

PRE-CONSTRUCTION NOTES:

NO CONSTRUCTION OF EITHER WATER LINES IS TO BEGIN PRIOR TO RECEIPT OF PERMITS TO CONSTRUCT FROM NCDENR IN ACCORDANCE WITH 15A NCAC 18C.0305(q) AND 15A NCAC 02H.02D4.

ALL CONSTRUCTION MUST BE COMPLETED IN ACCORDANCE WITH THE CITY OF JACKSONVILLE MANUAL OF SPECIFICATIONS, STANDARDS, AND DESIGN. A COPY IS AVAILABLE OF THIS MANUAL IN THE PUBLIC SERVICES DEPARTMENT AT JACKSONVILLE CITY HALL.

PRIOR TO COMMENCING CONSTRUCTION THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION CONFERENCE WITH THE CITY OF JACKSONVILLE AT CITY HALL. CONTRACTORS TO PROVIDE A MINIMUM OF 48 HOURS NOTICE TO THE ENGINEERING DIVISION (938-5249) WHEN WATER AND SEWER TAPS ARE TO BE MADE. A UTILITY CONSTRUCTION INSPECTOR MUST BE ON SITE FOR BOTH TAPS.

ALL UTILITY WORK WILL BE PERFORMED BY A UTILITY CONTRACTOR LICENSED IN NORTH CAROLINA.

ALL UTILITY WORK, MATERIALS & METHODS SHALL CONFORM TO "CITY OF JACKSONVILLE STANDARD SPECIFICATIONS AND DETAILS."

3408 WATER SERVICE TUBING IS ALLOWED.

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 THE TIME OF PLANTING SHALL BE 3 GALLON SIZE OR LARGER. SUBSTITUTIONS SHOULD BE CONFIRMED WITH THE PLANNING DIVISION.

PROPOSED TREES AND SHRUBS

- GREEN ASH (CANOPY/LARGE TREE)
CRAPE MYRTLE (UNDERSTORY TREE)
INDIAN HAWTHORN (LARGE SHRUB)
NANDINA / HEAVENLY BAMBOO (SMALL SHRUB)

SEE PLAN FOR GENERAL PLACEMENT OF TREES & SHRUBS.

4 CANOPY TREES WILL BE PLANTED ALONG THE RIGHT OF WAY AND IN THE PARKING ISLANDS AS SHOWN

28 LARGE SHRUBS WILL BE PLANTED ALONG THE RIGHT OF WAY AND IN THE PARKING ISLANDS AS SHOWN

17 SMALL SHRUBS WILL BE PLANTED ALONG THE RIGHT OF WAY AND IN THE PARKING ISLANDS AS SHOWN

19 UNDERSTORY TREES WILL BE PLANTED ALONG THE INTERIOR PROPERTY LINES AS SHOWN

49 LARGE SHRUBS WILL BE PLANTED ALONG THE INTERIOR PROPERTY LINES AS SHOWN

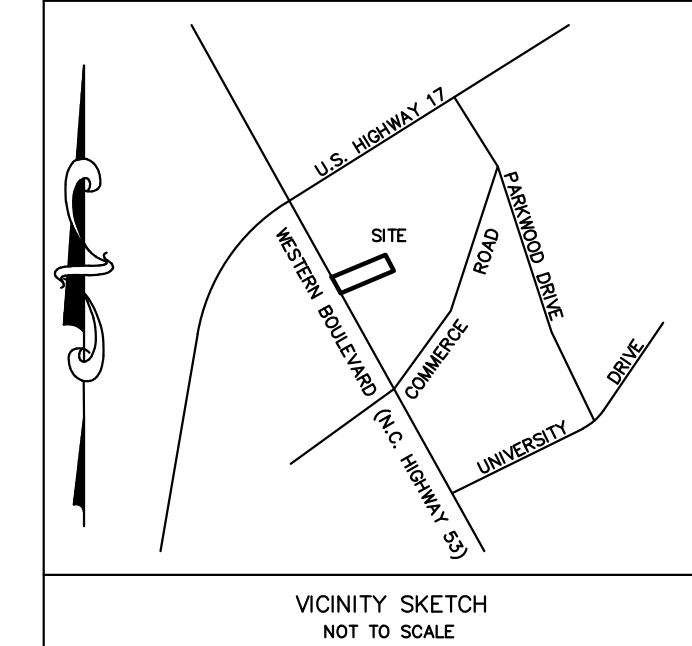
84 SMALL SHRUBS WILL BE PLANTED ALONG THE INTERIOR PROPERTY LINES AS SHOWN

PLANTING AND MULCH AS PER MANUFACTURERS INSTRUCTIONS & AS PER CITY OF JACKSONVILLE'S ZONING ORDINANCE.

Table with 2 columns: Item and Quantity. Includes PROPOSED IMPERVIOUS ASPHALT, EXISTING IMPERVIOUS SURFACE, and TOTAL IMPERVIOUS SURFACE.

Table with 2 columns: Item and Quantity. Includes TOTAL LOT AREA, LIMITS OF DISTURBANCE, EXISTING IMPERVIOUS SURFACE, and TOTAL IMPERVIOUS SURFACE.

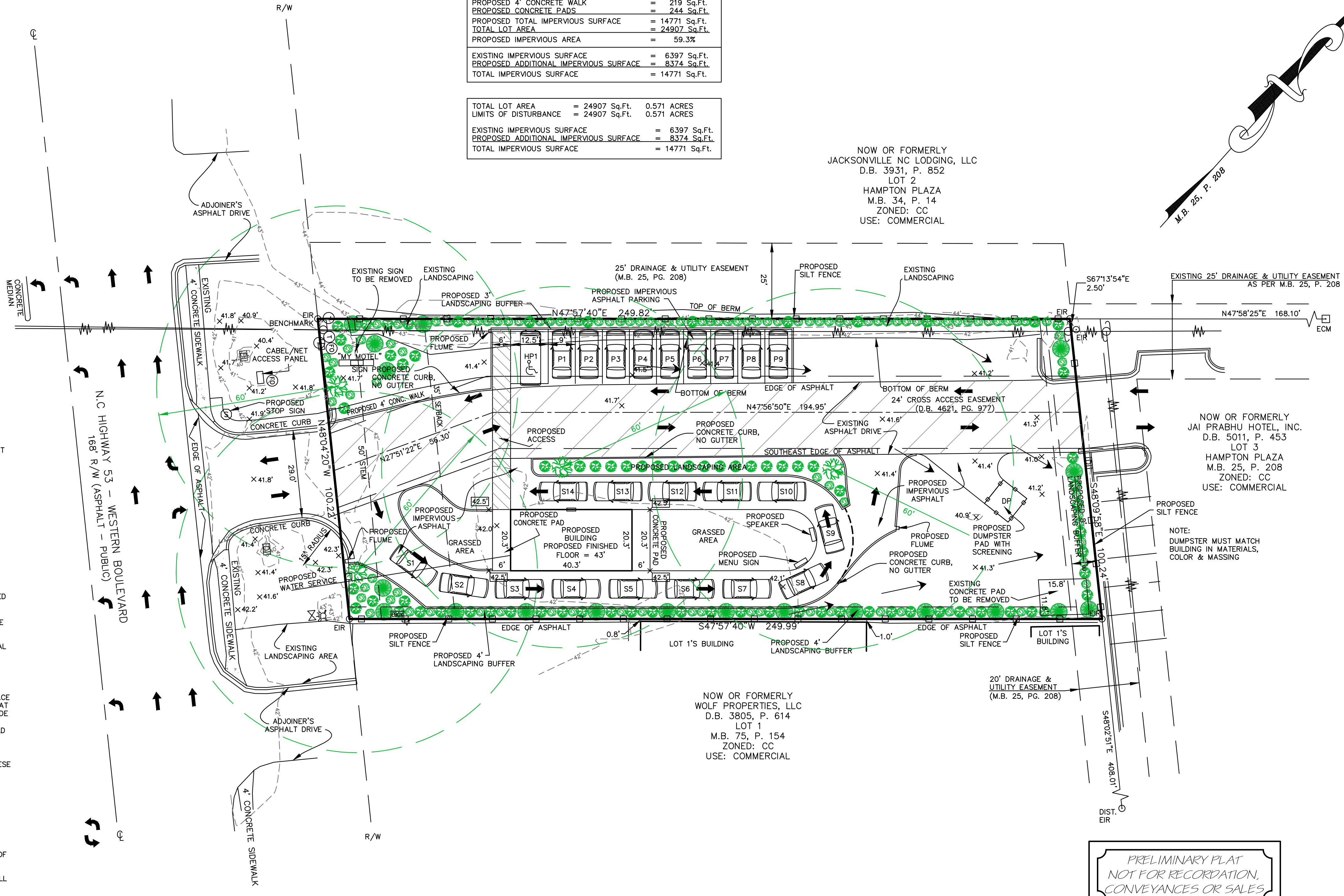
PRELIMINARY PLAT NOT FOR RECORDATION, CONVEYANCES OR SALES



NOTE: BENCHMARK: EIR ELEVATION: 42.26' VERTICAL DATUM: NAVD 88 GRIS USING N.C. GEODETIC CONTINUOUS OPERATING REFERENCE STATIONS

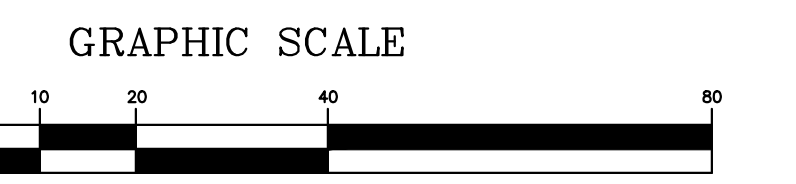
EXISTING USE (S): NONE
PROPOSED USE (S): EATING ESTABLISHMENT, (COFFEE SHOP)
BUILDING MATERIAL: TBD (PROPOSED)
BUILDING HEIGHT: TBD (PROPOSED)
SITE ZONING: CORRIDOR COMMERCIAL (CC)
TOTAL ACREAGE: 0.571 ACRES/24907 Sq.Ft.

NOTES: TELEPHONE AND ELECTRIC LINES EXIST ALONG NC HIGHWAY 53 - WESTERN BOULEVARD
CONTRACTOR IS REQUIRED TO MEET WITH ALL UTILITY COMPANY REPRESENTATIVES FOR ON SIGHT INSPECTION AND FLAGGING OF ALL UNDER GROUND SERVICE/UTILITY LINES.
THIS SITE IS IDENTIFIED ON THE CITY'S SIDEWALK PLAN, AND LONG RANGE TRANSPORTATION PLAN.



ZONED CC
ZONING SETBACKS: FRONT = 35' REAR = AS REQUIRED PER LANDSCAPING SIDE = AS REQUIRED PER LANDSCAPING
OWNERS: BOGUE & LAND, LLC
TITLE SOURCE: D.B. 3897, P. 144
TAX MAP #: 346M-2
REFERENCES: D.B. 3805, P. 614 D.B. 3897, P. 144 D.B. 3931, P. 852 D.B. 5011, P. 453 M.B. 25, P. 208 M.B. 75, P. 154

- LEGEND: CC = CONTROL CORNER, EIM = EXISTING IRON PIPE (FOUND), EIR = EXISTING IRON ROD (FOUND), EMN = EXISTING MAGNETIC NAIL (FOUND), EPK = EXISTING PARKER-KALON NAIL (FOUND), ERRS = EXISTING RAILROAD SPIKE (FOUND), MBL = MINIMUM BUILDING LINE, NMP = NON-MONUMENTED POINT, R/W = RIGHT OF WAY, SCM = SET CONCRETE MONUMENT (CONTROL CORNER), SIP = SET IRON PIPE, SIR = SET IRON ROD, SMN = SET MAGNETIC NAIL (CONTROL CORNER), SPK = SET PARKER-KALON NAIL (CONTROL CORNER), C = CENTERLINE, WM = WATER METER, FH = FIRE HYDRANT, WV = WATER VALVE, SSM = SANITARY SEWER MANHOLE, CO = CLEAN OUT, TP = TELEPHONE PEDESTAL, TEP = TELEVISION PEDESTAL, FCM = FIBER OPTIC CABLE MARKER, LP = LIGHT POLE, PP = POWER POLE, PL = POWER LINE, ET = ELECTRIC TRANSFORMER, X15 = EXISTING SPOT ELEVATION, EB = ELECTRICAL BOX, 42.51 = PROPOSED ELEVATION, DF = DRAINAGE FLOW



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PRELIMINARY SITE PLAN FOR WAYSTREAM, LLC
0.571 ACRE TRACT AS DESCRIBED IN D.B. 3897, P. 144
JACKSONVILLE TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
BOGUE & LAND, LLC, OWNER; D.B. 3897, P. 144
472 WESTERN BOULEVARD, UNIT 3101

ACTUAL FIELD SURVEY DATE: SEPTEMBER 06, 2023
MAPPING DATE: JANUARY 16, 2024
FIELD BOOK: 1085 & 1086, PAGE: 30 & 30
PROJECT NUMBER: 23-07-40 JTG
SHEET 3 OF 5