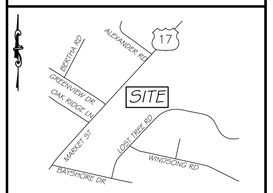
LOCATION MAP



NOT TO SCALE

MARKET STREET US HIGHWAY 17 (BUS.)

124' PUBLIC RIGHT OF WAY

18" RCP INV=31.4'

18" RCP INV=33.4'

5/8" REBAR SET

NCDOT PERMANENT DRAINAGE EASEMENT

18.00'

20.00'

NOW OR FORMERLY
PARKS DOWNING, JR,. AND WIFE
ANN S. DOWNING
DEED BOOK 1214 PAGE 447
ZONING: B-2

S 50°41'00" E 152.42'

CONCRETE MONUMENT FOUND

N 46°20'12" E 61.95'

NOW OR FORMERLY
PARKS DOWNING, JR,. AND WIFE
ANN S. DOWNING
DEED BOOK 1646 PAGE 1384
MINUS EXCEPTIONS
ZONING: B-2

NOW OR FORMERLY
JACKSON INVESTMENTS
DEED BOOK 1432 PAGE 1400
ZONING: B-2

N 81°56'0
22.0

CONC MONU SET

N 46°30'14" E 269.42'

10' NCDOT TEMPORARY CONSTRUCTION EASEMENT

5/8" REBAR SET

EXISTING DICTH

N 74°20'00" W 300.00' TOTAL

12" PINE

18" PINE

16" PINE

WELL

(97.26')

18" PINE

20" OAK

78.4 FT

30.4 FT

(113.09')

RELOCATE EXISTING DICTH

12" PINE

(89.65')

12" OAK

30" PINE

16" OAK

10" OAK

30.0'

30 FT ACCESS EASEMENT

ASPHALT

DETAIL/ WORKSHOP

SALES OFFICE

EXISTING SITE
NOT PART OF THIS SUBMITTAL

PROP. HC PARKING SIGN

9 X 18 PARKING SPACES

40 FT X 145 FT BUILDING

PROPOSED GRAVEL

N/F BALKCUM
DEED BOOK 16491 PAGE 122
ZONING: B-2

N 46°26'30" E 185.26'

30' DUKE-PROGRESS ENEGERY EASEMENT

EXISTING GRAVEL

9 X 18 PARKING SPACES

18 FT BUILDING HEIGHT X 2.75 = 49.5 FT SIDE SETBACK

82.7 FT

PROPOSED GRAVEL

PROP SEWER SERVICE LATERAL

PROP. SWALE

S 46°26'30" W 185.26'

NOW OR FORMERLY
JACKSON INVESTMENTS
DEED BOOK 1432 PAGE 1400
ZONING: B-2

25 FT BUFFER B-2 FROM R-15

25 FT

30' CFPUA SEWER EASEMENT

N 15°40'00" E 2.24'
PROPERTY GAP TIE

(210' OAK

ANGLE IRON FOUND
PROPERTY GAP

(145.91')

S 74°20'00" E 47.66'

3/4" PIPE FOUND

CLEAN OUT

5/8" REBAR SET

SMALL SWALE

30 FT

N 74°20'00" W 300.00' TOTAL

1" PIPE FOUND

N 74°34'11" W 45.91'

6" DROP INV=25.8'

S 15°40'00" W 2.05'
PROPERTY GAP TIE

S 74°20'00" E

N 79°07'00" W 132.10'

10" LINE

N 74°20'00" W 51.29'

10" LINE

CONNECT TO EX. CFPUA SERVICE CLEANOUT

EXISTING CFPUA 10" SEWER MAIN

LAND BY GUARD STAKE

RIM=33.6'
INVERT=23.2'

NOW OR FORMERLY
BAYSHORE ESTATES
REMAINDER OF
DEED BOOK 681 PAGE 107
ZONING: R-15

S 53°51'32" E 218.99'
TIE FOR PROPERTY GAP

N 46°30'14" E 47.59'

23.6'

89.02'

N 49°01'04" E

RIM=31.4'
INVERT=22.2'

BAYSHORE ESTATES
SECTION 14
MAP BOOK 29 PAGE 22
ZONING: R-15

LOT 15

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

GENERAL NOTES:

1. NEW HANOVER COUNTY PARID: R03600-005-038-000
2. PROPERTY ADDRESS: 7640 MARKET STREET
3. ZONING DISTRICT: B-2
4. DEEDBOOK 6151 PAGE 558
6. AREA: 47,752 SF (1.10 AC)
7. THIS SITE IS NOT LOCATED IN ZONE "X" ACCORDING TO FEMA DFIRM MAP NUMBER 3720313900OJ PANEL 3139 DATED 4/3/06.
8. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY POLARIS SURVEYING, PLLC
9. WATER SUPPLY - ONSITE WELL
10. SEWER - CFPUA

BUILDING SETBACKS:
SETBACK ONLY REQUIRED ALONG R-15 ZONING (SOUTH SIDE)

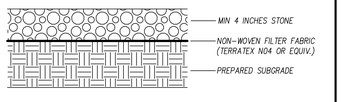
REQUIRED SETBACKS	PROPOSED SETBACKS
FRONT SETBACK: 50 FT	FRONT SETBACK: 75 FT
SIDE SETBACK (SOUTH): 49.5	SIDE SETBACK: 82.7 FT
REAR SETBACK: N/A	REAR SETBACK: 45 FT

DEVELOPMENT NOTES:

PROPOSED LAND USE: OFFICE / SHOP SPACE
TOTAL BLDG. AREA: 5,400 SF
BLDG. HGT.: ONE-STORY / 18'

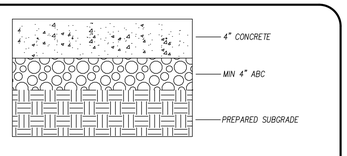
IMPERVIOUS SURFACES -

EXISTING	
ROOFTOPS -	0 SF
CONCRETE -	0 SF
TOTAL -	0 SF
PROPOSED	
BUILDINGS	5,400 SF
CONCRETE	3,250 SF
SIDEWALKS	567 SF
TOTAL -	9,217 SF



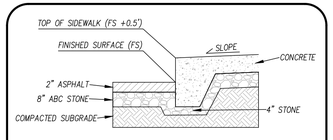
GRAVEL DRIVE AISLES

NTS



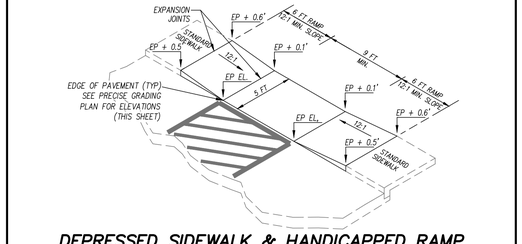
CONCRETE PARKING AREAS

NTS



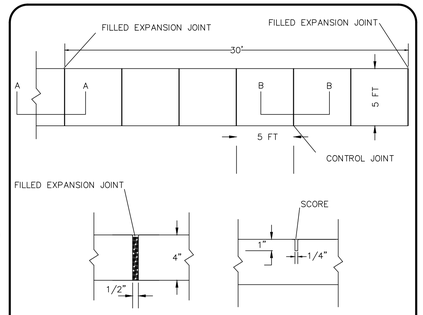
EXTRUDED SIDEWALK

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
6	12" OAK
7	14" OAK
8	18" OAK
9	18" OAK
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 BAULKCUM OFFICE

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

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

PRELIMINARY

DATE	BY	REMARKS	REV. NO.

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 1