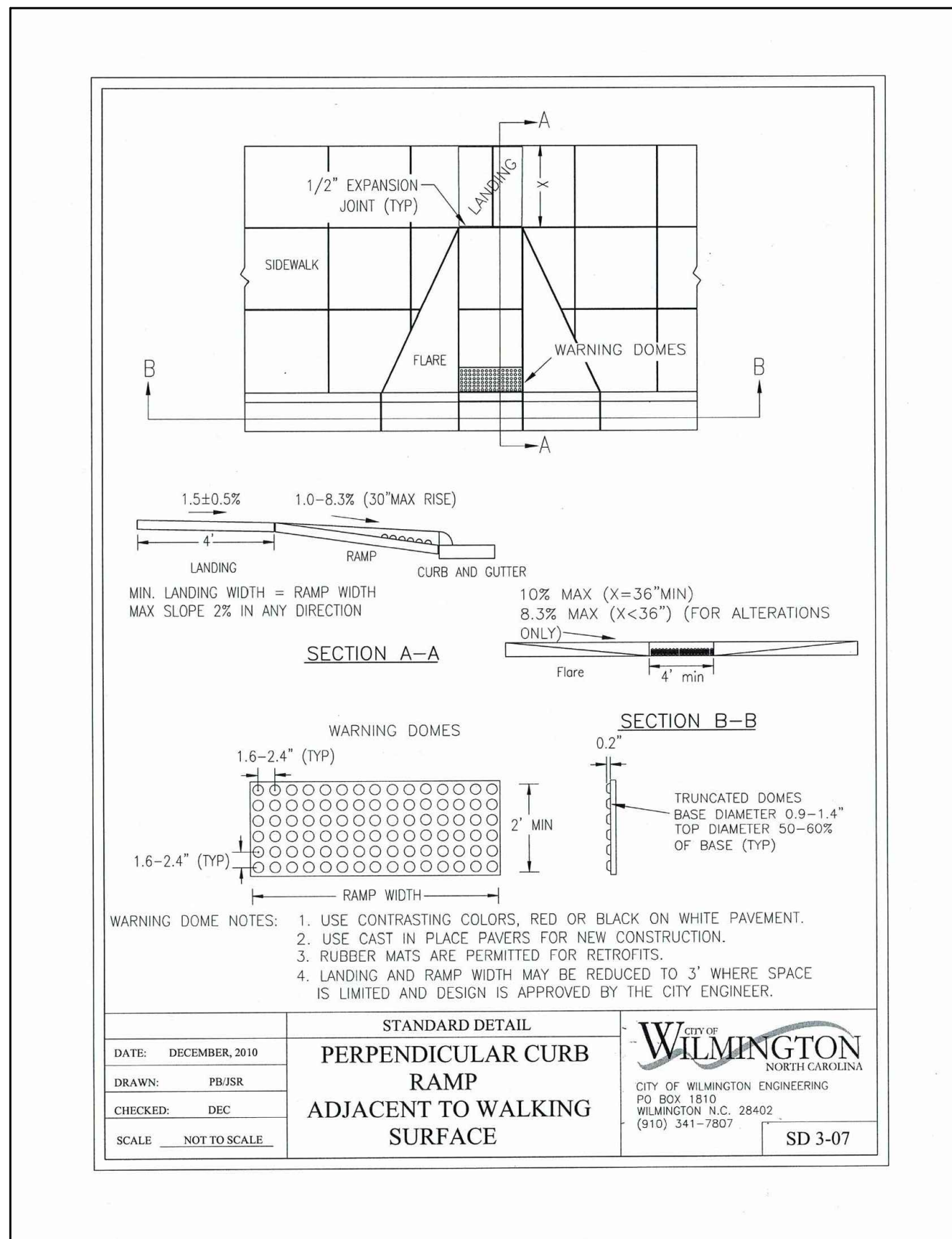


**ASPHALT TO CONCRETE TRANSITION (TYPICAL)**

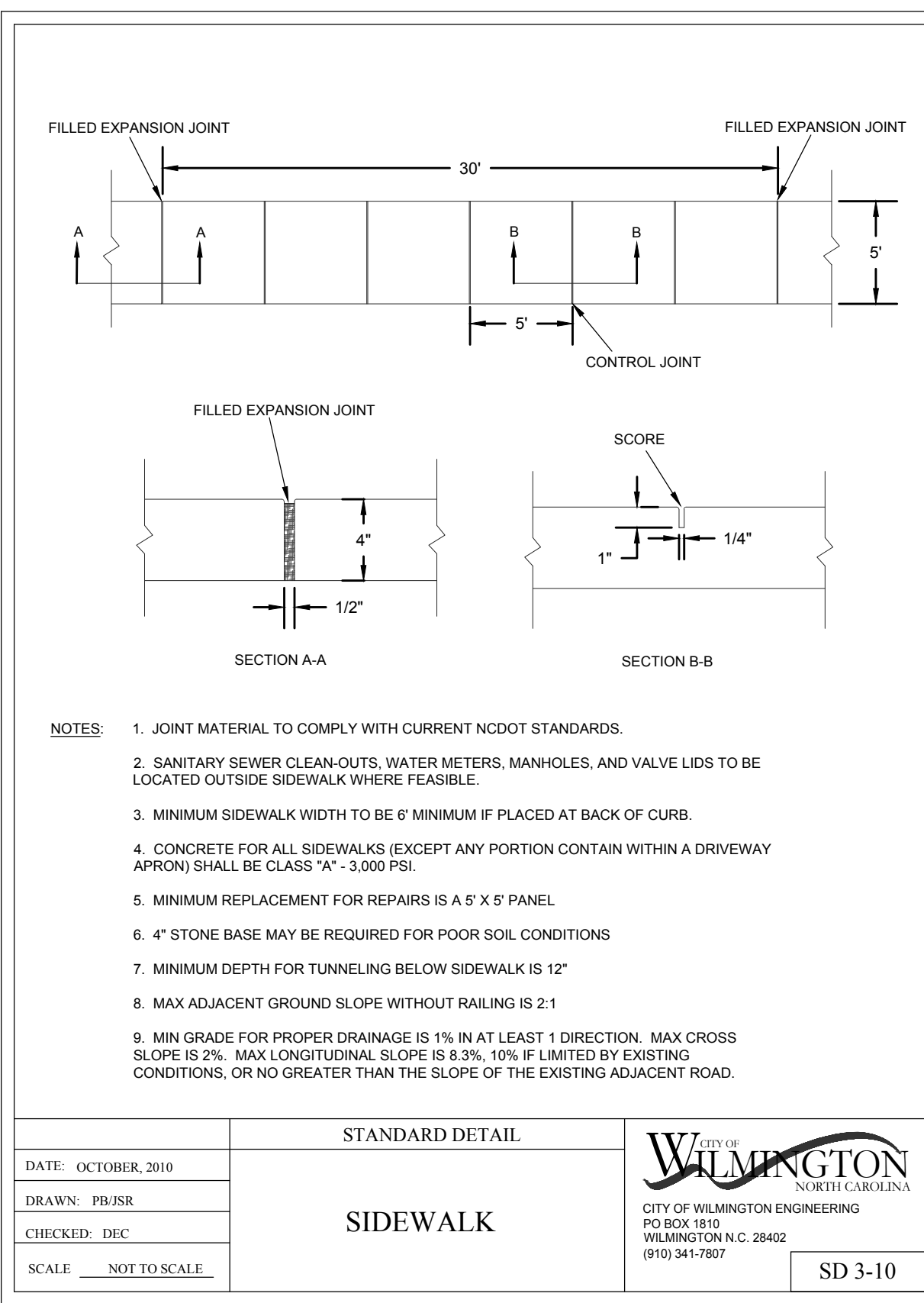


- NOTES:
1. CURB TO BE CONSTRUCTED IN 10 FT. LENGTHS.
  2. 1/2" EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 50 FEET, AT THE ENDS, AND MID-POINT OF RETURNS AND AT ANY OTHER POINT WHERE NEW CURB ABUTS OTHER CONCRETE SURFACES.

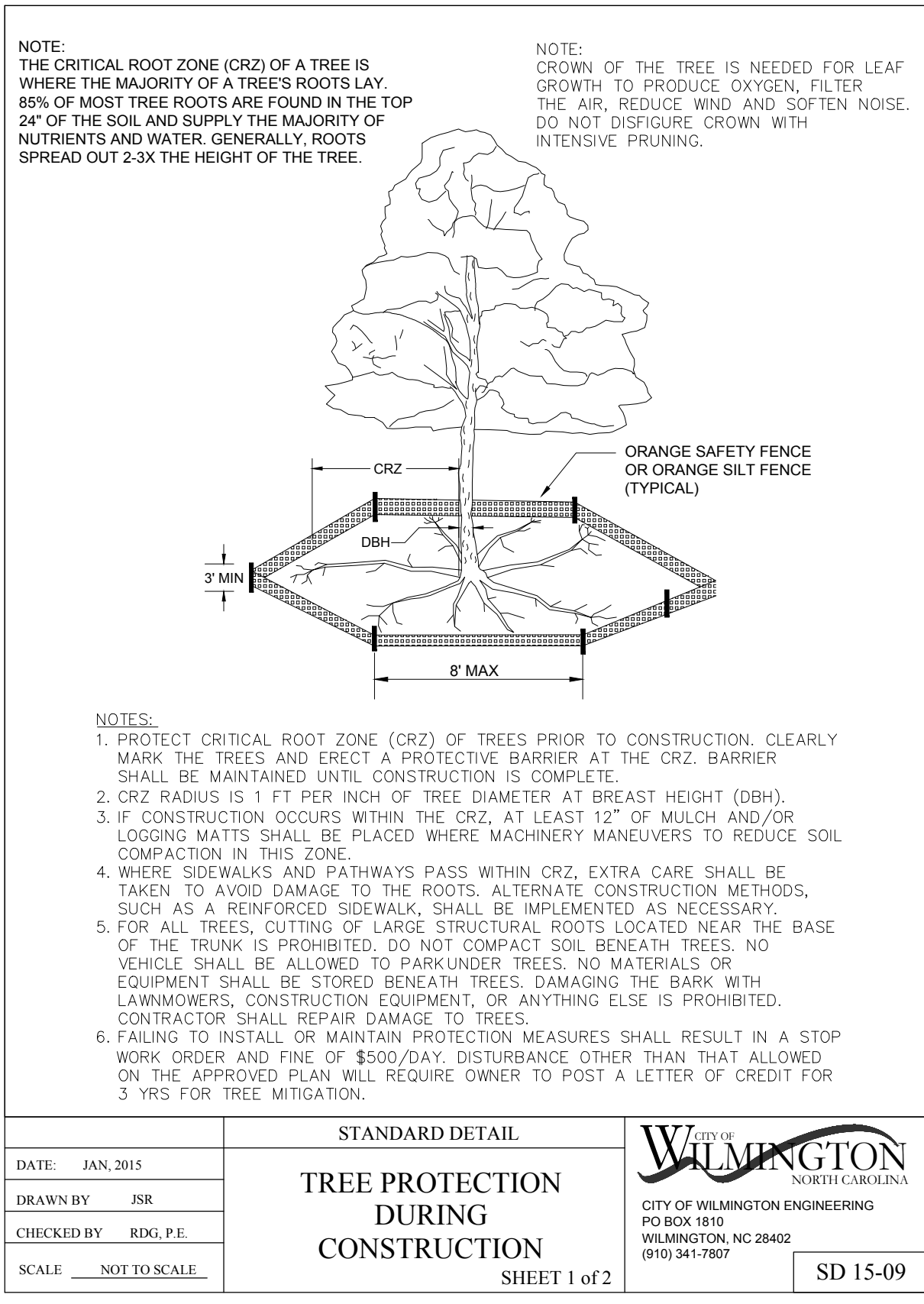
**STAND-UP CURB DETAIL**  
NOT TO SCALE



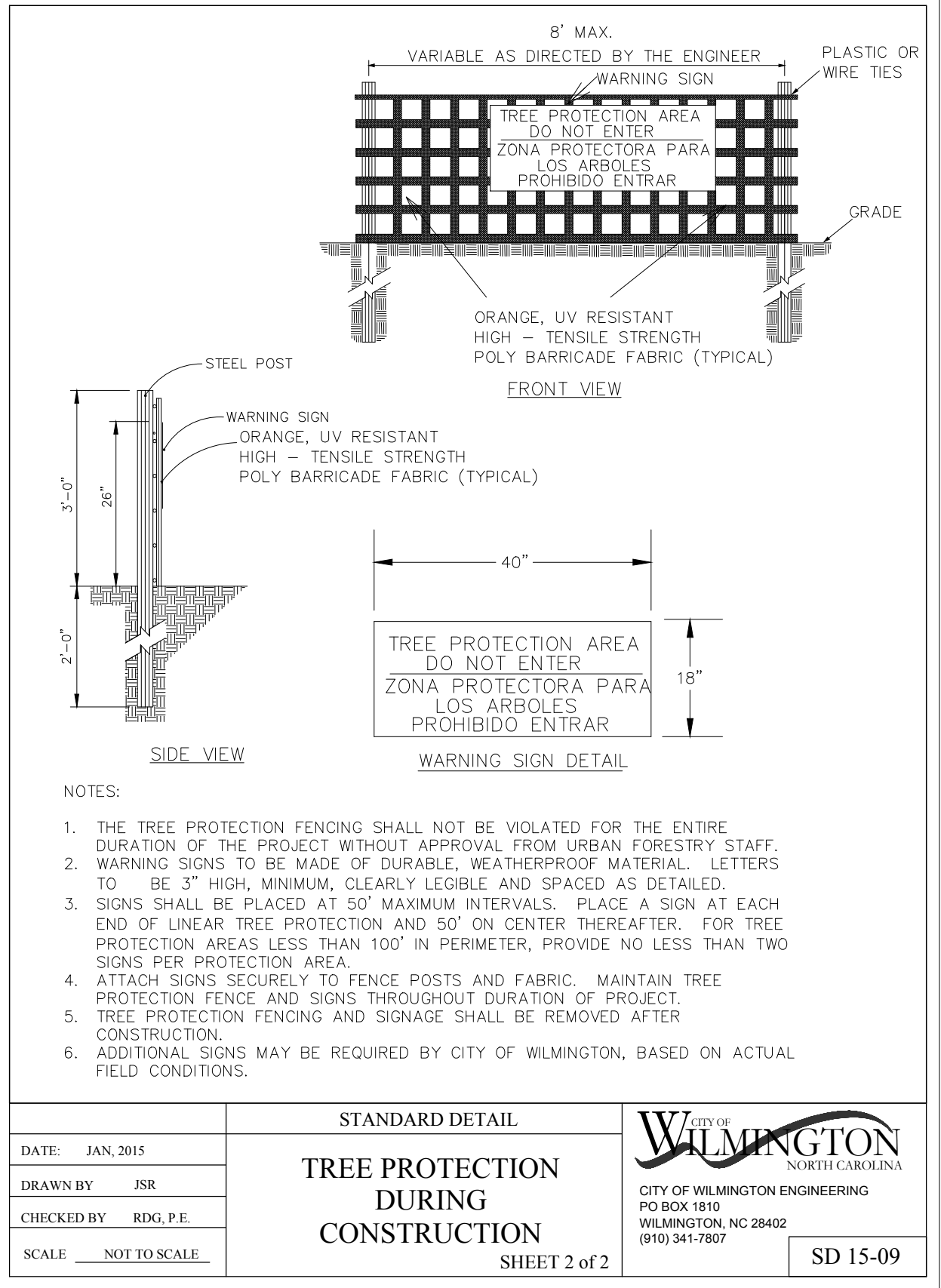
**STANDARD DETAIL**  
**PERPENDICULAR CURB RAMP ADJACENT TO WALKING SURFACE**  
CITY OF WILMINGTON NORTH CAROLINA  
CITY OF WILMINGTON ENGINEERING  
PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807  
SD 3-07



**STANDARD DETAIL**  
**SIDEWALK**  
CITY OF WILMINGTON NORTH CAROLINA  
CITY OF WILMINGTON ENGINEERING  
PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807  
SD 3-10



**STANDARD DETAIL**  
**TREE PROTECTION DURING CONSTRUCTION**  
CITY OF WILMINGTON NORTH CAROLINA  
CITY OF WILMINGTON ENGINEERING  
PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807  
SD 15-09



**STANDARD DETAIL**  
**TREE PROTECTION DURING CONSTRUCTION**  
CITY OF WILMINGTON NORTH CAROLINA  
CITY OF WILMINGTON ENGINEERING  
PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807  
SD 15-09

**REVISIONS:**

**CLIENT INFORMATION:**  
**NORTH MARKET STORAGE**  
311 JUDGES RD. SUITE 12F  
WILMINGTON, NC 28405  
(910) 338-2409

**PARAMOUNT ENGINEERING**  
122 Cinema Drive  
Wilmington, North Carolina 28403  
(910) 791-6707 (O) (910) 791-6700 (F)  
N.C. License # C-2846

**DETAILS**

**PROJECT STATUS:**  
PRELIMINARY LAYOUT  
FINAL DESIGN  
RELEASED FOR CONSTRUCTION

**DRAWING INFORMATION:**  
DATE: 07/08/19  
SCALE: 1" = 40'  
DRAWN: JSR  
CHECKED: RDG, P.E.  
TGC

**RELEASED FOR CONSTRUCTION**

**SEAL**

**N. MARKET STORAGE EXPANSION**  
6789 NORTH MARKET STREET  
WILMINGTON, NC 28405

**C-4.0**

PEI JOB#: 19274.PE

**NORTH MARKET  
SELF STORAGE**

6789  
NORTH MARKET STREET  
WILMINGTON, NC 28405

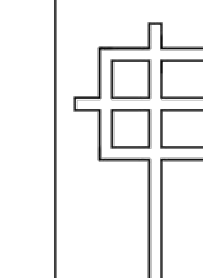
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GENERAL NOTES:

1. REVIEW ALL DRAWINGS PRIOR TO PROCEEDING WITH WORK. CONTACT A-E WITH ANY QUESTIONS ARISING IN REVIEW OF ALL DRAWINGS PRIOR TO STARTING WORK. JOB SUPER. TO BE AWARE OF WORK TO BE PERFORMED BY SUBS PRIOR TO START OF THAT WORK.
2. ALL WORK IS TO BE PER STATE, LOCAL AND NATIONAL CODES. REQUEST CLARIFICATION IN THE EVENT ANY WORK AS STATED WITHIN ALL DOCUMENTS DOES NOT APPEAR TO BE IN COMPLIANCE.
3. COORDINATE WORK WITH FULL SET OF DOCUMENTS. IF QUESTIONS VERIFY WITH JOB SUPER PRIOR TO PROCEEDING.

REV. DATE: REVISION DESCRIPTION

2/21/20	P12
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G. CLEVELAND PATE, PLLC  
Architecture + Planning  
6013 Fordland Drive, Raleigh, NC 27606  
919-851-0052

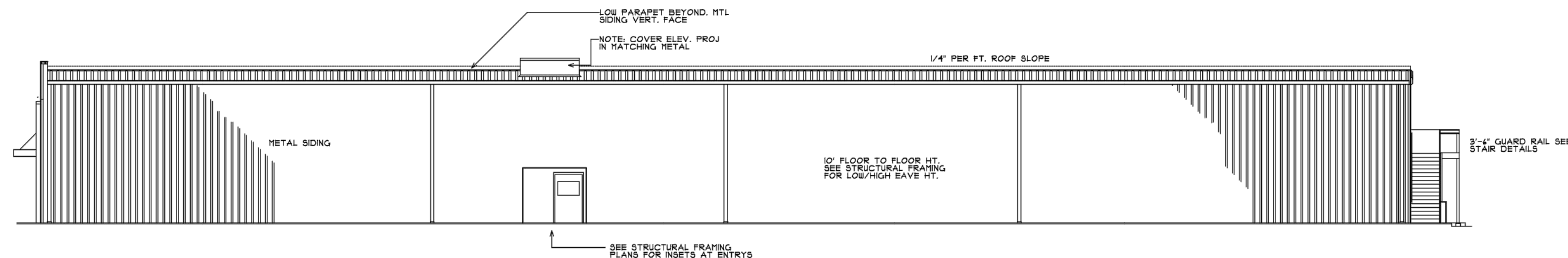
SEALS:

Professional Seal redacted on electronic copy per City of Wilmington Policy

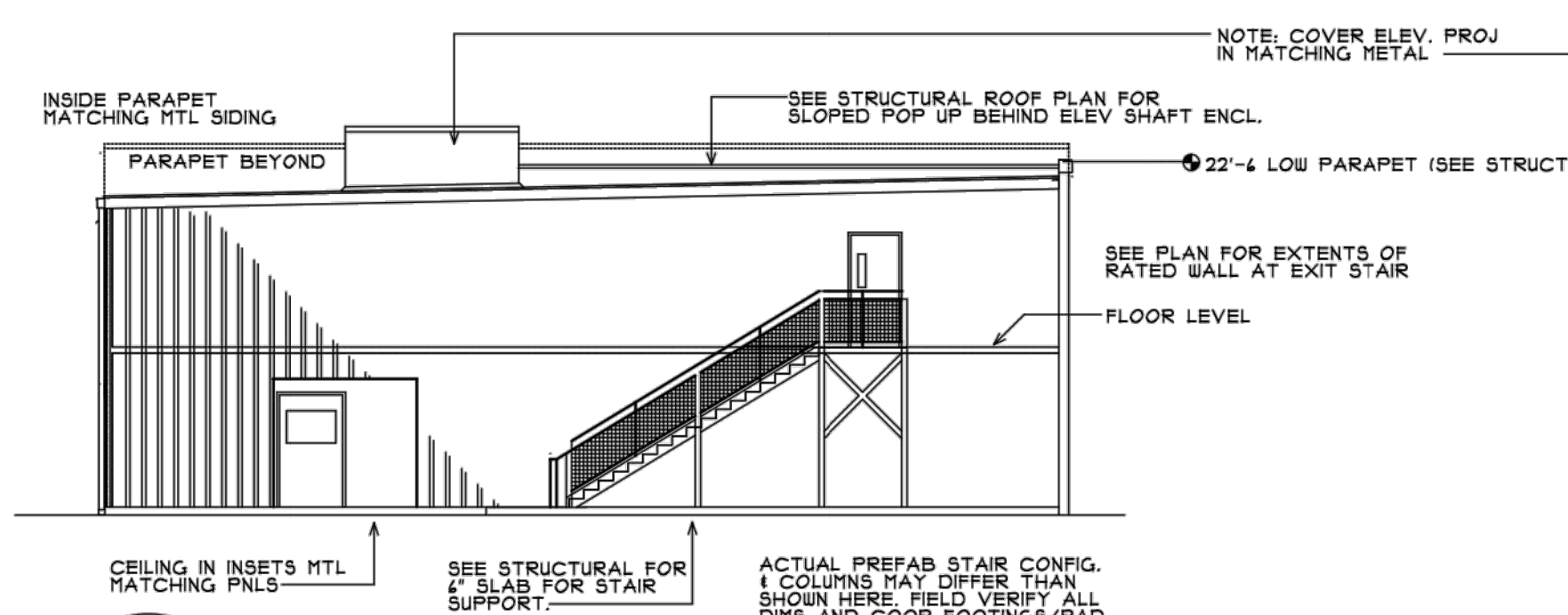
SEALS:

ELEVATIONS

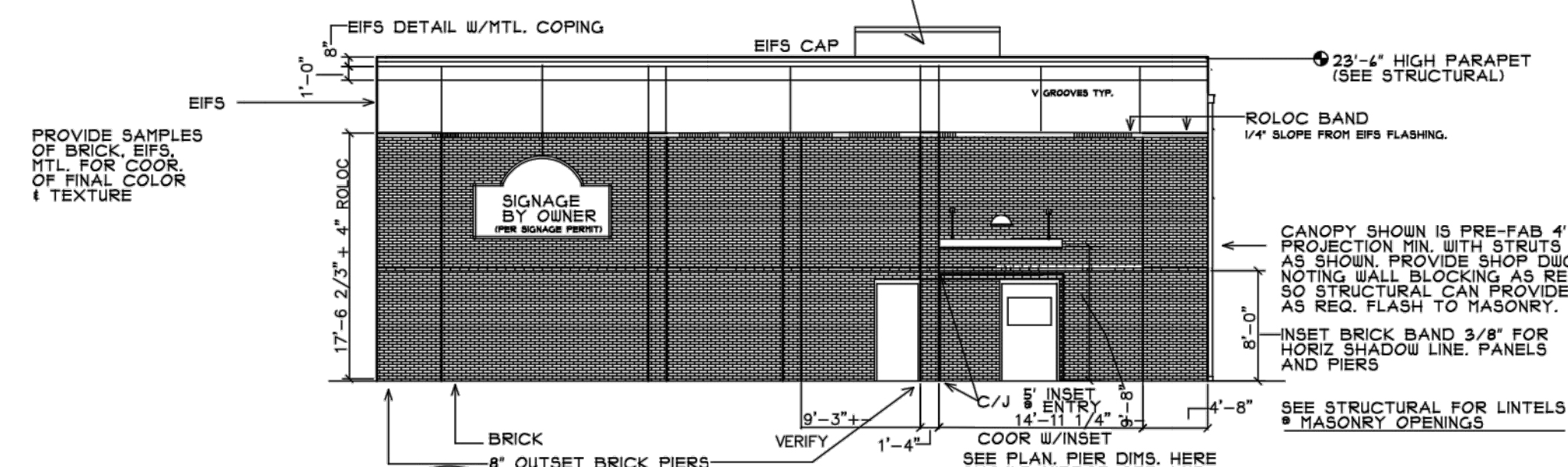
GCP	GCP	SHEET:
DESIGNED BY:	DRAWN BY:	A-3
GCP	GCP	
CHECKED BY:	APPROVED BY:	OF:
NMARKI	AHARKIA	2/5/20
CAD FILE NAME:	PROJECT #	DATE:



1 RIGHT SIDE ELEVATION  
A3 3/32"

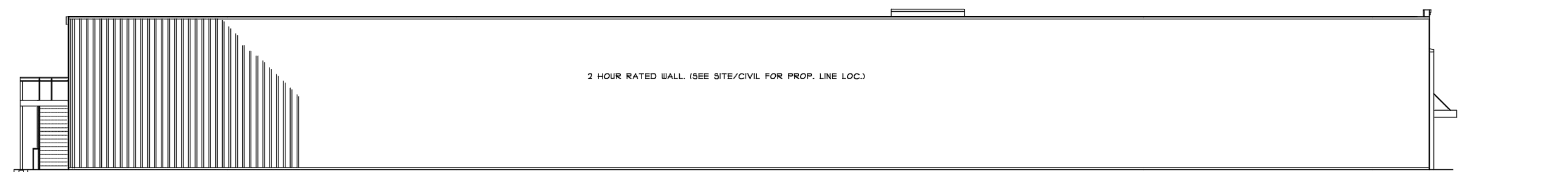


3 REAR ELEVATION  
A3 3/32"



4 FRONT ELEVATION  
A3 3/32"

PLANNING & ZONING NOTE:  
23'-4" HIGH BLDG. PIERS  
OVER 13'-0" H. DISTANCE  
BETWEEN PIERS CANNOT  
EXCEED 2/3 BLDG HT.  
WITH 15'-4" SEE DIMS ON  
PLAN AND ELEVATIONS  
OF R/W VIEW ELEV. ABOVE.



2 LEFT SIDE ELEVATION  
A3 3/32"

**CITY OF WILMINGTON**  
NORTH CAROLINA  
Public Services • Engineering Division  
APPROVED STORMWATER MANAGEMENT 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.

**Approved Construction Plan**

Name	Date
Planning	_____
Traffic	_____
Fire	_____

BACKING ROD & SEALANT (2 PART) COLOR TO MATCH MASONRY BOTH ENDS OF MASONRY WALL TO METAL TRIM.