

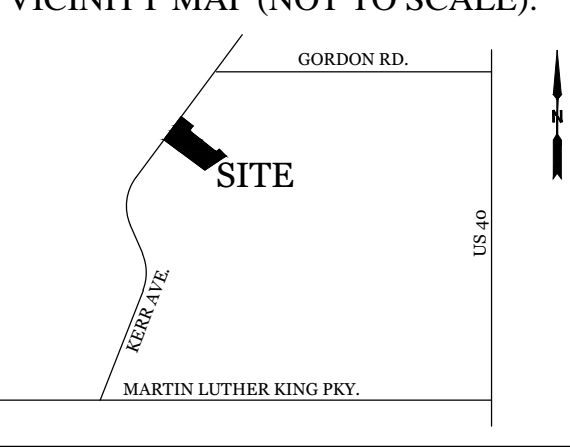
SITE DATA

PARCEL ID:	R04200-002-008-007, R04200-002-008-010, R04200-002-030-000
CURRENT ZONING:	A-1
PROJECT ADDRESS:	1502 N. KERR AVE. WILMINGTON, NC 28405
CURRENT OWNER:	FLOYD INVESTMENTS LLC PO BOX 659 WRIGHTSVILLE BEACH, NC 28480
TOTAL ACREAGE IN PROJECT BOUNDARY	234,412 S.F. (± 5.38 ac.)
EXISTING ONSITE IMPERVIOUS AREAS:	BUILDINGS 3,105 S.F. ASPHALT 6,985 S.F. CONCRETE 1,788 S.F. GRAVEL 1,041 S.F. TOTAL: 12,919 S.F.
EXISTING ONSITE IMPERVIOUS AREAS TO BE REMOVED:	CONCRETE 1,214 S.F. GRAVEL 1,041 S.F. ASPHALT 6,985 S.F. TOTAL 9,240 S.F.
SOILS TYPE:	No (Norfolk fine sandy loam) 53.6% Wr (Wrightsville fine sandy loam) 46.4%

DEVELOPMENT NOTES:

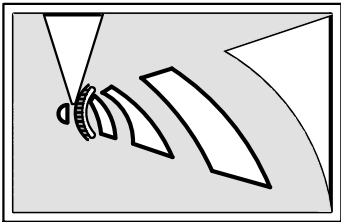
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH NEW HANOVER COUNTY LAND DEVELOPMENT CODE.
- PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.
- EXISTING SURVEYING PERFORMED BY JOHNNY J. WILLIAMS, PLS, L-3170

VICINITY MAP (NOT TO SCALE):



REVISIONS

**INTRACOASTAL
ENGINEERING, PLLC**
5725 Oleander Dr. Unit E-7
Wilmington, North Carolina 28403
Phone: 910.859.8983
Email: Charlie@intracoastalengineering.com
License Number: P-0662



**EXISTING CONDITIONS AND
DEMOLITION PLAN
FOR
ATLANTIC MARINE-
NORTH KERR AVE.
NEW HANOVER COUNTY, NC**



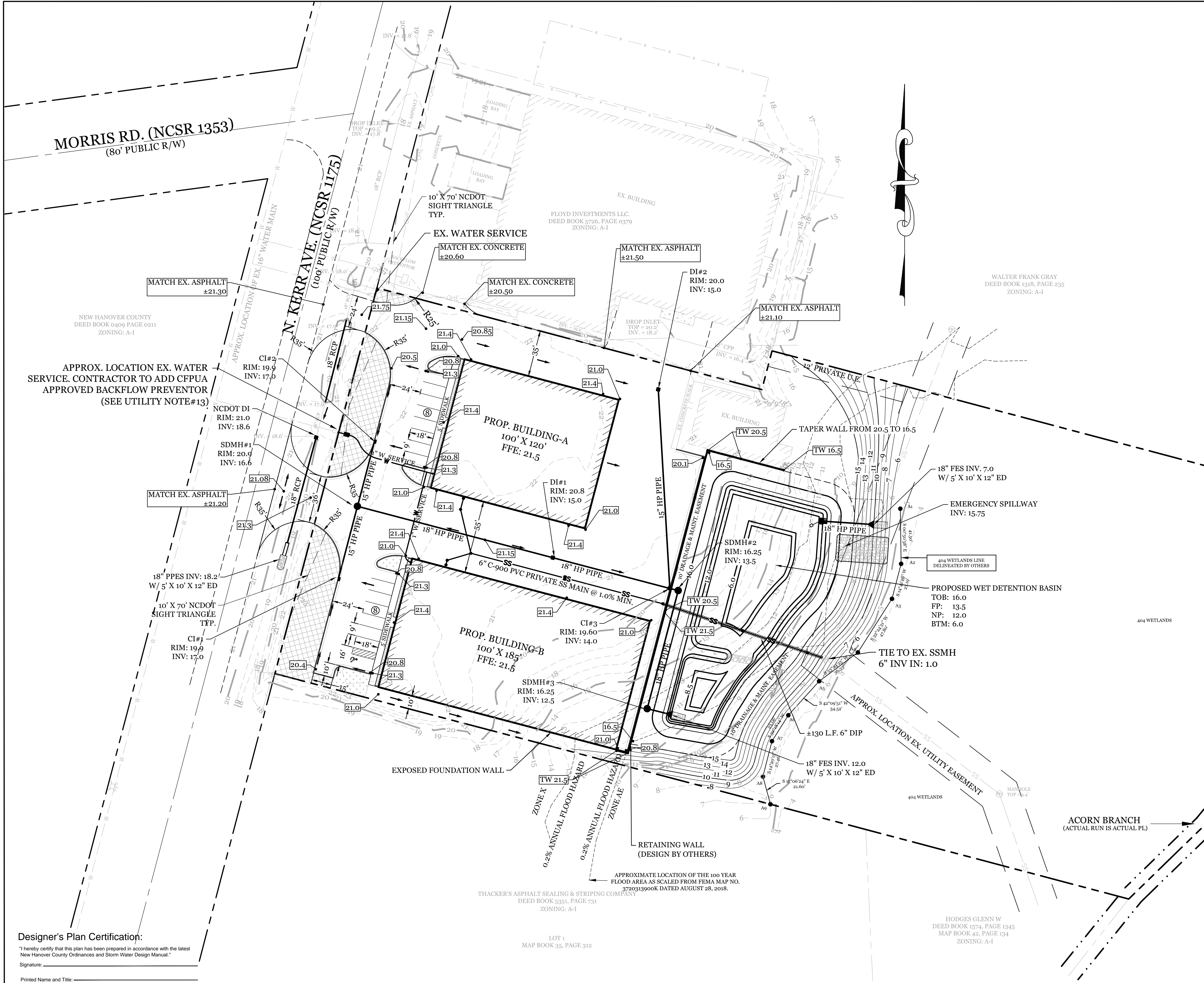
Charles D. Calver
9/14/2020

CLIENT INFORMATION:

Floyd Investments, LLC
PO Box 659
Wrightsville Beach, NC 28480
910-256-9911

DRAWN:	JAE	SHEET SIZE:	24x36
CHECKED:	CDC	DATE:	9/14/2020
APPROVED:	CDC	SCALE:	1" = 50'
PROJECT NUMBER:	2019-017		

DRAWING NUMBER: **C-0**



Designer's Plan Certification:

"I hereby certify that this plan has been prepared in accordance with the latest New Hanover County Ordinances and Storm Water Design Manual."

Signature: _____
Printed Name and Title: _____
Date: _____
Registration Number: _____ SEAL

Property Owner Certification:

"I (We) hereby certify that I (we) am (are) the current owner of the property and that upon receipt of "Authorization-To-Construct" any clearing, grading, construction or development, will be performed in accordance with this plan and that the applicable ordinances and rules of New Hanover County, the State of North Carolina and the Federal Government and its agencies which are hereby made part of this plan. As the owner, I (we) accept full responsibility for the construction and operation and maintenance of the proposed facilities. I (We) will not attempt to transfer of this responsibility without written authorization of New Hanover County."

Signature: _____
Printed Name and Title: _____
Date: _____

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CURRENT ZONING: A-1
PROJECT ADDRESS: 1502 N. KERR AVE. WILMINGTON, NC 28405
CURRENT OWNER: FLOYD INVESTMENTS LLC PO BOX 659 WRIGHTSVILLE BEACH, NC 28480
TOTAL ACREAGE IN PROJECT BOUNDARY: 234.412 S.F. (± 5.38 ac.)
PROPOSED USE: WAREHOUSE
BUILDING SIZE: 30,500 S.F. TOTAL
BUILDING HEIGHT: 25' (35' MAX)
CALCULATION FOR BUILDING COVERAGE: 30,500 S.F. ÷ 234,412 S.F. = 13.0%
BUILDING SETBACKS:
FRONT: REQUIRED= 50' PROPOSED= 77'
SIDE: REQUIRED= 0' PROPOSED= 35' L / 10' R
REAR: REQUIRED= 0' PROPOSED= 402'

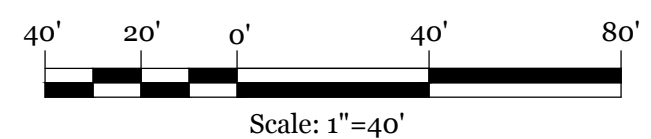
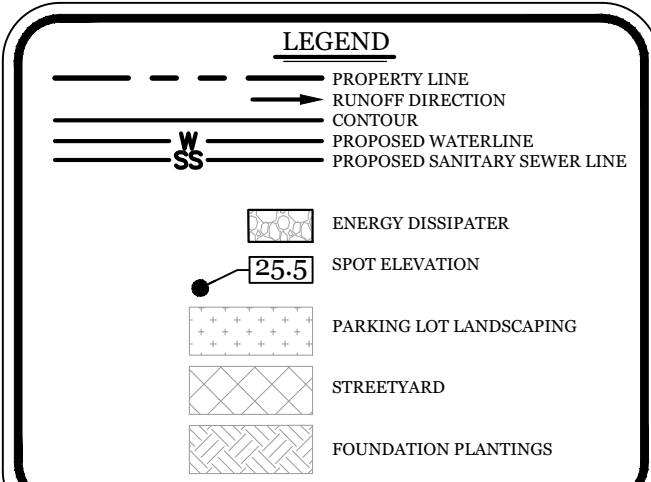
PROPOSED IMPERVIOUS AREAS:
BUILDINGS 30,500 S.F.
ASPHALT PARKING AREA 9,895 S.F.
ASPHALT 30,060 S.F.
CONCRETE SIDEWALK 1,050 S.F.
TOTAL 71,505 S.F. (30.5%)
TOTAL ONSITE IMPERVIOUS AREAS:
EX. IMPERVIOUS TO REMAIN 3,679 S.F.
PROPOSED IMPERVIOUS AREA 71,505 S.F.
TOTAL 75,184 S.F. (32.1%)
PARKING REQUIRED: (1.5 Spaces per 2 Employees, 1 Space per Manager, 1 Visitor Space per 10 Managers, and 1 Space per vehicle used directly for the business)
6 Employees, 1 Manager, and 2 Vehicles = 8 SPACES
PARKING PROVIDED: 16 SPACES (1 ADA)
PARKING LOT INTERIOR LANDSCAPING
REQUIRED 9,895 S.F. * 8%
PROVIDED 792 S.F. 995 S.F.

FOUNDATION PLANTINGS:
BLDG.-A FACADE: 100LF X 20' FACADE X 12%
REQUIRED: 240 S.F.
PROVIDED: 250 S.F.
BLDG.-B FACADE: 100LF X 20' FACADE X 12%
REQUIRED: 240 S.F.
PROVIDED: 250 S.F.
STREETYARD:
REQUIRED: 25' X 237 LF
PROVIDED: 5,925 S.F. 5,930 S.F.

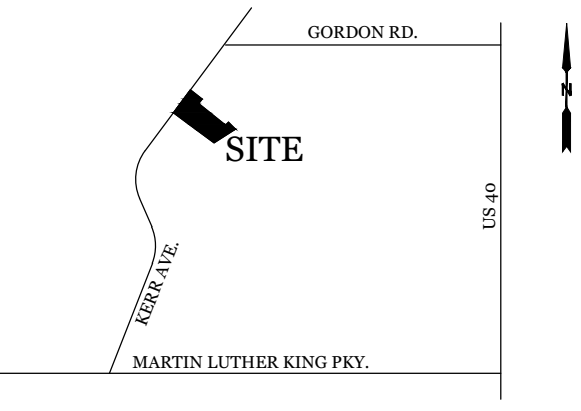
ESTIMATED TRIP GENERATION (Per Trip Generation Manual):
33,605 SF WAREHOUSE (ITE CODE 150)
AM PEAK: 10 PM PEAK: 11 DAILY: 120
EXISTING SEWER AND WATER DEMAND: 50 GPD
PROPOSED SEWER AND WATER DEMAND: 250 GPD

- DEVELOPMENT NOTES:
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH NEW HANOVER COUNTY LAND DEVELOPMENT CODE.
 - PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.
 - EXISTING SURVEYING PERFORMED BY JOHNNY J. WILLIAMS, PLS, L-3170
- UTILITY NOTES:
- EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS.
 - ALL PROPOSED 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.
 - PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND N.C.D.E.N.R. HAS ISSUED THEIR "FINAL APPROVAL". CALL 343-3910 FOR INFORMATION.
 - ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFSCCCH OR ASSE.
 - WATER & SEWER SERVICES CAN NOT BE ACTIVATED ON NEW MAINS UNTIL THE ENGINEER'S CERTIFICATION AND AS-BUILTS ARE RECEIVED AND "FINAL APPROVAL" ISSUED BY THE PUBLIC WATER SUPPLY SECTION OF NCDENR, AND "FINAL ENGINEERING CERTIFICATION" ISSUED BY DIVISION OF WATER QUALITY SECTION OF NCDENR.
 - IF CONTRACTOR DESIRES CFPWA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
 - WHEN PVC WATER MAINS AND SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED, SINGLE-STRAND COPPER WIRE INSTALLED & STRAPPED TO THE PIPES WITH DUCT TAPE. THIS IS TO BE ACCESSIBLE IN ALL VALVES AND METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OR EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB & GUTTER, PAVEMENT, ETC. THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
 - THE BELL SOUTH CONTACT IS STEVE DAYVAULT, BUILDING INDUSTRY CONSULTANT, AT 910-392-8712. CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
 - THE PROCESS FOR TELEPHONE CABLE PLACEMENT: * FINAL GRADE WILL NEED TO BE ESTABLISHED. * POWER WILL PLACE THEIR CABLE FIRST. APPROXIMATELY 3' DEEP. * BELL SOUTH & CABLE TV WILL THEN PLACE THEIR CABLE AT APPROXIMATELY 2' DEEP.
 - ALL RUNOFF FROM IMPERVIOUS SURFACES TO BE DIRECTED TO PIPED STORM DRAIN SYSTEM.
 - CONTRACTOR TO VERIFY EXISTING WATER SERVICE MEETS SIZE REQUIREMENTS. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING SERVICE IS FOUND TO BE OF INADEQUATE SIZE.

- FIRE & SAFETY NOTES:
- BUILDING WILL NOT BE SPRINKLED
 - PARKING AND LANDSCAPING CANNOT BLOCK FIRE HYDRANTS.
 - ALL WEATHER ACCESS ROAD MUST BE MAINTAINED AROUND CONSTRUCTION SITE AT ALL TIMES.
 - HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FIRE FLOW REQUIREMENTS OF STRUCTURE.



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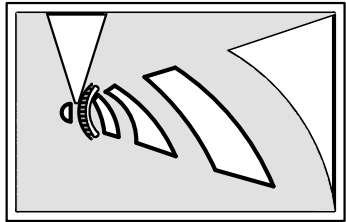


REVISIONS

NO.	DESCRIPTION

INTRACOASTAL ENGINEERING, PLLC

5725 Oleander Dr. Unit E-7
Wilmington, North Carolina 28403
Phone: 910.859.8983
Email: Charlie@intracoastalengineering.com
License Number: P-0662



SITE, GRADING, DRAINAGE, STORMWATER & UTILITIES PLAN

FOR

ATLANTIC MARINE- NORTH KERR AVE.

NEW HANOVER COUNTY, NC



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