



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

806 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

NOTES:
1. THIS LOT IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, MAP NUMBER 3720311800 J, DATED: 04-03-06.
2. 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 BEFORE 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 CONFIRMATION PRIOR TO CONSTRUCTION.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, AS SHOWN HEREON, ARE APPROXIMATE ONLY. NO GUARANTEE IS HEREIN MADE OR IMPLIED THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN. IT SHALL 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 CONFORM 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).
- IF EXISTING SANITARY LATERAL IS LOCATED CONTRACTOR SHALL NOTIFY ENGINEER FOR MODIFICATION TO SANITARY LATERAL CONNECTION.
- 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 IS 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 910.341.588 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 USFCCOHR OR ASSC.
- THE EXISTING SANITARY SEWER CLEANOUT SHOWN WITHIN THE SIDEWALK WILL 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.

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

SETBACKS:

REQUIRED:

NEW BUILDINGS SHALL BE CONSTRUCTED AS A SETBACK NO GREATER THAN 5 FEET FROM THE PUBLIC RIGHT-OF-WAY.

EXISTING BUILDING SIZE: 12.4' AC/3,181 SF

PROPOSED BUILDING SIZE: VACANT LOT

SQUARE FOOTAGE CALCULATIONS:

EXISTING BUILDING SIZE: 1,186 SF

PROPOSED BUILDING SIZE: 1,169 SF

GARAGE LEVEL: 3,422 SF

NUMBER OF STORIES: 3

NUMBER OF UNITS: 2

NUMBER OF BEDROOMS PER UNIT: 2

NUMBER OF BUILDINGS: 1 (DUPLEX)

BUILDING HEIGHT: 24 FT/60 FT/70 FT

HEIGHT REQUIREMENT(MIN./BY-RIGHT/MAX.): 38 FT

(PER CITY CODE SEC. 18-196.(e).(4).d)

EXISTING IMPERVIOUS AREA: NONE

PROPOSED IMPERVIOUS AREA: 60%

PROPOSED BUILDING FOOTPRINT: 1,980 SF

PERCENT OF IMPERVIOUS AREA: 60%

LOT COVERAGE: NONE

REQUIRED: 60%

PROVIDED: 60%

OFF STREET PARKING: 0

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-WOOSTER 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: CFPWA

SANITARY SEWER MAIN UTILITY: CFPWA

UTILITY DEMAND:

WATER DEMAND PER 'NC RULES GOVERNING PUBLIC WATER SYSTEMS. WATER : 400 GPD (ESTIMATED CURRENT USE)

1400 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)

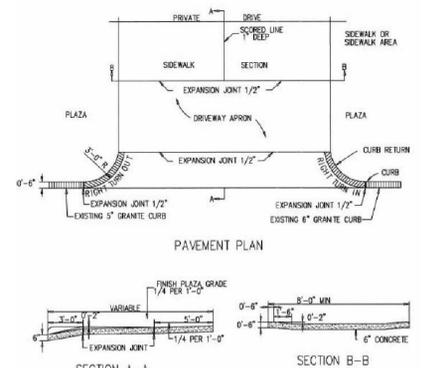
{120 GPD PER BEDROOM, 2 UNITS WITH 2 BEDROOMS}

NORTH FOURTH STREET (66' PUBLIC R/W)

BRUNSWICK STREET (66' PUBLIC R/W)

BENCHMARK CENTER STONE ELEV. 51.60 NGVD '29

FLOW DIRECTION



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

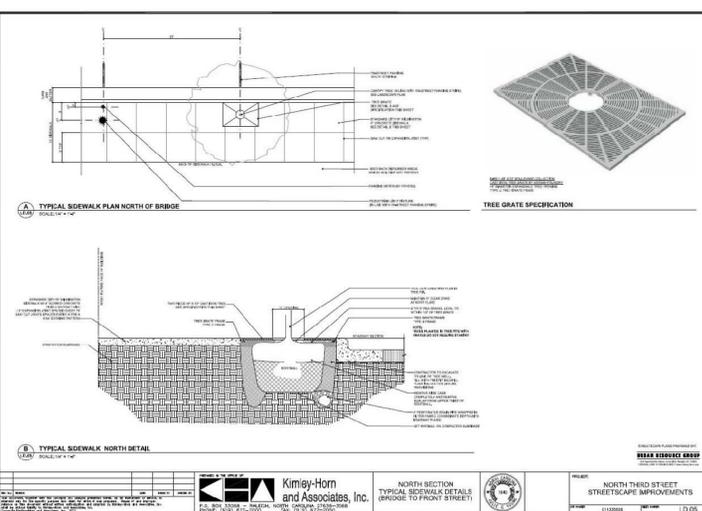
PRELIMINARY: FOR REVIEW ONLY

SITE PLAN OF WORKLIVE RECLAMATION

BEING LOT 5 AS RECORDED IN MAP BOOK II, PAGE II 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' JANUARY 23, 2014

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

PREPARED BY: www.romerama.com 1507 RANKIN STREET WILMINGTON, NORTH CAROLINA 28401 910.228.3137 CONTACT: ROB ROMERO



century root barrier

CP-Series Root Barrier Panels: Manufactured from recycled polyethylene materials, Century Products panels feature 90° root deflecting ribs and interlocking panels to provide a continuous barrier that prevents root intrusion into adjacent areas. As well as being a root impermeable barrier, the CP-Series panels are also designed to prevent costly damage to surrounding hardscape and landscaping. These versatile panels can be used in linear and surround applications. The CP-Series panels are designed to reduce maintenance costs and facilitate for government agencies, cities, and private industry.

Features:

- Flexible Top Safety Edge
- Reusable barrier for linear or surround applications
- Manufactured with 90% recycled plastic
- Reinforced 90° root deflecting ribs
- 90° top safety edge, side interlocking panels to prevent lifting system
- Adjustable end fit polyethylene panels which can be separated into 1' sections

Specifications:

Model	Height	Length	Weight
CP-Series 12"	12"	10'	100 lbs
CP-Series 18"	18"	10'	150 lbs
CP-Series 24"	24"	10'	200 lbs

Surround Application: Surround applications are used to create a barrier around trees, shrubs, and other plants to prevent root intrusion into adjacent areas.

Linear Application: Linear applications are used to create a barrier along the edge of a sidewalk or driveway to prevent root intrusion into adjacent areas.

CP-SERIES Root Barrier Panels

Century CP-Series Panels are pre-assembled in 2' long sections which can be combined to create various lengths of barrier to fit your application.

I. SPECIFICATIONS

- The root barrier shall be CP-Series manufactured by Century Products, 1144 North Green St., Anaheim, CA 92804, (714) 632-7888, or approved equivalent.
- The barrier is black modular panels manufactured using 90% recycled polyethylene plastic with ultraviolet inhibitors and 200 (200mm) in height. Each panel has vertical 90° root deflecting ribs protruding 3/4" in height. The ribs have a minimum thickness of .005 (0.025mm) and are spaced 1/4" apart. An integrated 90° 3/4" raised top edge interlocking panels to provide a continuous barrier for an instant assembly by sliding one panel into another.

II. INSTALLATION

- The specified number of panels shall be joined together and placed along foundation to create a linear root barrier application or connected to enclose the root ball for surround installation.
- Vertical 90° root deflecting ribs are always facing the root ball.
- Always install the panels 2" above grade to avoid root penetration above the barrier.
- Prepare your installation as depicted in illustrations. (Illustrate panels as shown in Figure 1.)
- Recommended for linear or surround planting applications. Back fill with existing native soil, if necessary for drainage, use gravel or crushed rock. Avoid backfill less than 3/4" or greater than 1/2" from the grade. Do not disturb barrier during installation.
- Technical Questions Call Century Products at 714.632.7888 for assistance.

