

SITE INVENTORY NOTES:

- SOILS TYPE: Bc (BAYMEADE FINE SAND) & Se (SEAGATE FINE SAND)
- THIS PROPERTY IS NOT IMPACTED BY ANY AEC.
- THERE ARE CONSERVATION OVERLAY BOUNDARIES AFFECTING THIS PROPERTY.
- THIS SITE IS NOT IMPACTED BY ANY RECOGNIZED HISTORIC OR ARCHEOLOGICAL SIGNIFICANCE.
- NO CEMETERIES WERE EVIDENCED ON THE SITE.
- REGULATED TREES WITHIN THE DEVELOPMENT AREAS HAVE BEEN LOCATED AND ARE LABELED. ANY SIGNIFICANT TREES WHICH ARE REMOVED FOR ESSENTIAL SITE IMPROVEMENTS WILL BE MITIGATED.
- THERE IS NO EVIDENCE OF JURISDICTIONAL WETLANDS ON THE SITE BUT THE CREEK ADJACENT TO THE DEVELOPMENT IS CONSIDERED AN RPW.
- THERE IS NO EVIDENCE OF ENDANGERED SPECIES OR HABITAT ISSUES ON THE SITE.
- THIS PROPERTY IS WITHIN A FLOOD HAZARD AREA AS EVIDENCED ON N.C. FLOOD MAP NO. 372032400J.
- THE SITE DRAINAGE FLOWS INTO THE SMITH CREEK DRAINAGE BASIN (CLASSIFICATION SC).
- SIGNIFICANT TREES TO BE REMOVED/MITIGATED:

- 32" PINE
- 10" DOGWOOD
- 40" PINE
- 82" TOTAL X 2 = 164"
- ** 55 MITIGATION TREES REQUIRED **

TREE PRESERVATION NOTES:

- TREE PRESERVATION/REMOVAL PERMIT & LANDSCAPE PLAN APPROVAL IS REQUIRED PRIOR TO CLEARING & LAND DISTURBANCE.
- 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.
- PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. LAND CLEARING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS.
- PROTECTIVE FENCING WILL BE LABELED WITH SIGNS TO BE PLACED EVERY FIFTY (50) LINEAR FEET, OR AT LEAST TWO (2) SIGNS PER AREA, IN BOTH ENGLISH & SPANISH - "TREE PROTECTION AREA / DO NOT ENTER."

UTILITY NOTES:

- EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS.
- ALL UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
- ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CFPWA TECHNICAL SPECIFICATIONS & STANDARDS.
- SOLID WASTE DISPOSAL WILL BE BY DUMPSTER PICKUP BY PRIVATE CONTRACTOR/HAULER.

DEVELOPMENT DATA:

TOTAL TRACT AREA = 350,488 SF = 8.05 AC.±

PROPOSED LAND USE: MINI-STORAGE

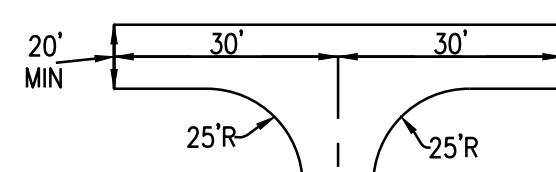
TOTAL BUILDING AREA: 70,175 SF

BUILDING HEIGHT: ONE-STORY - 12'

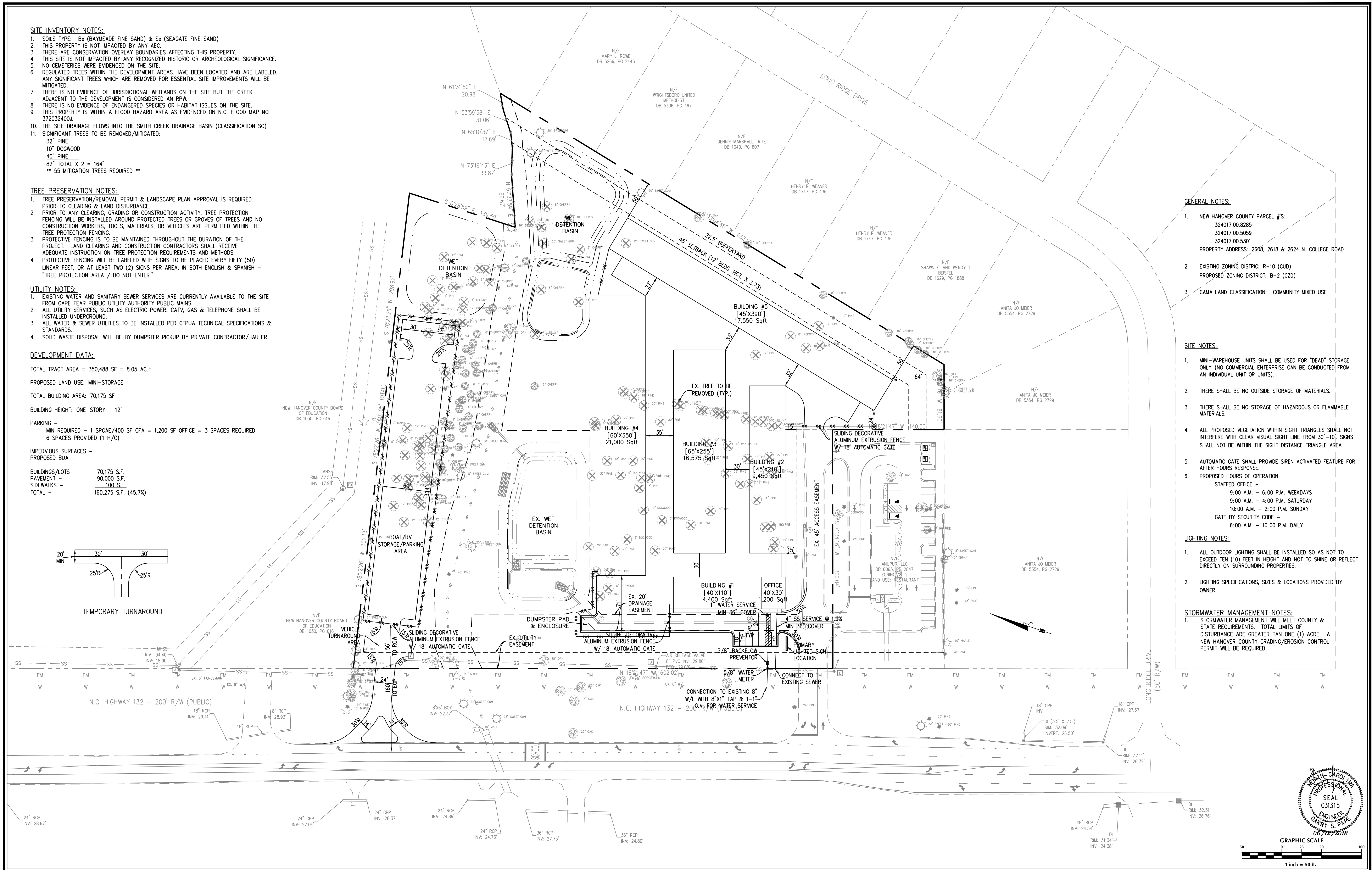
PARKING -
 MIN REQUIRED - 1 SPCA/400 SF GFA = 1,200 SF OFFICE = 3 SPACES REQUIRED
 6 SPACES PROVIDED (1 H/C)

IMPERVIOUS SURFACES -

PROPOSED BUA -
 BUILDINGS/LOTS - 70,175 S.F.
 PAVEMENT - 90,000 S.F.
 SIDEWALKS - 100 S.F.
 TOTAL - 160,275 S.F. (45.7%)



TEMPORARY TURNAROUND



GENERAL NOTES:

- NEW HANOVER COUNTY PARCEL #S:
 324017.00.8285
 324017.00.5059
 324017.00.5301
 PROPERTY ADDRESS: 2608, 2618 & 2624 N. COLLEGE ROAD
- EXISTING ZONING DISTRICT: R-10 (CJD)
 PROPOSED ZONING DISTRICT: B-2 (CZD)
- CAMA LAND CLASSIFICATION: COMMUNITY MIXED USE

SITE NOTES:

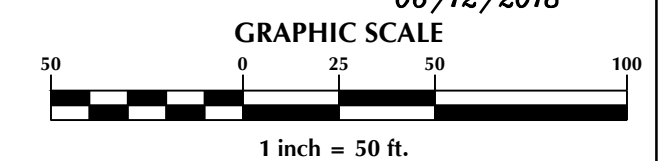
- MINI-WAREHOUSE UNITS SHALL BE USED FOR "DEAD" STORAGE ONLY (NO COMMERCIAL ENTERPRISE CAN BE CONDUCTED FROM AN INDIVIDUAL UNIT OR UNITS).
- THERE SHALL BE NO OUTSIDE STORAGE OF MATERIALS.
- THERE SHALL BE NO STORAGE OF HAZARDOUS OR FLAMMABLE MATERIALS.
- ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINE FROM 30'-10'. SIGNS SHALL NOT BE WITHIN THE SIGHT DISTANCE TRIANGLE AREA.
- AUTOMATIC GATE SHALL PROVIDE SIREN ACTIVATED FEATURE FOR AFTER HOURS RESPONSE.
- PROPOSED HOURS OF OPERATION
 STAFFED OFFICE -
 9:00 A.M. - 6:00 P.M. WEEKDAYS
 9:00 A.M. - 4:00 P.M. SATURDAY
 10:00 A.M. - 2:00 P.M. SUNDAY
 GATE BY SECURITY CODE -
 6:00 A.M. - 10:00 P.M. DAILY

LIGHTING NOTES:

- ALL OUTDOOR LIGHTING SHALL BE INSTALLED SO AS NOT TO EXCEED TEN (10) FEET IN HEIGHT AND NOT TO SHINE OR REFLECT DIRECTLY ON SURROUNDING PROPERTIES.
- LIGHTING SPECIFICATIONS, SIZES & LOCATIONS PROVIDED BY OWNER.

STORMWATER MANAGEMENT NOTES:

- STORMWATER MANAGEMENT WILL MEET COUNTY & STATE REQUIREMENTS. TOTAL LIMITS OF DISTURBANCE ARE GREATER THAN ONE (1) ACRE. A NEW HANOVER COUNTY GRADING/EROSION CONTROL PERMIT WILL BE REQUIRED



No.	Revision	Date	By

Designer	GSP	Scale	1" = 50'
Drawn By	GSP	Date	May 2018
License #	P-0718	Job No.	2018-0003

N. COLLEGE STORAGE
 New Hanover County
 North Carolina

PRELIMINARY PLAN

PREPARED FOR:
 College Road Development Partners, LLC.
 6626-C Gordon Road
 Wilmington, NC 28411
 910-799-3006

GSP CONSULTING, PLLC
 ENGINEERING
 6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

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