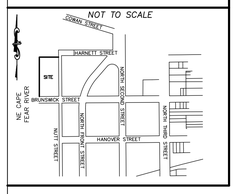
LOCATION MAP

NOT TO SCALE



WATER & SEWER USAGE NOTES:

CURRENT WATER USAGE 0 GPD PROPOSED WATER USAGE 66,560 GPD
CURRENT SEWER USAGE 0 GPD PROPOSED SEWER USAGE 66,560 GPD

127 1 BEDROOM X 120 GPD = 15,240 GPD
149 2 BEDROOM X 240 GPD = 35,760 GPD
21 3 BEDROOM X 360 GPD = 7,560 GPD
UNKNOWN RETAIL USES; ASSUMED = 8,000 GPD

FIRE & LIFE SAFETY NOTES:

1. 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.
2. CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
3. 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.
4. FIRE INSPECTOR MUST WITNESS THE HYDROSTATIC TESTING. MINIMUM TESTING TIME IS 2 HOURS.
5. A 24 HOUR MINIMUM NOTIFICATION IS NEEDED PRIOR TO ANY OF THE ABOVE TEST(s) OR INSPECTIONS BEING PERFORMED.
6. FDC CONNECTIONS CAN BE NO FURTHER THAN 40 FT FROM FIRE VEHICLE ACCESS.
7. FDC CONNECTIONS CAN BE NO FURTHER THAN 150 FT FROM A FIRE HYDRANT.
8. NEWLY INSTALLED FIRE HYDRANTS MUST BE OPERATIONAL PRIOR TO COMBUSTIBLE CONSTRUCTION MATERIALS BEING BROUGHT ONSITE

UTILITY NOTES:

1. PROJECT SHALL COMPLY WITH THE CITY OF WILMINGTON AND CFPUA 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.
2. 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.
3. ALL COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY CFPUA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE CFPUA AND APPROVED BY USCFCCCHR OR ASSE. CALL 799-8064 FOR INFORMATION.
4. WHEN PVC WATER MAINS AND/OR POLYETHYLENE 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.
5. 36"MINIMUM COVER OVER ALL WATER MAINS.
6. ANY SEPARATE CONNECTION FOR IRRIGATION SHALL COMPLY WITH CITY AND CFPUA CROSS-CONNECTION REQUIREMENTS WITH APPROVED BACKFLOW PREVENTION DEVICES.
7. AT LOCATIONS WHERE WATER MAIN CROSSES UNDER SANITARY SEWER, DUCTILE IRON PIPE SHALL BE USED ALONG WITH PROVIDING 24" MINIMUM OF VERTICAL SEPARATION.
8. 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:

1. 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 SO 15-17.
2. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT PARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
3. OPEN CUT NOTES:
   A. 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 CUT MAY BE REQUIRED.
   B. CONTRACTOR TO COORDINATE WITH CITY OF WILMINGTON FOR ACCEPTABLE HOURS OF CONSTRUCTION AND TRAFFIC CONTROL DURING INSTALLATION OF UTILITIES IN CITY ROADS.
   C. SUITABLE COMPACTION AND APPROVED STONE & BASE COURSES TO BE INSTALLED IN PLACE OF OPEN CUT.
   D. OPEN CUT TO BE SAW CUT.
4. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
5. 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 OFFICAL 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 AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
6. CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
7. CONTACT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
8. TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
9. ANY BROKEN OR MISSING SIDEWALK PANELS AND CURBING WILL BE REPLACED.
10. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
11. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREA SHALL BE WHITE.
12. INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKINGS LAYOUT PRIOR TO ACTUAL STRIPING.
13. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON PLAN.
14. CONTACT 342-2786 TO DISCUSS PROPOSED REMOVAL / RECONFIGURATION/ CONSTRUCTION SEQUENCING RELATED TO ON STREET PARKING SPACES.
15. A VARIANCE WAS APPROVED TO ALLOW A REDUCTION OF THE STREET CORNER RADII OF 30 FT, LESS THAN THE REQUIRED 35 FT RADII.
16. A VARIANCE WAS APPROVED TO ALLOW A REDUCTION OF RIGHT OF WAY FROM THE REQUIRED 60 FT FOR AN URBAN SITE SPECIFIC STREET CROSS SECTION PROPOSAL OF 52 FT.

ENVIRONMENTAL NOTES:

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

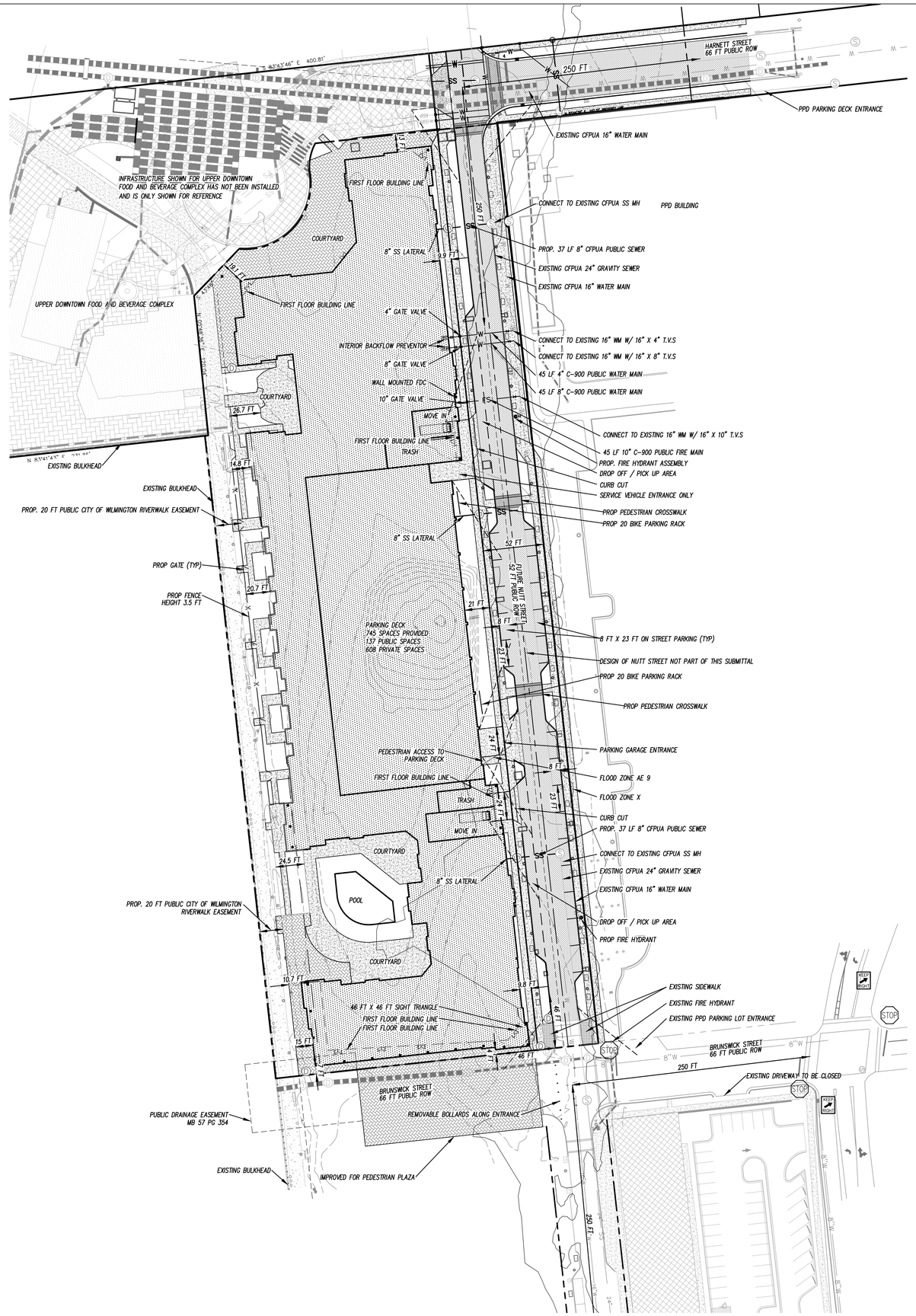
LEGEND

- EXISTING BOUNDARY
- CENTERLINE OF RIGHT OF WAY
- CONTOUR LINE & ELEVATION
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN
- PROP STORM DRAIN
- PROP FIRE HYDRANT
- PROP GATE VALVE
- PROP WATER METER
- PROP SANITARY SEWER & MANHOLE
- PROP WATER MAIN
- PROP SUPPORT COLUMN
- PROP BUILDING FOOTPRINT
- PROP CONCRETE
- PROP PAVERS

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 _____



SITE & BUILDING DATA:

TOTAL LOT AREA = 169,054 SF (3.88 AC.)
PROPERTY ADDRESS IS 901 NUTT STREET
PORTION PID = R04716-001-016-000

EXISTING DATA:
EXISTING BUILDINGS ON SITE = N/A
EXISTING PARKING = N/A
EXISTING FOUNDATIONS = N/A
EXISTING RIVERWALK 6,739 SF
6,739 SF / 210,281 SF
EXISTING 3.2% IMPERVIOUS

PROPOSED ONSITE DATA:
PROPOSED BUILDING AREA: 108,939 SF
PROPOSED SIDEWALK AREA: 32,473 SF
TOTAL ONSITE IMPERVIOUS AREA: 141,412

PROPOSED OFFSITE DATA:
PROPOSED BRUNSWICK STREET PLAZA: 10,093 SF
TOTAL OFFSITE IMPERVIOUS AREA: 10,093 SF

148,134 SF / 169,054 SF = 0.876 OR 88% IMPERVIOUS
PROPOSED 88% IMPERVIOUS

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

NUMBER OF STORIES = 6

	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
FIRST FLOOR	0	8	2	0	10
SECOND FLOOR	4	20	31	3	58
THIRD FLOOR	4	20	31	3	58
FOURTH FLOOR	4	20	31	3	58
FIFTH FLOOR	4	20	31	3	58
SIXTH FLOOR	4	19	23	9	55
TOTAL UNITS					305

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

SQUARE FEET PER FLOOR (EXCLUDES PARKING DECK)
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:
BUILDING HEIGHT TO UNDERSIDE OF HIGHEST STRUCTURAL MEMBER
NORTH - 73 FT 6 INCHES
SOUTH - 73 FT 6 INCHES
EAST - 73 FT 6 INCHES
WEST - 73 FT 6 INCHES
73.5 X 0.45 = 33 FT MAX SETBACK

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: 26.7

PARKING DATA:
OFFSTREET PARKING = N/A
PARKING REQUIRED = N/A
PARKING PROVIDED = 745 SPACES
BICYCLE PARKING
745 / 100 = 7.45 X 5 = 37.3 SPACES REQUIRED
40 SPACES PROVIDED

GENERAL NOTES:

1. NEW HANOVER COUNTY PARCEL NUMBERS:
   PID = R04716-001-003-000
2. TOTAL PROJECT AREA: 96,720 s.f. (2.22 ac.±)
3. EXISTING ZONING DISTRICT: CBD
4. LAND CLASSIFICATION: CONSERVATION RESOURCE
5. THIS SITE IS LOCATED IN ZONE AE (EL 9) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 3720311800 K, DATED: 6/2/06.
6. BASE FLOOD ELEV. = 9 + 2 FT FREEBOARD = MIN FF OF 11.0
7. SITE ADDRESS 901 NUTT STREET
8. EXISTING IMPERVIOUS ONSITE = 0 SF
9. ASBUILT AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO COASTAL SITE DESIGN, PC BY MICHAEL UNDERWOOD AND ASSOCIATES. VERTICAL DATUM = 88
10. BOUNDARY SURVEY PERFORMED BY HANOVER DESIGN SERVICES, P.A AND PROVIDED TO COASTAL SITE DESIGN, PC BY THE OWNER
11. STORMWATER DRAINS TO CAPE FEAR RIVER, SC 18-71
12. SITE IS UNDER CBD CODE DESIGN APPLIED PRIOR TO THE ADOPTED REVISION OF AUGUST 2008 SUBJECT TO THE DEVELOPERS AGREEMENT.
13. THIS PROJECT IS LOCATED IN AN URBAN WATERFRONT AREA
14. LAND OWNER - RIVERFRONT HOLDINGS II, LLC
    720 N. THIRD ST.
    WILMINGTON, NC 28401
15. DEVELOPER - DEWITT CAROLINAS INC.
    3301 BENSON DRIVE, SUITE 401
    RALEIGH, NC 27609

PARKING NOTES:

1. NO PARKING REQUIRED IN CBD ZONING MINIMUM PARKING REQUIRED; 0 SPACES; TOTAL PROVIDED; 745 SPACES
2. NO LOADING SPACES REQUIRED IN CBD ZONING MINIMUM LOADING SPACES REQUIRED; 0 SPACES; TOTAL PROVIDED; 0 SPACES
3. HADICAPP SPACES REQUIRED = 2% OF TOTAL SPACES
   745 X .02 = 14.9 REQUIRED

DEVELOPMENT NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. 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.
3. SOLID WASTE DISPOSAL WILL BE DUMPSTER SERVICE.
4. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON ZONING ORDINANCE & SUBDIVISION REGULATIONS.
5. APPROVAL OF SITE PLAN DOES NOT CONSTITUTE APPROVAL OF PROPOSED SIGNAGE FOR THIS SITE. A SEPARATE SIGN PERMIT MUST BE OBTAINED.
6. APPLICABLE STREET FRONTAGES SHALL HAVE NATURAL VEGETATIVE SCREENING MEETING CITY REQUIREMENTS.
7. THE DEVELOPMENT SHALL COMPLY WITH ALL CITY TECHNICAL STANDARDS AND DEVELOPMENT REGULATIONS.
8. 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.
9. NO IRRIGATION CURRENTLY SPECIFIED, IF SO DESIRED THE IRRIGATION CONTROL MODULE MUST BE OUTFITTED W/ A RAIN SENSOR.
10. IF THESE UNITS ARE SOLD AT ANY POINT, THE BUYER MUST RECEIVE A SUBDIVISION STREET DISCLOSURE STATEMENT.

SCALE IN FEET: 1"= 40'

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JDAVIS ARCHITECTS
510 Glenwood Ave. Suite 201 | Raleigh, NC 27603 | tel 919.835.1500 | fax 919.835.1510

dewitt carolinas

COASTAL SITE DESIGN, PC
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL
P.O. Box 4041
Wilmington, NC 28406
(910) 791-4441
LICENSE # C-2710

DEWITT CAROLINAS
Pier 33
901 NUTT STREET
Wilmington, North Carolina

FOR REVIEW ONLY

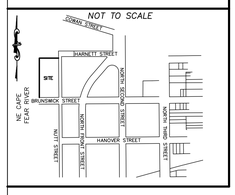
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 025483 10/31/14

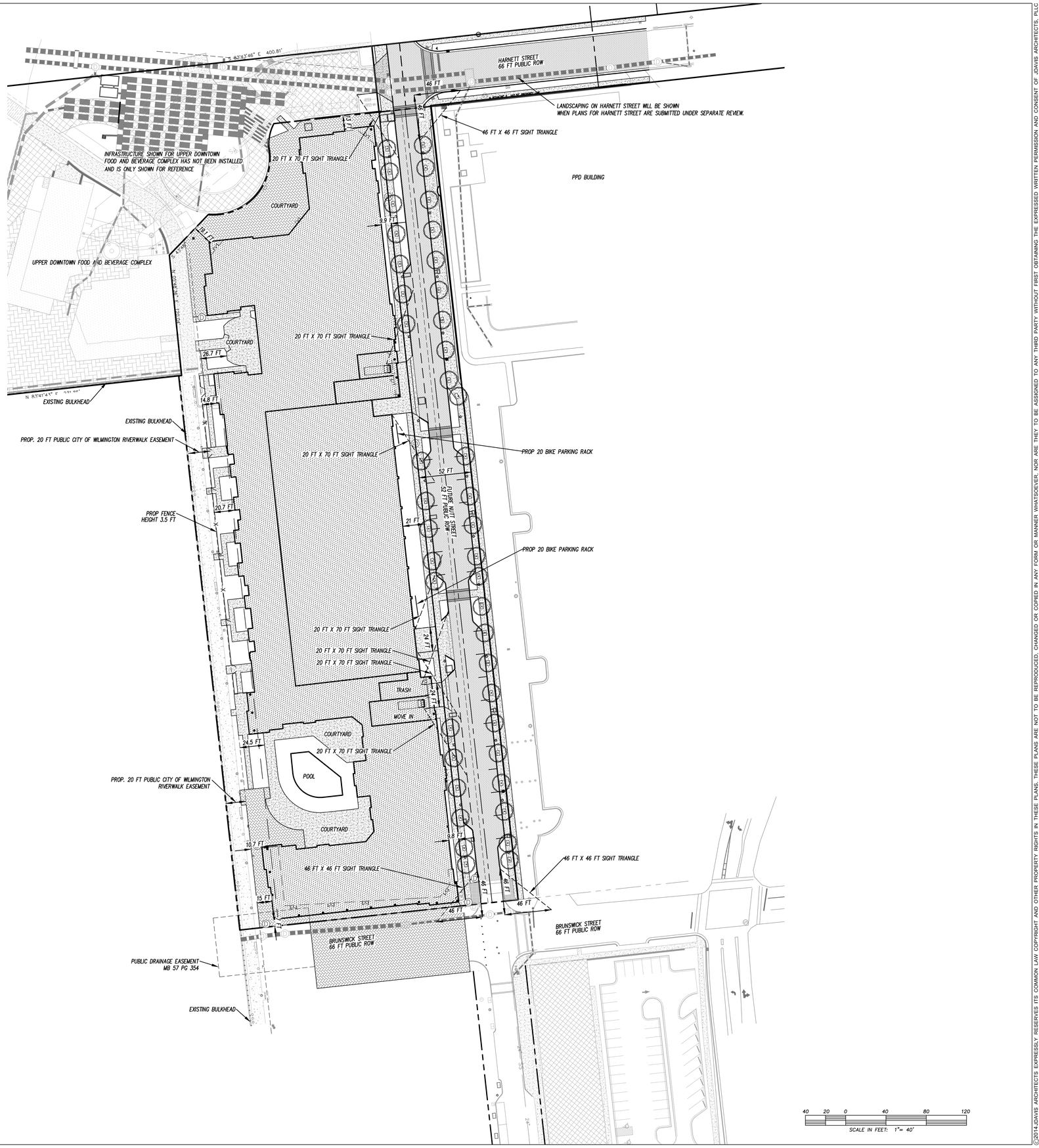
		DATE
PROJECT:	14007	
ISSUE:	TRC SUBMITTAL	3.19.14
REVISIONS:		
1	COW COMMENTS	10.31.14
DRAWN BY:		
CHECKED BY:		
CONTENT:	CIVIL - PRELIMINARY SITE PLAN	

C.3

LOCATION MAP

NOT TO SCALE





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
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CITY OF WILMINGTON
ENGINEERING DEPARTMENT
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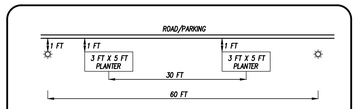

TYPICAL TREE & LIGHT SPACING
NOT TO SCALE

Proposed Plant Table

STREET TREES

Quantity	Symbol	Scientific Name	Common Name	Planting Size	Planting Remarks
43		Lagerstroemia Fauriei	TOWNHOUSE CRAPE MYRTLE	3"-CAL. MIN.	PLACEMENT AS SHOWN

O.C. – "ON CENTER" CAL. – "CALIPER AT 6" ABOVE GRADE" GAL. – "GALLON CONTAINER"

LANDSCAPE CALCULATIONS:

1. STREET TREE CALCULATIONS [SEC. 18-196(C)(12)] AS FOLLOWS;
   –ONE (1) STREET TREE FOR EVERY THIRTY (30) FEET OF PROPERTY FRONTAGE
   PROPOSED PROPERTY FRONTAGE (WEST SIDE) = 793 FT (MINUS 98 LF OF DRIVEWAYS); 793 – 98 = 695 FT
   ADJUSTED PROPERTY FRONTAGE = 695 FT; 695/ 30 = 23.16 OR 23 REQ'D STREET TREES.

   STREET TREES REQ'D; 23
   STREET TREES PROVIDED; 18 (SIGHT DISTANCE TRIANGLES PROHIBIT THE PLACEMENT OF STREET TREES ALONG PROPOSED PROPERTY FRONTAGE. STREET TREE REQUIREMENTS SHALL BE MET BY MEANS OF A PAYMENT IN LIEU TO THE CITY OF WILMINGTON TREE FUND.)

   PROPOSED PROPERTY FRONTAGE (EAST SIDE) = 793 FT
   793/ 30 = 26.4 OR 26 REQ'D STREET TREES.

   STREET TREES REQ'D; 23
   STREET TREES PROVIDED; 25 (SIGHT DISTANCE TRIANGLES PROHIBIT THE PLACEMENT OF STREET TREES ALONG PROPOSED PROPERTY FRONTAGE. STREET TREE REQUIREMENTS SHALL BE MET BY MEANS OF A PAYMENT IN LIEU TO THE CITY OF WILMINGTON TREE FUND.)

   3 STREET TREES WILL NEED TO BE PAYMENT IN LIEU

2. ALL PROPOSED VEGETATION WITHIN THE SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30" – 10'.

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carolinas dewitt

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LP1