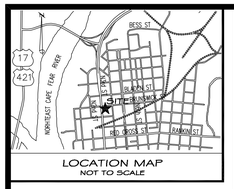
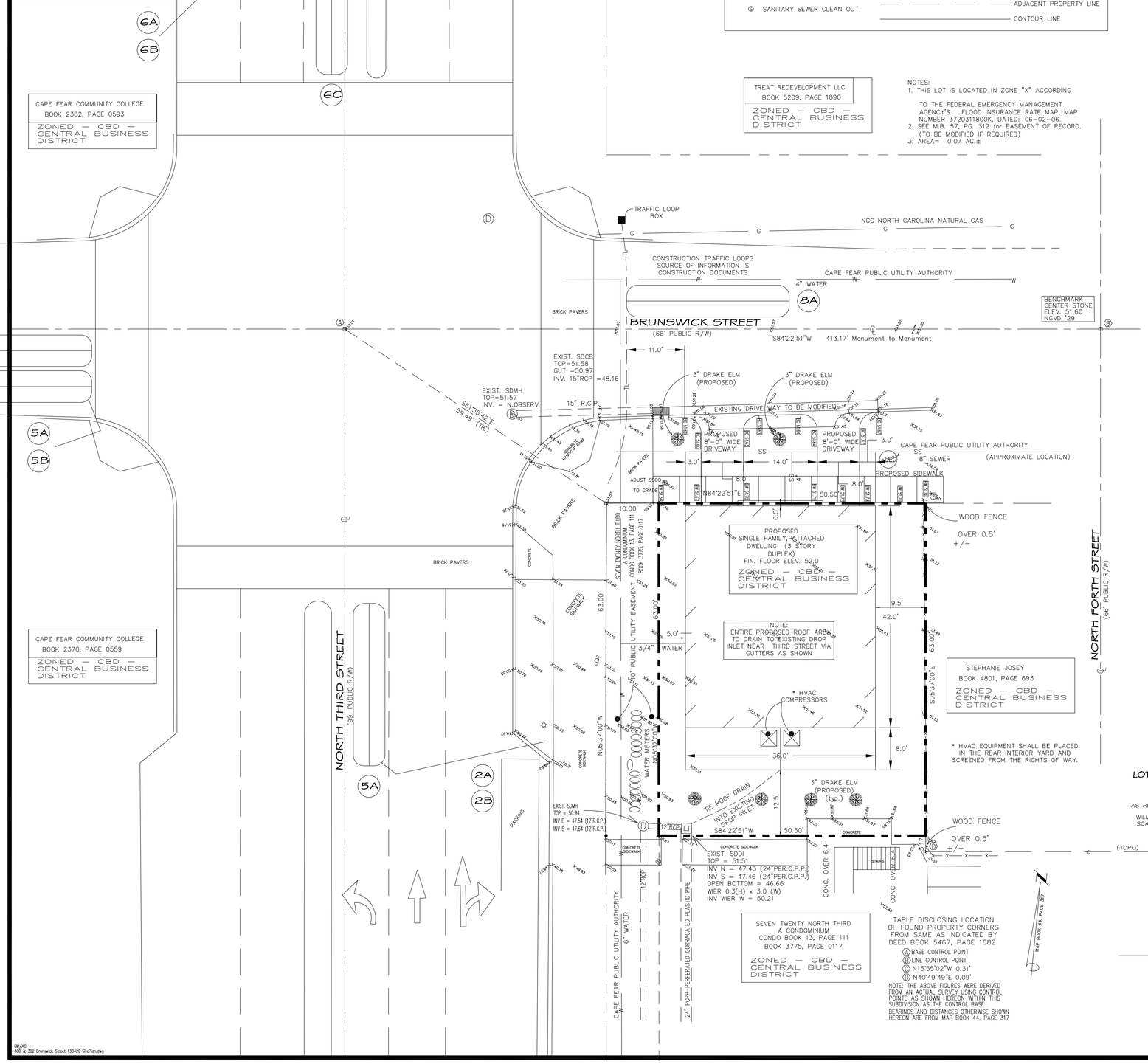


LOCATION MAP
NOT TO SCALE

LEGEND

- 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
- ELEC ELECTRIC MANHOLE
- EXISTING FENCE
- CENTER LINE
- ROAD RIGHT OF WAY LINE
- SUBJECT BOUNDARY LINE
- ADJACENT PROPERTY LINE
- CONTOUR LINE



NOTES:
1. THIS LOT IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, MAP NUMBER 3720311800K, DATED: 06-02-06.
2. SEE M.B. 57, PG. 312 for EASEMENT OF RECORD. (TO BE MODIFIED IF REQUIRED)
3. AREA= 0.07 AC.±

TABLE DISCLOSING LOCATION OF FOUND PROPERTY CORNERS FROM SAME AS INDICATED BY DEED BOOK 5467, PAGE 1882

(A) BASE CONTROL POINT
(B) LINE CONTROL POINT
(C) N15°55'02"W 0.31'
(D) N40°49'49"E 0.09'

NOTE: THE ABOVE FIGURES WERE DERIVED FROM AN ACTUAL SURVEY USING CONTROL POINTS AS SHOWN HEREON WITHIN THIS SUBDIVISION AS THE CONTROL BASE. BEARINGS AND DISTANCES OTHERWISE SHOWN HEREON ARE FROM MAP BOOK 44, PAGE 317

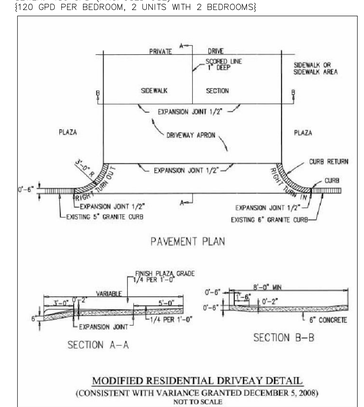
GENERAL NOTES

1. THIS PLAN PROPOSES THE CONSTRUCTION OF A 3 STORY, DUPLEX BUILDING (2 UNITS) AT PROPERTY ADDRESS 302 BRUNSWICK STREET, WILMINGTON, NORTH CAROLINA 28401. THE PROPERTY IS ZONED CBD (CENTRAL BUSINESS DISTRICT) AND IDENTIFIED BY PID: R04813-015-020-000.
2. THE BOUNDARY DATA SHOWN WAS SURVEYED FROM DB 2910, PG 1545 AND MAP BOOK 11, PAGE 11. ADJOINING PROPERTY INFORMATION IS SHOWN HEREON.
3. 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.
4. 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.
5. 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.
6. 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 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.
7. PUBLIC STREETS ARE DESIGNED TO THE CITY OF WILMINGTON TECHNICAL STANDARDS AND SPECIFICATIONS.
8. THIS PLAN MAKES NO REPRESENTATION AS TO SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
9. THE APPROVAL OF THESE PLANS SHALL NOT RELIEVE THE OWNER/DEVELOPER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, & FEDERAL REQUIREMENTS.
10. ALL CONSTRUCTION SHALL CONFORM TO CITY OF WILMINGTON TECHNICAL STANDARDS AND SPECIFICATIONS.
11. APPROVAL OF THIS PLAN DOES NOT GRANT APPROVAL TO TRESPASS ON THE OFF SITE PROPERTY.
12. ALL WORK MUST COMPLY WITH NORTH CAROLINA STATE BUILDING AND HANDICAPPED ACCESSIBILITY CODE VOL. 1C.
13. THIS PROJECT IS NOT WITHIN A FLOOD PLAIN.
14. CONSTRUCTION OF UTILITIES SHALL MEET ALL REQUIREMENTS AND SPECIFICATIONS OF THE CAPE FEAR PUBLIC UTILITY AUTHORITY.
15. 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.
16. 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.
17. CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT(48) HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
18. 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.
19. SILT FENCE SHALL BE PLACED ALONG THE PROPERTY LINE TO SURROUND THE ENTIRE PARCEL.
20. TOPOGRAPHIC DATUM NGVD '29 (PENDING).
21. ALL ROOF RUNOFF SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTY OWNERS AND DIRECTED TOWARD THE CITY STREET. (VIA GUTTER AND DOWN SPOUTS)
22. SITE INVENTORY IS NOT REQUIRED DUE TO THE SITE DISTURBANCE BEING LESS THAN ONE(1) ACRE PER YEAR.
23. CONTACT TRAFFICE ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
24. TRASH DISPOSAL WILL BE CURB-SIDE PICKUP.
25. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING AT 1-800-632-4949.
26. IF EXISTING SANITARY LATERAL IS LOCATED CONTRACTOR SHALL NOTIFY ENGINEER FOR MODIFICATION TO SANITARY LATERAL CONNECTION.
27. SOLID WASTE WILL BE ENCLOSED WITH THE PROPOSED STRUCTURE.
28. HVAC EQUIPMENT, AIR CONDITION WINDOW UNITS, AND OTHER ELECTRICAL EQUIPMENT SHALL NOT BE LOCATED ON THE STREET FRONTAGES AND SHALL BE SCREENED FROM THE RIGHT-OF-WAY.
29. UTILITY METERS AND TRANSFORMERS THAT CANNOT BE CONCEALED FROM THE PUBLIC RIGHT OF WAY SHALL BE SCREENED WITH AN OPAQUE FENCE OR WALL.
30. A TREE REMOVAL PERMIT IS NOT REQUIRED.
31. 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.
32. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER.
33. 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.
34. IF THE EXISTING SIDEWALK IS DAMAGED DURING CONSTRUCTION, CONTRACTOR TO REPLACE THE SIDEWALK TO A THICKNESS OF 6".
35. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
36. PROJECT SHALL COMPLY WITH CFPUA 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.
37. IF THE CONTRACTOR DESIRES CFPUA 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.
38. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCFCCCHR OR ASSE.
39. THE EXISTING SANITARY SEWER CLEANOUT SHOWN WITHIN THE SIDEWALK WILL BE LEVEL WITH THE NEW CONCRETE.
40. 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.

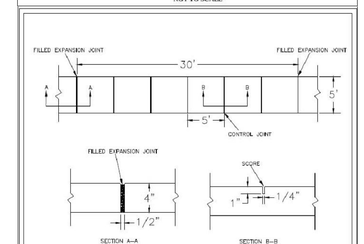
SITE DATA TABULATIONS:

PROPERTY OWNER	PBW DEVELOPMENT LLC
PROPERTY ADDRESS:	
302 BRUNSWICK STREET	
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.	
SIDE SETBACK	NONE
REAR SETBACK	NONE
PROVIDED	
FRONT SETBACK	0.5 FT
SIDE SETBACK	0.5' TO BUILDING FACE
REAR SETBACK	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	1,512 SF
2ND FLOOR	1,512 SF
3RD FLOOR	1,512 SF
TOTAL SQUARE FOOTAGE	4,536 SF
NUMBER OF STORIES	3
NUMBER OF UNITS	2
NUMBER OF BEDROOMS PER UNIT	2
NUMBER OF BUILDINGS	1 (DUPLEX)
BUILDING HEIGHT:	
HEIGHT REQUIREMENT(MIN./BY-RIGHT/MAX.)	36 FT/150 FT/190 FT
BUILDING HEIGHT PROVIDED	36 FT
{PER CITY CODE SEC. 18-196.(e).(4).a}	
EXISTING IMPERVIOUS AREA	NONE
PROPOSED IMPERVIOUS AREA	
PROPOSED BUILDING FOOTPRINT	1,512 SF
PERCENT OF IMPERVIOUS AREA	73%
LOT COVERAGE:	
REQUIRED	NONE
PROVIDED	73%
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-WOOSTER CORRIDOR REGULATIONS	NO
WRIGHTSVILLE AVE. CORRIDOR REGULATIONS	
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 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 DRIVEAY DETAIL
(CONSISTENT WITH VARIANCE GRANTED DECEMBER 5, 2008)
NOT TO SCALE



NOTES:
1. JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
2. SANITARY SEWER CLEAN-OUTS, WATER METERS, MANHOLES, AND VALVE LIDS TO BE LOCATED OUTSIDE SIDEWALK WHERE FEASIBLE.
3. MINIMUM SIDEWALK WIDTH TO BE 6' MINIMUM IF PLACED AT BACK OF CURB.
4. CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAIN WITHIN A DRIVEWAY APRON) SHALL BE CLASS "A" - 3,000 PSI.
5. MINIMUM REPLACEMENT FOR REPAIRS IS A 5' X 5' PANEL.
6. 4" STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS
7. MINIMUM DEPTH FOR TUNNELING BELOW SIDEWALK IS 12"
8. MAX ADJACENT GROUND SLOPE WITHOUT RAILING IS 2:1
9. MIN GRADE FOR PROPER DRAINAGE IS 1% IN AT LEAST 1 DIRECTION. MAX CROSS SLOPE IS 2%. MAX LONGITUDINAL SLOPE IS 8.3%. (5% IF LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN THE SLOPE OF THE EXISTING ADJACENT ROAD.

DATE: OCTOBER, 2010	STANDARD DETAIL	CITY OF WILMINGTON NORTH CAROLINA
DRAWN: RB/RJR	SIDEWALK	CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, N.C. 28402 (910) 341-7807
CHECKED: DEC		SD 3-10
SCALE NOT TO SCALE		

SITE PLAN
OF
NoFo #9

BEING
LOT 302, RECONFIGURATION OF 720 & 726 NORTH THIRD STREET,
AS RECORDED IN MAP BOOK 57, PAGE 312, OF THE NEW HANOVER COUNTY REGISTRY
ALSO BEING PART OF LOT 1, BLOCK 263,
CITY OF WILMINGTON
IDENTIFIED BY PID: R04813-015-030-000
AS RECORDED IN MAP BOOK 11, PAGE 11, MAP BOOK 44, PAGE 317, AND BOOK 5467, PAGE 1882
OF THE NEW HANOVER COUNTY REGISTRY

WILMINGTON TOWNSHIP WILMINGTON NORTH CAROLINA
SCALE: 1" = 10' NEW HANOVER COUNTY NOVEMBER 27, 2012
REVISED: MARCH 11, 2013
MARCH 14, 2013
APRIL 20, 2013

EXCLUSIVELY FOR:
PBW DEVELOPMENT LLC
314 WALNUT STREET, SUITE 2000
WILMINGTON, NC 28401
910-763-8760

JOINTLY PREPARED BY:

ROB
PATRICK
ROMERO
910.228.3137
www.romerAMA.com

AND

ARNOLD W. CARSON PLS, PC (C-2138)
406 NORTH THIRD STREET
WILMINGTON, NC 28401
PHONE: (910) 772-9113
FAX: (910) 772-9128
EMAIL: ACARSON@AWCPLS.COM

ONE (1) INCH
25' 10' 0 25' 50'

GM/AC
300 & 302 Brunswick Street 130420 SitePlan.dwg