

- CONSTRUCTION NOTES:
- LOCATION OF EXISTING WATER MAINS TO BE VERIFIED AT THE TIME OF CONSTRUCTION.
  - ALL EXISTING WATER & SEWER SERVICES THAT ARE NOT TO BE USED ARE TO BE ABANDONED PER CITY OF JACKSONVILLE STANDARDS. SEWER TO BE ABANDONED BELOW FINISH GRADE & WATER AT THE WATER MAIN CONTRACTOR TO PROVIDE POSITIVE GRADIENTS FROM BUILDING TO MAINS AND USE FILL AS REQUIRED.
  - THIS SITE IS SUBJECT TO SELECT CLEARING AND NO CLEARING WILL BE DONE WITHOUT THE OWNER OR HIS REPRESENTATIVE'S APPROVAL.
  - SITE SUB-GRADING, TOPSOIL AND UNSUITABLE MATERIAL REMOVAL AND DISPOSAL ARE REQUIRED TO BE DONE PRIOR TO LAYING THE REPAIR BACKFILL MATERIALS.
  - AN EROSION CONTROL PLAN IS REQUIRED FOR THIS SITE AS PER THE CITY OF JACKSONVILLE'S ENGINEERING - STORM WATER DIVISION WHICH WILL BE A CONTINUOUS OPERATION ON ALL CUT AND FILL SLOPES, WASTE SITES, AND BORROW AREAS DURING THE CONSTRUCTION PROCESS. DESIGNATED, DISTURBED AREAS SHALL BE SEEDING AND MULCHED WHEN AND WHERE NECESSARY TO ELIMINATE EROSION. IN DESIGNATED AREAS SEEDING AND MULCHING SHALL BE DONE AS SOON AS POSSIBLE AFTER COMPLETION OF THE EARTHWORK, NOT TO EXCEED 14 DAYS OF DAYS ON SLOPES STEEPER THAN 3:1. WEATHER PERMITTING.
  - EROSION CONTROL, SLOPE PERFORMANCE BASED, SPECIFIC PROJECT EVENTS MAY DICTATE THE REQUIREMENT FOR ADDITIONAL MEASURES TO BE INSTALLED/IMPLEMENTED TO PREVENT OFFSITE SEDIMENTATION.
  - ALL STORM WATER HANDLING FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF JACKSONVILLE STORMWATER ORDINANCE AND MSDD STANDARDS AND SPECIFICATIONS.
  - ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF JACKSONVILLE'S MANUAL OF SPECIFICATIONS AND DESIGN (MSDD). A COPY OF THIS MANUAL IS AVAILABLE IN THE PUBLIC SERVICES DEPARTMENT IN JACKSONVILLE CITY HALL.
  - SUBJECT TO CONFIRMATION OF WATER METER SIZE ADEQUACY.
  - MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 12 FEET.
  - AS THIS SITE IS DEVELOPED, ALL ENVIRONMENTAL REQUIREMENTS SHALL BE MET.
  - ALL POWER POLES, POWER LINES, ETC. ARE TO BE RELOCATED TO ACCOMMODATE PROPOSED CONSTRUCTION. CONTRACTOR TO COORDINATE WITH POWER COMPANY PRIOR TO RELOCATE.
  - CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
  - NATURAL GAS IS AVAILABLE TO THIS SITE.
  - ALL DRAINAGE SHALL BE SHEET DRAINAGE OR WITH SURFACE DRAINAGE (AS SHOWN).
  - THERE ARE EXISTING UTILITY, DRAINAGE AND VELOC ACCESS EASEMENTS ON THIS SITE.
  - ALL APPLICABLE FACILITY CHARGES MUST BE PAID PRIOR TO RECEIPT OF THE BUILDING PERMIT.
  - ALL EXTERIOR LIGHTING SHALL BE POSITIONED AS TO NOT ADVERSELY AFFECT ROADWAY TRAFFIC OR ADJACENT PROPERTIES. LIGHTING SHALL BE DIRECTED DOWNWARD (DARK SKY). IN ADDITION, UPWARDLY DIRECTED LIGHTING SHALL NOT BE USED TO ILLUMINATE STRUCTURES, EXCEPT FOR LOW VOLTAGE ARCHITECTURAL LIGHTING. LIGHT POLES SHALL NOT EXCEED 30 FEET IN HEIGHT. FOOT CANDLES AT THE PROPERTY LINE SHALL NOT EXCEED 2.5 LUMENS.
  - THIS PROPERTY IS IN FLOOD ZONE X, WHICH IS OUTSIDE THE 100-YEAR FLOOD PLAN ACCORDING TO FEMA MAP 19701R-0281E, EFFECTIVE DATES NOVEMBER 3, 2005.
  - VERTICAL DATUM BASED ON NAVD 1988.
  - THERE ARE NO AREAS OF ENVIRONMENTAL CONCERN OTHER THAN THOSE SHOWN.
  - NO LANDSCAPING OTHER THAN GRASS WITHIN EASEMENTS OR OVER WATER AND SEWER MAINS. AREAS NOTED FOR TREES AND GREENWAYS AND/OR REQUIRED SIDEWALKS SHALL BE UNDISTURBED.
  - ALL UTILITIES BELOW FINISH GRADE TO 10 FOOT ABOVE FINISH GRADE (OVERHEAD CLEARANCE), TELEPHONE, PEDESTALS, ELECTRIC TRANSFORMERS, DROP INLETS, FENCES OR ANY OTHER OBSTRUCTIONS SHALL BE REMOVED AND/OR RELOCATED IN ORDER TO CREATE AND/OR MAINTAIN THIS CLEARANCE AND SIDEWALKS SHALL BE FREE OF CRACKS AND DAMAGE PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
  - PROPOSED SIDEWALKS:
    - TRAFFIC FLOW PATTERNS AND STOP CONDITIONS ARE TO BE PAINTED. ALL PAVEMENT MARKINGS ON PUBLIC STREETS OR ENTRANCES TO THE TRACT ARE TO BE PAINTED TO MATCH EXISTING TYPE.
    - EXISTING DITCH BANKS ARE NOT TO BE DISTURBED AND IF EXISTING DITCH BANKS ARE DISTURBED, THEY SHALL BE REGRADDED TO HAVE 1:1 OR FLATTER SLOPES AND THE CENTERLINE GRADDED TO PRODUCE POSITIVE DRAINAGE.
    - ALL STOP BARS SHALL BE LOCATED 4' BEHIND PEDESTRIAN CROSSWALKS.
    - SLOPES: 3:1 SEEDING ALLOWED; 2:1 SOO REQUIRED; 1:1 NOT ALLOWED UNLESS ENGINEERED (RETAINING WALL) AND NOT WITHIN AN EASEMENT.
  - A PLUMBING PERMIT FROM THE CITY OF JACKSONVILLE'S PLANNING AND PERMITTING DEPARTMENT IS REQUIRED BEFORE INSTALLING THE SEWER AND WATER SERVICES TO THE BUILDING.
  - THE OWNER OF THIS PROJECT MAY BE ELIGIBLE FOR A PARTIAL REDUCTION IN THE MONTHLY STORMWATER FEE THAT WILL BE ASSOCIATED WITH THIS DEVELOPMENT. TO QUALIFY FOR A FEE CREDIT, THE OWNER WILL NEED TO PROVIDE A COMPLETED CREDIT APPLICATION COPY OF THE CITY OF JACKSONVILLE STORMWATER PERMIT AND A COPY OF THE SITE PLAN. THIS SHOULD NOT BE DONE PRIOR TO THE PROJECT BEING COMPLETED.
  - A PEDESTRIAN ACCESS EASEMENT WILL NEED TO BE RECORDED.
  - FOR EROSION CONTROL REQUIREMENTS, REFER TO THE APPROVED PERMIT PLAN.
  - NEEDED FIRE FLOW & HYDRANT SPACING - HYDRANTS ALL MEET THE FLOW AND SPACING REQUIREMENTS PER NC FIRE CODES.

- PRE-CONSTRUCTION NOTES:
- ALL CONSTRUCTION MUST BE COMPLETED IN ACCORDANCE WITH THE CITY OF JACKSONVILLE MANUAL OF SPECIFICATIONS, STANDARDS, AND DESIGN (MSDD). A COPY OF THIS MANUAL IS AVAILABLE IN THE PUBLIC SERVICES DEPARTMENT AT JACKSONVILLE CITY HALL.
  - PRIOR TO COMMENCING CONSTRUCTION THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF JACKSONVILLE AT CITY HALL.
  - THIS DEVELOPMENT QUALIFIES AS A TIER 1. PROJECT IN ACCORDANCE WITH THE SEWER ALLOCATION POLICY. A SEWER ALLOCATION REQUEST FORM MUST BE SUBMITTED TO MICHAEL MOORE IN THE PUBLIC SERVICES ENGINEERING DEPARTMENT. A COPY OF THE SEWER ALLOCATION POLICY AND THE SEWER ALLOCATION REQUEST FORM ARE AVAILABLE ON THE CITY OF JACKSONVILLE WEBSITE AT WWW.JACKSONVILLEFLA.GOV AND ARE LOCATED IN THE ENGINEERING AND CONSTRUCTION SECTION UNDER GOVERNMENT & CITY SERVICES.
  - IT SHALL BE UNLAWFUL FOR ANY PERSON TO MAKE ANY EXCAVATION OR DO ANY OTHER WORK WHICH MAY CAUSE A DANGEROUS CONDITION IN OR ON ANY STREET, ALLEY, SIDEWALK, PUBLIC WAY OR PUBLIC PLACE IN THE CITY, UNLESS A WRITTEN PERMIT THEREFOR SHALL HAVE BEEN FIRST OBTAINED FROM AN OFFICER OF THE CITY VESTED WITH AUTHORITY TO GRANT THE SAME. NO PERMIT SHALL BE ISSUED IN ANY CASE WHERE A BOND IS REQUIRED, UNTIL A BOND SHALL HAVE BEEN EXECUTED.

**SITE DATA:**

NUMBER OF LOTS = 1  
 NUMBER OF EXISTING BUILDINGS = 0  
 NUMBER OF PROPOSED BUILDINGS = 1  
 EXISTING USE(S) = VACANT LOT  
 PROPOSED USE(S) = RETAIL CENTER  
 NUMBER OF UNITS = 5  
 TYPE OF UNITS = COMMERCIAL  
 SQUARE FOOTAGE OF EXISTING BUILDING(S) = 0 S.F.  
 SQUARE FOOTAGE OF PROPOSED BUILDING(S) = 7,500 S.F. TOTAL  
 SITE ZONING = CC  
 TOTAL ACREAGE = 58,673.76 S.F. (1.35 ACRES)  
 ACREAGE OF LAND TO BE IMPROVED AND EXPOSED = 0.14 ACRES (GROUND LIMITS)  
 PERCENT OF SITE DEVOTED TO OPEN SPACE = 17.81%  
 NUMBER OF BUILDINGS (COMMERCIAL, RESIDENTIAL, ETC.) = OWNER  
 TYPE OF UNIT = RETAIL  
 NUMBER OF PARKING SPACES REQUIRED = 39  
 (PER ARTICLE 5, SECTION 5.1 OF STREET PARKING STANDARDS, TABLE S.1.1)  
 (1 PER EACH 200 S.F. (MIN) / 1,500,000 = 38 (37.5))  
 NUMBER OF PARKING SPACES PROPOSED = 57 (INCLUDES 3 HANDICAP SPACES) (MEETS 150% PER UOD)  
 NUMBER OF COMPACT SPACES ALLOWED = 10 (14.29)  
 NUMBER OF COMPACT SPACES PROPOSED = 0  
 TAX MAP AND PARCEL NUMBER = 339-17.4  
 MAP BOOK AND PAGE NUMBER = M.B. 64, PG. 30, CABINET "N"  
 DEED BOOK AND PAGE NUMBER = D.B. 2930, PG. 903  
 UTILITY COMPANY = JONES-ONSLOW EMC  
 WATER = CITY OF JACKSONVILLE  
 SEWER = CITY OF JACKSONVILLE  
 CURRENT LAND USE DESIGNATION = VACANT  
 FUTURE LAND USE = MIXED USE

\*SITE SUBJECT TO JACKSONVILLE COMPREHENSIVE BICYCLE AND PEDESTRIAN PLAN\*

IMPERVIOUS SURFACE AREA (EXISTING) = 17,284.29 S.F.  
 IMPERVIOUS SURFACE AREA (EXCLUDING BUILDINGS) = 40,726.19 S.F.  
 IMPERVIOUS SURFACE AREA (INCLUDING BUILDINGS) = 48,228.19 S.F.

**LANDSCAPING REQUIREMENTS:**

STREET YARD	PERIMETER LAWN	INTERIOR LANDSCAPE ISLANDS
200-40 L.F.	483.62 L.F. (4)	NUMBER OF ISLANDS REQUIRED=6
LARGE TREES=6	UNDERSTORY TREES=19	SHRUBS REQUIRED=20 (10/9)
LARGE SHRUBS=24	LARGE SHRUBS=58	SHRUBS PROVIDED=40 (10/9)
SMALL SHRUBS=16	SMALL SHRUBS=39	TREES PROVIDED=10

(A) THE TOTAL L.F. OF PERIMETER LAWN IS 779.55. THERE IS 266.93 L.F. OF SHARED ACCESS LEAVING 483.62 L.F. TO BE USED IN CALCULATIONS.

17.81% OF TOTAL SITE IS DEDICATED TO LANDSCAPING.

GROUND COVER AROUND ALL SHRUBS & TREES TO BE PINE STRAW OR MULCH, GRASS (SOO) ALL OTHER AREAS.

FOR MINIMUM TREE AND SHRUB SIZE AT TIME OF PLANTING, SEE CITY ORDINANCE ARTICLE 5, SECTION 5.1 LANDSCAPING STANDARDS.

THE DEVELOPER MAY SUBSTITUTE LANDSCAPING SPECIES AS LONG AS THE CITY LANDSCAPING ORDINANCES ARE MET. \*SUBSTITUTIONS SHOULD BE CONFIRMED WITH THE PLANNING DIVISION.\*

EACH LARGE CANOPY TREE AT THE TIME OF PLANTING SHALL BE A MINIMUM OF TWO (2) INCHES IN CALIBER AND EIGHT (8) - TEN (10) FEET IN HEIGHT. WHEN MATURE, A LARGE CANOPY TREE SHOULD BE AT LEAST FORTY (40) FEET HIGH AND HAVE A MINIMUM CROWN WIDTH OF THIRTY (30) FEET. LARGE CANOPY TREES MAY BE SUBSTITUTED WITH TWO (2) UNDERSTORY TREES. HOWEVER, NO MORE THAN FIFTY (50) PERCENT OF THE REQUIRED LARGE CANOPY TREES MAY BE SUBSTITUTED. EACH UNDERSTORY TREE AT THE TIME OF PLANTING SHALL BE A MINIMUM OF ONE (1) INCH IN CALIBER AND EIGHT (8) FEET IN HEIGHT. WHEN MATURE, AN UNDERSTORY TREE SHOULD BE BETWEEN FIFTEEN (15) AND FORTY (40) FEET HEIGHT. EVERY TWO (2) UNDERSTORY TREES MAY BE SUBSTITUTED WITH ONE (1) LARGE CANOPY TREE. HOWEVER, NO MORE THAN FIFTY (50) PERCENT OF THE REQUIRED UNDERSTORY TREES MAY BE SUBSTITUTED. EACH SHRUB AT TIME OF PLANTING SHALL BE 3 GALLON SIZE OR LARGER. SUBSTITUTIONS SHOULD BE CONFIRMED WITH THE PLANNING DIVISION.

**LANDSCAPE PROVIDED:**

LARGE TREES - 18 EACH	UNDERSTORY TREES - 19 EACH
LARGE SHRUBS - 142 EACH	SMALL SHRUBS - 55 EACH

REF: M.B. 64, PG. 30, CABINET "N"  
 D.B. 2930, PG. 903

**Crystal Coast Engineering, P.A.**  
 Civil and Environmental Consulting Engineers

John R. Freshwater, P.E.  
 200 WARD RD. #200 WANSBROUGH, NC 28584  
 PHONE: 910-346-9800 FAX: (910) 346-9809  
 License No. C-2553

I, JOHN L. PIERCE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCES SHOWN HEREON), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

DATE: 06/17/2024  
 NOTE: THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY JOHN L. PIERCE, PLS. L-2596, ON JUNE 17, 2024.  
 THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.  
 JOHN L. PIERCE, P.L.S. L-2596

**EXISTING SITE DATA:**

NUMBER OF LOTS = 1  
 NUMBER OF EXISTING BUILDINGS = 0  
 EXISTING USE(S) = VACANT LOT  
 SITE ZONING = CC  
 TOTAL ACREAGE = 58,673.76 S.F. (1.35 ACRES)  
 ACREAGE IN ACTIVE RECREATION SPACE OR OPEN SPACE = 0 ACRE  
 OWNERSHIP STATUS (RENTAL, CONDOMINIUMS, ETC.) = OWNER

TAX MAP AND PARCEL NUMBER = 339-17.4  
 MAP BOOK AND PAGE NUMBER = M.B. 64, PG. 30, CABINET "N"  
 DEED BOOK AND PAGE NUMBER = D.B. 2930, PG. 903  
 UTILITY COMPANY = JONES-ONSLOW EMC  
 WATER = CITY OF JACKSONVILLE  
 SEWER = CITY OF JACKSONVILLE  
 CURRENT LAND USE DESIGNATION = VACANT  
 FUTURE LAND USE = MIXED USE

THIS PROPERTY IS IN FLOOD ZONE X, WHICH IS OUTSIDE THE 100-YEAR FLOOD PLAN ACCORDING TO FEMA MAP 19701R-0281E, EFFECTIVE DATES NOVEMBER 3, 2005.

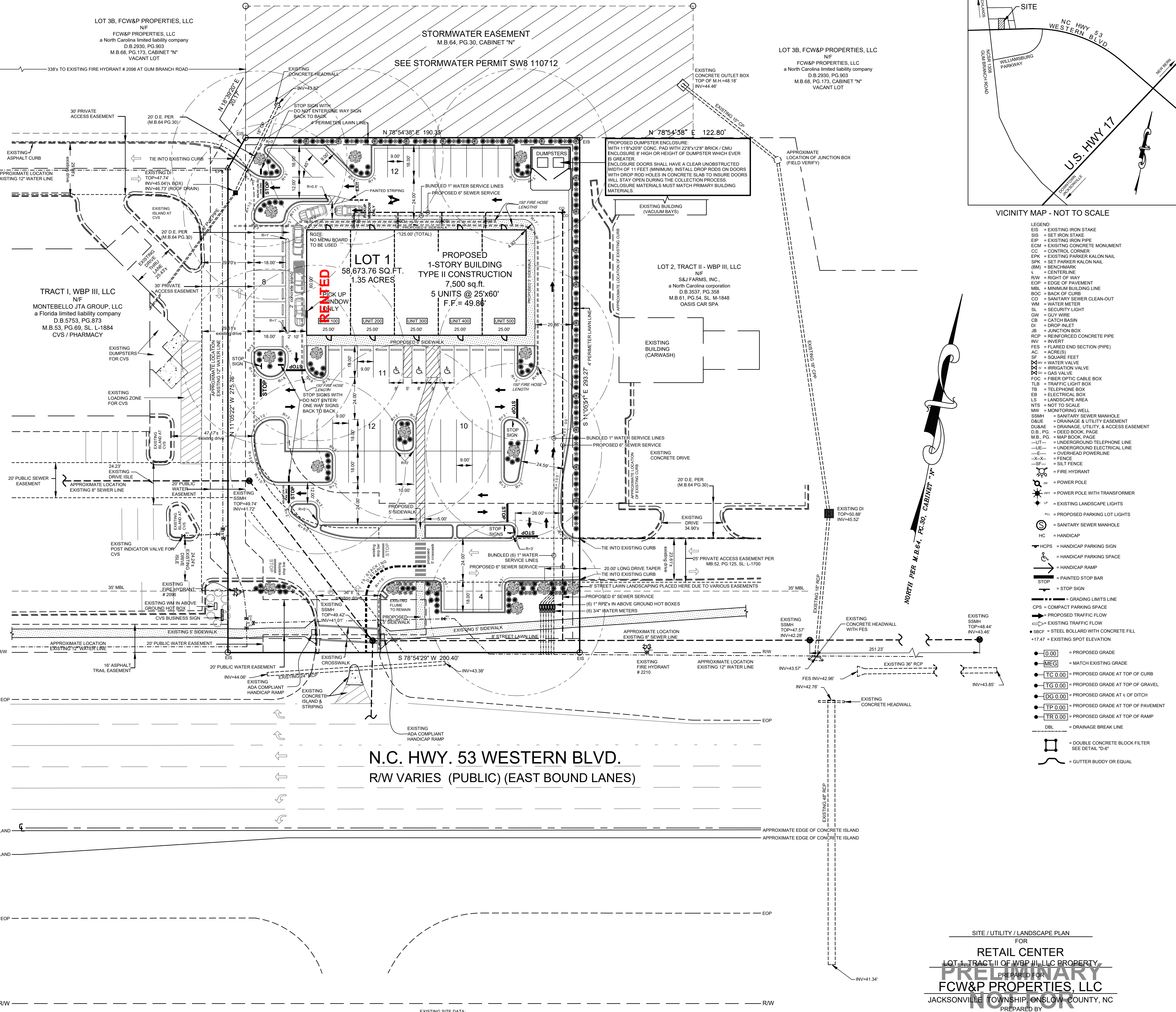
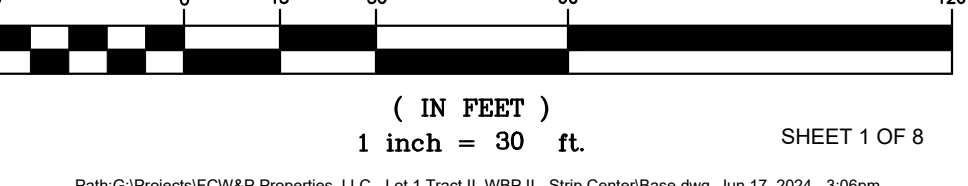
VERTICAL DATUM BASED ON NAVD 1988.

THERE ARE NO AREAS OF ENVIRONMENTAL CONCERN OTHER THAN THOSE SHOWN.

**SITE ADDRESS:**  
 6990 WESTERN BLVD.

**OWNER/DEVELOPER:**  
 FCW&P PROPERTIES, LLC  
 122 LYNNBURG DRIVE  
 JACKSONVILLE, NC 28546  
 910-554-7611

**RETAIL CENTER**  
 FOR  
**LOT 1 TRACT II OF WBP III, LLC PROPERTY**  
 PREPARED FOR  
**FCW&P PROPERTIES, LLC**  
 JACKSONVILLE TOWNSHIP, ONSLOW COUNTY, NC  
 PREPARED BY  
**JOHN L. PIERCE & ASSOCIATES, P.A.**  
 NORTH CAROLINA LICENSE NO. C-1848  
 405 JOHNSON BLVD. JACKSONVILLE, NC 28540  
 PHONE: 910-346-9800 DATE: JUNE 17, 2024  
 SCALE: 1"=30' F.B. N/A, PG. N/A  
 JOB # 2023-25948 Email: larry@jplnc.com  
**GRAPHIC SCALE**



VICINITY MAP - NOT TO SCALE

- LEGEND:**
- EIS = EXISTING IRON STAKE
  - SIS = SET IRON STAKE
  - ECM = EXISTING CONCRETE MONUMENT
  - CCM = CONTROL CORNER
  - EPK = EXISTING PARKER KALON NAIL
  - SPK = SET PARKER KALON NAIL
  - BNM = BENCHMARK
  - C = CENTERLINE
  - R/W = RIGHT OF WAY
  - EOP = EDGE OF PAVEMENT
  - MBL = MINIMUM BUILDING LINE
  - SOC = BACK OF CURB
  - SDP = SANITARY SEWER CLEAN-OUT
  - WM = WATER METER
  - SL = SECONDARY LIGHT
  - GW = GUY WIRE
  - CB = CATCH BASIN
  - DI = DROP INLET
  - JB = JUNCTION BOX
  - RFP = REINFORCED CONCRETE PIPE
  - INV = INVERT
  - FES = FLARED END SECTION (PIPE)
  - AC = ACRES
  - DE = DEED REFERENCE
  - WV = WATER VALVE
  - WV = WATER VALVE
  - GC = GAS VALVE
  - GC = GAS VALVE
  - CCB = CABLE BOX
  - TLB = TRAFFIC LIGHT BOX
  - TEB = TELEPHONE BOX
  - EB = ELECTRICAL BOX
  - LA = LANDSCAPE AREA
  - NTS = NOT TO SCALE
  - MW = MONITORING WELL
  - SMH = SANITARY SEWER MANHOLE
  - DAE = DRAINAGE & UTILITY EASEMENT
  - DUAR = DRAINAGE UTILITY CITY ACCESS EASEMENT
  - D.B. PG. = DEED BOOK PAGE
  - MB. PG. = MAP BOOK PAGE
  - UT--- = UNDERGROUND TELEPHONE LINE
  - UE--- = UNDERGROUND ELECTRICAL LINE
  - E--- = OVERHEAD POWERLINE
  - X-C--- = FENCE
  - S-F--- = SILE FENCE
  - H-F--- = FIRE HYDRANT
  - P--- = POWER POLE
  - T--- = POWER POLE WITH TRANSFORMER
  - LP--- = EXISTING LANDSCAPE LIGHTS
  - PL--- = PROPOSED PARKING LOT LIGHTS
  - S--- = SANITARY SEWER MANHOLE
  - HC--- = HANDICAP
  - HCP--- = HANDICAP PARKING SIGN
  - HCPSP--- = HANDICAP PARKING SPACE
  - LP--- = HANDICAP RAMP
  - STOP--- = PAINTED STOP BAR
  - STOP SIGN--- = STOP SIGN
  - G--- = GRADING LIMITS LINE
  - CPS--- = COMPACT PARKING SPACE
  - S--- = PROPOSED TRAFFIC FLOW
  - EOP--- = EXISTING TRAFFIC FLOW
  - SBC--- = STEEL BOLLARD WITH CONCRETE FILL
  - 17.47--- = EXISTING STOP ELEVATION
  - (0.00)--- = PROPOSED GRADE
  - MEC--- = MATCH EXISTING GRADE
  - TC 0.00--- = PROPOSED GRADE AT TOP OF CURB
  - TG 0.00--- = PROPOSED GRADE AT TOP OF GRANEL
  - DG 0.00--- = PROPOSED GRADE AT 1' OF DITCH
  - TP 0.00--- = PROPOSED GRADE AT TOP OF PAVEMENT
  - TR 0.00--- = PROPOSED GRADE AT TOP OF RAMP
  - DBL--- = DRAINAGE BREAK LINE
  - DBL--- = DOUBLE CONCRETE BLOCK FILTER SEE DETAIL "D-4"
  - G--- = GUTTER BUDDY OR EQUAL