

SITE INFORMATION
 OWNER: BAILEY & FULLER PROPERTIES LLC
 PO BOX 400
 JACKSONVILLE, NC 28541

PROJECT ADDRESS: 7957 MARKET STREET (US BUS 17 BUS.)
 WILMINGTON, NC 28411

PARCEL IDS: R03600-003-042-004, R03600-003-042-005

CURRENT ZONING: CZD / B-2
 TOTAL SITE AREA: 3.45 ACRES

RECORDED MAP BOOK: BK 63, PG 16

CAMA LAND USE CLASSIFICATION: TRANSITION

EXISTING LAND USE: UNUSED LAND

PROPOSED LAND USE: GENERAL RETAIL

COMPREHENSIVE PLAN LAND USE: COMMUNITY MIXED USE

DIMENSIONAL REQUIREMENTS
 FRONT SETBACK: 25'
 SIDE SETBACK: 50' (BASED ON 20' HEIGHT)
 REAR SETBACK: 74.6' (BASED ON 20' HEIGHT)
 MAXIMUM HEIGHT: 40'

SITE PARKING
 RETAIL: 1 SPACE / 400 SF
 7,800 SF / 400 = 19.5 SPACES REQUIRED

OFFICE: 1 SPACE / 400 SF
 7,200 SF / 400 = 18 SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED = 37.5 (38 SPACES)
 TOTAL PARKING PROVIDED = 74 SPACES

ROADS
 1. ALL STREETS SHALL BE PRIVATE AND CONSTRUCTED TO NCDOT STANDARDS AND INSPECTED AND CERTIFIED BY ENGINEER TO VERIFY THEY WERE BUILT TO NCDOT STANDARDS.
 2. ALL SIDEWALKS WILL BE CONSTRUCTED IN COMPLIANCE WITH ADA REQUIREMENTS.

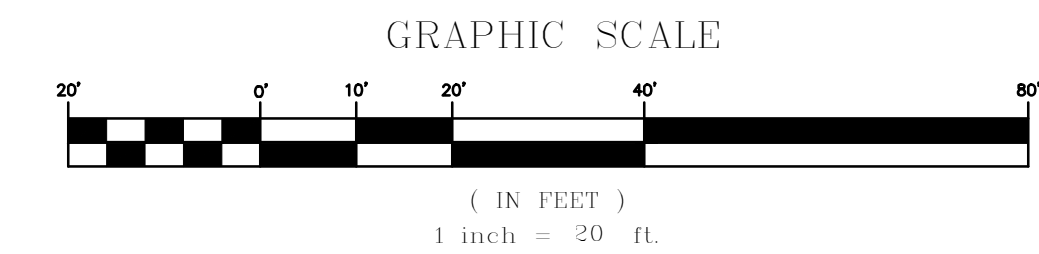
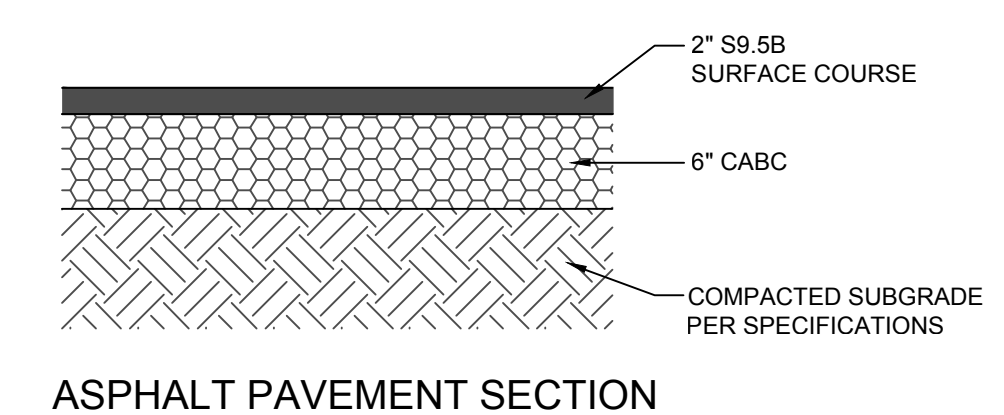
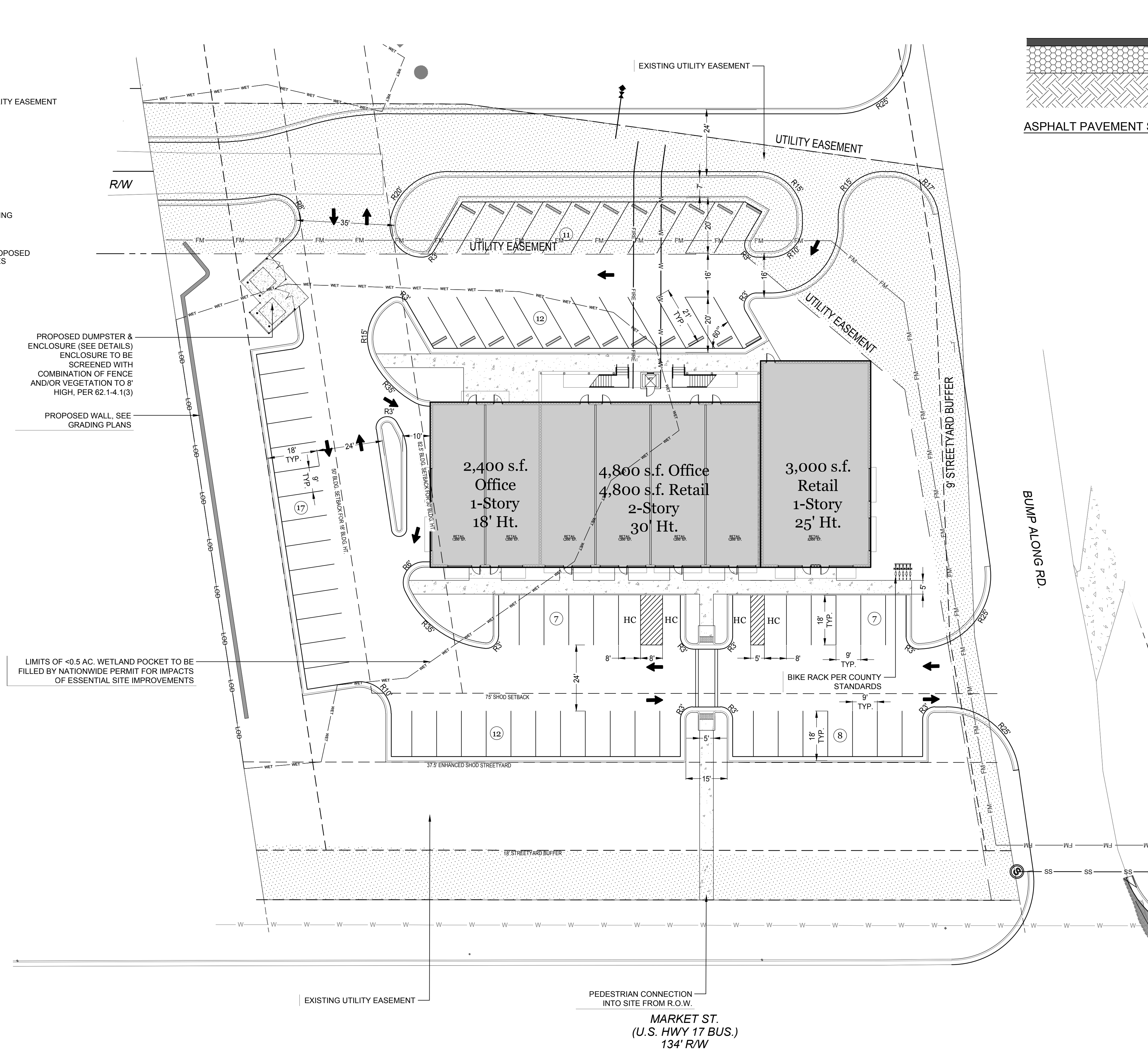
UTILITIES
 1. ALL WATER AND SEWER UTILITIES WILL BE COORDINATED WITH CFPWA.
 2. STORMWATER WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE AND LOCAL STORMWATER STANDARDS.
 3. VERTICAL OBSTRUCTIONS, FENCES, WALLS, ETC. ARE NOT ALLOWED IN UTILITY/DRAINAGE EASEMENTS.
 4. STREET LIGHTS WILL BE PROVIDED AS PER SECTION 52-9 OF THE NEW HANOVER COUNTY SUBDIVISION ORDINANCE.

LANDSCAPE
 1. ALL LANDSCAPE WILL COMPLY WITH NEW HANOVER COUNTY ORDINANCES AND A LANDSCAPE PLAN WILL BE SUPPLIED AS PART OF THE PERMITTING DOCUMENTS AS NECESSARY. SEE SHEET L-1.0
 2. EXISTING VEGETATION SHALL BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE. REMOVAL OF EXISTING VEGETATION SHALL PERTAIN TO NECESSARY AND ESSENTIAL SITE IMPROVEMENTS CONCERNING DEVELOPMENT. SEE SHEET L-1.1
 3. EXISTING TREES GREATER THAN 8" DBH SHALL NOT BE REMOVED FROM A TWENTY FOOT BUFFER STRIP ALONG THE PERIMETER.

TREE PRESERVATION
 1. ANY SIGNIFICANT TREES REQUIRING REMOVAL WILL BE MITIGATED / PAID FOR IN-LIEU AS NECESSARY IN ACCORDANCE WITH SECTIONS 62.1-3 AND 67.

STREETLIGHT NOTES
 1. STREETLIGHTS WILL BE INSTALLED. FINAL DESIGN, LOCATIONS, AND CALCULATIONS WILL BE PROVIDED BY DUKE ENERGY.

- LEGEND**
- [Symbol] = PROPERTY LINE
 - [Symbol] = WETLANDS
 - [Symbol] = SETBACK
 - [Symbol] = PROPOSED UTILITY EASEMENT
 - R = CURVE RADIUS
 - W = WATERLINE
 - SS = SEWER LINE
 - [Symbol] = FIRE HYDRANT
 - [Symbol] = CONCRETE PAVING
 - 12 = NUMBER OF PROPOSED PARKING SPACES



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

<p>REVISIONS:</p>	<p>CLIENT INFORMATION:</p> <p>PARAMOUNT ENGINEERING 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846</p>	<p>PROJECT STATUS: PREPARED BY: [Blank] FINAL DESIGN: [Blank] PRELIMINARY LAYOUT: [Blank] RELEASED FOR CONSTRUCTION: [Blank]</p>
<p>SEAL</p>	<p>SITE PLAN 7957 MARKET STREET NEW HANOVER COUNTY NORTH CAROLINA</p>	<p>DRAWING INFORMATION: DATE: 4/1/19 SCALE: 1" = 20' DRAWN: [Blank] CHECKED: [Blank]</p>
<p>C-2.0</p>		<p>PEI JOB#: 17434.PE</p>