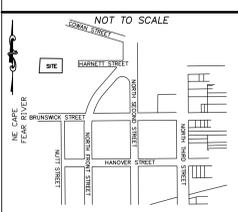
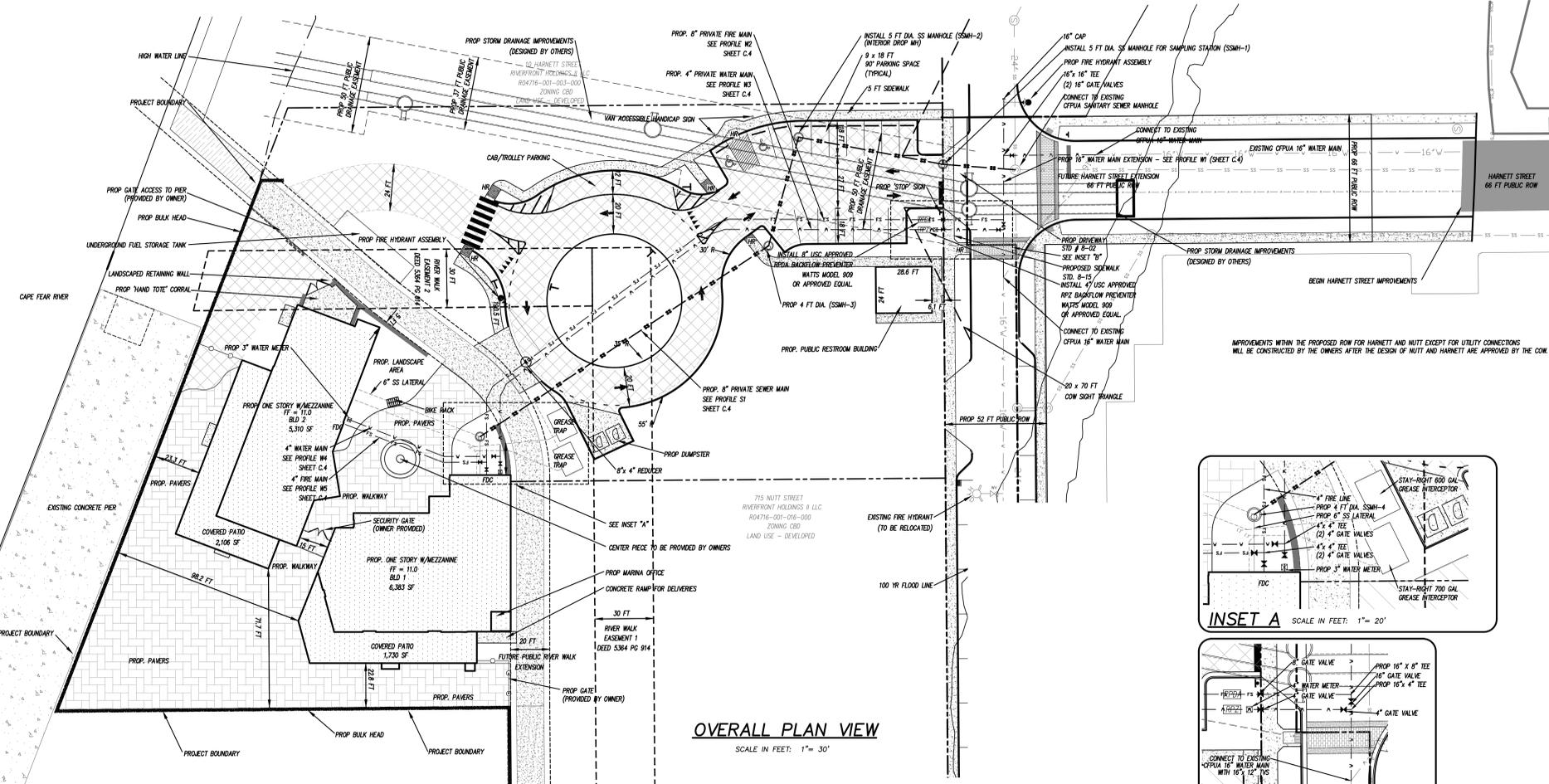


**LOCATION MAP**



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 \_\_\_\_\_



**OVERALL PLAN VIEW**  
 SCALE IN FEET: 1" = 30'

**SITE & BUILDING DATA:**

TOTAL LOT AREA = 96,688 SF (2.22 AC)  
 PROPERTY ADDRESS IS 14 & 18 HARNETT STREET  
 PD = R04716-001-003-000 (RIVER FRONT HOLDINGS II LLC) 9.6 AC  
 PD = R04716-001-016-000 (RIVER FRONT HOLDINGS II LLC) 4.28 AC  
 PD = R04716-001-001-000 (RIVER FRONT HOLDINGS II LLC) 6.53 AC  
 PD = R04716-001-022-000 (CITY MARINA WILMINGTON LLC) 5.39 AC

EXISTING DATA:  
 EXISTING BUILDINGS ON SITE = N/A  
 EXISTING PARKING = N/A  
 EXISTING DRIVEWAYS = N/A  
 EXISTING SIDEWALK = N/A  
 0 SF / 96,688 SF  
 EXISTING GLOB IMPERVIOUS

PROPOSED ON-SITE DATA:  
 PROPOSED ASPHALT AREA: 20,527 SF  
 PROPOSED BUILDING AREA: 16,189 SF  
 PROPOSED SIDEWALK AREA: 2,505 SF  
 PROPOSED PARKING AREA: 17,529 SF  
 PROPOSED DRIVEWAY AREA: 1,548 SF  
 PROPOSED FUTURE AREA: 13,600 SF  
 TOTAL ON-SITE IMPERVIOUS AREA: 74,055 SF

PROPOSED OFF-SITE DATA:  
 PROPOSED SIDEWALK AREA: 481 SF  
 PROPOSED DRIVEWAY AREA: 1,622 SF  
 PROPOSED DRIVEWAY AREA: 824 SF  
 TOTAL OFF-SITE IMPERVIOUS AREA: 2,728 SF

74,055 SF / 96,688 SF = 0.763 or 76% IMPERVIOUS  
 PROPOSED 76% IMPERVIOUS

BUILDING DATA:  
 PROPOSED CONSTRUCTION TYPE = # 8  
 NUMBER OF BUILDINGS = 2  
 BUILDING HEIGHT  
 BLACKTOP = 3"  
 ADA = 34' x 8'

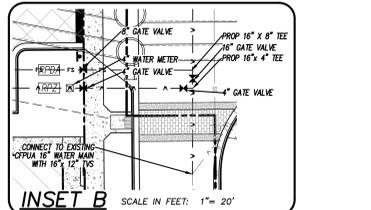
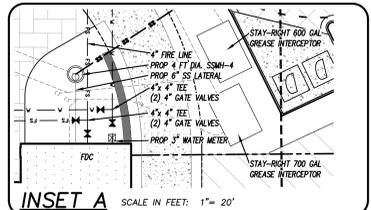
NUMBER OF STORES = 1 PLUS MEZZANINE  
 SF BY BUILDING / FLOOR = BUILDING 1 BUILDING 2  
 FIRST FLOOR = 6,393 SF 5,310 SF  
 MEZZANINE = 2,430 SF 2,534 SF  
 COVER PATIO = 1,730 SF 2,108 SF

GROSS BUILDING AREA  
 PROPOSED AREA = 15,401 (BLOCS 1 & 2)  
 PROPOSED BUILDING AREA = 15,461 SF  
 LOT COVERAGE = 16.189 SF / 96,688 SF = 0.167  
 PROPOSED 17% BUILDING LOT COVERAGE

BUILDING SETBACKS

BUILDING 1	BUILDING 2
REQUIRED SETBACKS	PROPOSED SETBACKS
NORTH SETBACK: 0 FT	NORTH SETBACK: 16 FT
SOUTH SETBACK: 0 FT	SOUTH SETBACK: 28 FT
EAST SETBACK: 0 FT	EAST SETBACK: 0 FT
WEST SETBACK: 0 FT	WEST SETBACK: 28.2 FT

PARKING DATA:  
 OFF-STREET PARKING = N/A  
 PARKING REQUIRED = N/A  
 PARKING PROVIDED = 17 SPACES  
 1 HANDICAP SPACE REQUIRED  
 2 HANDICAP SPACES PROVIDED



**WATER & SEWER USAGE NOTES:**

- CURRENT WATER USAGE 0 GPD PROPOSED WATER USAGE 26,560 GPD  
 CURRENT SEWER USAGE 0 GPD PROPOSED SEWER USAGE 26,560 GPD  
 \* DETERMINED BY 664 SEATS X 40 GAL/SEAT
- FIRE & LIFE SAFETY NOTES:**
- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPED 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 910-343-0898 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 TESTS 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 FOR ADDITIONAL INFORMATION.

**UTILITY NOTES:**

- PROJECT SHALL COMPLY WITH THE CITY OF WILMINGTON AND OFPIA 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 SERVES WATER FOR CONSTRUCTION BE SURE 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 OFPIA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE OFPIA AND APPROVED BY USDOCORP OR ASSE. CALL 789-6244 FOR INFORMATION.
- WHEN PUMP 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 STRAPPED TO HAVE ONE END SECURED TO ALL PIPES AND FITTINGS. THE WIRE IS TO BE ASSURED 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 OFPIA CROSS-CONNECTION REQUIREMENTS WITH APPROVED BACKFLOW PREVENTION DEVICES.
- AT LOCATIONS WHERE WATER MAIN CROSSINGS 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 LEVEL. ENGINEER'S CERTIFICATION AND APPLICANT'S APPLICANT'S CERTIFICATION HAVE BEEN PROVIDED TO INDICATE AND "FINAL APPROVAL" ISSUED.

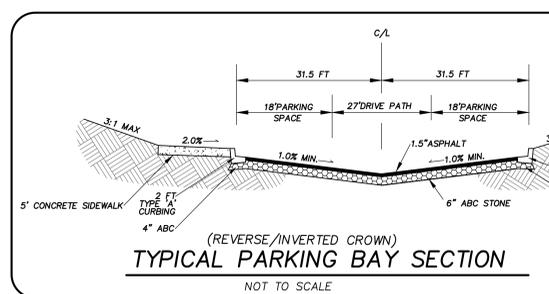
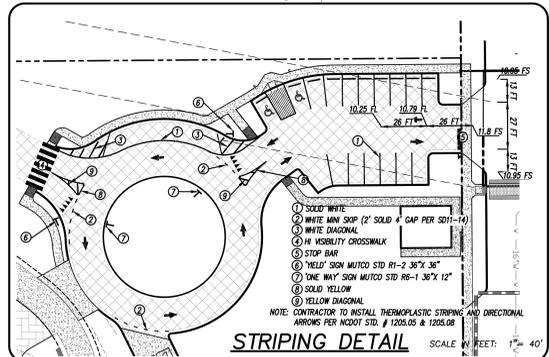
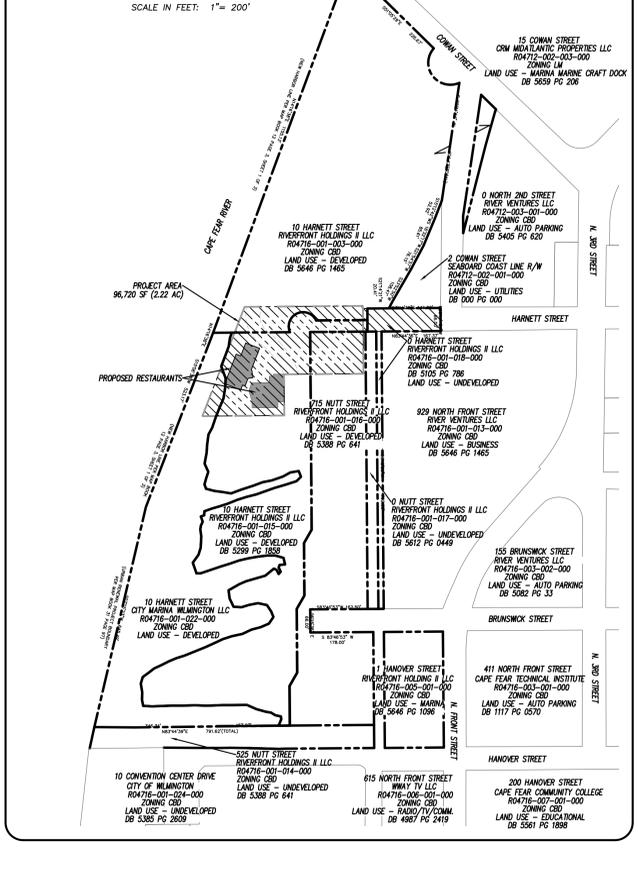
**TRAFFIC ENGINEERING NOTES:**

- A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO RECORDING OF THE FINAL PLAN. PLAN SHALL ADHERE TO 17-17.
- TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
- OPEN CUT NOTES:  
 A. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 910-341-8888 FOR MORE DETAILS.  
 B. CONTRACTOR TO COORDINATE WITH CITY OF WILMINGTON FOR ACCEPTABLE HOURS OF CONSTRUCTION AND TRAFFIC CONTROL DURING INSTALLATION OF UTILITIES IN CITY ROADS.  
 C. SUTABLE COMPANION AND APPROVED STONE & BASE COURSES TO BE INSTALLED IN PLACE OF OPEN CUT.  
 D. OPEN CUT TO BE SAW CUT.  
 E. ALL PAVEMENT MARKINGS IN PUBLIC BOVDIES OF THE WAY FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDDOT STANDARDS.  
 F. ALL PAVEMENT MARKINGS IN PUBLIC BOVDIES OF THE WAY AND AT INTERSECTIONS ASSOCIATED WITH THE SUBDIVISION IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL. THE SUBDIVIDER MAY ACCRUE AND STREET 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 SIGN INSTALLATION. CONTACT TRAFFIC ENGINEERS 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.  
 G. CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.  
 H. CONTACT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.  
 I. TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.  
 J. ANY BROKEN OR MISSING SIDEWALK PANELS AND CURBS WILL BE REPLACED.  
 K. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.  
 L. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREA SHALL BE WHITE.  
 M. INSTALL REFLECTORS PER CITY AND NCDDOT STANDARDS. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKINGS LAYOUT PRIOR TO ACTUAL STRIPING.  
 N. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON PLAN.

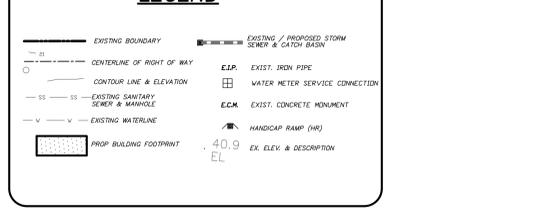
**ENVIRONMENTAL NOTES:**

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

**ADJACENT PROPERTY OWNER DETAIL**



**LEGEND**



**GENERAL NOTES:**

- NEW HANOVER COUNTY PARCEL NUMBERS:  
 PD = R04716-001-003-000 (RIVER FRONT HOLDINGS II LLC) 9.6 AC  
 PD = R04716-001-016-000 (RIVER FRONT HOLDINGS II LLC) 4.28 AC  
 PD = R04716-001-001-000 (RIVER FRONT HOLDINGS II LLC) 6.53 AC  
 PD = R04716-001-022-000 (CITY MARINA WILMINGTON LLC) 5.39 AC
- TOTAL PROJECT AREA: 96,720 s.f. (2.22 ac.)
- EXISTING ZONING DISTRICT: CSD
- LAND CLASSIFICATION: CONSERVATION RESOURCE
- THIS SITE IS LOCATED IN ZONE AC (EL 5) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 37251H000 K, DATED 8/2/06.
- BASE FLOOD ELEV. = 8 + 2 FT FREEBOARD = MIN FF OF 11.0
7. SITE ADDRESS IS 14 & 18 HARNETT STREET
- EXISTING IMPERVIOUS AREAS = 0 SF
- ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO COASTAL SITE DESIGN, PC BY MICHAEL UNDERWOOD AND ASSOCIATES
- STORMWATER DRAINS TO CAPE FEAR RIVER, SC 18-71
- THIS SITE IS UNDER CSD CODE DESIGN APPLIED PRIOR TO THE ADOPTED REVISION OF AUGUST 2008 SUBJECT TO THE DEVELOPER'S AGREEMENT.
- THIS PROJECT IS LOCATED IN AN URBAN WATERFRONT AREA

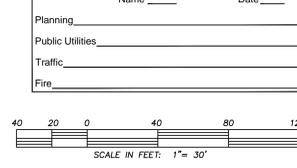
**PARKING NOTES:**

- NO PARKING REQUIRED IN CSD ZONING
- MINIMUM PARKING REQUIRED: 0 SPACES, TOTAL PROVIDED: 17 SPACES
- NO LOADING SPACES REQUIRED IN CSD ZONING
- MINIMUM LOADING SPACES REQUIRED: 0 SPACES, TOTAL PROVIDED: 0 SPACES
- WHEEL STOPS MUST BE PLACED PER CITY OF WILMINGTON STANDARD DETAIL 1015-11.
- 1 VAN ACCESSIBLE HANDICAP SPACE REQUIRED; 2 HANDICAP SPACES PROVIDED

**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-LOOK AT 1-800-432-4848. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB AND OTHER 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 DAMPSTER SERVICE.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON ZONING ORDINANCE.
- 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 VEGETATION SCREENING MEETING CITY REQUIREMENTS.
- THE DEVELOPMENT SHALL COMPLY WITH ALL CITY TECHNICAL STANDARDS AND DEVELOPMENT REGULATIONS.
- ALL 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 BY A RAIN SENSOR.

**Approved Construction Plan**



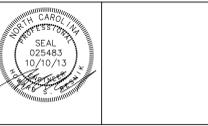
119 Brookstown Ave, Suite 100  
 Winston-Salem, NC 27101  
 p. 336.724.1503  
 www.cjmw.com



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

**NOT FOR CONSTRUCTION**

**PERMIT SET**



revisions

NO.	REVISION	DATE
1.	REVISED SITE DATA TABLE	

**RIVERFRONT FOOD & BEVERAGE COMPLEX**

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 CJMW Architecture, PA

**CIVIL - SITE PLAN**

sheet

**C.3**

date: September 27, 2013  
 commission: 12-0050  
 drawn by: RLW

