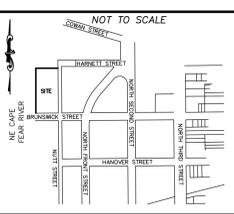


LOCATION MAP



Approved Construction Plan

Name _____ Date _____

Planning _____

Public Utilities _____

Traffic _____

Fire _____

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

STORMWATER MANAGEMENT PLAN APPROVED

CITY OF WILMINGTON
ENGINEERING DEPARTMENT

DATE _____ PERMIT # _____

SIGNED _____

WATER & SEWER USAGE NOTES:

CURRENT WATER USAGE 0 GPD PROPOSED WATER USAGE 65,840 GPD
CURRENT SEWER USAGE 0 GPD PROPOSED SEWER USAGE 65,840 GPD

139 1 BEDROOM X 120 GPD = 16,560 GPD
157 2 BEDROOM X 240 GPD = 37,680 GPD
10 3 BEDROOM X 360 GPD = 3,600 GPD
UNKNOWN RETAIL USES; ASSUMED = 8,000 GPD

FIRE & LIFE SAFETY NOTES:

- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS OR FDC'S. A 3FT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
- CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- UNDERGROUND FIRE LINE MUST BE PERMITTED AND INSPECTED BY THE CITY OF WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT OF WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-343-0696 FOR ADDITIONAL INFORMATION.
- FIRE INSPECTOR MUST WITNESS THE HYDROSTATIC TESTING. MINIMUM TESTING TIME IS 30 MIN.
- A 24 HOUR MINIMUM NOTIFICATION IS NEEDED PRIOR TO ANY OF THE ABOVE TEST(S) OR INSPECTIONS BEING PERFORMED.
- FDC CONNECTIONS CAN BE NO FURTHER THAN 40 FT FROM FIRE VEHICLE ACCESS.
- FDC CONNECTIONS CAN BE NO FURTHER THAN 150 FT FROM A FIRE HYDRANT.
- NEWLY INSTALLED FIRE HYDRANTS MUST BE OPERATIONAL PRIOR TO COMBUSTIBLE CONSTRUCTION MATERIALS BEING BROUGHT ON SITE.

UTILITY NOTES:

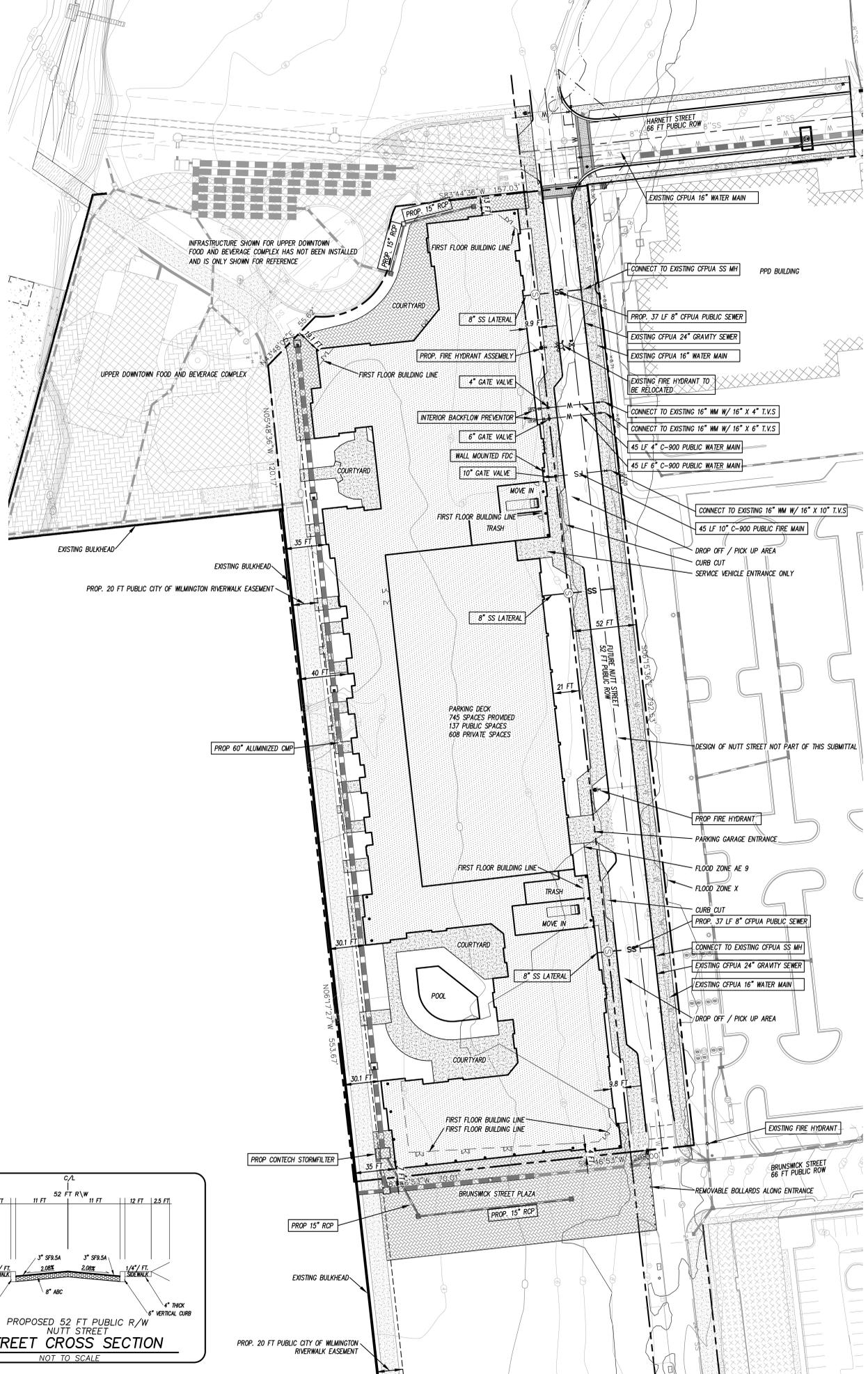
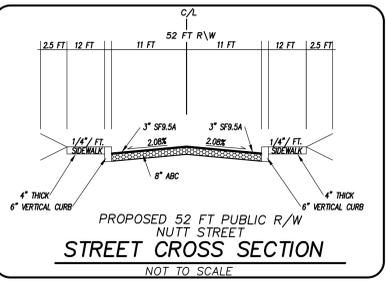
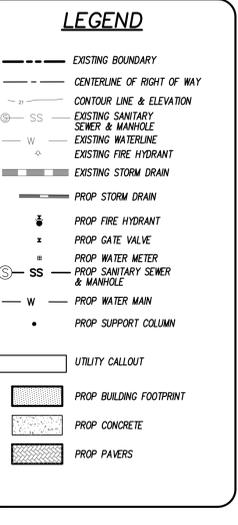
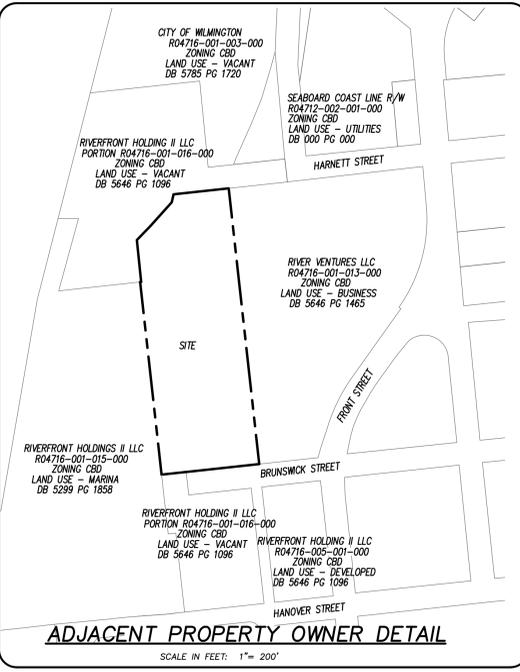
- PROJECT SHALL COMPLY WITH THE CITY OF WILMINGTON AND CPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE SET AND ACTIVATED ON NEW MAINS UNTIL ALL REQUIREMENTS ARE MET. CALL 343-3910 FOR INFORMATION.
- IF THE CONTRACTOR DESIRES WATER FOR CONSTRUCTION HE/SHE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
- ALL COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY CPWA SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE CPWA AND APPROVED BY USUCCORR OR ASSE. CALL 799-8064 FOR INFORMATION.
- WHEN PIG WATER MAINS AND SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED COPPER WIRE INSTALLED THE ENTIRE LENGTH AND STRAPPED TO THE PIPES WITH DUCT TAPE. THE INSULATED WIRE IS TO BE STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES AND FITTINGS. THE WIRE IS TO BE ACCESSIBLE AT ALL FIRE HYDRANTS AND WATER METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
- 30" MINIMUM COVER OVER ALL WATER MAINS.
- ANY SEPARATE CONNECTION FOR IRRIGATION SHALL COMPLY WITH CITY AND CPWA CROSS-CONNECTION REQUIREMENTS WITH APPROVED BACKFLOW PREVENTION DEVICES.
- AT LOCATIONS WHERE WATER MAIN CROSSES UNDER SANITARY SEWER, DUCTILE IRON PIPE SHALL BE USED ALONG WITH PROVIDING 24" MINIMUM OF VERTICAL SEPARATION.
- WATER SERVICES CAN NOT BE ACTIVATED ON NEW WATER MAINS UNTIL ENGINEER'S CERTIFICATION AND APPLICANT'S APPLICANT'S CERTIFICATION HAVE BEEN PROVIDED TO NCDENR AND "FINAL APPROVAL" ISSUED.

TRAFFIC ENGINEERING NOTES:

- A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO RECORDING OF THE FINAL PLAT. PLAN SHALL ADHERE TO SD 15-17.
- TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT PARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
- OPEN CUT NOTES:
 - A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 910-341-5888 FOR MORE DETAILS.
 - CONTRACTOR TO COORDINATE WITH CITY OF WILMINGTON FOR ACCEPTABLE HOURS OF CONSTRUCTION AND TRAFFIC CONTROL DURING INSTALLATION OF UTILITIES IN CITY ROADS.
 - SUITABLE COMPACTION AND APPROVED STONE & BASE COURSES TO BE INSTALLED IN PLACE OF OPEN CUT.
 - OPEN CUT TO BE SAW CUT.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO ERECT OFFICIAL STREET NAME SIGNS AT ALL INTERSECTIONS ASSOCIATED WITH THE SUBDIVISION IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL. THE SUBDIVIDER MAY ACQUIRE AND ERECT OFFICIAL STREET NAME SIGNS OR MAY CHOOSE TO CONTRACT WITH THE CITY TO INSTALL THE STREET SIGNS AND THE SUBDIVIDER SHALL PAY THE COST OF SUCH INSTALLATION. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
- CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
- CONTACT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- ANY BROKEN OR MISSING SIDEWALK PANELS AND CURBING WILL BE REPLACED.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREA SHALL BE WHITE.
- INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKINGS LAYOUT PRIOR TO ACTUAL STRIPING.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON PLAN.

ENVIRONMENTAL NOTES:

- NO LAND DISTURBANCE IS PERMITTED OUTSIDE THE DESIGNATED LIMITS OF DISTURBANCE FOR SITE IMPROVEMENTS OTHER THAN WHAT IS NECESSARY TO THE INTO EXISTING CONTOURS OR MEET LANDSCAPING REQUIREMENTS.
- CONTAMINATED SOILS REGARDED IN BROWNFIELD AGREEMENT TO BE DISPOSED OF PER OWNER'S WASTE MANAGEMENT PLAN.



SITE & BUILDING DATA:

TOTAL LOT AREA = 210,281 SF (4.83 AC)
PROPERTY ADDRESS IS 715 NUTT STREET
PID = R04716-001-016-000 (RIVER FRONT HOLDINGS II LLC) 4.29 AC

EXISTING DATA:
EXISTING BUILDINGS ON SITE = N/A
EXISTING PARKING = N/A
EXISTING FOUNDATIONS = N/A
EXISTING SIDEWALK = N/A
0 SF / 210,281 SF
EXISTING 0.0% IMPERVIOUS

PROPOSED ONSITE DATA:
PROPOSED BUILDING AREA: 108,922 SF
PROPOSED SIDEWALK AREA: 23,013 SF
TOTAL ONSITE IMPERVIOUS AREA: 131,935 SF

PROPOSED OFFSITE DATA:
PROPOSED SIDEWALK AREA: 14,700 SF
PROPOSED DRIVEWAY AREA: 624 SF
TOTAL OFFSITE IMPERVIOUS AREA: 15,324 SF

131,935 SF / 210,281 SF = 0.627 OR 63% IMPERVIOUS
PROPOSED 63% IMPERVIOUS

BUILDING DATA:
PROPOSED CONSTRUCTION TYPE = II B
NUMBER OF BUILDINGS = 1
BUILDING HEIGHT = +/- 84 FT 9 IN
NUMBER OF STORIES = 6

FLOOR	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
FIRST FLOOR	0	9	4	0	13
SECOND FLOOR	4	22	31	2	59
THIRD FLOOR	4	22	31	2	59
FOURTH FLOOR	4	22	31	2	59
FIFTH FLOOR	4	22	31	2	59
SIXTH FLOOR	4	21	29	2	56
TOTAL UNITS					305

GROSS BUILDING AREA (EXCLUDES PARKING DECK)
434,964 SF

SQUARE FEET PER FLOOR (EXCLUDES PARKING DECK)

FLOOR	AREA (SF)	RETAIL SPACE (SF)
FIRST FLOOR	73,105 SF	(31,151 SF IS RETAIL SPACE)
SECOND FLOOR	75,637 SF	
THIRD FLOOR	75,637 SF	
FOURTH FLOOR	75,637 SF	
FIFTH FLOOR	75,637 SF	
SIXTH FLOOR	75,637 SF	

PROPOSED BUILDING AREA: 108,922 SF
LOT COVERAGE: 108,922 SF / 210,281 SF = 0.518
PROPOSED 52% BUILDING LOT COVERAGE

BUILDING SETBACKS:

REQUIRED SETBACKS	PROPOSED SETBACKS
NORTH SETBACK: 0 FT	NORTH SETBACK: 13 FT
SOUTH SETBACK: 0 FT	SOUTH SETBACK: 7 FT
EAST SETBACK: 0 FT	EAST SETBACK: 10 FT
WEST SETBACK: 0 FT	WEST SETBACK: 30 FT

PARKING DATA:
OFFSTREET PARKING = N/A
PARKING REQUIRED = N/A
PARKING PROVIDED = 745 SPACES

GENERAL NOTES:

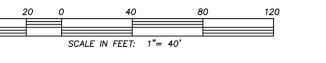
- NEW HANOVER COUNTY PARCEL NUMBERS: PID = R04716-001-003-000
- TOTAL PROJECT AREA: 96,720 s.f. (2.22 ac.±)
- EXISTING ZONING DISTRICT: CBD
- LAND CLASSIFICATION: CONSERVATION RESOURCE
- THIS SITE IS LOCATED IN ZONE AE (EL 9) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 372031800 K, DATED: 6/2/06.
- BASE FLOOD ELEV. = 9 + 2 FT FREEBOARD = MIN FF OF 11.0
- SITE ADDRESS 715 NUTT STREET
- EXISTING IMPERVIOUS ONSITE = 0 SF
- ASBUILT AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO COASTAL SITE DESIGN, PC BY MICHAEL UNDERWOOD AND ASSOCIATES. VERTICAL DATUM = 88
- BOUNDARY SURVEY PERFORMED BY HANOVER DESIGN SERVICES, P.A. AND PROVIDED TO COASTAL SITE DESIGN, PC BY THE OWNER
- STORMWATER DRAINS TO CAPE FEAR RIVER, SC 18-71
- THIS SITE IS UNDER ESD CODE DESIGN APPLIED PRIOR TO THE ADOPTED REVISION OF AUGUST 2008 SUBJECT TO THE DEVELOPERS AGREEMENT.
- THIS PROJECT IS LOCATED IN AN URBAN WATERFRONT AREA
- LAND OWNER - RIVERFRONT HOLDINGS II, LLC
720 N. THIRD ST
WILMINGTON, NC 28401
- DEVELOPER - DEWITT CAROLINAS INC.
3301 BENSON DRIVE, SUITE 401
RALEIGH, NC 27609

PARKING NOTES:

- NO PARKING REQUIRED IN CBD ZONING MINIMUM PARKING REQUIRED: 0 SPACES; TOTAL PROVIDED: 745 SPACES
- NO LOADING SPACES REQUIRED IN CBD ZONING MINIMUM LOADING SPACES REQUIRED: 0 SPACES; TOTAL PROVIDED: 0 SPACES

DEVELOPMENT NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOD AT 1-800-432-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB AND GUTTER, SIDEWALK PANELS, PAVEMENT, ETC., THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
- SOLID WASTE DISPOSAL WILL BE DUMPSTER SERVICE.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON ZONING ORDINANCE & SUBDIVISION REGULATIONS.
- APPROVAL OF SITE PLAN DOES NOT CONSTITUTE APPROVAL OF PROPOSED SIGNAGE FOR THIS SITE. A SEPARATE SIGN PERMIT MUST BE OBTAINED.
- APPLICABLE STREET FRONTAGES SHALL HAVE NATURAL VEGETATIVE SCREENING MEETING CITY REQUIREMENTS.
- THE DEVELOPMENT SHALL COMPLY WITH ALL CITY TECHNICAL STANDARDS AND DEVELOPMENT REGULATIONS.
- HVAC EQUIPMENT SHALL BE PLACED IN THE INTERIOR YARDS AND SCREENED FROM THE RIGHT-OF-WAY. THE UNITS WILL BE SCREENED FROM PUBLIC VIEW FROM ALL SIDES OF THE BUILDING.
- NO IRRIGATION CURRENTLY SPECIFIED. IF SO DESIRED THE IRRIGATION CONTROL MODULE MUST BE OUTFITTED W/ A RAIN SENSOR.



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JDAVIS ARCHITECTS

DEWITT CAROLINAS
Pier 33
715 NUTT STREET
Wilmington, North Carolina

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C.1

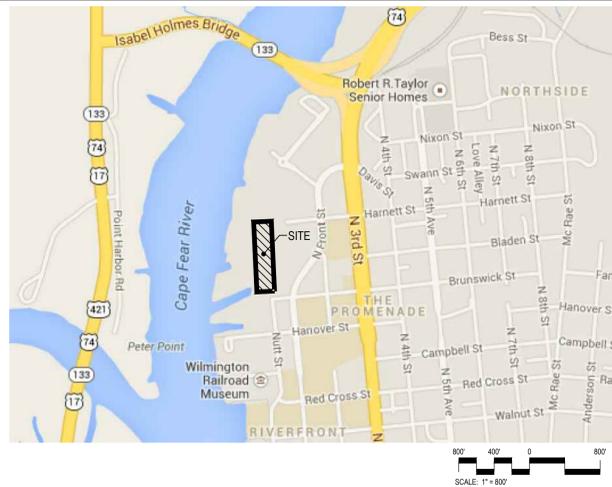
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ISSUE:	TRC SUBMITTAL	3.19.14
DRAWN BY:		
CHECKED BY:		
CONTENT:	CIVIL / PRELIMINARY SITE PLAN	



Pier 33

Wilmington, North Carolina

VICINITY MAP



PROJECT TEAM

- Owner:** Dewitt Carolinas, 3301 Benson Drive, Suite 103, Raleigh, NC 27609, (919) 863-1000
- Architect:** JDavis Architects, PLLC, 510 Glenwood Ave., Suite 201, Raleigh, NC 27603, (919) 835-1500
- Civil Engineer:** Coastal Site Design, PC, 3805 Cherry Ave., Wilmington, NC 28403, (910) 791-4441
- Landscape Architect:** JDavis Architects, PLLC, 510 Glenwood Ave., Suite 201, Raleigh, NC 27603, (919) 835-1500

DRAWING INDEX

- | | |
|-------|-----------------------|
| A0.01 | COVER SHEET |
| C.1 | PRELIMINARY SITE PLAN |
| A1.01 | BUILDING PLANS |
| A3.01 | BUILDING ELEVATIONS |
| A3.02 | BUILDING ELEVATIONS |



DEWITT CAROLINAS
Pier 33
 Wilmington, North Carolina

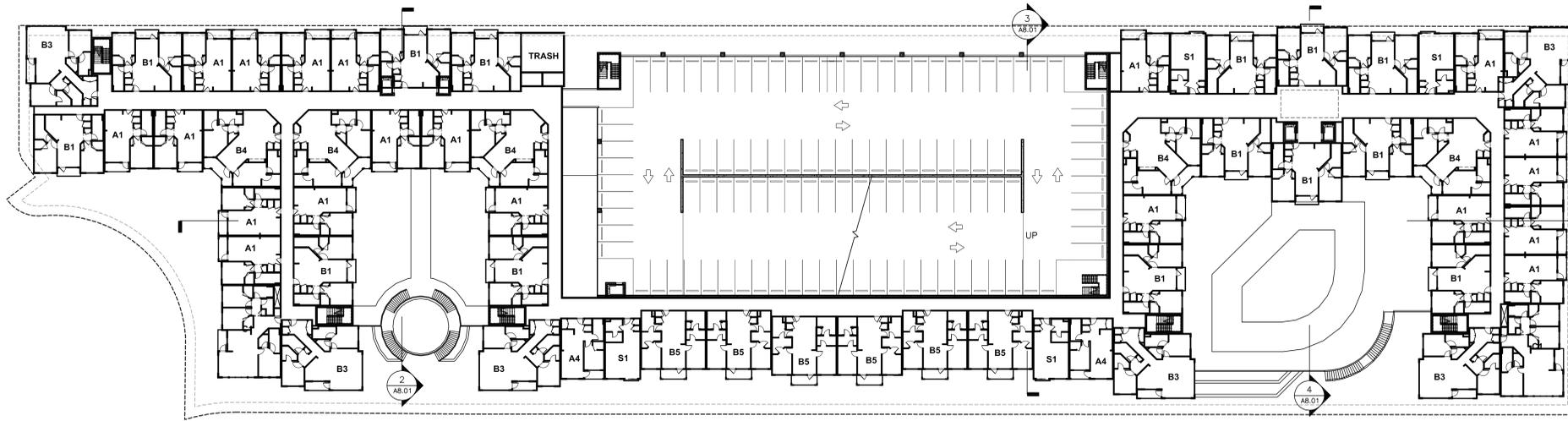
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CONTENT:	COVER SHEET	

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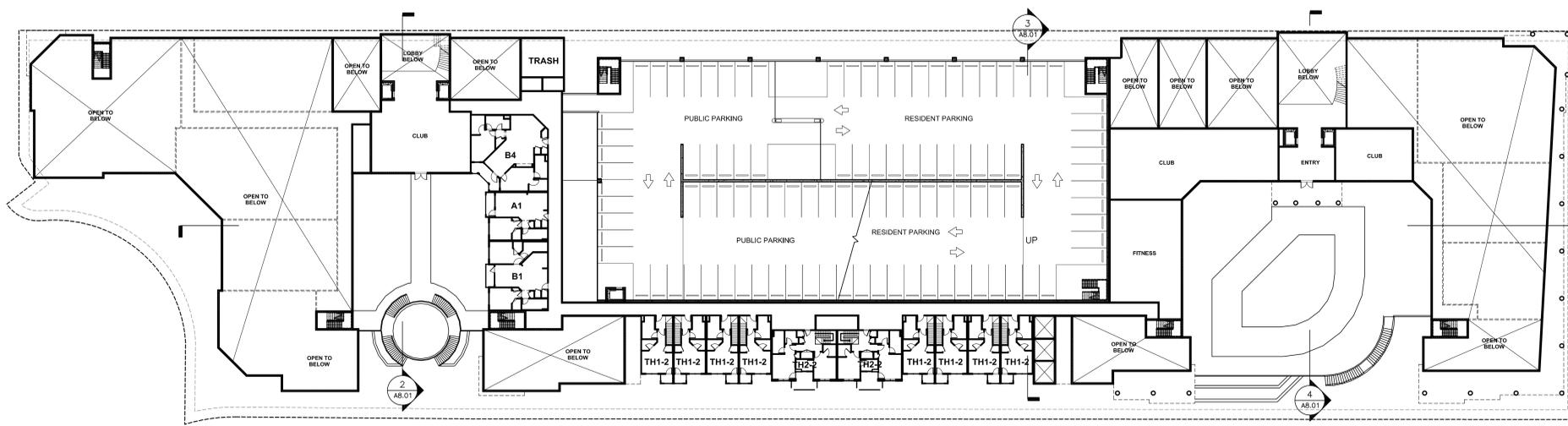
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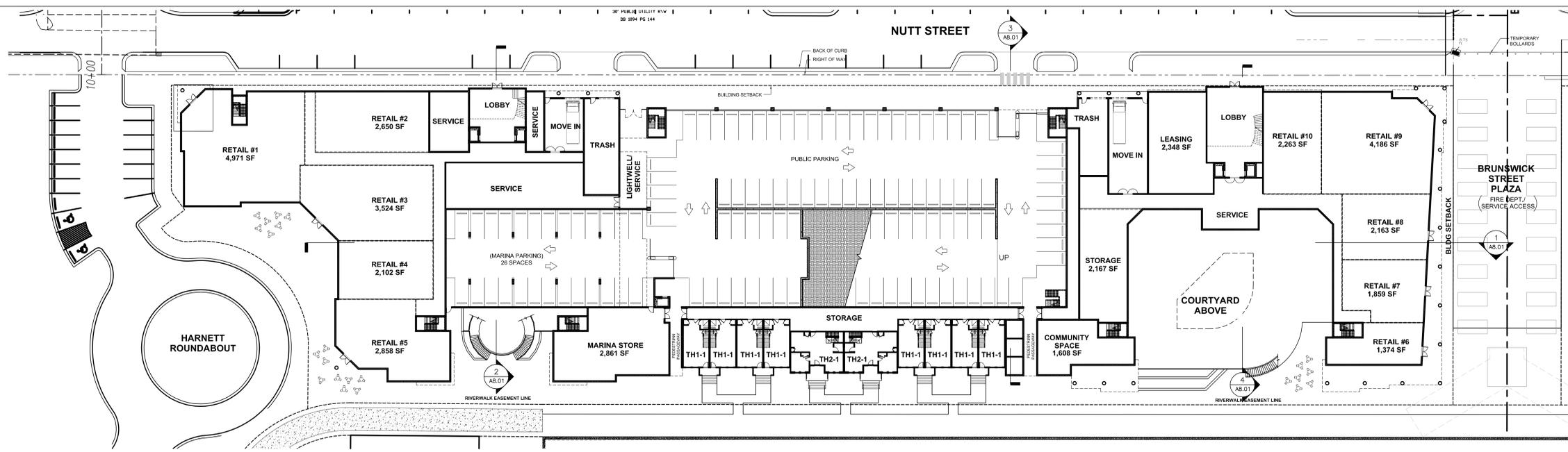
TYP. UPPER FLOOR PLAN
SCALE: 1" = 30'-0"

1



FLOOR PLAN LEVEL 02
SCALE: 1" = 30'-0"

1



FLOOR PLAN LEVEL 01
SCALE: 1" = 30'-0"

1

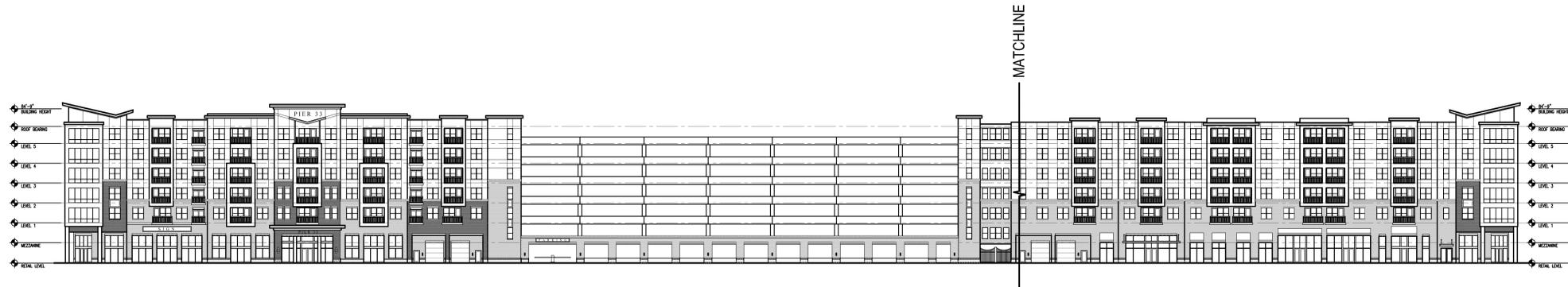
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ISSUE: TRC SUBMITTAL	3.18.2014
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CONTENT: BUILDING PLANS	

A1.01

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NUTT STREET ELEVATION
SCALE: 1" = 30'-0"

1



NUTT STREET ELEVATION
SCALE: 1/16" = 1'-0"

2



BRUNSWICK STREET ELEVATION
SCALE: 1/16" = 1'-0"

4



NUTT STREET ELEVATION
SCALE: 1/16" = 1'-0"

3



DEWITT CAROLINAS
Pier 33
Wilmington, North Carolina

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A3.01

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BOARDWALK ELEVATION 1
SCALE: 1" = 30'-0"



BOARDWALK ELEVATION 2
SCALE: 1/16" = 1'-0"



HARNETT STREET ELEVATION 4
SCALE: 1/16" = 1'-0"



BOARDWALK ELEVATION 3
SCALE: 1/16" = 1'-0"

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CONTENT:	BUILDING SECTION	

A3.02