

NOTES

1. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING (IF REQUIRED) WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION.
2. 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 OCCUR IN THOSE AREAS.
3. 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.
4. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAY ARE TO BE THERMO PLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
5. ONCE STREETS ARE OPEN TO TRAFFIC, CONTACT TRAFFIC ENGINEERING REGARDING THE INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET SIGN NAMES.
6. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS AND BE MAINTAINED BY THE OWNER.
7. CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
8. TRAFFIC ENGINEERING TO BE NOTIFIED AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
9. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
10. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN PARKING AREAS SHALL BE WHITE. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY FOR DRIVEWAY ARE TO BE THERMO PLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
11. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
12. STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
13. TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEEL CHAIR RAMPS.
14. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET.
15. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
16. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
17. WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY DETAILS AND SPECIFICATIONS.
18. PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.
19. IF THE CONTRACTOR DESIRES CFPWA WATER FOR CONSTRUCTION HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST SUPPLY A RPZ BACKFLOW PREVENTION DEVICE ON THE DEVELOPERS SIDE OF THE WATER METER BOX.
20. ANY IRRIGATION SYSTEM SUPPLIED BY CFPWA SHALL COMPLY WITH THE CFPWA CROSS CONNECTION REGULATIONS.
21. ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZE SENSOR.
22. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCOCHR.
23. CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF CONFLICTS.
24. AN ALL WEATHER DRIVING SURFACE FOR EMERGENCY VEHICLES MUST BE MAINTAINED DURING CONSTRUCTION.
25. UNDERGROUND FIRE LINE(S) MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC ROW TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT/DIVISION OF FIRE AND LIFE SAFETY AT 910-341-0696.
26. NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (TEN) FEET ABOVE THE GROUND WITHIN THE TRIANGLE SIGHT DISTANCE.
27. CONTRACTOR IS TO NOTIFY (AT A MINIMUM) THE FOLLOWING COMPANIES FOR LOCATION SERVICES:
 ULOCO1-800-632-4949, 48 HOURS IN ADVANCE
 BELL SOUTH.....1-800-392-8712 (STEVE DAYVAULT)
 CAROLINA ONE CALL CENTER 1-800-632-4949
28. THERE SHALL BE NO ENCUMBRANCES WITHIN THE NCDOT RIGHT OF WAY.
29. 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 THE RECORDING OF THE FINAL PLAT (SD 15-14 CoW TECH STDS)
30. FIRE HYDRANTS CANNOT BE FURTHER THAN 8' FROM THE CURB.
31. PARKING AND LANDSCAPING CANNOT BLOCK BLOCK OR IMPEDE FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL ALWAYS BE MAINTAINED AROUND CIRCUMFERENACE OF HYDRANTS.
32. FDC'S CAN BE NO FURTHER THAN 40' FROM FIRE DEPARTMENT VEHICLE PLACEMENT
33. FDC'S CAN BE NO FURTHER THAN 150' FROM A FIRE HYDRANT
34. BICYCLE PARKING IS PROVIDED ON THE SOUTHWEST CORNER OF PROPOSED BUILDING
35. ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BEREQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
36. CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL COMMERCIAL BUILDING THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET REQUIREMENTS OF SECTION 510 OF THE 2016 NC FIRE CODE.
37. WHEN PARKING FACILITIES ARE RESTRIPEED, ACCESSIBLE PARKING SIGNAGE SHALL COMPLY WITH THE 2010 STANDARDS WHICH INCLUDES, BUT NOT LIMITED TO ACCESSIBLE PARKING SIGNAGE. (US DEPARTMENT OF JUSTICE, CIVIL RIGHTS DIVISION, DISABILITY RIGHTS ADA OMLPNACE BRIEF: RESTRIPEED PARKING SPACES DTATED 12/2015.
38. ANY REQUIRED INSTALLTION OF TRAFFIC SIGNS IS THE RSPONSIBILITY OF THE PROJECT DEVELOPERR. PLEASE COORDINAT WITH CITY TRAFFIC SIGNS AND MARKING MANAGER OR SUPERVISOR PRIOR TO INSTALLATION OF ANY TRAFFIC SIGNS OR MARKINGS IN PUBLIC ROW.
39. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED B THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- 40) CONTACT 811 PRIOR TO CONTACTING CITY OF WLMINGTON, TRAFFIC ENGINEERING REGARDING UTILITIES IN ROW.
- 41) Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.



SITE CONSTRUCTION PLANS

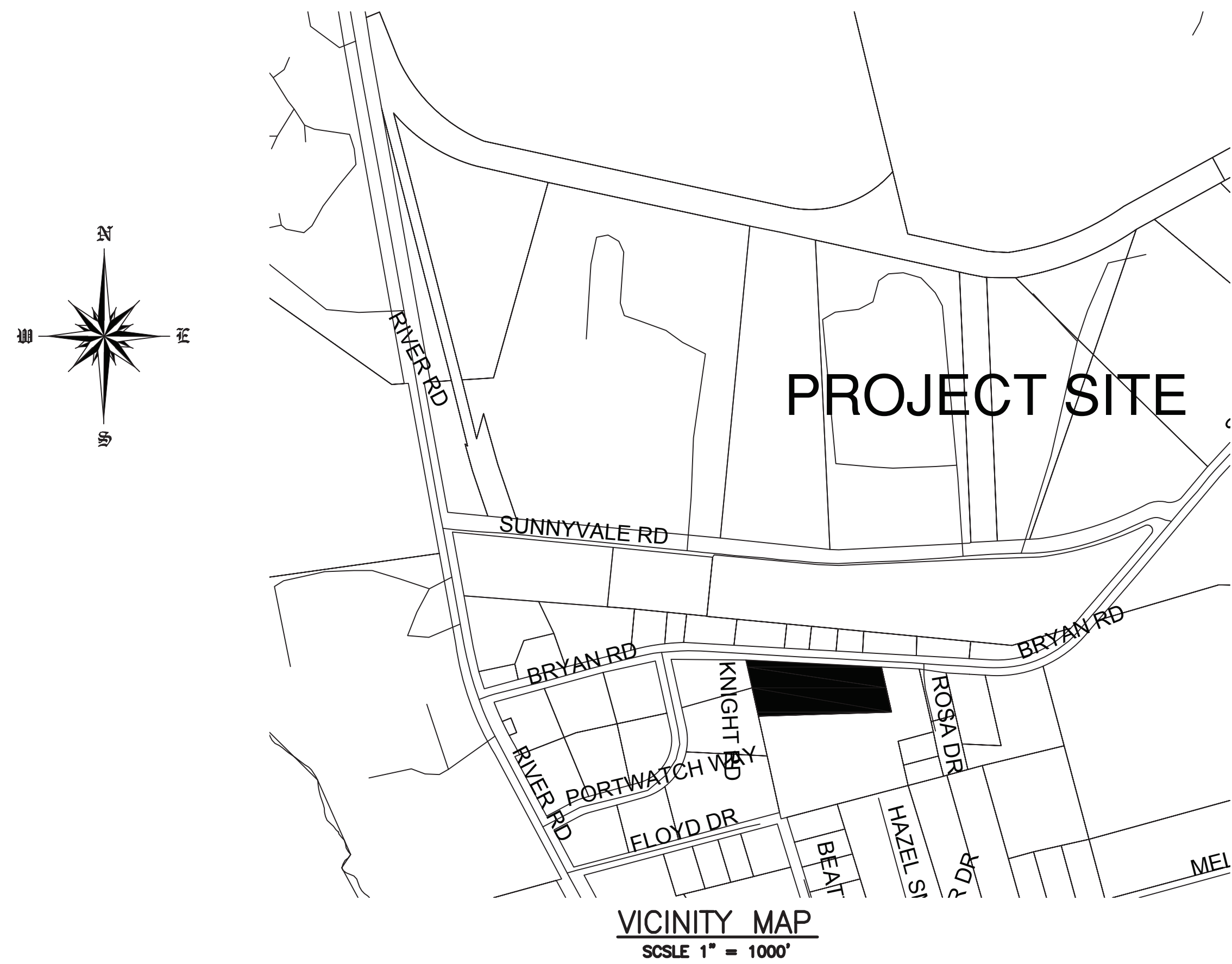
PORTSIDE DIESEL REPAIR AND STORAGE

120 BRYAN ROAD
WILMINGTON, NC 28412

Approved _____	PORTSIDE DIESEL REPAIR & STORAGE Jeff Walton APPROVED 7/2/21 NO STORMWATER PERMIT REQUIRED JW, TB, BM, MB, CW	 • Engineering Division NO PERMIT REQUIRED
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.

APPROVED
By waltonj at 1:09 pm, Jul 02, 2021



VICINITY MAP
SCALE 1" = 1000'

SCALE 1" = 600'

VICINITY MAP
FEBRUARY, 2021

LIST OF DRAWINGS

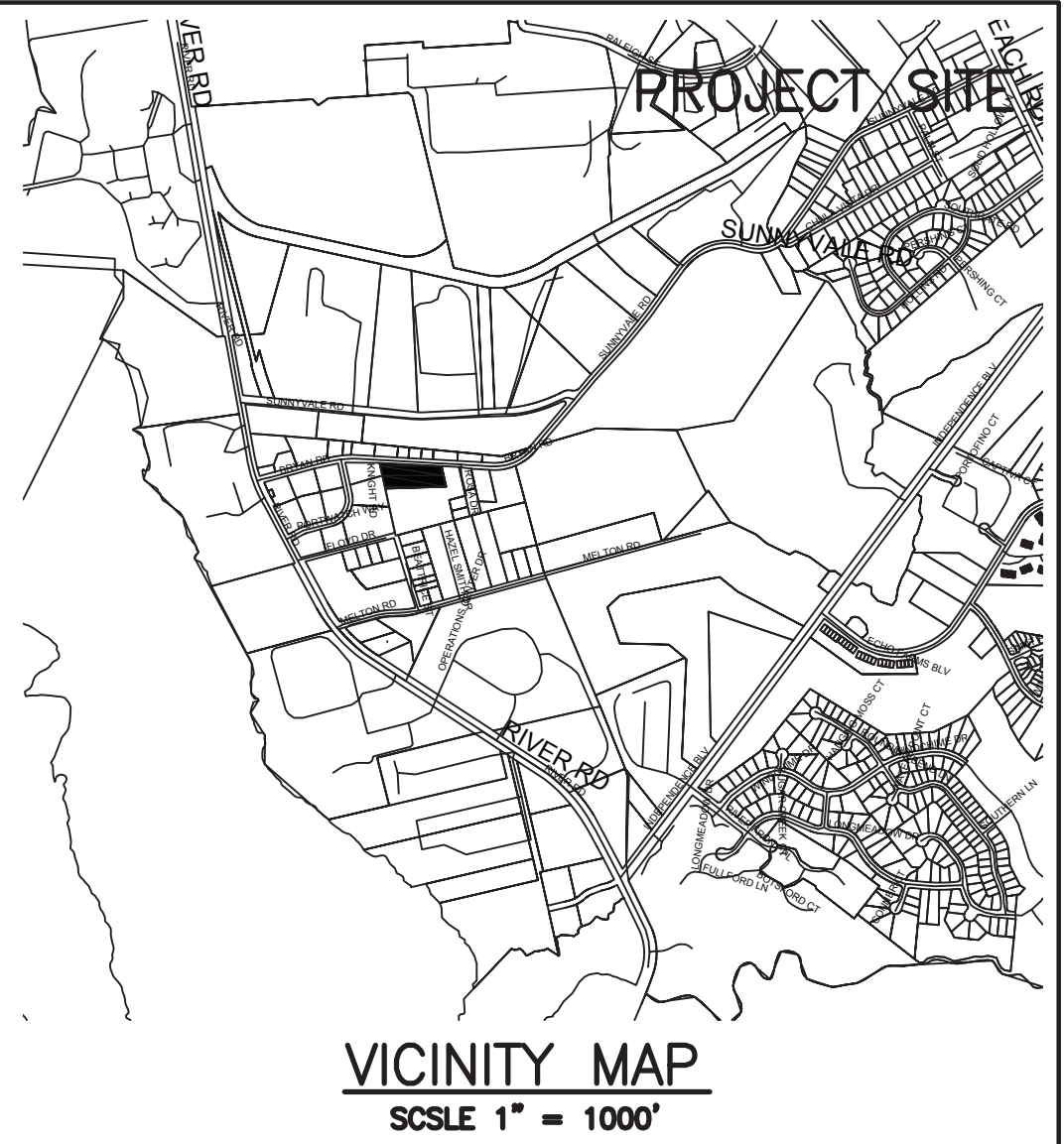
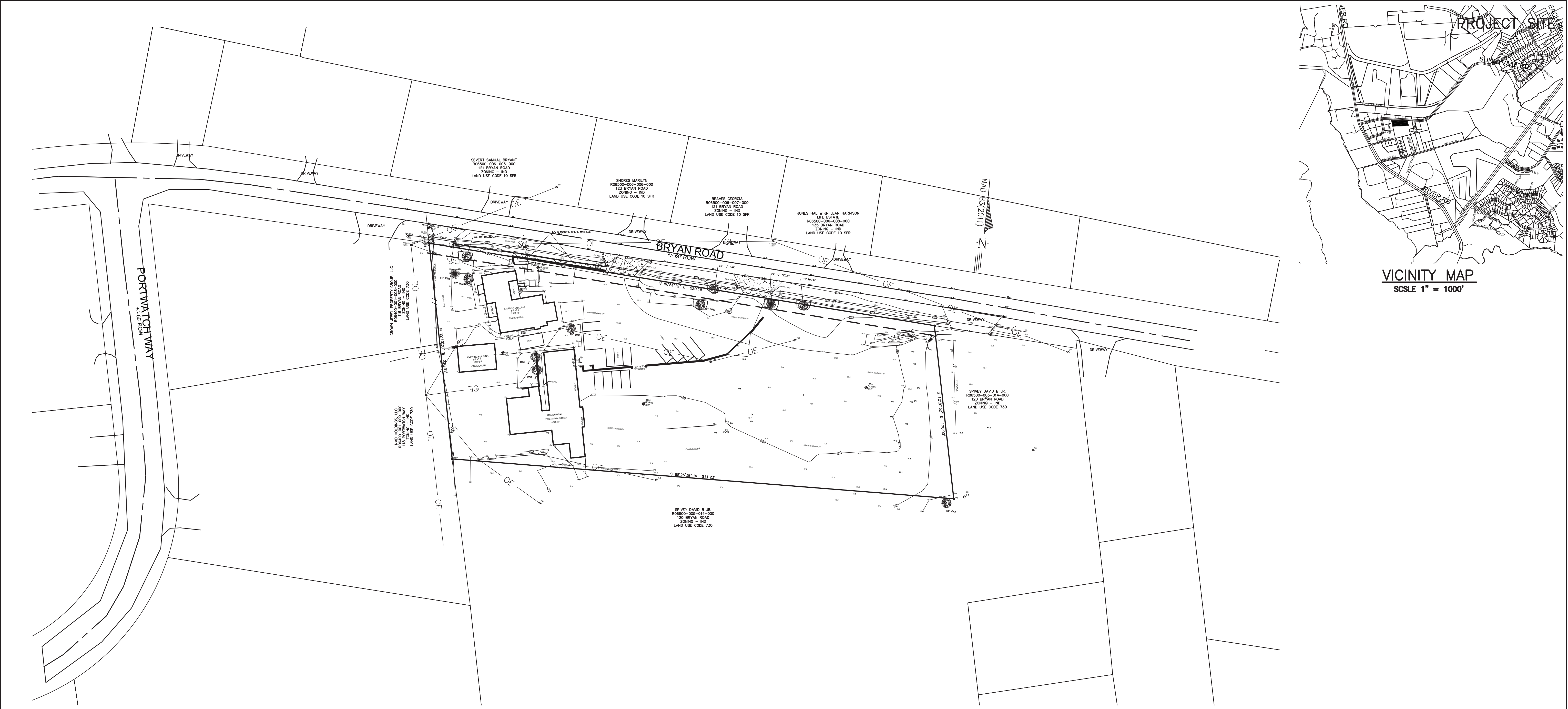
XX	COVER SHEET
C1	EXISTING SITE
C2	SITE PLAN
C3	LANDSCAPE PLAN AND DETAILS
C4	DETAILS

OWNER/DEVELOPER
PORTSIDE DIESEL REPAIR & STORAGE
 TRACEY STEPHENS
 / JASON DUMONT
 120 BRYAN ROAD
 WILMINGTON, NC 28412

CIVIL ENGINEER
 JBS CONSULTING, PA
 BRAD SEDGWICK, PE
 7332 COTESWORTH DRIVE
 WILMINGTON, NC 28405
 1-910-619-9990

SURVEYOR
 GEOINNOVATION, PC
 MR. DEAN EXLINE, PLS
 3306 KITTY HAWK ROAD
 WILMINGTON, NC 28405
 1-910-367-2110

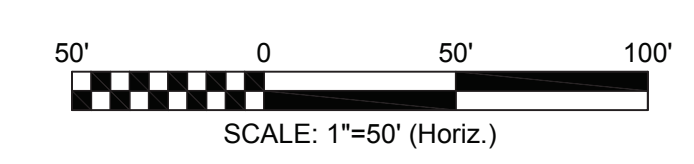
REVISION	DATE	NUMBER
R4	7-2-21	FINAL DESIGN
R3	6-24-21	SUBMITTED FOR COW TRC FOR APPROVAL BASED ON 6-21-21 COMMENTS
R2	5-13-21	SUBMITTED FOR COW TRC REVIEW BASED ON COMMENTS DATED
R1	2-17-20	SUBMITTED FOR COW PRE TRC REVIEW



EXISTING SITE
SCALE 1" = 50'

LEGEND

EX. GRAVEL	
ASPHALT PAVEMENT	
CONC. PAVEMENT	
PROPOSED SPOT ELEVATION	✕ 41.5'
WAVE STYLE BIKE RACK 8 BIKE SPOTS EACH	
TREE PROTECTION FENCING SEE DETAIL	
TREE FOR REMOVAL	



NO WETLAND WITHIN PROJECT AREA

NUMBER	DATE	REVISION
R4	7-2-21	SUBMITTED FOR COW TRC FOR APPROVAL BASED ON 6-21-21 COMMENTS
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R1	2-17-20	SUBMITTED FOR COW PRE TRC REVIEW

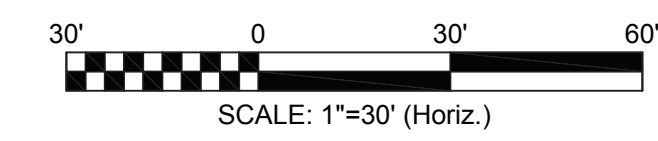
Approver Name	Jeff Walton
Planning	
Traffic	
Fire	

PORTSIDE DIESEL REPAIR & STORAGE
APPROVED 7/2/21
NO STORMWATER PERMIT REQUIRED
JW, TB, BM, MB, CW



APPROVED
 By waltonj at 1:09 pm, Jul 02, 2021

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



DESIGN BY:	BDS
DRAWN BY:	BDS
CHECKED BY:	BDS
DATE:	FEBRUARY, 2021

EXISTING SITE
 120 BRYAN ROAD
 WILMINGTON, NC 28412

PORTSIDE DIESEL REPAIR & STORAGE
 120 BRYAN ROAD
 Wilmington, NC 28412
 910-338-1035



JBS CONSULTING, PA
 7332 Cotesworth Drive
 Wilmington, NC 28405
 (910) 619-9990
 License Number C-2525
 PLANNING - ENGINEERING - PROJECT MANAGEMENT

SHEET
C1
 of 5
 JOB NO. 146-001

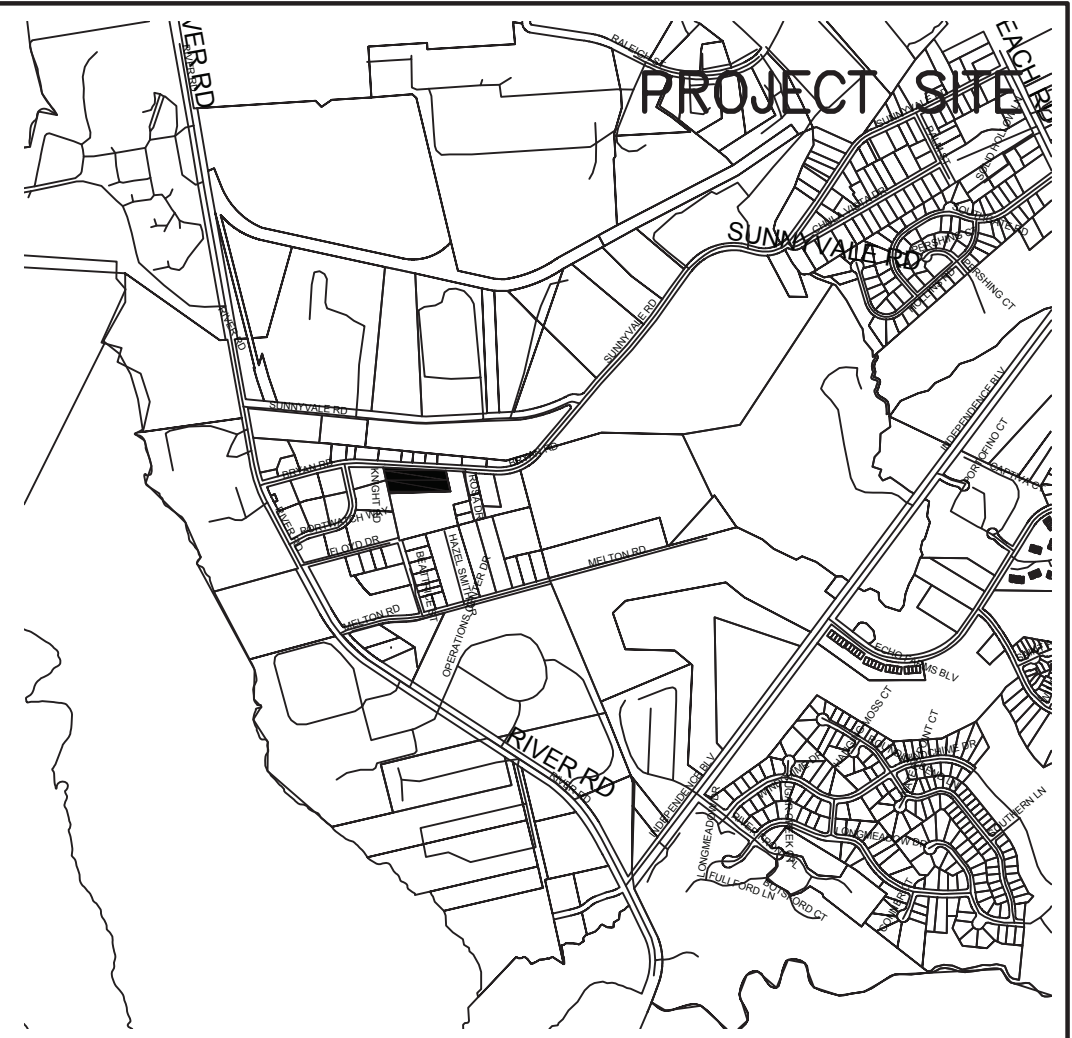
DESIGN BY: BDS
 DRAWN BY: BDS
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 DATE: FEBRUARY, 2021

SITE PLAN
 120 BRYAN ROAD
 WILMINGTON, NC 28412

PORTSIDE DIESEL REPAIR & STORAGE
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 PLANNING - ENGINEERING - PROJECT MANAGEMENT

SHEET
C2
 of 5
 JOB NO. 146-001



VICINITY MAP
 SCALE 1" = 1000'

SITE DATA

ADDRESS 120 BRYAN ROAD
 WILMINGTON, NC 28412
 PARCEL ID NUMBERS R06500-005-015-000
 DEED BOOK & PAGE D.B. 2751 PG. 211
 MAP BOOK & PAGE MB N/A PG. N/A
 ZONING IND-HEAVY INDUSTRIAL
 CITY OF WILMINGTON
 TOTAL LOT AREA 2.29 ACRES
 CAMA LAND USE CLASSIFICATION .. URBAN
 CURRENT LAND USE CODE..... 553-TIRES BATTERIES
 BUILDINGS 3 - EXISTING (8,312 SF) 1 - NEW (1500 SF)
 LOT COVERAGE EXISTING 8.3% PROPOSED 9.6%
 OVERLAY DISTRICT - PROPERTY IS NOT IN A SPECIAL HIGHWAY OVERLAY DISTRICT
 PROPOSED USE.....TRUCK RENTAL, DIESEL ENGINE REPAIR, STORAGE
 BUILDING CONSTRUCTION TYPE VI B
 ZONE X - MINIMAL FLOOD ZONE
 PANEL 3115
 MAP # 3720311500L
 AUGUST 26, 2018

	REQUIRED	PROPOSED
MIN. LOT AREA	N/A	2.29 ACRES
MIN. LOT WIDTH	N/A	520'
MAX. LOT COVERAGE	N/A	9.6%
FRONT BUILDING SETBACK	N/A	50'
REAR BUILDING SETBACK	N/A	0'
SIDE BUILDING SETBACK	N/A	0'
RIGHT SIDE	N/A	0'
LEFT SIDE	N/A	0'
MAX. BUILDING HEIGHT	35'	25'

TOTAL EXISTING ONSITE IMPERVIOUS SURFACE
 BUILDING 8,312 SF
 CONCRETE 76,919 SF
 85,231 SF
 % IMPERVIOUS 85.4%
 TOTAL POST PROJECT BUA
 BUILDINGS 9,812 SF
 CONCRETE 75,419 SF
 85,231 SF
 % IMPERVIOUS 85.4%

SOILS
 THE SITE IS COMPRISED OF THREE DIFFERANT SOIL TYPE. THE NORTHWEST PORTION OF THE SITE IS COMPRISED OF KUREB SAND. THE SOUTHEASTERN PORTION OF THE SITE IS LYNN HAVE FINE SAND AND THE CENTRAL PORTION OF HE SITE IS LEON SAND.

PARKING REQUIREMENTS
 MULTIPLE USES
 2584 SF RESIDENTIAL 2 - 1 BDRM = 3 SPACES
 1000 SF STORAGE 1 SPACES/1000 SF = 1 SPACE
 1000 SF TRUCK RENTAL 1 SPACE/100 SF = 10 SPACES
 5228 SF REPAIR 1 SPACES PER 400 SF = 13 SPACES
 TOTAL SPACES REQUIRED = 27 SPACES
 TOTAL SPACES PROVIDED = 13 + 2 H/C - REMAINDER OF PARKING IS WITHIN THE BACK LOT

SOLID WASTE - FACILITY WILL BE SERVED WITH EXISTING DUMPSTER
UTILITY INFORMATION
 NO ADDITIONAL UTILITIES ARE BEING REQUESTED AT THIS TIME FOR THE PROJECT.
 ESTIMATED TRIP GENERATION

LAND USE	TYPE	ITE CODE	24 HR VOLUMES		PM PEAK HOUR TRIPS		SATURDAY PEAK HOUR TRIPS	
			ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
SINGLE FAMILY	RESIDENTIAL	210	6	6	6	6	6	6
TWO-FAMILY	RESIDENTIAL	150	10	3	3	3	0	0
1000 SF STORAGE	COMMERCIAL	110	10	5	5	5	0	0
5228 SF REPAIR	INDUSTRIAL	110	15	10	10	10	0	0

GENERAL NOTES

1) PARKING STALLS TO BE RESTRIPTED AND SHALL COMPLY WITH 2010 WHICH INCLUDES, BUT NOT LIMITED TO ACCESSIBLE PARKING SPACES (US DEPARTMENT OF JUSTICE, CIVIL RIGHTS DIVISION SECTION ADA COMPLIANCE BRIEF: RESTRIPTED PARKING SPACES DATED DECEMBER 2015)
 2) PAVEMENT MARKING TO REPAINTED TO MUTCD STANDARDS

SURFACE WATER STATEMENT

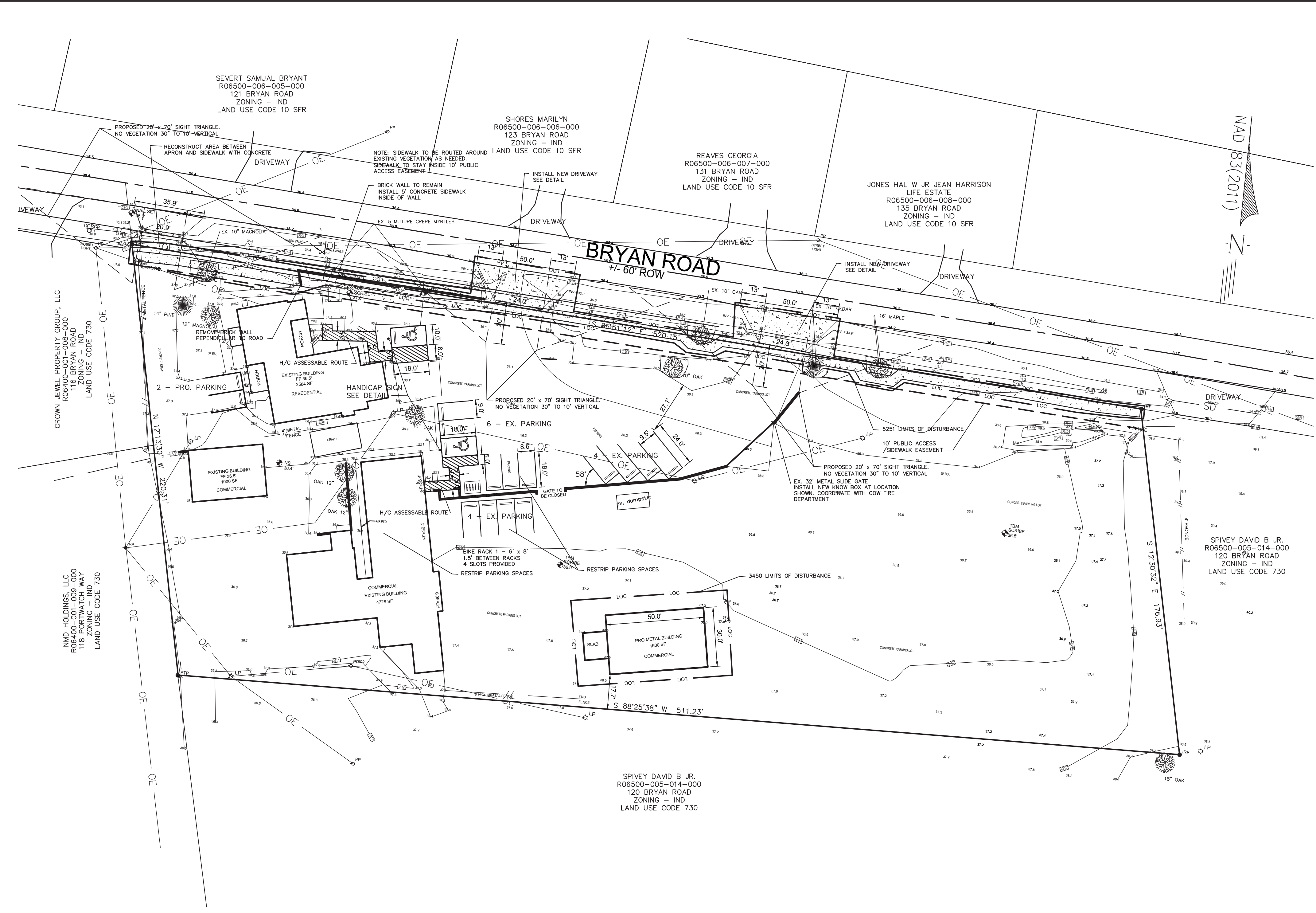
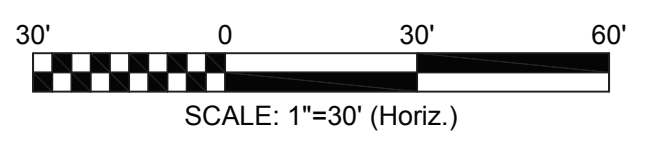
THERE ARE NO SURFACE WATERS, WETLANDS, REGULATORY FLOOD ZONES, PROTECTED VEGETATIVE SETBACKS OR PROTECTED RIPARIAN BUFFERS ON THIS SITE.

Approved C
 Name
 Planning
 Traffic
 Fire

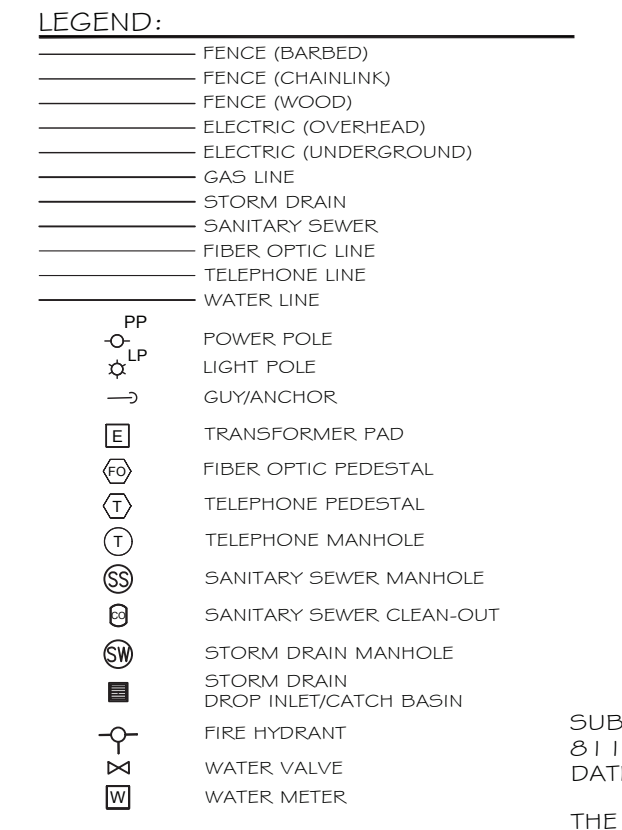
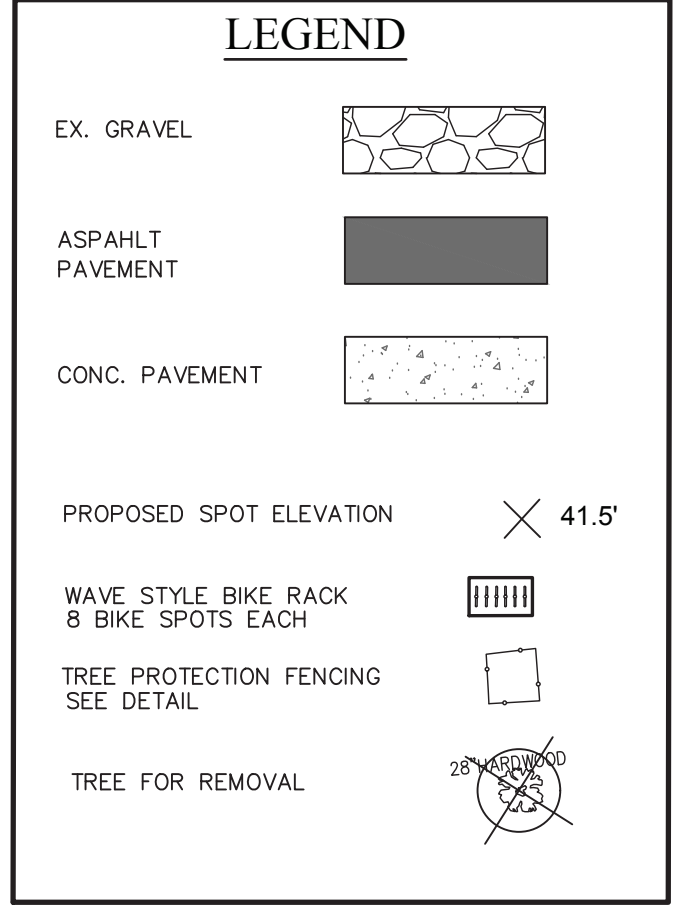
PORTSIDE DIESEL REPAIR & STORAGE
 Jeff Walton
APPROVED 7/2/21
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NGTON
 NORTH CAROLINA
 Engineering Division
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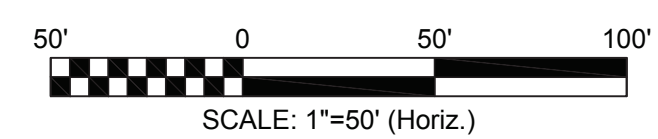
SITE PLAN
 SCALE 1" = 50'



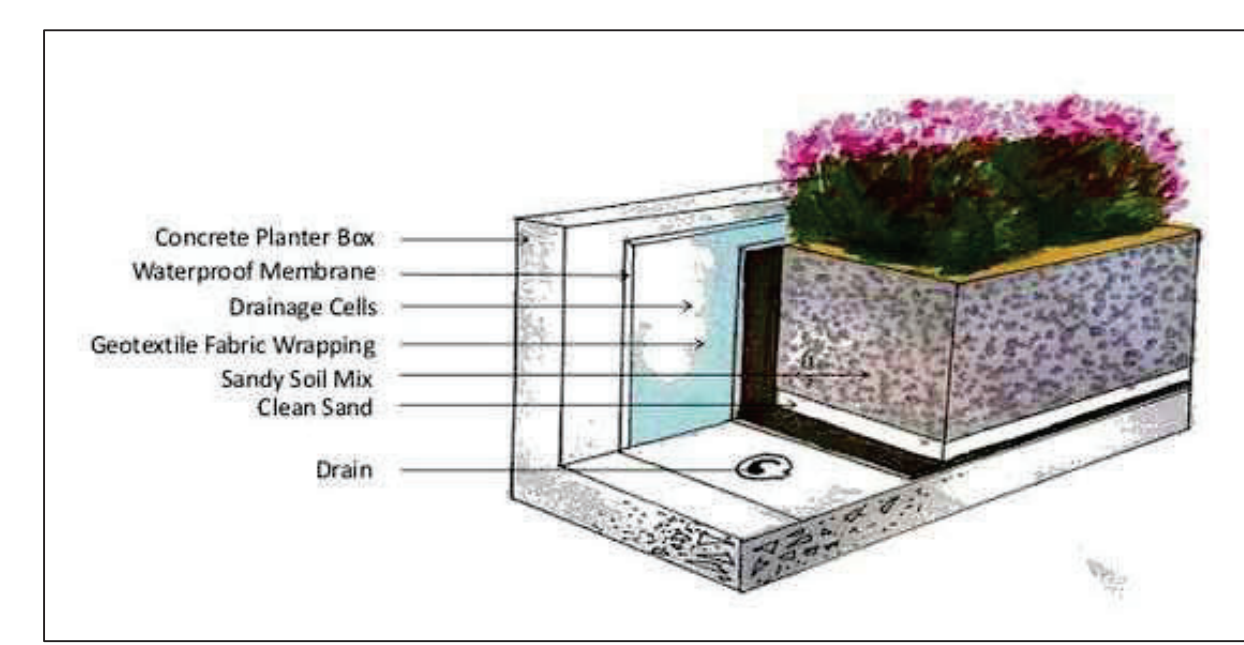
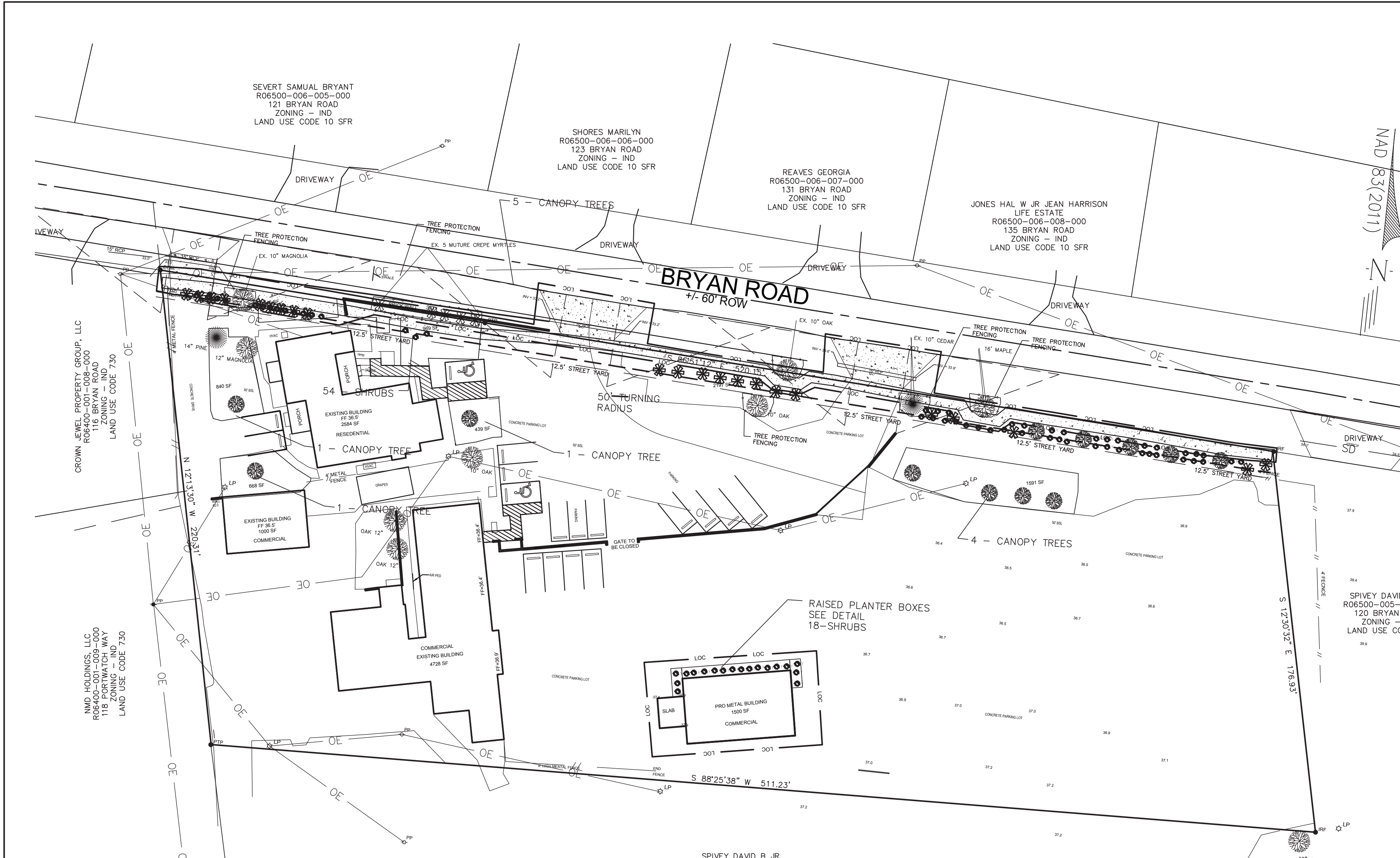
SUB-SURFACE LOCATIONS FROM STATE
 0 | 1 | TICKET | TICKET_#5
 DATE
 THE LOCATION OF UNDERGROUND UTILITIES ON THIS MAP IS APPROXIMATE BASED ON INFORMATION PROVIDED BY OTHERS AND FIELD LOCATIONS. ALL UTILITIES SHOWN HEREON ARE SUBJECT TO VERIFICATION.



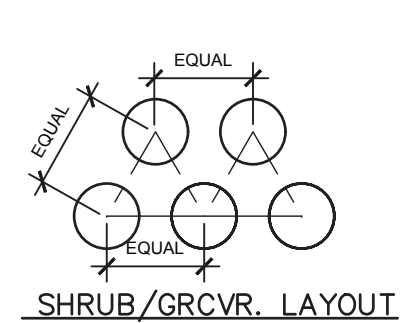
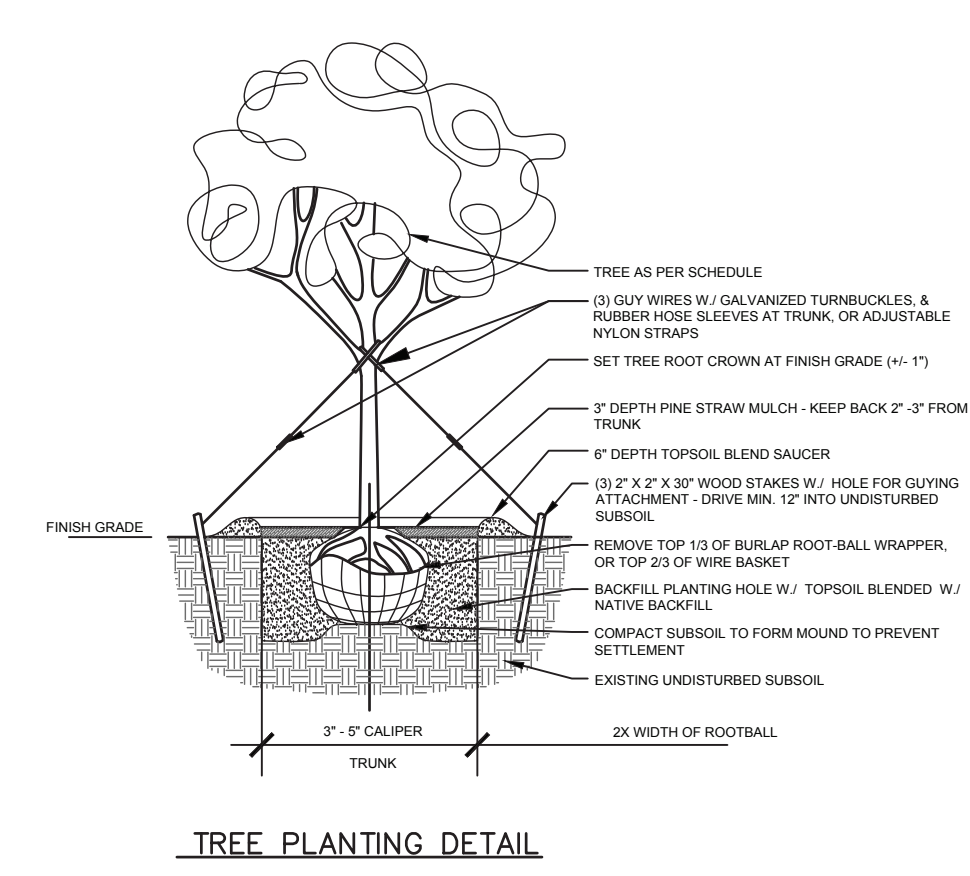
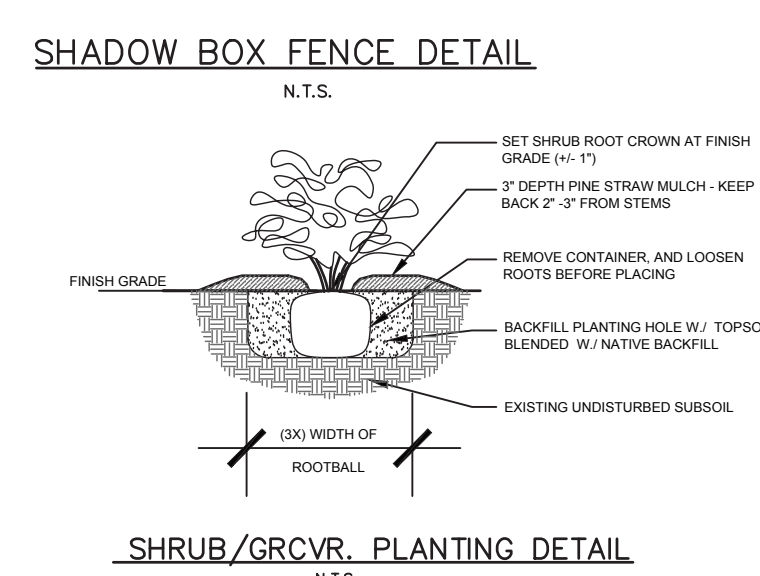
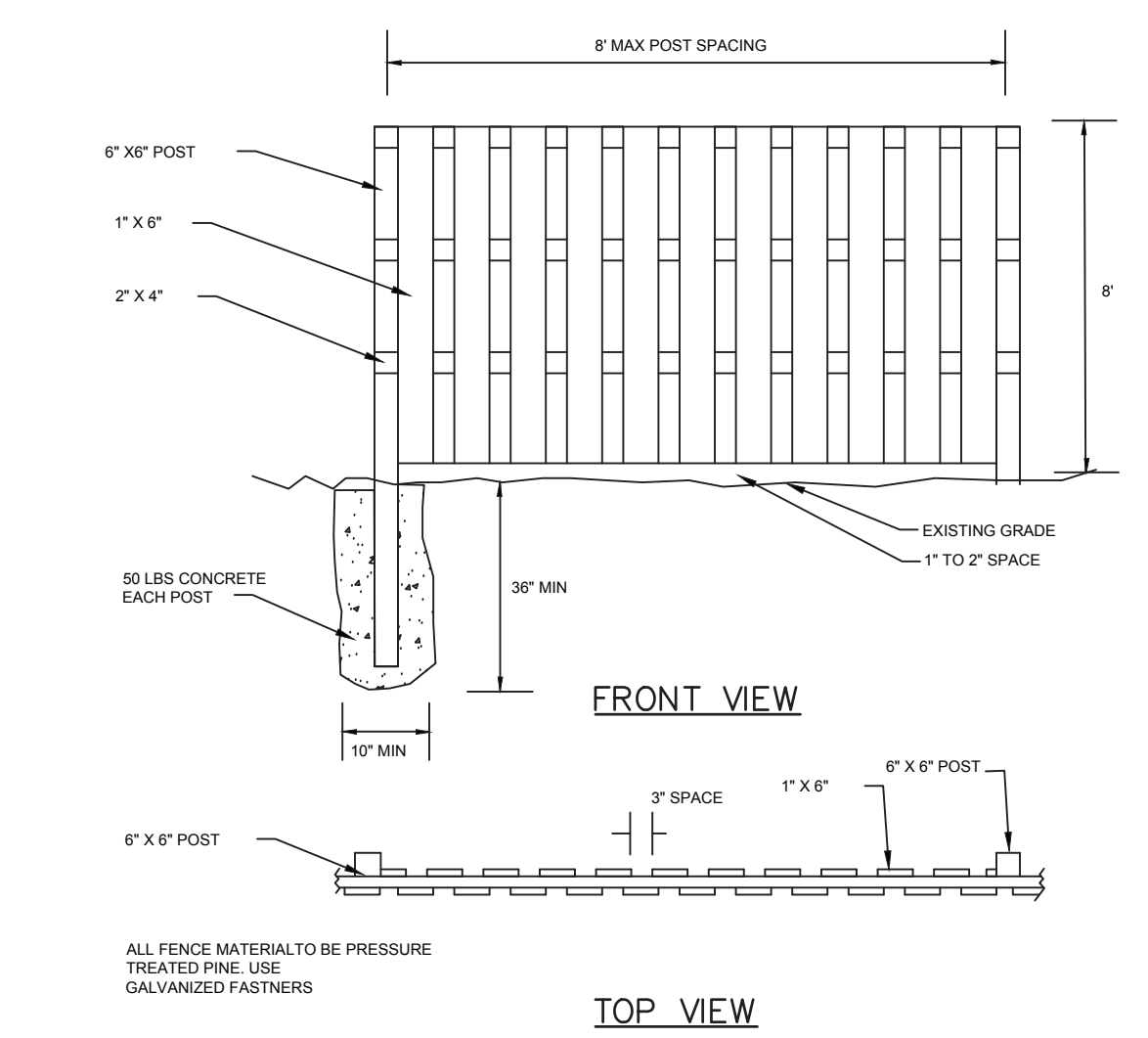
NO WETLAND WITHIN PROJECT AREA



REVISION	DATE	DESCRIPTION
R4	7-2-21	SUBMITTED FOR COW TRC FOR APPROVAL BASED ON 6-21-21 COMMENTS
R3	6-24-21	SUBMITTED FOR COW TRC REVIEW BASED ON COMMENTS DATED 6-15-21
R2	5-19-21	SUBMITTED FOR COW PRE TRC REVIEW
R1	2-17-20	
NUMBER	DATE	



RAISED PLANTER BEDS
NTS



LANDSCAPE PLAN
SCALE 1" = 50'

Scientific Name	Common Name	Size	Symbol	Quantity
HALESIA MONTICOLA	CAROLINA SILVERBELL	6' height	[Symbol]	12
ILEX VOMITORIA	DWARF YALPON HOLLY	5' width/ shrub, 5' HGT	[Symbol]	72
Lagerstroemia	Crape Myrtle Tuscarora	8' HGT	[Symbol]	22

LANDSCAPE DATA

EXPANSION
Sec. 18-510 - Landscaping upgrades due to the expansion:
a) 10-25% increase in gross floor area or vehicular use area or 5-20 new parking spaces whichever is more restrictive, requires 1/2 required width streetyard

8312 SF EXISTING 9812 SF PROPOSED
16 % EXPANSION

10% TO 25%

15 TREES PER DISTURBED ACRE (8701 SF DISTURBANCE / 43560 SF = 3 TREES SATISFIED IN STREET YARD AND INTERIOR PLANTING.

STREETYARD
1/2 WIDTH OF NEW CONSTRUCTION 25 MULTIPLIER = 1 / 2 = 12.5

520 FT - 24 FT - 36 FT - 32 FT = 428
428 X 12.5 = 5350 SF OF STREETYARD REQUIRED

1-CANOPY OR 3-UNDERSTORY & 6 SHRUBS PER 600 SF
9 MULTIPLIER

0-CANOPY TREES (OR 27 UNDERSTORY) AND 54 SHRUBS REQUIRED
CREDIT FOR 4 CANOPY AND 5 UNDERSTORY TREES
NEED 5 CANOPY AND 22 UNDERSTORY

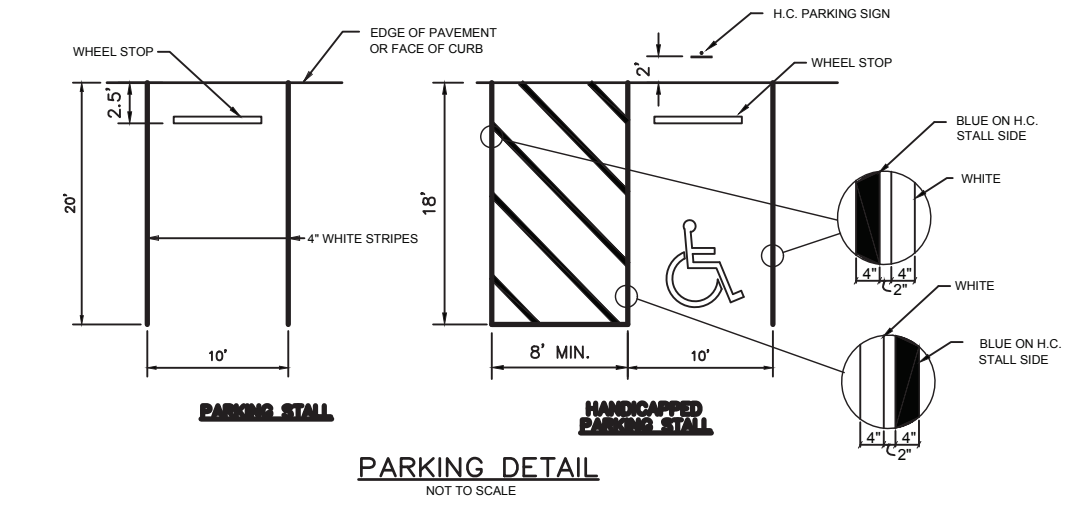
INTERIOR PLANTING 4X
76,919 SF X 4% = 3076 SF REQUIRED

1-CANOPY OR 3-UNDERSTORY PER 600 SF
6 MULTIPLIER

USE 6 - CANOPY TREES

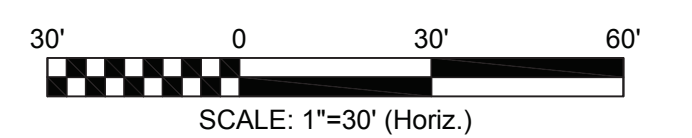
BUFFER YARD - N/A

SUMMARY
15 CANOPY TREES AND 90 SHRUBS



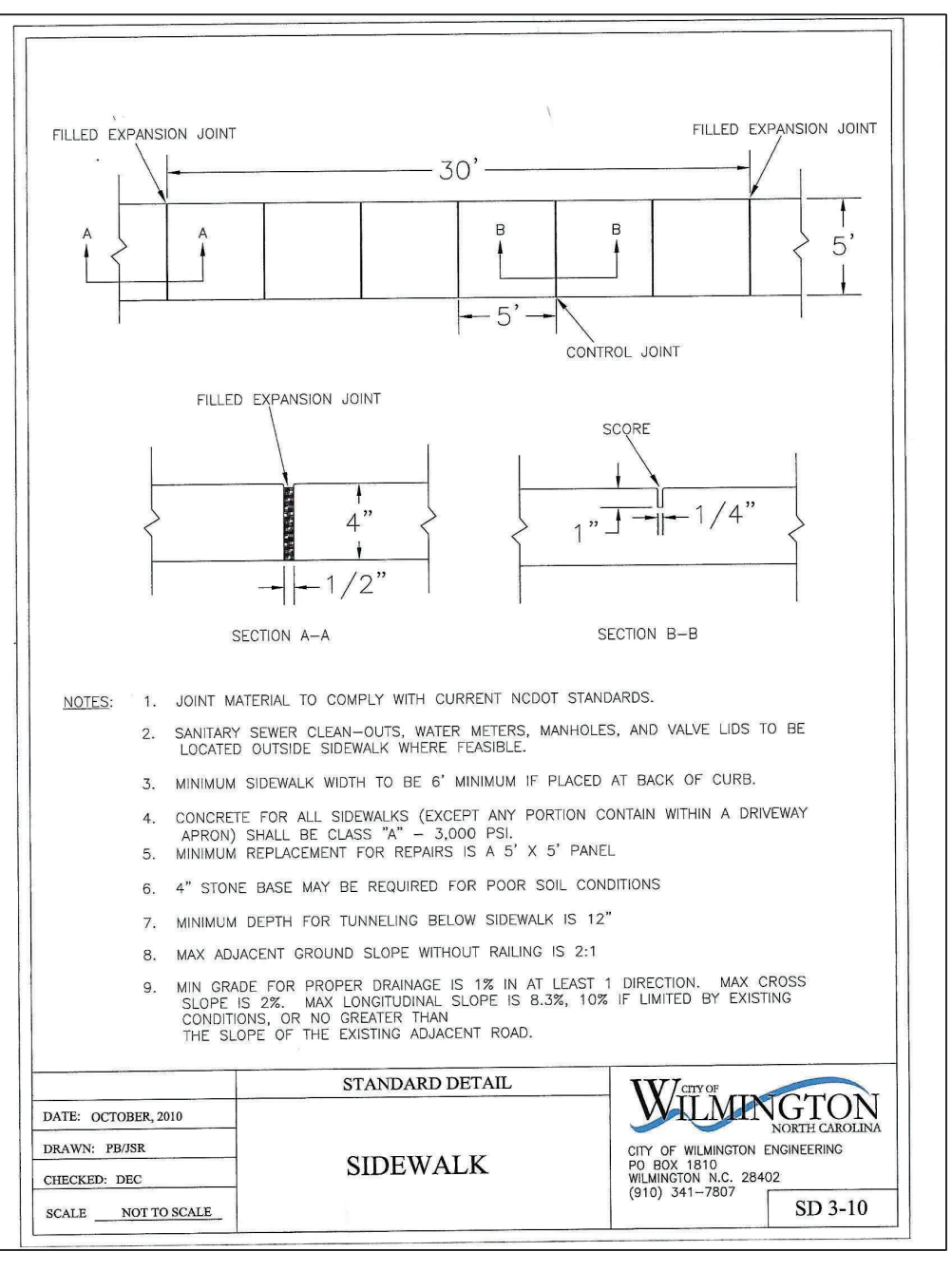
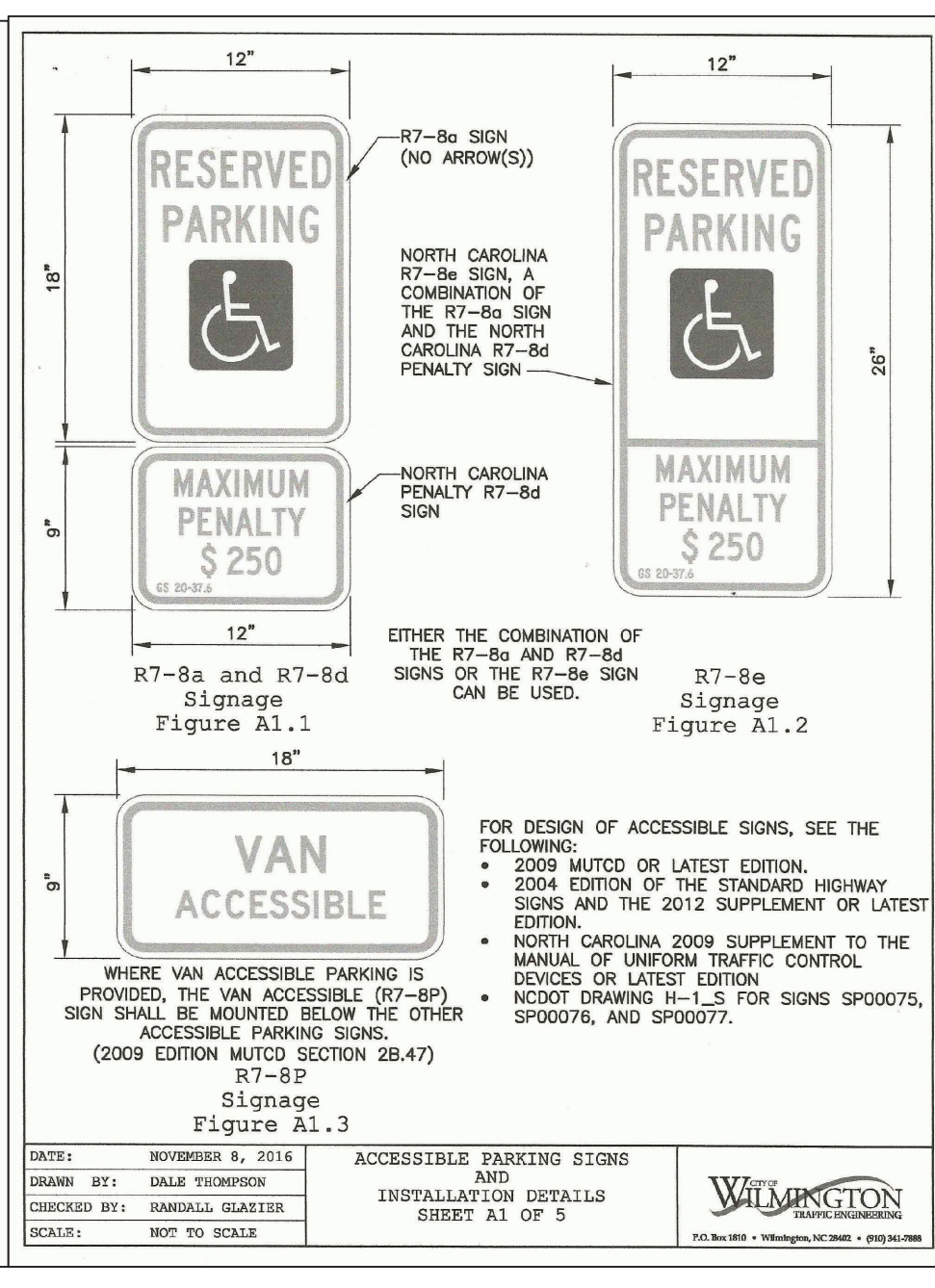
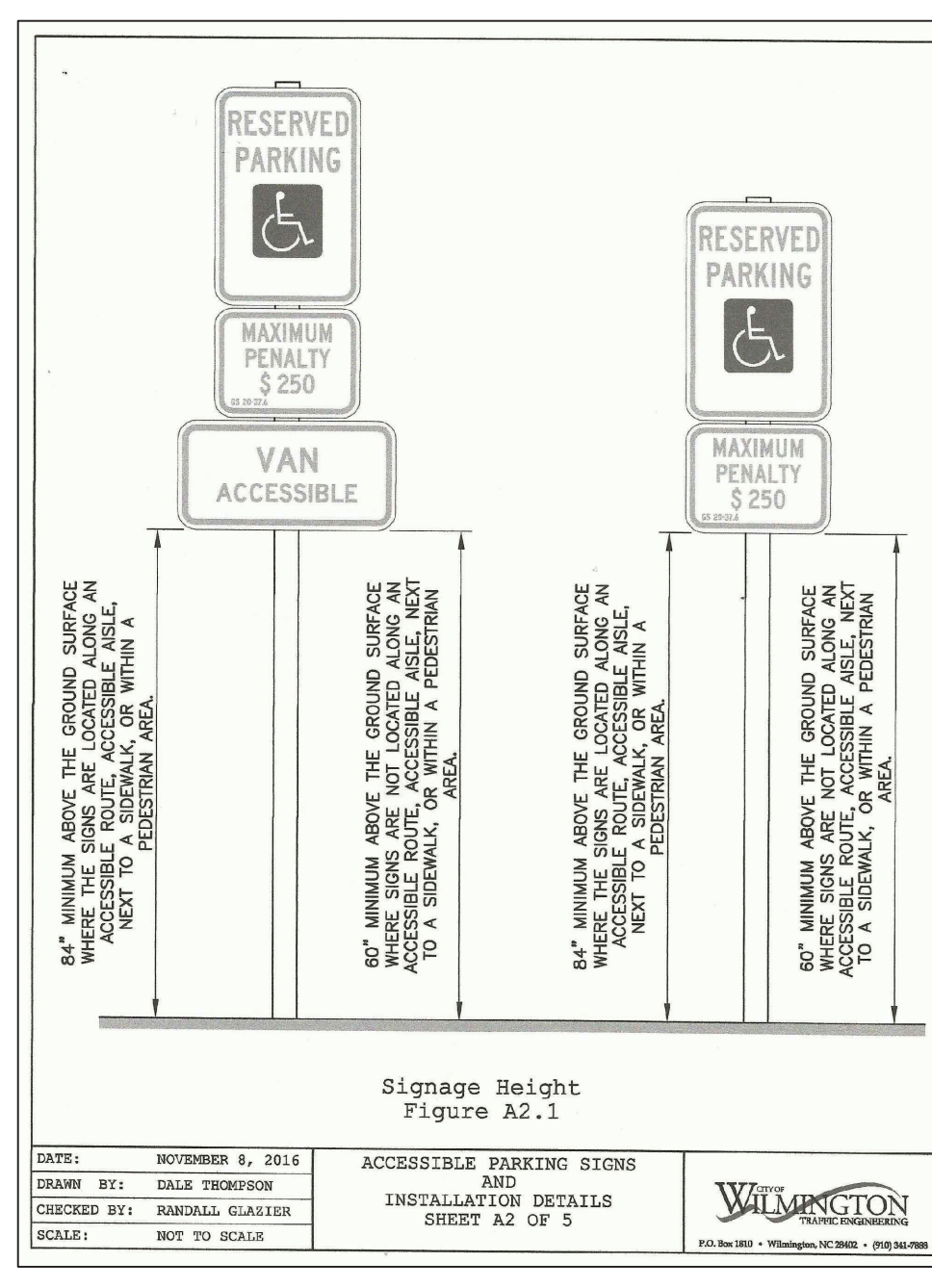
PORTSIDE DIESEL REPAIR & STORAGE
Jeff Walton
APPROVED 7/2/21
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By waltonj at 1:09 pm, Jul 02, 2021



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DESIGN BY: BDS
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DATE: FEBRUARY, 2021

DETAILS AND LANDSCAPE PLAN
120 BRYAN ROAD
WILMINGTON, NC 28412

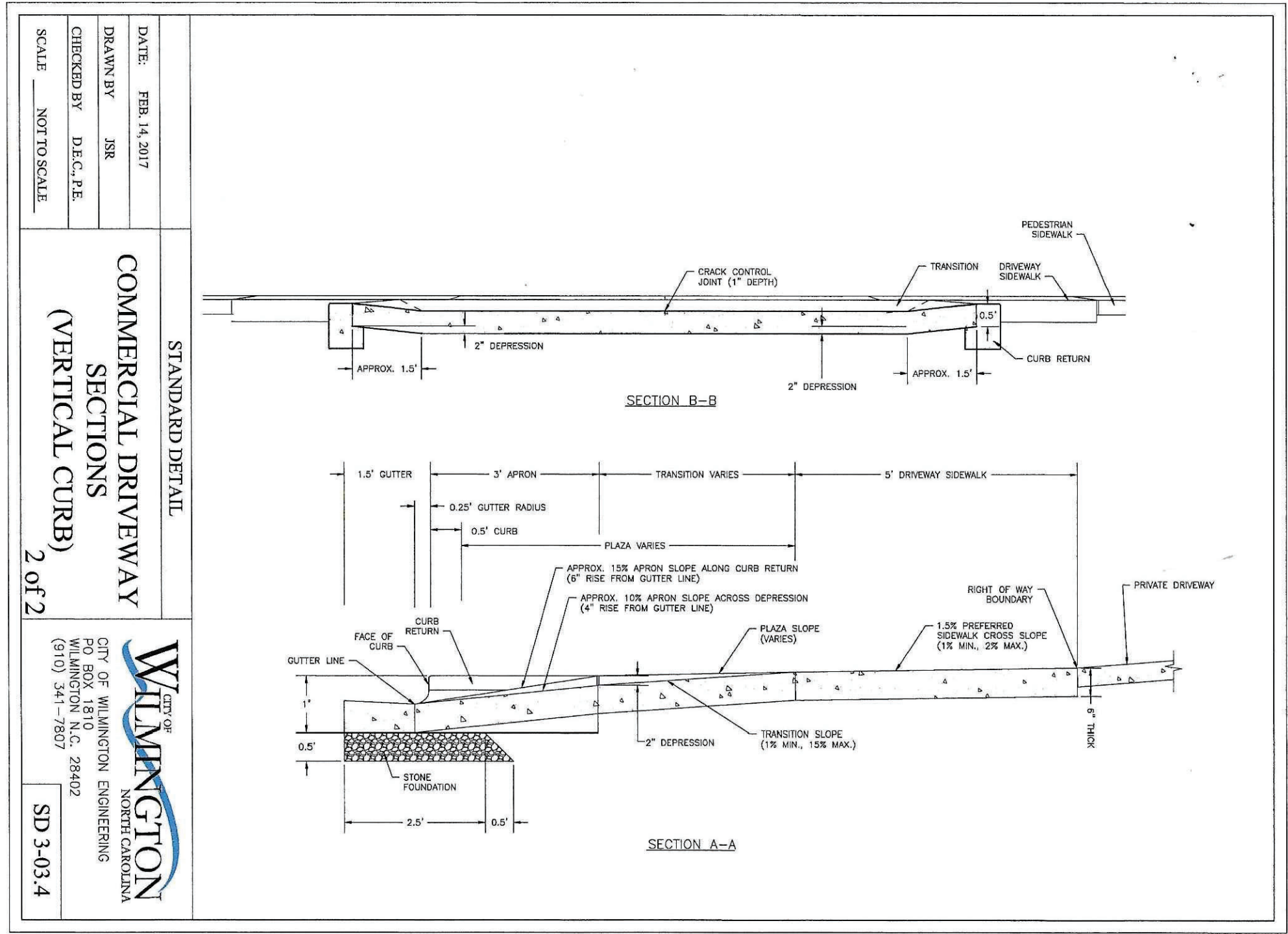
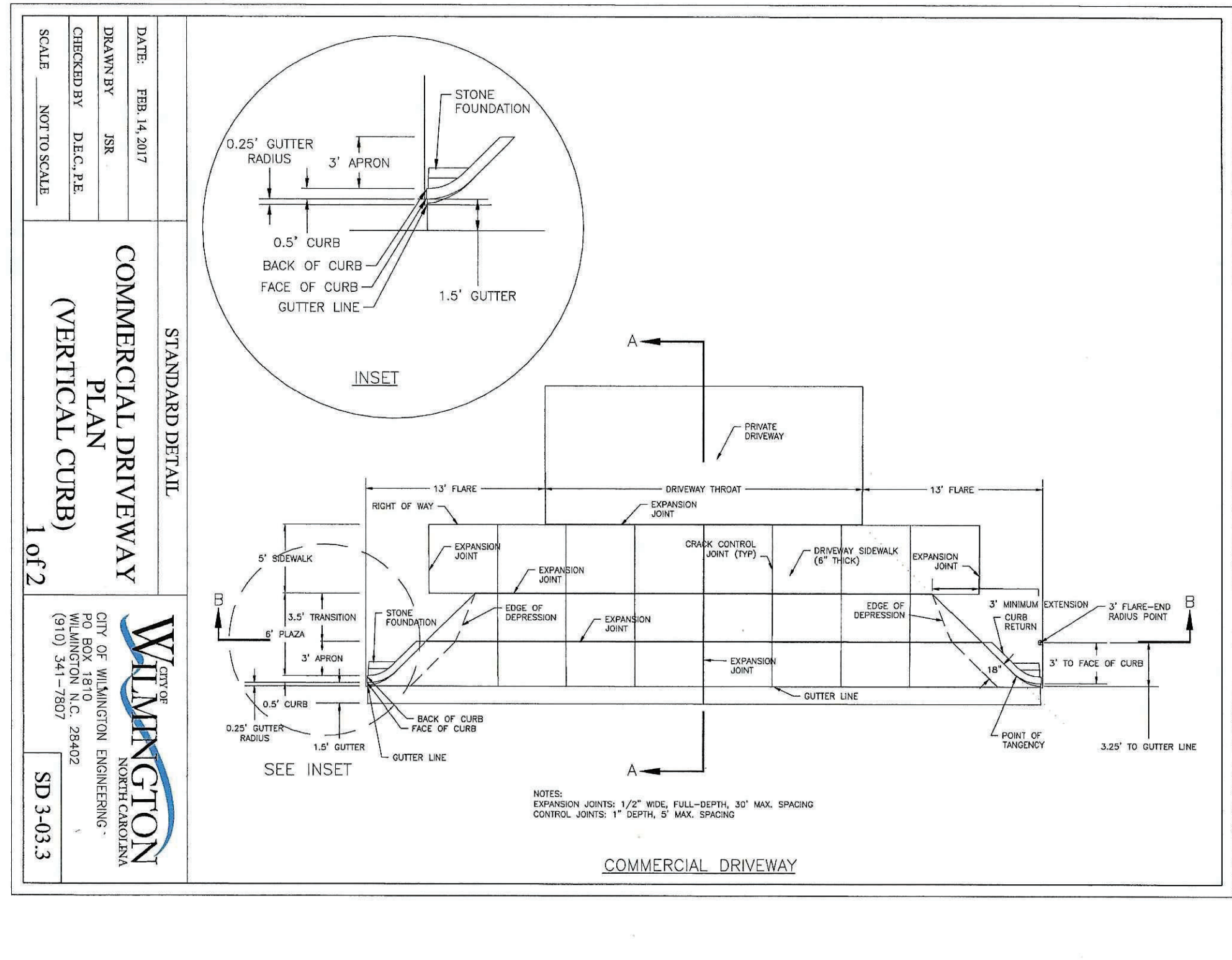
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PLANNING - ENGINEERING - PROJECT MANAGEMENT

SHEET
C3
of 4
JOB NO. 146-001

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PLANNING - ENGINEERING - PROJECT MANAGEMENT

SHEET
C4
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JOB NO.
146-001

PORTSIDE DIESEL REPAIR & STORAGE
120 BRYAN ROAD
Wilmington, NC 28412
910-338-1035

DETAILS
120 BRYAN ROAD
WILMINGTON, NC 28412

DESIGN BY: BDS
DRAWN BY: BDS
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