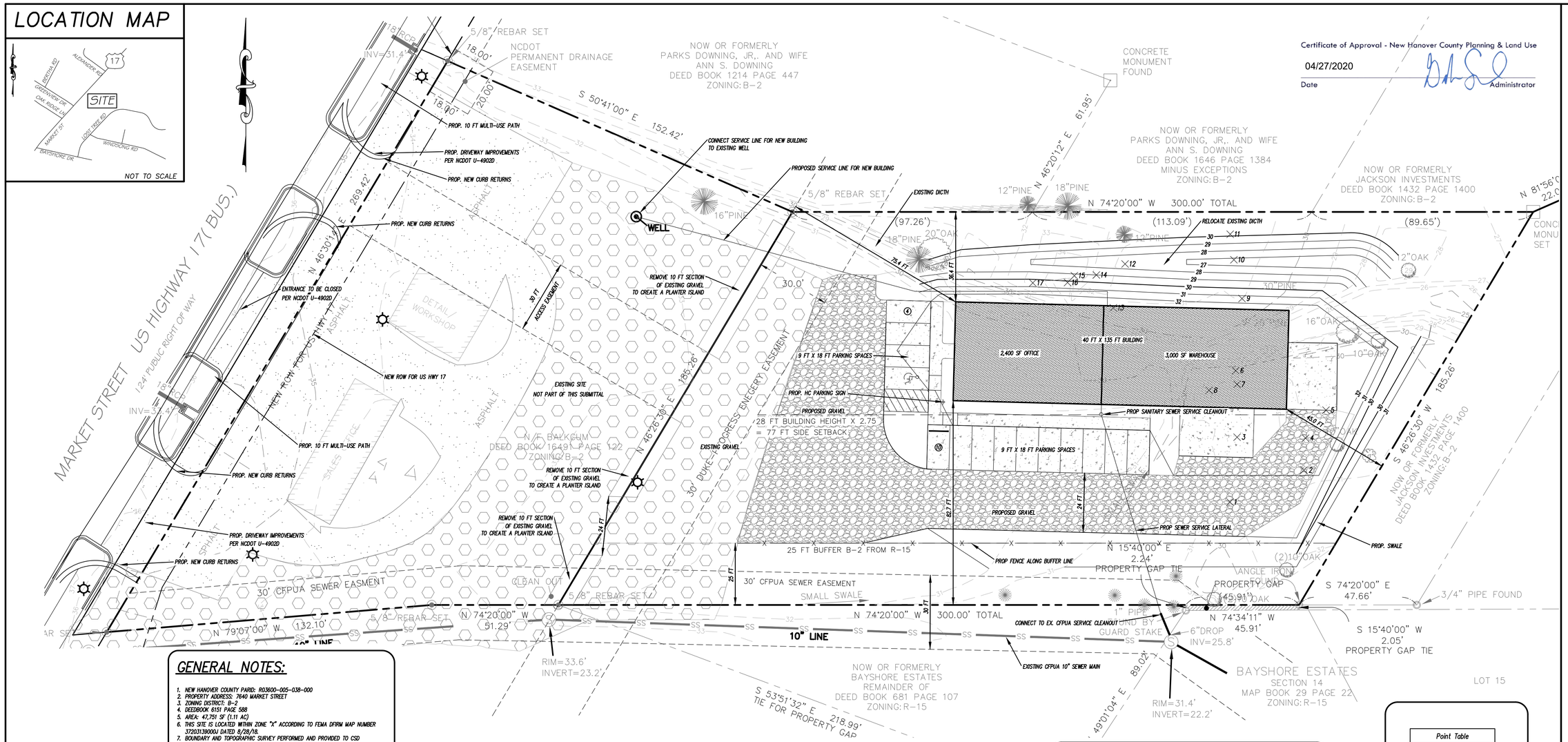


Certificate of Approval - New Hanover County Planning & Land Use

04/27/2020

Date

Administrator

## GENERAL NOTES:

1. NEW HANOVER COUNTY PARID: R03600-005-038-000
2. PROPERTY ADDRESS: 7840 MARKET STREET
3. ZONING DISTRICT: B-2
4. DEEDBOOK 6151 PAGE 588
5. AREA: 47,751 SF (1.11 AC)
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BUILDING SETBACKS:
SETBACK ONLY REQUIRED ALONG R-15 ZONING (SOUTH SIDE)
SHOD SETBACK REQUIRES MIN. 25 FT FROM ALL PROPERTY LINES

| REQUIRED SETBACKS | PROPOSED SETBACKS |
|---|---|
| FRONT SETBACK: 50 FT | FRONT SETBACK: 75 FT |
| SIDE SETBACK (SOUTH): 77 | SIDE SETBACK: 82.7 FT |
| REAR SETBACK: 25 | REAR SETBACK: 45 FT |

## DEVELOPMENT NOTES:

PROPOSED LAND USE: OFFICE / SHOP SPACE
TOTAL BLDG. AREA: 5,400 SF
BLDG. HGT.: TWO-STORY / 28'
BUILDING TYPE: IIIB

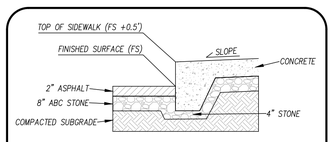
IMPERVIOUS SURFACES –

| EXISTING | |
|---|---|
| ROOFTOPS – | 0 SF |
| CONCRETE – | 0 SF |
| TOTAL – | 0 SF |

| PROPOSED | |
|---|---|
| BUILDINGS | 5,400 SF |
| CONCRETE | 3,577 SF |
| SIDEWALKS | 706 SF |
| TOTAL – | 9,683 SF |

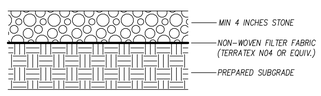
## LEGEND

- EXISTING BOUNDARY
- PROP BUILDING
- PROPOSED CONCRETE
- EXISTING GRAVEL
- PROPOSED GRAVEL PARKING AREA
- EXISTING ASPHALT
- X — PROPOSED FENCE
- PROPOSED STORM DRAIN
- EXISTING CONTOUR
- EXISTING STORM DRAIN



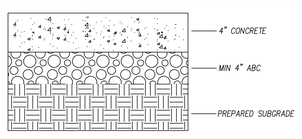

## EXTRUDED SIDEWALK

NTS



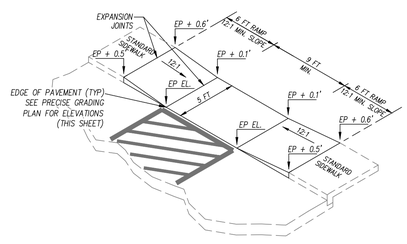

## GRAVEL DRIVE AISLES

NTS



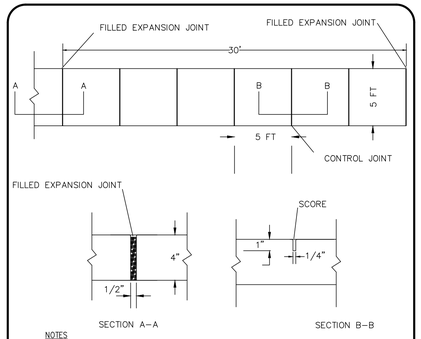

## CONCRETE PARKING AREAS

NTS




## DEPRESSED SIDEWALK & HANDICAPPED RAMP TYPICAL GRADING DETAIL

NOT TO SCALE




NOTES

1. JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
2. SANITARY SEWER CLEAN-OUTS, WATER METERS, MANHOLES, AND VALVE LIDS TO BE LOCATED OUTSIDE SIDEWALK WHERE FEASIBLE
3. CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAIN WITHIN A DRIVEWAY APRON) SHALL BE CLASS "A" – 3,000 PSI.
4. MINIMUM REPLACEMENT FOR REPAIRS IS A 5' X 5' PANEL
5. 4" STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS
6. MINIMUM DEPTH FOR TUNNELING BELOW SIDEWALK IS 12"
7. MAX ADJACENT GROUND SLOPE WITHOUT RAILING IS 2:1
8. MIN GRADE FOR PROPER DRAINAGE IS 1% IN AT LEAST 1 DIRECTION. MAX CROSS SLOPE IS 2%. MAX LONGITUDINAL SLOPE IS 8.3%. 10% IF LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN THE SLOPE OF THE EXISTING ADJACENT ROAD.

## STANDARD SIDEWALK DETAIL

NOT TO SCALE

Point Table

| Point # | Raw Description |
|---|---|
| 1 | 10" OAK |
| 2 | 12" PINE |
| 3 | 18" PINE |
| 4 | 18" PINE |
| 5 | 12" OAK |
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| 7 | 14" OAK |
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| 10 | 18" PINE |
| 11 | 16" PINE |
| 12 | 28" PINE |
| 13 | 9" OAK |
| 14 | 8" OAK |
| 15 | 18" PINE |
| 16 | 10" PINE |
| 17 | 12" OAK |

X 1 = TREES TO BE REMOVED

## TREES TO BE REMOVED

20 10 0 20 40 60

SCALE IN FEET: 1"= 20'


CSD ENGINEERING

LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441


SITE PLAN for BALKCUM OFFICE


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SITE PLAN for BALKCUM OFFICE
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: JIMMYDOT, LLC
7664 MARKET STREET
WILMINGTON, NC 28411

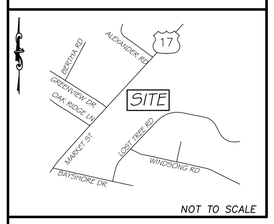
NORTH CAROLINA PROFESSIONAL SEAL 025483 4-8-2020 ENGINEER

| REV. NO. | REMARKS | BY | DATE |
|---|---|---|---|
| 4 | REVISED PER NHC COMMENTS | RLW | 4-8-20 |
| 3 | CHANGED SHEET NUMBERING | MRG | 3-16-20 |
| 2 | REVISED PER TRC COMMENTS | RLW | 3-12-20 |
| 1 | REVISED NOTES | RLW | 1-30-20 |

DATE: 1-16-20
HORZ. SCALE: 1" = 20'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 19-0489

Sheet No. 1 Of 3

## LOCATION MAP

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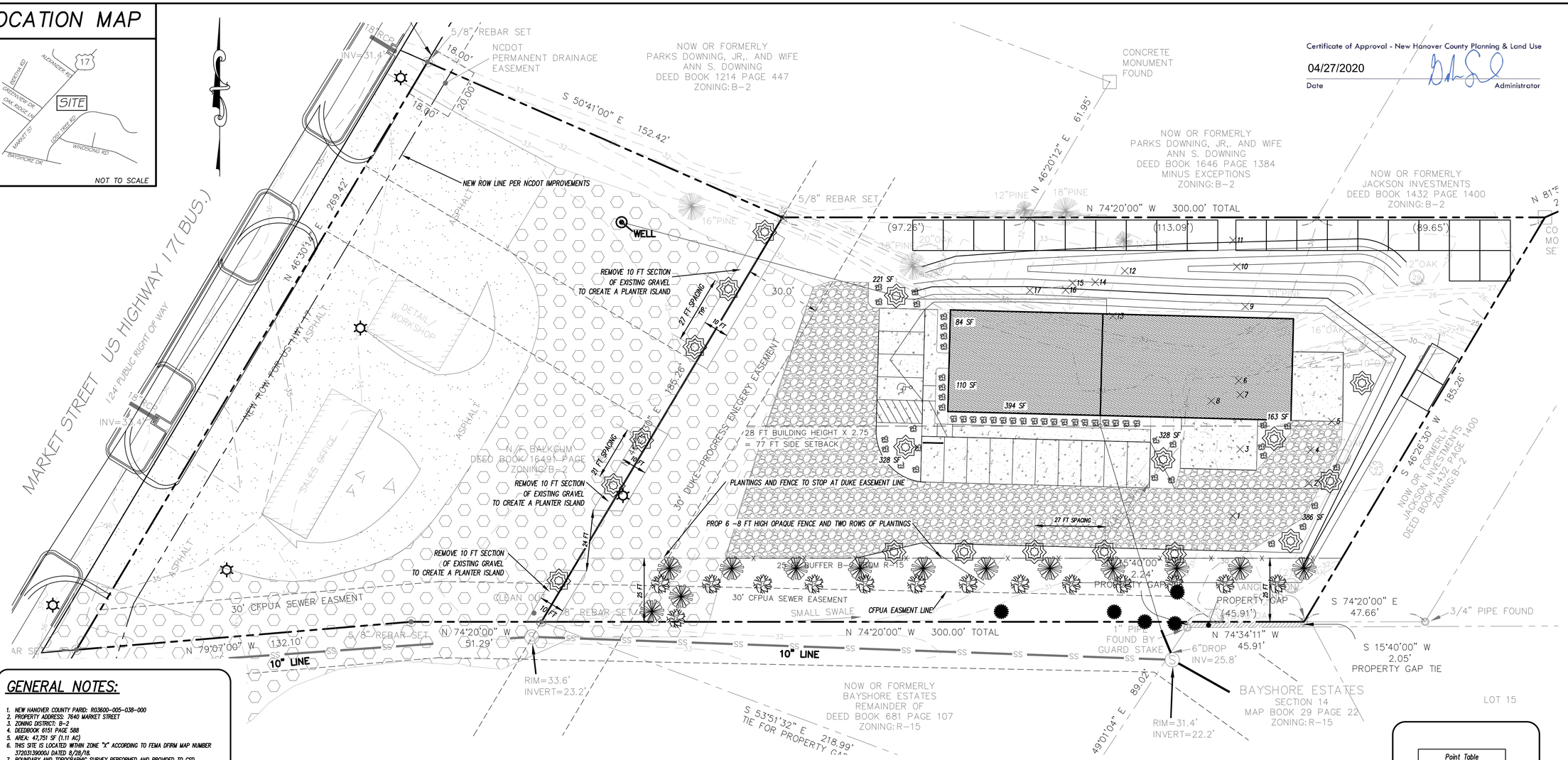


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SHOD SETBACK REQUIRES MIN. 25 FT FROM ALL PROPERTY LINES

| | REQUIRED SETBACKS | PROPOSED SETBACKS |
|---|---|---|
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| SIDE SETBACK (SOUTH): | 49.5 | SIDE SETBACK: 82.7 FT |
| REAR SETBACK: | N/A | REAR SETBACK: 45 FT |

## DEVELOPMENT NOTES:

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TOTAL BLDG. AREA: 5,400 SF
BLDG. HGT.: TWO-STORY / 28'
BUILDING TYPE: IIIB

IMPERVIOUS SURFACES -

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| CONCRETE - | 0 SF |
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- PROPOSED GRAVEL PARKING AREA
- EXISTING ASPHALT
- PROPOSED FENCE
- PROPOSED STORM DRAIN
- EXISTING CONTOUR
- EXISTING STORM DRAIN

## LANDSCAPE NOTES:

PARKING LOT INTERIOR LANDSCAPING *** NHC ZONING SEC. 62.1-5(2)(B)
REQ'D - LANDSCAPED ISLANDS; 144 SF w/ 1 TREE AND GROUND COVER. ISLANDS TO BE 8% OF TOTAL PARKING AREA.
17,252 SF PARKING * .08 = 1,380 SF REQ'D LANDSCAPED ISLANDS. 1,426 SF PROVIDED
PROVIDED - 6 TREES & 22 SHRUBS TO BE PLANTED TO MEET REQUIREMENTS.

FOUNDATION LANDSCAPING *** NHC ZONING SEC. 62.1-11
REQ'D - WEST SIDE (40 X 21 = 840); 840 X 0.12 = 100
SOUTH SIDE (80 X 21 = 1,680); 1,680 X 0.12 = 202
PROVIDED - WEST SIDE = 194 SF; SOUTH SIDE = 394 SF

BUFFERYARD LANDSCAPING *** NHC ZONING SEC. 62.1-4
REQ'D - 25 FT WIDE BUFFERYARD AT THE REAR AND SIDES OF PROPERTY.
(PLANTINGS TO ACHIEVE OPACITY)
PROVIDED - OPAQUE FENCE AND TWO ROWS OF PLANTINGS PROVIDED.

TREE MIGITATION *** NHC ZONING SEC. 62.1-3(1)(B)(4)
REQ'D - 1" DBH REMOVED; 2" DBH REPLANTED
28 CALIPER INCHES REMOVED
56 CALIPER INCHES TO BE REPLANTED (28 X 2 = 56)
56 / 2.5 = 23
23 - 2.5" CALIPER DOGWOODS TO BE PLANTED

## Proposed Plant Table

SHRUBS

| Quantity | Symbol | Scientific Name | Common Name | Planting Size | Planting Remarks |
|---|---|---|---|---|---|
| 18 | | Cornus florida | Dogwood | 2.5-3" Cal | PARKING LOT |
| 22 | | Ilex vomitoria 'nana' | Dwarf Yaupon | 3 Gal./ 15-18" | PARKING LOT |
| 27 | | Ilex vomitoria 'nana' | Dwarf Yaupon | 3 Gal./ 15-18" | FOUNDATION |
| 14 | | Myrica cerifera | Wax Myrtle | 7 Gal./ 36" 20 FT O.C | BUFFERYARD SHRUB |
| 13 | | Juniperus virginana | Red Cedar | 7 Gal. / 36" 25 FT O.C | BUFFERYARD SHRUB |
| 23 | | Cornus florida | Dogwood | 2.5-3" Cal | MITIGATION |

O.C. - "ON CENTER" CAL. - "CALIPER AT 6" ABOVE GRADE" GAL. - "GALLON CONTAINER"

= 144 SF OF PLANTING AREA

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LANDSCAPE PLAN
BALKCUM OFFICE

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BALKCUM OFFICE
LOCATED IN CITY OF WILMINGTON
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 025483 4-8-2020 HAROLD SHEPHERD KNOX III

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