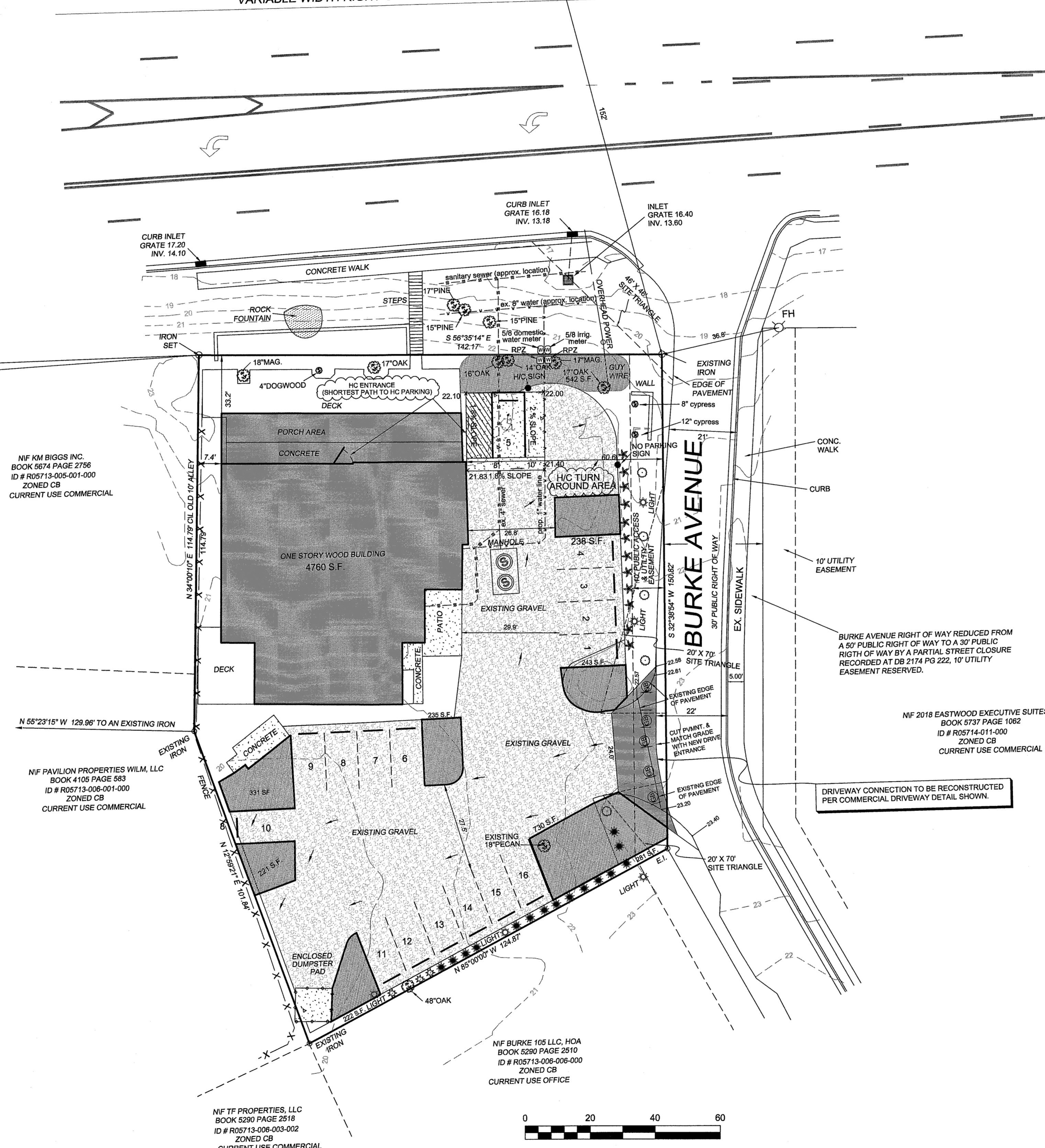
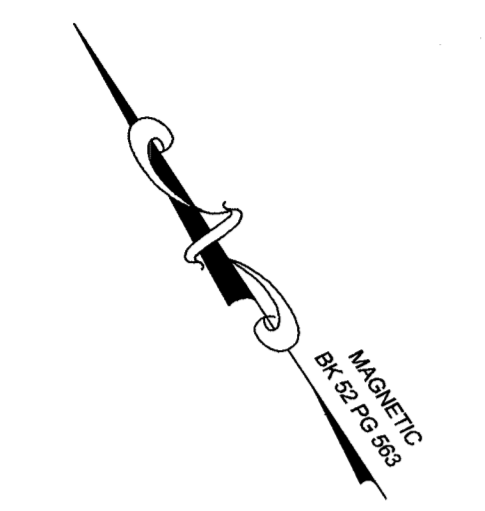


TWO TEN INVESTORS INC
BOOK 5324 PAGE 544
ID # R05713-004-002-000
ZONED CB
CURRENT USE COMMERCIAL BUSINESS

WRIGHTSVILLE WEST INC
BOOK 6045 PAGE 844
ID # R05714-001-003-000
ZONED MF-L
CURRENT USE RESIDENTIAL/Common AREA

EASTWOOD ROAD

VARIABLE WIDTH RIGHT OF WAY



SITE DATA

OWNER: JM EASTWOOD LLC
2012 EASTWOOD RD
WILMINGTON, N.C.

SITE ADDRESS: 2012 EASTWOOD RD
TAX PARCEL No. R05713-005-002-000
TOTAL TRACT AREA: 0.58 ACRES
ZONING: CB, COMMUNITY BUSINESS DISTRICT
CURRENT LAND USE CODE RESTAURANT
PROPOSED USE: OFFICE
CAMA LAND USE: URBAN

NO OPEN SPACE OR RECREATIONAL AREAS PROVIDED

SITE DATA

DIMENSIONAL REQUIREMENTS
MINIMUM LOT AREA: 1/2 ACRE
MINIMUM LOT WIDTH: 80 FEET
MINIMUM FRONT SETBACK: 20 FEET
MINIMUM REAR SETBACK: 10 FEET
MINIMUM SIDE SETBACK: 0 FEET
MINIMUM CORNER SETBACK: 20 FEET
MAXIMUM HEIGHT: 45 FEET

SOLID WASTE DISPOSAL: EXISTING DUMPSTER AS SHOWN

CURRENT IMPERVIOUS: 19266 SF
PROPOSED IMPERVIOUS: SAME
TOTAL IMPERVIOUS: 19266
LOT COVERAGE CALCULATIONS:
BUILDINGS: 4760 sf
LOT AREA: 25,381 sf
LOT COVERAGE: 18.8%

EXISTING BUILDING AREA: 4760 SF
PROPOSED BUILDING AREA: N/A
PARKING REQUIREMENTS/CALCULATIONS: CB
(square footage is based upon building area)

NO DESIGNATED PARKING EXISTS (CURRENT PARKING ON GRAVEL AREA)
MAXIMUM 1 SPACE PER 200 sf (PER USE) = 4,760 sf / 200 sf = 23.8 = 24 SPACES
MINIMUM 1 SPACE PER 300 sf (PER USE) = 4,760 sf / 300 sf = 15.9 = 16 SPACES
PROPOSED IMPROVED PARKING : 16 SPACES

EXISTING WATER: ?
EXISTING SEWER: ?
PROPOSED WATER: (10 employees @ 25 gal/employee) 250 GPD
PROPOSED SEWER: ?
BUILDING DETAILS:
OF BUILDINGS: 1
OF STORIES: 1
BUILDING HEIGHT (EXISTING): 30'+-
1ST FLOOR: 4,760 SF
BUILDING SETBACKS (EXISTING):
FRONT SETBACK: 33.2'
REAR SETBACK: 17.5'
EAST SIDE SETBACK: 60.6'
WEST SIDE SETBACK: 7.4'

ADDITIONAL NOTES:

- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS. (DETAIL SD 11-03 AND SD 15-13 C OF W TECH STDS.)
- ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS (DETAIL SD 15-13 C OF W TECH STDS.)
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 341-9888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
- ANY BROKEN OR MISSING SIDEWALK PANELS AND CURBING WILL BE REPLACED.

NOTE

- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.

NOTES

- AREA COMPUTED BY COORDINATE METHOD
- ALL DISTANCE S ARE HORIZONTAL
- FOR REFERENCE SEE BOOK 5634 PAGE 2408 & BOOK 4105 PAGE 590 (DRAINAGE EASEMENT)
- SURVEYED NOV. 2017
- 25,381 SQ. FT. 0.58 ACRE TOTAL AREA
- PROPERTY LINES ESTABLISHED FROM EXISTING EVIDENCE AND RECORD INFORMATION

LEGEND

FH = EXISTING FIRE HYDRANT
E.I.P. = EXISTING IRON PIPE
E.I. = EXISTING IRON
E.C.M. = EXISTING CONCRETE MONUMENT
RIW = RIGHT OF WAY
C.P. = COMPUTED POINT
⊗ = GRADE BREAK

PROPERTY LINE

CENTERLINE

EASEMENT

COMPUTED PROPERTY LINE

FENCE

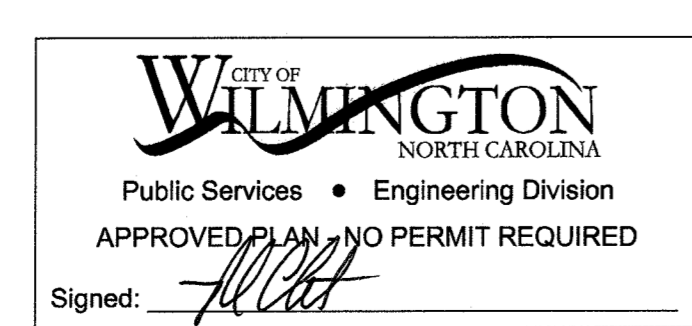
SURFACE DRAINAGE FLOW

PROPOSED LANDSCAPE AREAS

EXISTING GRAVEL PARKING AREA

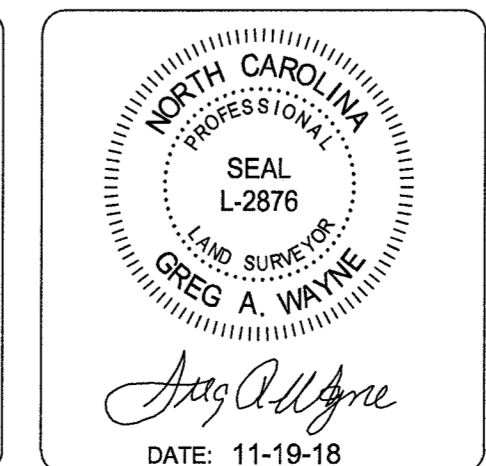
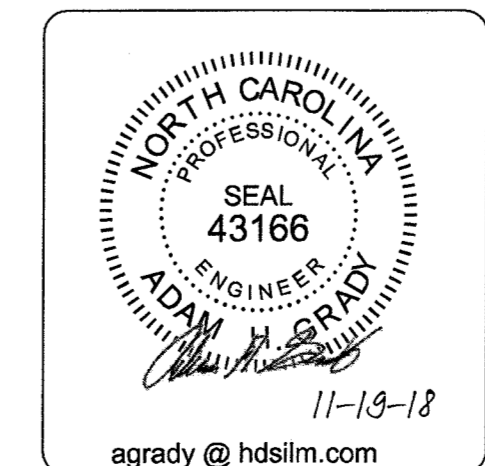
Approved Construction Plan

Name	Date
Planning	11/19/18
Traffic	11-19-18
Fire	11-20-18



FINAL DRAWINGS RELEASED		
REV. NO.	REVISIONS	DATE

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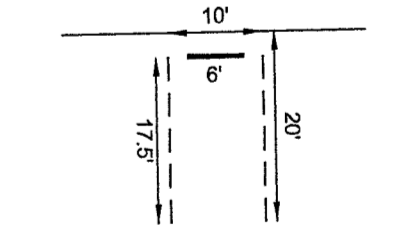
JM EASTWOOD LLC
2012 EASTWOOD ROAD
WILMINGTON, N.C.

HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS, ENGINEERS & LAND PLANNERS
1123 FLORAL PARKWAY
WILMINGTON, N.C. 28403
PHONE: (910) 345-8902
LICENSE # C-0587

PRELIMINARY PLAN

SITE PLAN FOR CHANGE OF USE
JM EASTWOOD LLC
EVOLVE CONSTRUCTION OFFICE RENOVATION
LOCATED IN THE CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

TYPICAL PARKING SPACE



EXISTING PLANT LEGEND

- crepe myrtle
 - ✱ azalia
 - ✱ indian Hawthorne
 - ✱ pittosporum
- LANDSCAPED ISLANDS ARE TO BE RAISED AND ENCLOSED BY LANDSCAPE TIMBERS.

Date: 11-02-18
Scale: HORZ.: 1"= 20'
Drawn: GW
Checked: GW
Project No.: 12545
Sheet No.: C-1
C-1

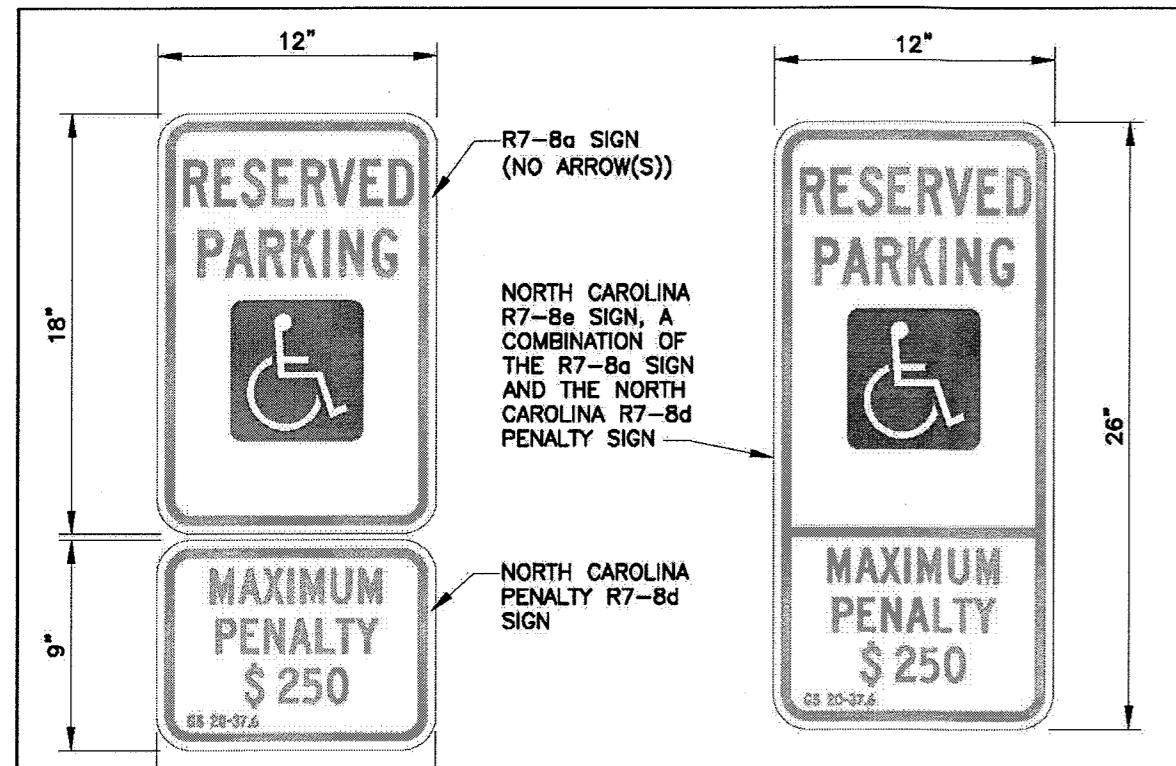


Figure A1.1 Signage
Figure A1.2 Signage

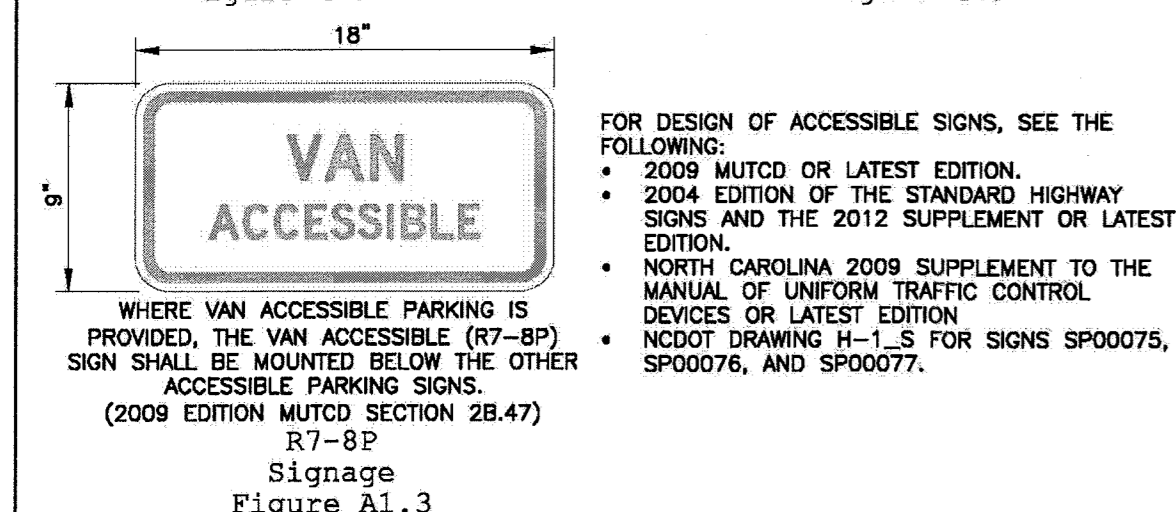
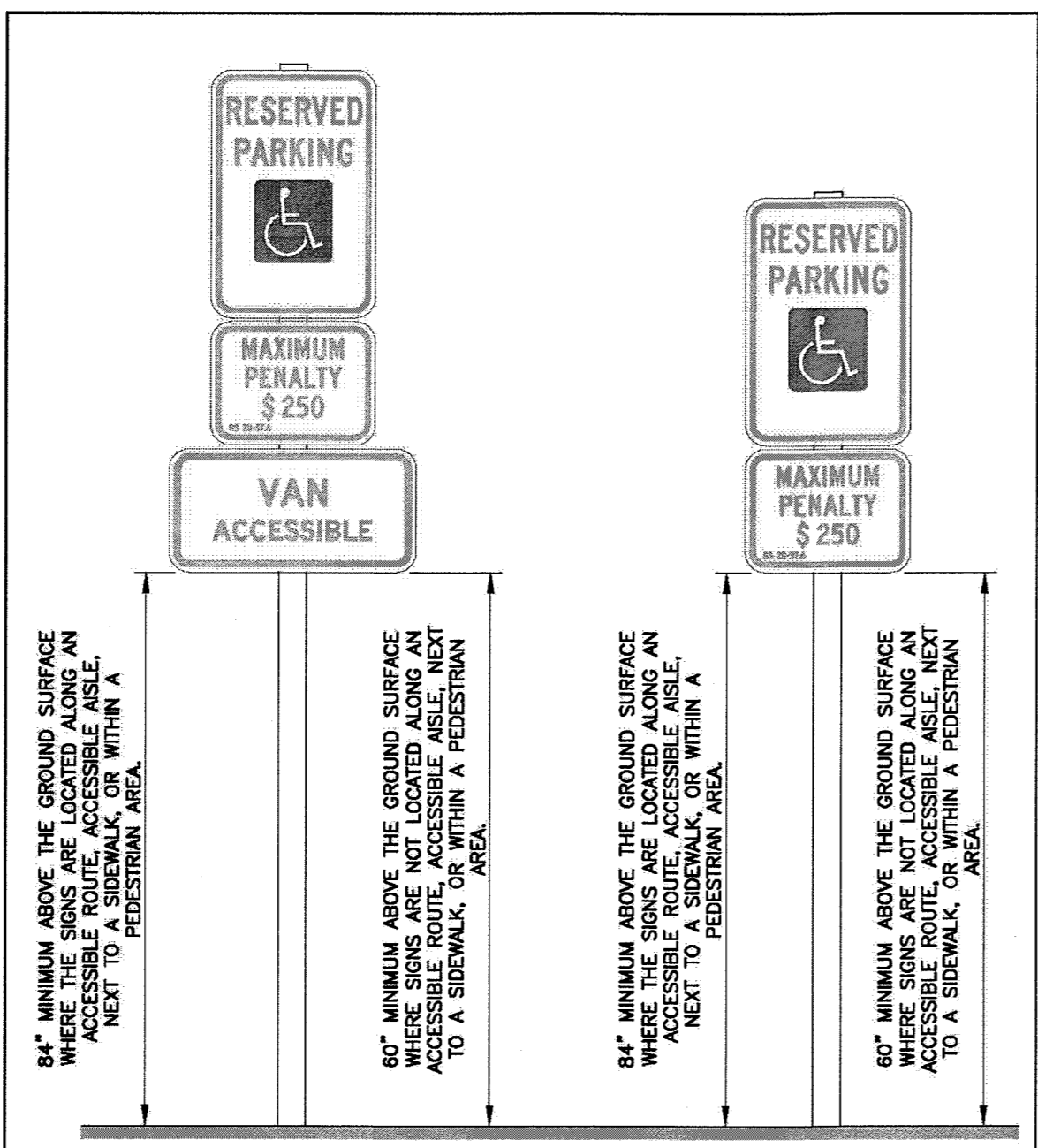


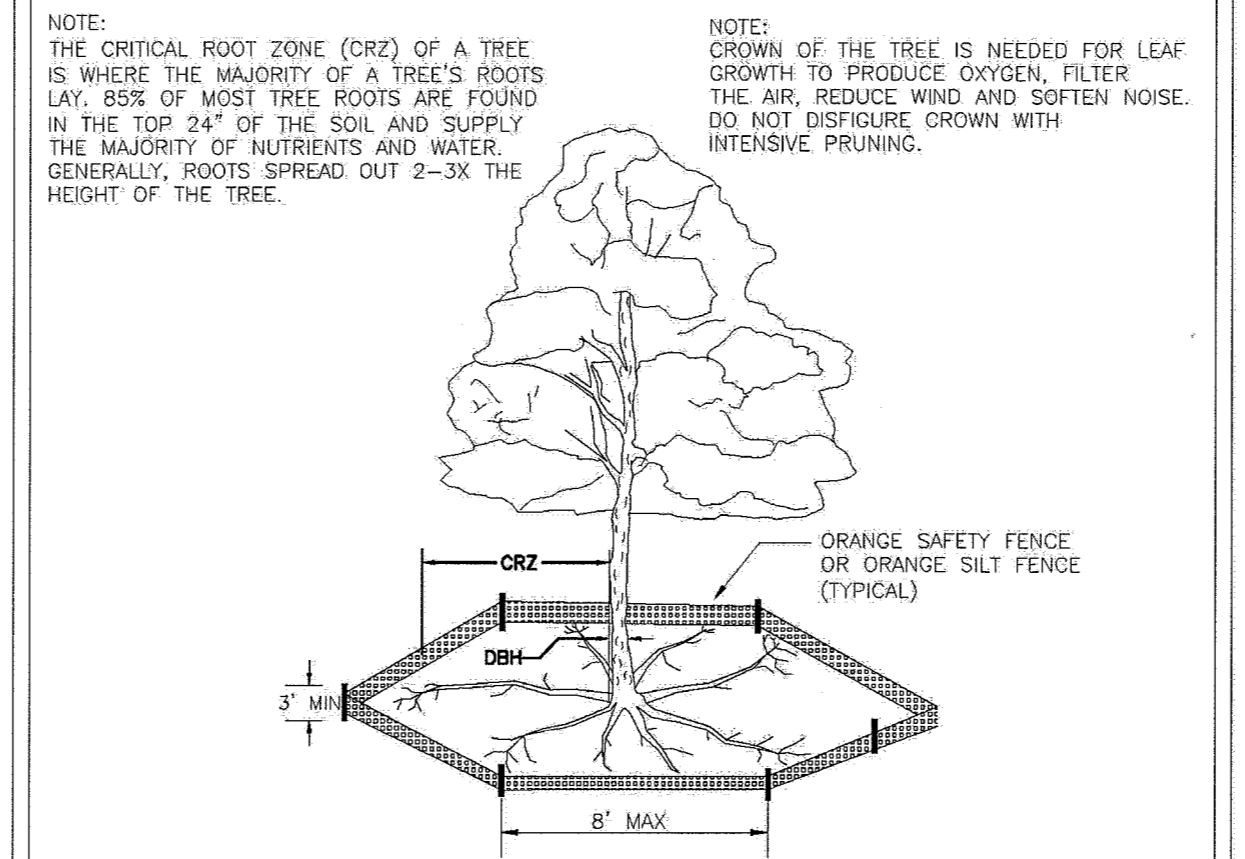
Figure A1.3 Signage

DATE: NOVEMBER 8, 2016
DRAWN BY: DALE THOMPSON
CHECKED BY: RANDALL GLAZIER
SCALE: NOT TO SCALE



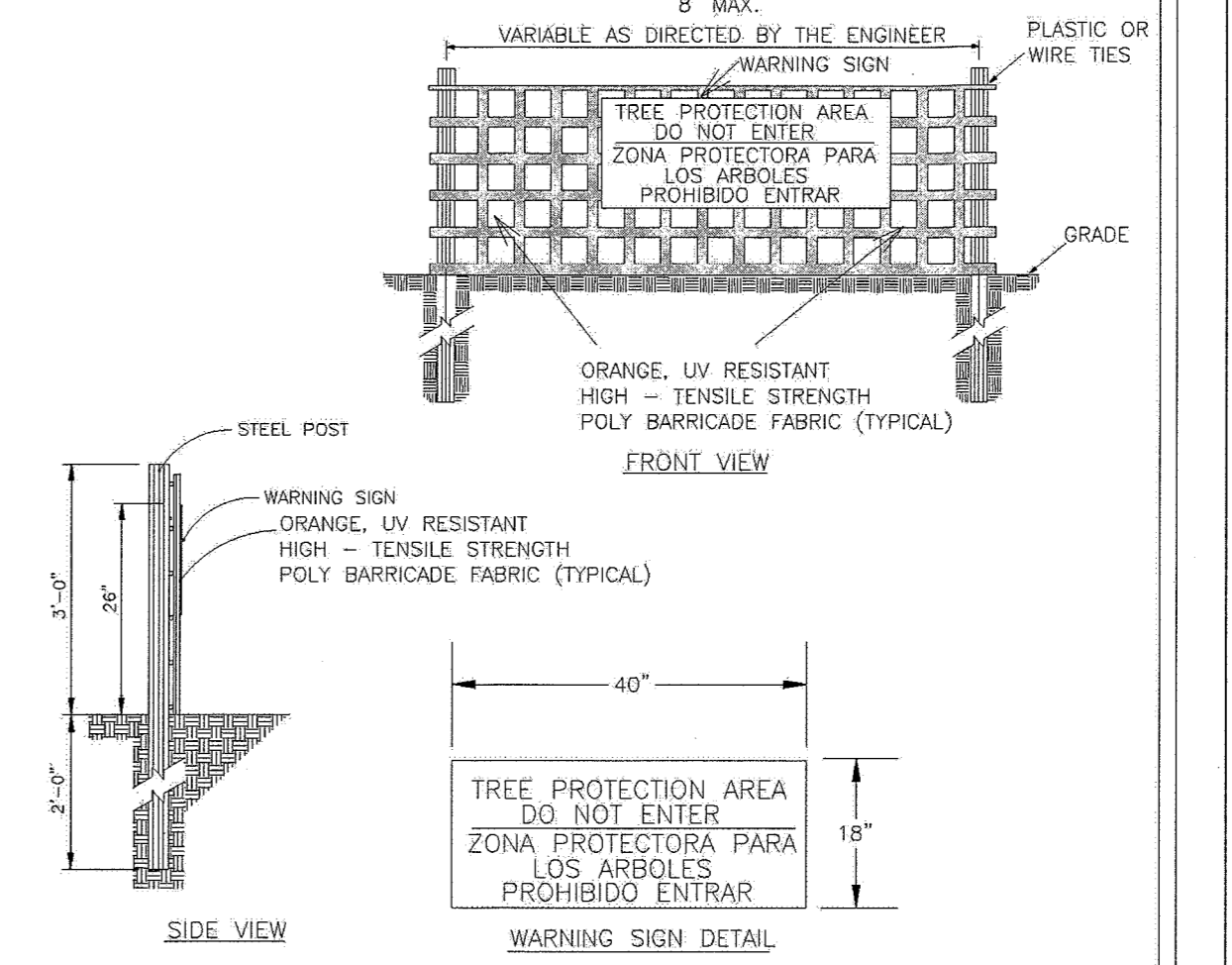
Signage Height
Figure A2.1

DATE: NOVEMBER 8, 2016
DRAWN BY: DALE THOMPSON
CHECKED BY: RANDALL GLAZIER
SCALE: NOT TO SCALE



- NOTES:
1. PROTECT CRITICAL ROOT ZONE (CRZ) OF TREES PRIOR TO CONSTRUCTION. CLEARLY MARK THE TREES AND ERECT A PROTECTIVE BARRIER AT THE CRZ. BARRIER SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
 2. CRZ RADIUS IS 1 FT PER INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH).
 3. IF CONSTRUCTION OCCURS WITHIN THE CRZ, AT LEAST 12" OF MULCH AND/OR LOGGING MATS SHALL BE PLACED WHERE MACHINERY MANEUVERS TO REDUCE SOIL COMPACTION IN THIS ZONE.
 4. WHERE SIDEWALKS AND PATHWAYS PASS WITHIN CRZ, EXTRA CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE ROOTS. ALTERNATE CONSTRUCTION METHODS, SUCH AS A REINFORCED SIDEWALK, SHALL BE IMPLEMENTED AS NECESSARY.
 5. FOR ALL TREES, CUTTING OF LARGE STRUCTURAL ROOTS LOCATED NEAR THE BASE OF THE TRUNK IS PROHIBITED. DO NOT COMPACT SOIL BENEATH TREES. NO VEHICLE SHALL BE ALLOWED TO PARK UNDER TREES. NO MATERIALS OR EQUIPMENT SHALL BE STORED BENEATH TREES. DAMAGING THE BARK WITH LAWNMOWERS, CONSTRUCTION EQUIPMENT, OR ANYTHING ELSE IS PROHIBITED. CONTRACTOR SHALL REPAIR DAMAGE TO TREES.
 6. FAILING TO INSTALL OR MAINTAIN PROTECTION MEASURES SHALL RESULT IN A STOP WORK ORDER AND FINE OF \$500/DAY. DISTURBANCE OTHER THAN THAT ALLOWED ON THE APPROVED PLAN WILL REQUIRE OWNER TO POST A LETTER OF CREDIT FOR 3 YRS FOR TREE MITIGATION.

DATE: JAN. 2015
DRAWN BY: SSR
CHECKED BY: RDA, P.E.
SCALE: NOT TO SCALE



- NOTES:
1. THE TREE PROTECTION FENCING SHALL NOT BE VIOLATED FOR THE ENTIRE DURATION OF THE PROJECT WITHOUT APPROVAL FROM URBAN FORESTRY STAFF.
 2. WARNING SIGNS TO BE MADE OF DURABLE WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH, MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
 3. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER. FOR TREE PROTECTION AREAS LESS THAN 100' IN PERIMETER, PROVIDE NO LESS THAN TWO SIGNS PER PROTECTION AREA.
 4. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCING AND SIGNS THROUGHOUT DURATION OF PROJECT.
 5. TREE PROTECTION FENCING AND SIGNAGE SHALL BE REMOVED AFTER CONSTRUCTION.
 6. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF WILMINGTON, BASED ON ACTUAL FIELD CONDITIONS.

DATE: JAN. 2015
DRAWN BY: SSR
CHECKED BY: RDA, P.E.
SCALE: NOT TO SCALE

Approved Construction Plan

Name: *James Merrill* Date: *11/19/16*

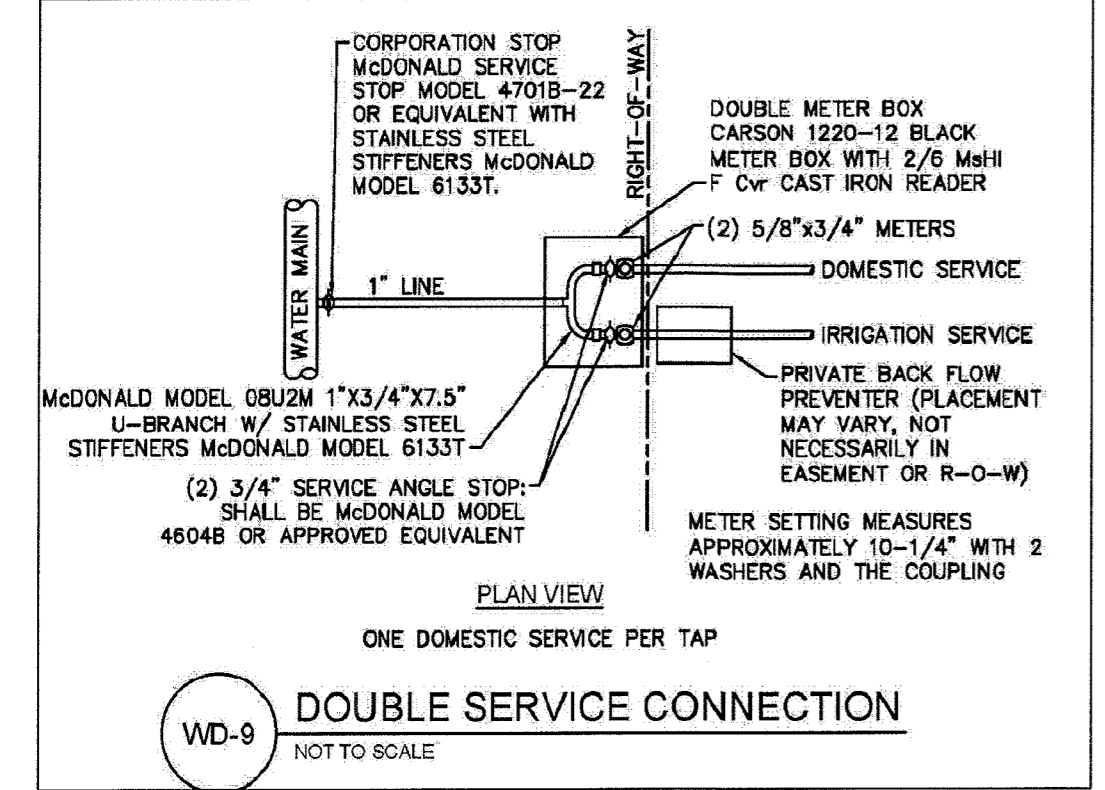
Planning: *W 117918*

Traffic: *W 117918*

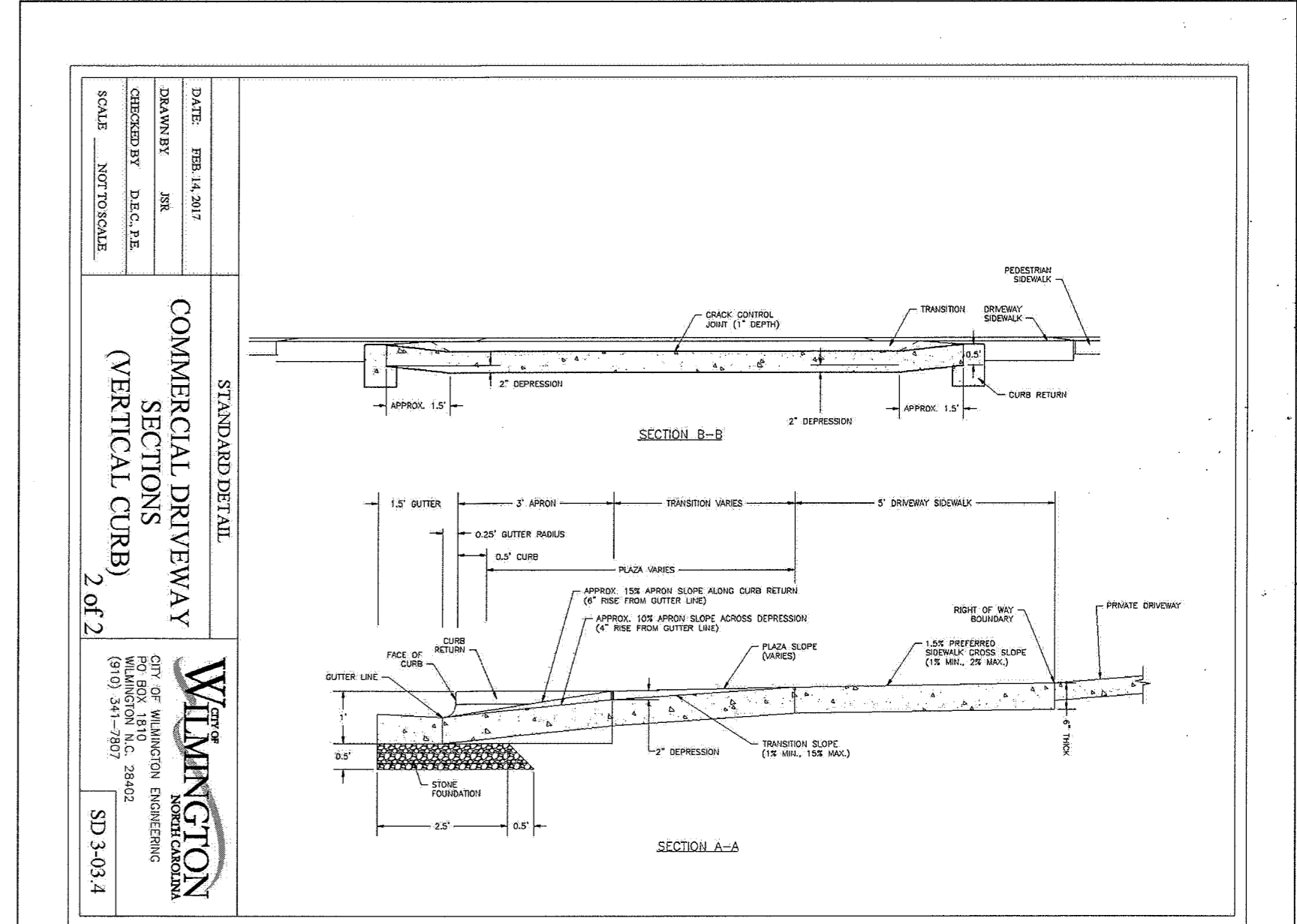
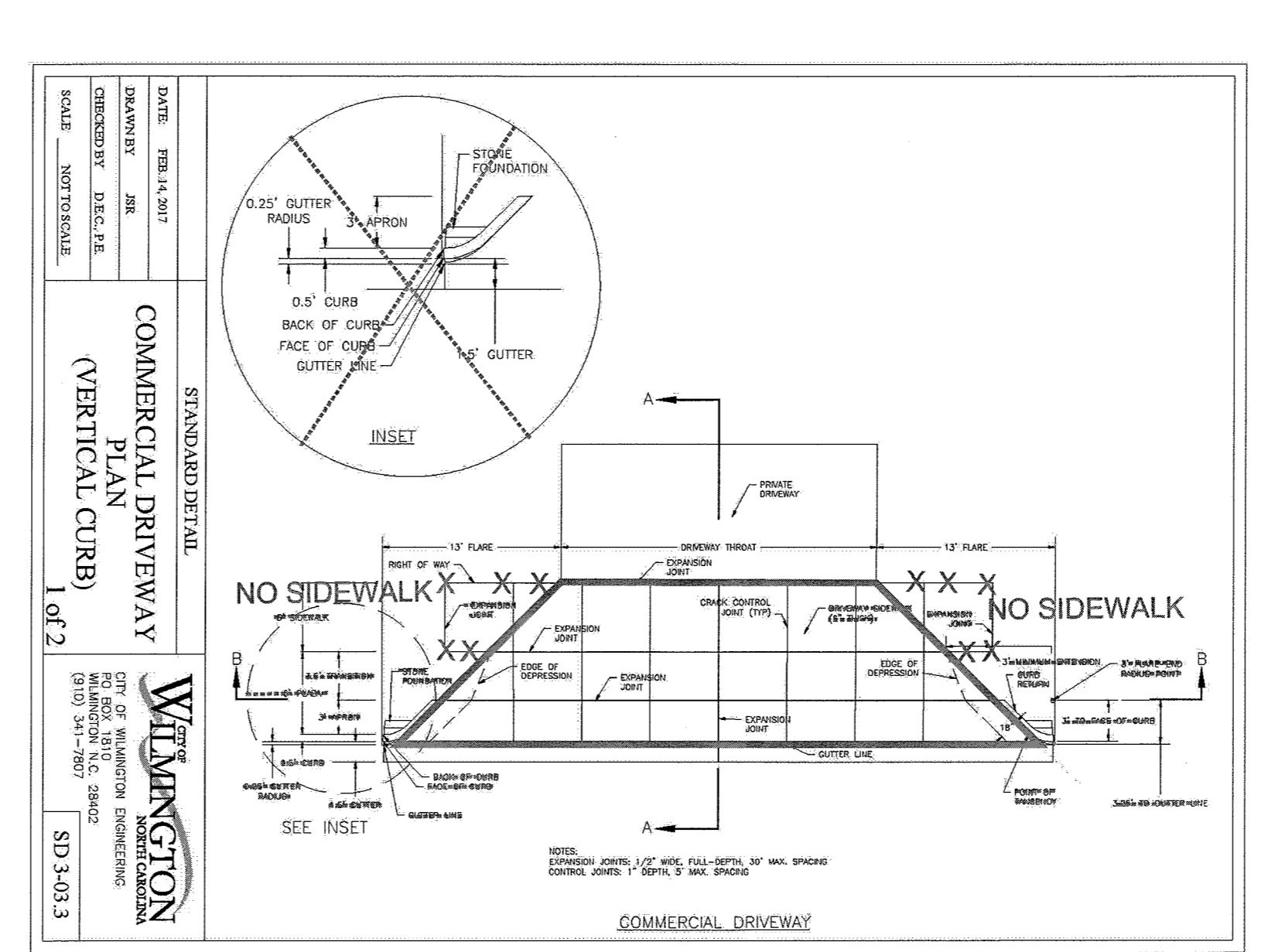
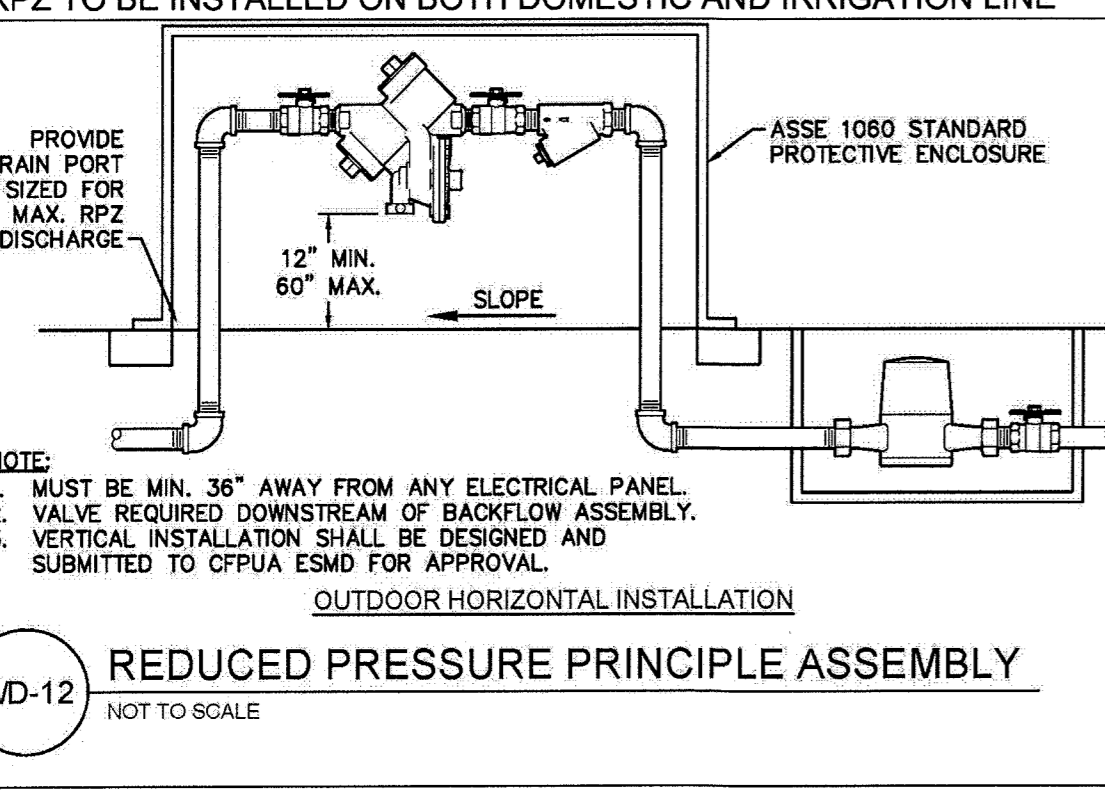
Fire: *James Merrill 11/20/16*

City of Wilmington
Public Services • Engineering Division
APPROVED PLAN NO PERMIT REQUIRED
Signed: *Walt*

CFPUA STANDARD DETAIL



CFPUA STANDARD DETAIL (RPZ)



PRELIMINARY PLAN

DETAIL SHEET
JM EASTWOOD LLC
EVOLVE CONSTRUCTION OFFICE RENOVATION
LOCATED IN THE CITY OF WILMINGTON NORTH HANOVER COUNTY NORTH CAROLINA

Date: 11-02-18
Scale: HORZ: 1"=20'
Drawn: GW
Checked: GW
Project No: 12545

JM EASTWOOD LLC
2012 EASTWOOD ROAD
WILMINGTON, N.C.

HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS, ENGINEERS & LAND PLANNERS
1123 FLORAL PARKWAY
WILMINGTON, N.C. 28403
PHONE: (910) 343-8002
LICENSE # C-0587

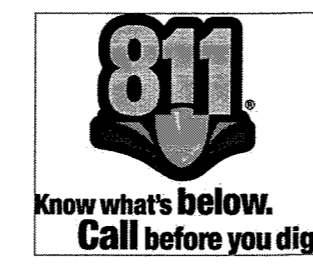
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D-1
Of

REV. NO.	REVISIONS	DATE

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NORTH CAROLINA PROFESSIONAL SEAL 43166
ENGINEER
ADAM H. STADY
11-13-18
agrady@hdsim.com

NORTH CAROLINA PROFESSIONAL SEAL L-2876
LAND SURVEYOR
GREG A. WAYNE
DATE: 11-19-18

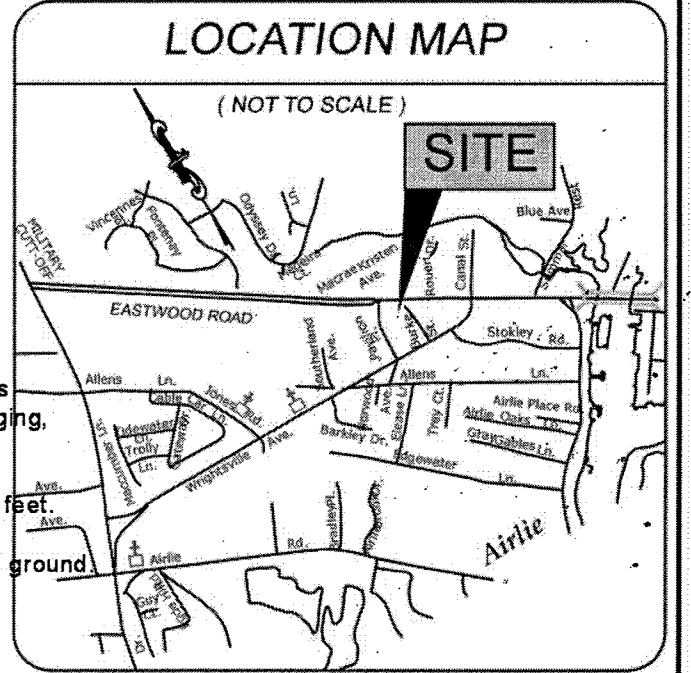


TWO TEN INVESTORS INC
BOOK 5324 PAGE 544
ID # R05713-004-002-000
ZONED MF-1
CURRENT USE COMMERCIAL BUSINESS

WRIGHTSVILLE WEST INC
BOOK 6045 PAGE 944
ID # R05714-001-003-000
ZONED MF-1
CURRENT USE RESIDENTIAL/COMMON AREA

EASTWOOD ROAD

VARIABLE WIDTH RIGHT OF WAY



Notes:
Prior to any clearing, grading, or construction activity, tree protection fencing will be installed around protected trees or groves of trees. No construction worker, tools, materials, or vehicles are permitted within the tree protection fencing.

No disturbance expected on exterior of building, parking areas are existing. Tree protection fencing to be installed if any digging, trenching, or other ground disturbing activity is required.

All landscape beds in parking areas to be at least 216 square feet.

No vegetation within site triangles between 30' and 10' above ground.

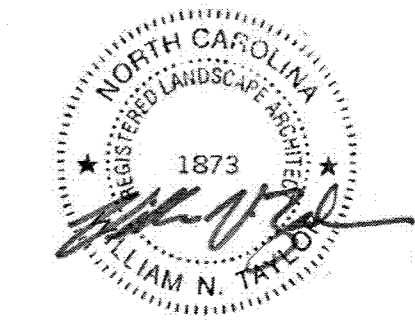
Interior Parking Shading Requirements:
Total interior parking area: 11,462 sf
Proposed canopy trees: (6) x (707 sf) = 4,242 sf
Existing perimeter trees: 4,130 sf
Total shade area provided: 8,372 sf = 73%
Total shade area required: 20%

SITE DATA

OWNER: JM EASTWOOD LLC
2012 EASTWOOD RD
WILMINGTON, N.C.

SITE ADDRESS: 2012 EASTWOOD RD
TAX PARCEL No. R05713-005-002-000
TOTAL TRACT AREA: 0.58 ACRES
ZONING: CB, COMMUNITY BUSINESS DISTRICT
CURRENT LAND USE CODE RESTAURANT
PROPOSED USE: OFFICE

Symbol	Common	Botanical	Size
Large Shade Trees:			
6	Bald Cypress	Taxodium distichum	3' cal.
Shrub:			
61	Azalea 'Autumn Bonfire'	Rhododendron 'Rotbleaz' PPAF	5 gal.
10	Hydrangea 'Little Lime'	Hydrangea paniculata 'Little Lime'	5 gal.
39	Juniper 'Grey Owl'	Juniperus virginiana 'Grey Owl'	5 gal.

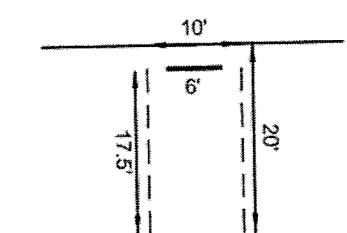


EAS PROVIDED

FPSTER AS SHOWN

LOT AREA: 25,381 sf
LOT COVERAGE: 18.8%
EXISTING BUILDING AREA: 4760 SF
PROPOSED BUILDING AREA: N/A
PARKING REQUIREMENTS/CALCULATIONS: CB
(square footage is based upon building area)
NO DESIGNATED PARKING EXISTS (CURRENT PARKING ON GRAVEL AREA)
MAXIMUM 1 SPACE PER 200 sf (PER USE) = 4,760 sf / 200 sf = 23.8 = 24 SPACES
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PROPOSED IMPROVED PARKING : 16 SPACES
EXISTING WATER: ?
EXISTING SEWER: ?
PROPOSED WATER: (10 employees @ 25 gal/employee) 250 GPD
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BUILDING DETAILS:
OF BUILDINGS: 1
OF STORIES: 1
BUILDING HEIGHT (EXISTING): 30'+-
1ST FLOOR: 4,760 SF
BUILDING SETBACKS (EXISTING):
FRONT SETBACK: 33.2'
REAR SETBACK: 77.5'
EAST SIDE SETBACK: 60.6'
WEST SIDE SETBACK: 7.4'

TYPICAL PARKING SPACE



EXISTING PLANT LEGEND

- crape myrtle
- ✱ azalea
- ✱ indian hawthorne
- ✱ pittosporum

LANDSCAPED ISLANDS ARE TO BE RAISED AND ENCLOSED BY LANDSCAPE TIMBERS.

PRELIMINARY PLAN

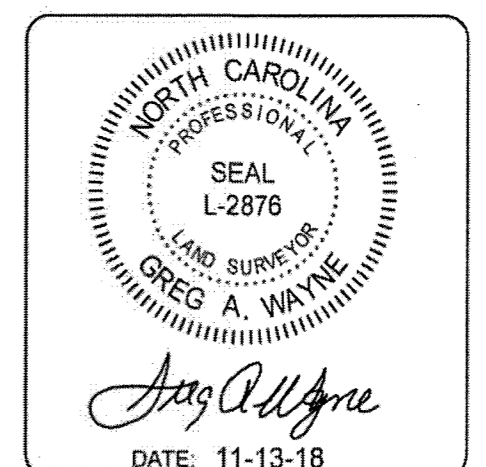
SITE PLAN FOR CHANGE OF USE
JM EASTWOOD LLC
EVOLVE CONSTRUCTION OFFICE RENOVATION
LOCATED IN THE CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

Date: 11-02-18
Scale: HORZ.: 1" = 20'
Drawn: GW
Checked: GW
Project No: 12545

JM EASTWOOD LLC
2012 EASTWOOD ROAD
WILMINGTON, N.C.

HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS, ENGINEERS & LAND PLANNERS
1123 FLORAL PARKWAY
WILMINGTON, N.C. 28403
PHONE: (910) 343-9002
LICENSE # C-0597

Sheet No: C-1
Of: C-1



REV. NO.	REVISIONS	DATE

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- ADDITIONAL NOTES:**
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- NOTES**
- AREA COMPUTED BY COORDINATE METHOD
 - ALL DISTANCE S ARE HORIZONTAL
 - FOR REFERENCE SEE BOOK 5634 PAGE 2409 & BOOK 4105 PAGE 590 (DRAINAGE EASEMENT)
 - SURVEYED NOV. 2017
 - 25,381 SQ. FT. 0.58 ACRE TOTAL AREA
 - PROPERTY LINES ESTABLISHED FROM EXISTING EVIDENCE AND RECORD INFORMATION

- LEGEND**
- FH EXISTING FIRE HYDRANT
 - E.I.P. = EXISTING IRON PIPE
 - E.I. = EXISTING IRON
 - E.C.M. = EXISTING CONCRETE MONUMENT
 - R.W. = RIGHT OF WAY
 - C.P. = COMPUTED POINT
 - ⊕ = GRADE BREAK

- PROPERTY LINE**

CENTERLINE

EASEMENT

COMPUTED PROPERTY LINE

FENCE
- x - x - x - x - x - x -
SURFACE DRAINAGE FLOW

PROPOSED LANDSCAPE AREAS

EXISTING GRAVEL PARKING AREA

Approved Construction Plan

Name: _____ Date: 11/19/18

Planning: _____

Traffic: _____

Fire: _____

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED PLAN - NO PERMIT REQUIRED
Signed: _____

