



LOCATION MAP  
NOT TO SCALE

801 N. 4TH ST.  
MODERN HOLDINGS LLC COA  
R08413-001-007-000  
ZONED CBD  
LAND USE: RESIDENTIAL

723 N. 4TH ST.  
VICTOR PROPERTIES LLC  
R08413-015-016-000  
ZONED CBD  
LAND USE: BUSINESS

808 N. 4TH ST.  
PARK STERLING BANK  
R08413-002-011-000  
ZONED CBD  
BOOK: 5574 PAGE: 2787  
LAND USE: UNDEVELOPED

802 N. 4TH ST.  
UPPER 90 OF WILMINGTON, LLC  
R08413-002-012-000  
ZONED CBD  
BOOK: 5602 PAGE: 2615  
LAND USE: UNDEVELOPED

405 BRUNSWICK STREET  
BAIRES EDIE MCKINLEY  
R08413-002-013-000  
ZONED CBD  
BOOK: 1843 PAGE: 1138  
LAND USE: UNDEVELOPED

722 N. 4TH ST.  
GRAHAM JAMES E. JR. EMP PSP TRUST  
R08413-002-014-000  
ZONED CBD  
LAND USE: UNDEVELOPED

- NOTES:
- THIS LOT IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, MAP NUMBER 372031800 J, DATED: 04-03-06.
  - AREA = 0.09 AC ±

GENERAL NOTES

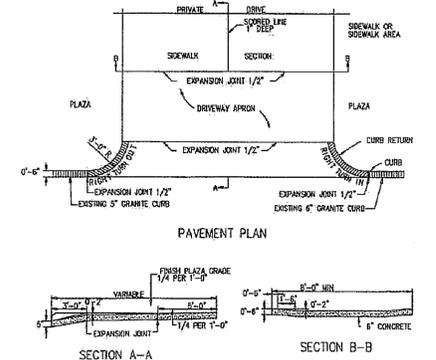
- THIS PLAN PROPOSES THE CONSTRUCTION OF A 3 STORY, DUPLEX BUILDING (2 UNITS) AT PROPERTY ADDRESS 802 NORTH FOURTH STREET, WILMINGTON, NORTH CAROLINA 28401. THE PROPERTY IS ZONED CBD (CENTRAL BUSINESS DISTRICT) AND IDENTIFIED BY PID: R08413-002-012-000.
- THE BOUNDARY DATA SHOWN WAS SURVEYED FROM DB 5602, PG 2615 AND MAP BOOK 11, PAGE 11. ADJOINING PROPERTY INFORMATION IS SHOWN HEREON.
- THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CITY OF WILMINGTON.
- ALL UNDERGROUND UTILITIES WITHIN STREET RIGHT-OF-WAYS SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUB MATERIAL, CURB AND GUTTER, OR SIDEWALK.
- THE CONTRACTOR SHALL ARRANGE FOR THE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE CONSTRUCTION INCLUDING TEST HOLES TO PHYSICALLY LOCATE UNDERGROUND UTILITIES AS NECESSARY. RESULTS OF TEST PITS SHALL BE PROVIDED TO THE ENGINEER FOR CONFORMATION PRIOR TO CONSTRUCTION.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, AS SHOWN HEREON, ARE APPROXIMATE ONLY. NO GUARANTEE IS HERIN MADE OR IMPLIED THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN. IT SHALL THE

- BE THE CONTRACTOR'S AND/OR THE OWNER'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES AND TO VERIFY THE TYPE, SIZE, LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING THE WORK.
- PUBLIC STREETS ARE DESIGNED TO THE CITY OF WILMINGTON TECHNICAL STANDARDS AND SPECIFICATIONS.
- THIS PLAN MAKES NO REPRESENTATION AS TO SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
- THE APPROVAL OF THESE PLANS SHALL NOT RELIEVE THE OWNER/DEVELOPER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, & FEDERAL REQUIREMENTS.
- ALL CONSTRUCTION SHALL CONFORM TO CITY OF WILMINGTON TECHNICAL STANDARDS AND SPECIFICATIONS.
- APPROVAL OF THIS PLAN DOES NOT GRANT APPROVAL TO TRESPASS ON THE OFF SITE PROPERTY.
- ALL WORK MUST COMPLY WITH NORTH CAROLINA STATE BUILDING AND HANDICAPPED ACCESSIBILITY CODE VOL. 1C.
- THIS PROJECT IS NOT WITHIN A FLOOD PLAIN.
- CONSTRUCTION OF UTILITIES SHALL MEET ALL REQUIREMENTS AND SPECIFICATIONS OF THE CAPE FEAR PUBLIC UTILITY AUTHORITY.
- PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
- TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
- CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT(48) HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
- ANY BROKEN OR MISSING SIDEWALK PANELS, BRICK PAVERS IN THE SIDEWALK AREA OR CURB WILL BE REPLACED, IN CONFORMANCE WITH CITY OF WILMINGTON REQUIREMENTS AND SPECIFICATIONS.
- SILT FENCE SHALL BE PLACED ALONG THE PROPERTY LINE TO SURROUND THE ENTIRE PARCEL.
- TOPOGRAPHIC DATUM NGVD '29.
- ALL ROOF RUNOFF SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTY OWNERS AND DIRECTED TOWARD THE CITY STREET. (VIA GUTTER AND DOWN SPOUTS)
- SITE INVENTORY IS NOT REQUIRED DUE TO THE SITE DISTURBANCE BEING LESS THAN ONE(1) ACRE PER YEAR.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- TRASH DISPOSAL WILL BE CURB-SIDE PICKUP.
- CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING AT 1-800-632-4949.
- IF EXISTING SANITARY LATERAL IS LOCATED CONTRACTOR SHALL NOTIFY ENGINEER FOR MODIFICATION TO SANITARY LATERAL CONNECTION.
- SOLID WASTE WILL BE ENCLOSED WITHIN THE PROPOSED STRUCTURE.
- HVAC EQUIPMENT, AIR CONDITION WINDOW UNITS, AND OTHER ELECTRICAL EQUIPMENT SHALL NOT BE LOCATED ON THE STREET FRONTS AND SHALL BE SCREENED FROM THE RIGHT-OF-WAY.
- UTILITY METERS AND TRANSFORMERS THAT CANNOT BE CONCEALED FROM THE PUBLIC RIGHT OF WAY SHALL BE SCREENED WITH AN OPAQUE FENCE OR WALL.

- A TREE REMOVAL PERMIT IS NOT REQUIRED.
- A FEDERAL, STATE, AND LOCAL PERMITS ARE REQUIRED PRIOR TO FULL CONSTRUCTION RELEASE. THIS INCLUDES BUT NOT LIMITED TO: STATE STORM WATER, STATE UTILITY EXTENSION PERMITS, WETLAND DISTURBANCE PERMITS, CITY STORM WATER, TREE PROTECTION PERMITS, ETC.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER.
- A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 910.341.5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN, BUT MAY BE REQUIRED.
- IF THE EXISTING SIDEWALK IS DAMAGED DURING CONSTRUCTION, CONTRACTOR TO REPLACE THE SIDEWALK TO A THICKNESS OF 6".
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 332-6550 FOR INFORMATION.
- IF THE 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.
- ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCFCOCHR OR ASSE.
- THE EXISTING SANITARY SEWER CLEANOUT SHOWN WITHIN THE SIDEWALK SHALL BE LEVEL WITH THE NEW CONCRETE.
- IF GARAGES ARE PROVIDED, SHOULD THEY EVER BE MODIFIED SUCH THAT A VEHICLE CANNOT PARK WITHIN THE GARAGE, THEN THE DRIVEWAY APRON SHALL BE REMOVED AND THE AREA RESTORED WITH THE APPROPRIATE CURBING.

SITE DATA TABULATIONS:

PROPERTY OWNER	UPPER 90 OF WILMINGTON, LLC
PROPERTY ADDRESS:	802 NORTH FOURTH WILMINGTON, NC 28401
PROPERTY ZONING	CBD
ADJACENT PARCELS ZONING	CBD
PROPOSED USE	SINGLE FAMILY, ATTACHED
REQUIRED SETBACKS	
FRONT SETBACK	0.5 FT
REAR SETBACK	0.5' TO BUILDING FACE
PROVIDED	12.4' FROM DECK
TOTAL SITE AREA	0.07 AC/3,181 SF
SQUARE FOOTAGE CALCULATIONS:	
EXISTING BUILDING SIZE	VACANT LOT
PROPOSED BUILDING SIZE:	
GARAGE LEVEL	1,186 SF
2ND FLOOR	1,169 SF
3RD FLOOR	1,147 SF
TOTAL SQUARE FOOTAGE	3,422 SF
NUMBER OF STORIES	3
NUMBER OF UNITS	2
NUMBER OF BEDROOMS PER UNIT	1
NUMBER OF BUILDINGS	1 (DUPLEX)
BUILDING HEIGHT:	
HEIGHT REQUIREMENT(MIN./BY-RIGHT/MAX.)	24 FT/60 FT/70 FT
BUILDING HEIGHT PROVIDED	38 FT
[PER CITY CODE SEC. 18-196.(e).(4).c]	
EXISTING IMPERVIOUS AREA	NONE
PROPOSED IMPERVIOUS AREA	1,980 SF
PROPOSED BUILDING FOOTPRINT	60%
PERCENT OF IMPERVIOUS AREA	60%
LOT COVERAGE:	
REQUIRED	NONE
PROVIDED	60%
OFF STREET PARKING:	
MINIMUM PARKING REQUIRED	0
MAXIMUM PARKING REQUIRED	0
TOTAL PARKING PROVIDED	2
CAMA LAND USE CLASSIFICATION	URBAN
OVERLAY DISTRICTS	
FLOOD PLAIN-OVERLAY DISTRICT	NO
SPECIAL HIGHWAY OVERLAY DISTRICT	NO
DAWSON-WOODSTER CORRIDOR REGULATIONS	NO
WRIGHTSVILLE AVE. CORRIDOR REGULATIONS	NO
SOUTH 17TH ST./INDEPENDENCE BLVD CORRIDOR REGULATIONS	NO
HISTORIC DISTRICT-OVERLAY	NO
CONSERVATION OVERLAY DISTRICT	NO
UTILITY OWNERSHIP:	
WATER MAIN UTILITY	CFPUA
SANITARY SEWER MAIN UTILITY	CFPUA
UTILITY DEMAND:	
WATER DEMAND PER "NC RULES GOVERNING PUBLIC WATER SYSTEMS."	
WATER: 400 GPD (ESTIMATED CURRENT USE)	
400 GPD PER CONNECTION, 1 SINGLE FAMILY CONNECTION]	
WATER: 800 GPD (PROPOSED USE)	
[400 GPD PER CONNECTION, DUPLEX; 2 CONNECTIONS]	
SEWER DEMAND PER NORTH CAROLINA ADMINISTRATIVE CODE.	
SEWER: 240 GPD (ESTIMATED CURRENT USE)	
[120 GPD PER BEDROOM, 1 UNITS WITH 2 BEDROOMS]	
SEWER: 480 GPD (PROPOSED USE)	
[120 GPD PER BEDROOM, 2 UNITS WITH 2 BEDROOMS]	



MODIFIED RESIDENTIAL DRIVEWAY DETAIL  
(CONSISTENT WITH VARIANCE GRANTED DECEMBER 5, 2008)  
NOT TO SCALE

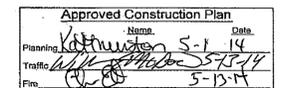
SITE PLAN  
OF  
WORKLIVE RECLAMATION

BEING  
LOT 5  
AS RECORDED IN MAP BOOK 11, PAGE 11 AND BOOK 5602, PAGE 2615  
OF THE NEW HANOVER COUNTY REGISTRY  
CITY OF WILMINGTON  
IDENTIFIED BY PID: R08413-002-012-000  
WILMINGTON TOWNSHIP - WILMINGTON - NEW HANOVER COUNTY - NORTH CAROLINA  
SCALE: 1" = 10'  
MAY 06, 2014

EXCLUSIVELY FOR:  
UPPER 90 OF WILMINGTON, LLC  
918 CAROLINA BEACH AVENUE NORTH UNIT 3E  
CAROLINA BEACH, NORTH CAROLINA 28428

PREPARED BY:

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1507 RANKIN STREET  
WILMINGTON, NORTH CAROLINA 28401  
910.228.3137  
CONTACT: ROB ROMERO



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SITE PLAN  
RECEIVED  
MAY 12 2014  
PLANNING DIVISION  
SEAL 032555  
C-1  
5-07-14

LEGEND

- ⊕ FIRE HYDRANT
- ◻ EXISTING MONUMENT
- EXISTING IRON
- SET IRON
- ⊗ SET "X" IN BRICK
- Ⓧ STORM DRAIN MANHOLE
- Ⓧ STORM DRAIN DROP INLET
- Ⓧ STORM DRAIN CURB INLET
- Ⓧ SANITARY SEWER CLEAN OUT
- Ⓧ NEW STREET LIGHT POLE
- Ⓧ OLD STREET LIGHT POLE
- EXISTING FENCE
- CENTER LINE
- ROAD RIGHT OF WAY LINE
- SUBJECT BOUNDARY LINE
- ADJACENT PROPERTY LINE
- CONTOUR LINE

