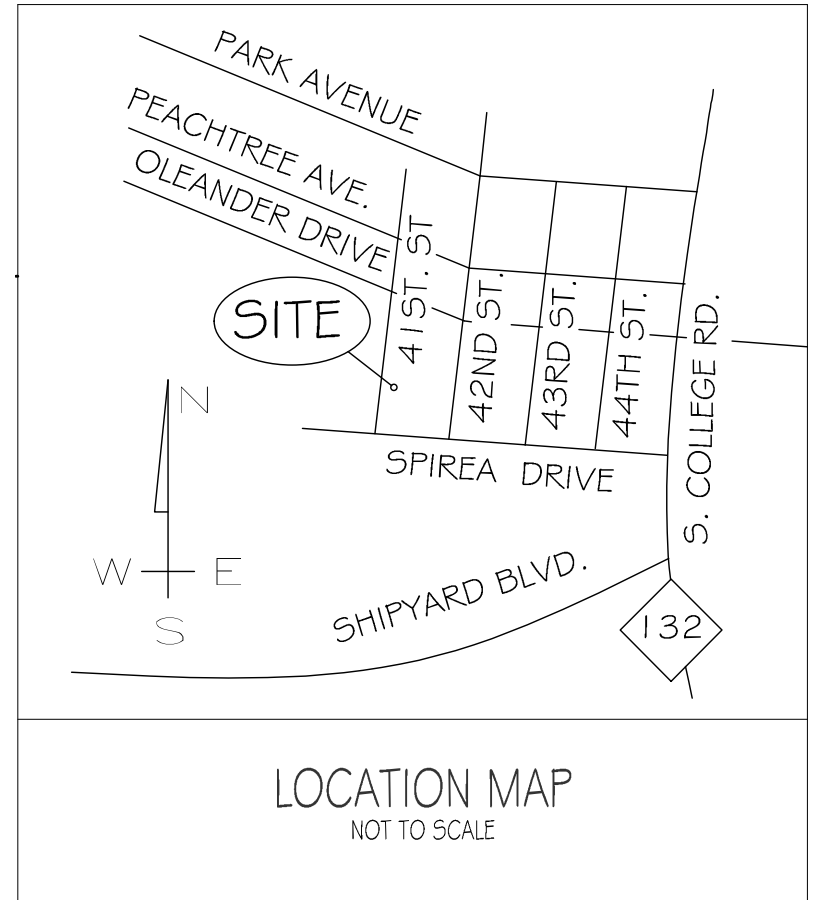


- WATER MAIN NOTES:**
1. WATER MAIN INSTALLED BY OPEN CUT SHALL BE BURIED AT A MINIMUM OF 3 FEET AND A MAXIMUM OF 5 FEET. DEPTHS GREATER THAN 5 FEET MUST BE APPROVED BY CFPJA.
 2. A MINIMUM DISTANCE OF 12 INCHES SHALL BE MAINTAINED BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF OTHER UTILITIES.
 3. WATER MAINS SHALL BE LAID AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS.
 4. A WATER MAIN THAT CROSSES A SEWER SHALL BE LAID A MINIMUM VERTICAL DISTANCE OF 18 INCHES FROM THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER, WITH PREFERENCE TO WATER MAIN BEING LOCATED ABOVE THE SEWER. ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.

- NOTES:**
1. THE CONSTRUCTION SITE IS NOT LOCATED IN A FEMA FLOOD HAZARDOUS ZONE. FIRM # 3720313600K, 8/28/2018
 2. THERE ARE NO WETLANDS ON THE SITE.
 3. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING SHALL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
 4. ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
 5. NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT, AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION METHODS.
 6. 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.
 7. IF THE CONTRACTOR DESIRES WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE METER BOX. ANY BACKFLOW PREVENTION DEVICES REQUIRED WILL NEED TO BE ON THE LIST OF DEVICES APPROVED BY USCFCOCHR OR ASSE.
 8. ANY IRRIGATION SYSTEM SUPPLY BY CFPJA WATER SHALL COMPLY WITH THE CFPJA CROSS CONNECTION CONTROL REGULATIONS.
 9. CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING OR GRADING.
 10. THE BELLSOUTH CONTACT IS STEVE DAYVAULT. HE IS THE BUILDING INDUSTRY CONSULTANT (910) 392-8712. PLEASE CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
 11. ALL PLANTED AND RETAINED LIVING MATERIAL REQUIRED TO MEET THE PROVISIONS OF THE CITY OF WILMINGTON LAND DEVELOPMENT CODE, SHALL BE PERPETUALLY PROTECTED AND MAINTAINED TO PROFESSIONAL ACCEPTED STANDARDS BY JOINT AND SEVERAL RESPONSIBILITY OF THE OWNER, TENANT AND RESPECTIVE AGENTS OF THE PROPERTY ON WHICH THE MATERIAL IS LOCATED.
 12. ANY PLANT MATERIAL THAT WAS PREVIOUSLY INSTALLED ON THE SITE TO MEET THE PROVISIONS OF THE CITY OF WILMINGTON LAND DEVELOPMENT CODE THAT HAS NOT BEEN MAINTAINED MUST BE REPLACED.
 13. AS PART OF THE FINAL ZONING INSPECTION FOR THIS PROJECT, A SURVEY OF THE SITE LANDSCAPING WILL BE CONDUCTED. PLANT MATERIAL THAT HAS NOT BEEN MAINTAINED MUST BE REPLACED BEFORE A FINAL ZONING APPROVAL IS ISSUED.
 14. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
 15. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 16. A RAIN/FREEZE SENSOR SHALL BE INSTALLED AS PART OF ANY IRRIGATION SYSTEM USED ON THE SITE.
 17. CONTACT TRAFFIC ENGINEERING AT 910-341-7888 48 HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE PROPERLY LOCATED.
 18. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. NOTE THIS ON THE PLAN AND CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
 19. TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
 20. CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
 21. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPJA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCFCOCHR OR ASSE.
 22. CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
 23. CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
 24. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
 25. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
 26. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 27. PROJECT SHALL COMPLY WITH CFPJA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 910-343-3910 FOR INFORMATION.
 28. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER. UNDERGROUND TERMINAL FACILITIES FOR STREET LIGHTING ALONG ALL PUBLIC STREETS ABUTTING THE SUBJECT SITE SHALL BE INSTALLED BY THE DEVELOPER.
 29. IMMEDIATELY NOTIFY CITY OF WILMINGTON TRAFFIC ENGINEERING AT 910-341-7888 IF ANY TRAFFIC SIGNAL FACILITIES OR CITY-OWNED STREETLIGHT FACILITIES ARE DAMAGED.
 30. DAMAGED FACILITIES SHALL BE REPLACED BY AN APPROVED CONTRACTOR, ACCORDING TO STANDARD NCDOT REPLACEMENT SCHEDULES AND CURRENT NCDOT DESIGN STANDARDS.
 31. ALL REPAIR/REPLACEMENT OF TRAFFIC SIGNAL INFRASTRUCTURE SHALL BE COORDINATED WITH THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION.
 32. WATER AND SEWER SERVICES WILL BE INSTALLED AND MEET CFPJA REQUIREMENTS.
 33. UNDERGROUND FIRE LINE(S) MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPT. FROM PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT WILMINGTON FIRE DEPT. DIVISION OF FIRE AND LIFE SAFETY AT 910-341-0696.
 34. NO PARKING SPACES, FENCES, WALLS, POSTS, LIGHTS, SHRUBS, TREES OR OTHER TYPE OF OBSTRUCTIONS NOT SPECIFICALLY EXEMPTED, SHALL BE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES ABOVE GROUND AND TEN (10) FEET ABOVE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
 35. SOLID WASTE DISPOSAL BY SINGLE ROLLOUTS.
 36. ANY REQUIRED INSTALLATION OR RELOCATION OF TRAFFIC SIGNS/PAVEMENT MARKINGS IS THE RESPONSIBILITY OF THE PROJECT DEVELOPER. PLEASE COORDINATE WITH CITY TRAFFIC SIGNS AND PAVEMENT MARKINGS MANAGER/SUPERVISOR PRIOR TO INSTALLATION/RELOCATION OF ANY TRAFFIC SIGNS OR MARKINGS IN EXISTING OR PROPOSED PUBLIC ROW.
 37. STREET TREES MUST BE LOCATED A MINIMUM OF 15' FROM STREETLIGHTS.
 38. 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.
 39. CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON TRAFFIC ENGINEERING REGARDING UTILITIES IN ROW.
 40. PERMEABLE DRIVEWAY SHALL BE 6" #67 WASHED GRANITE STONE PER DETAIL SD15-10.

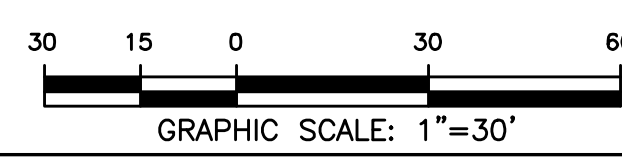


SITE DATA TABLE

PARCEL	R06106-004-005-000
OWNER	BENNETT RESIDENTIAL PROPERTIES, LLC
OWNER ADDRESS	6601 MYRTLE GROVE RD. WILMINGTON, NC 28409
SITE ADDRESS	1545 S. 41ST STREET WILMINGTON, NC 28403
ZONING	MF-1
CURRENT/PROPOSED LAND USE CODE	958 / 230
PERMITS	15-1
REQUIRED SETBACKS-FRONT/SIDE/REAR	10/7.5/7.5
EXISTING BLDG.	0 SF
EX. PAVEMENT	0 SF
EX. SIDEWALKS	0 SF
TOTAL EX. IMPERVIOUS	0 SF
PROPOSED BUILDINGS	6,334 SF
PERMEABLE DRIVE AND PARKING	2,765 SF
PROPOSED CONCRETE SIDEWALKS	363 SF
PROPOSED ADA PARKING	288 SF
TOTAL IMPROVEMENTS	9,750 SF
TOTAL UNITS / BEDROOMS	6 / 18
PARKING SPACES PROVIDED	11*
ADA PARKING SPACES PROVIDED	1**
BUS STOP WITHIN 400 FT.	1
VEHICLE USE AREA	2,827 SF
LOI COVERAGE/BUILT-UPON AREA	23 AC = 65%
VEHICLE USE AREA	2,827 SF
CAMA LAND USE DESIGNATION	URBAN

- * PARKING CALCULATION:
 ATTACHED QUADRANGLE: 2 SPACES PER UNIT
 6 x 2 = 12
 15% REDUCTION ALLOWED DUE TO PROXIMITY TO BUS STOP
 12 x 0.85 = 10.2 SPACES, 11 SPACES PROVIDED
1. THIS PROPERTY DOES NOT LIE INSIDE THE 1945 CORPORATE LIMITS.
 2. THERE ARE NO CONSERVATION RESOURCES ON THE SITE.
 3. THERE ARE NO LOCAL, STATE OR FEDERALLY RECOGNIZED HISTORIC STRUCTURES OR ARCHEOLOGICAL RESOURCES ON THIS SITE.
 4. THERE ARE NO WETLANDS ON THIS SITE.
 5. NO ENDANGERED SPECIES OR CRITICAL HABITAT OCCUR ON THIS SITE.
 6. EXISTING SIDEWALKS ARE ON S. 41ST ST.
 7. ALL UTILITY AND EQUIPMENT WILL BE CONTAINED ON THE SITE.
 8. ALL FENCE/SIDEWALKS TO BE 5' WIDE TO BE CONSISTENT WITH EXISTING SIDEWALKS ON THE BLOCK.
- SURVEY BY JIM JACARUSO, NC PLS L-3706
 JACARUSO LAND SURVEYING, PLLC PLS 72-718
 714 RAWLES COURT, WILMINGTON, NC 28412
 910-742-2969

- FIRE AND LIFE SAFETY NOTES:**
1. CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
 2. NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE.
 3. A HYDRANT MUST BE WITHIN 150' OF THE FDC (MEASURED AS THE TRUCK DRIVES FOR PRACTICAL USE.)
 4. FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
 5. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FDC'S OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL ALWAYS BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS AND FDC'S.
 6. ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
 7. PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE UNDERGROUND FIRE LINE PERMIT FROM THE WILMINGTON FIRE AND LIFE SAFETY DIVISION 910-343-0696.
 8. CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL MULTI-STORY COMMERCIAL BUILDINGS EXCEEDING 7500 SF THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.
 9. ALL ISOLATION VALVES WITH THE "HOT BOX" AND BETWEEN THE "HOT BOX" AND THE RISER ROOM MUST BE ELECTRICALLY SUPERVISED.



REV. NO.	DESCRIPTION	DATE

BENNETT RESIDENTIAL PROPERTIES, LLC
ALLOY
 WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

EXISTING CONDITIONS AND DEMOLITION

RIGHT ANGLE ENGINEERING, P.C.
 212 PRINCESS STREET
 WILMINGTON, NC 28401
 (910) 251-8544 FAX (910) 251-2208 FIRM: C-0829

DATE: 4/11/2024
 Scale: 1"=30'
 Drawn: NNC
 Checked: WSL
 Project No: BM0124
 Sheet No: C1

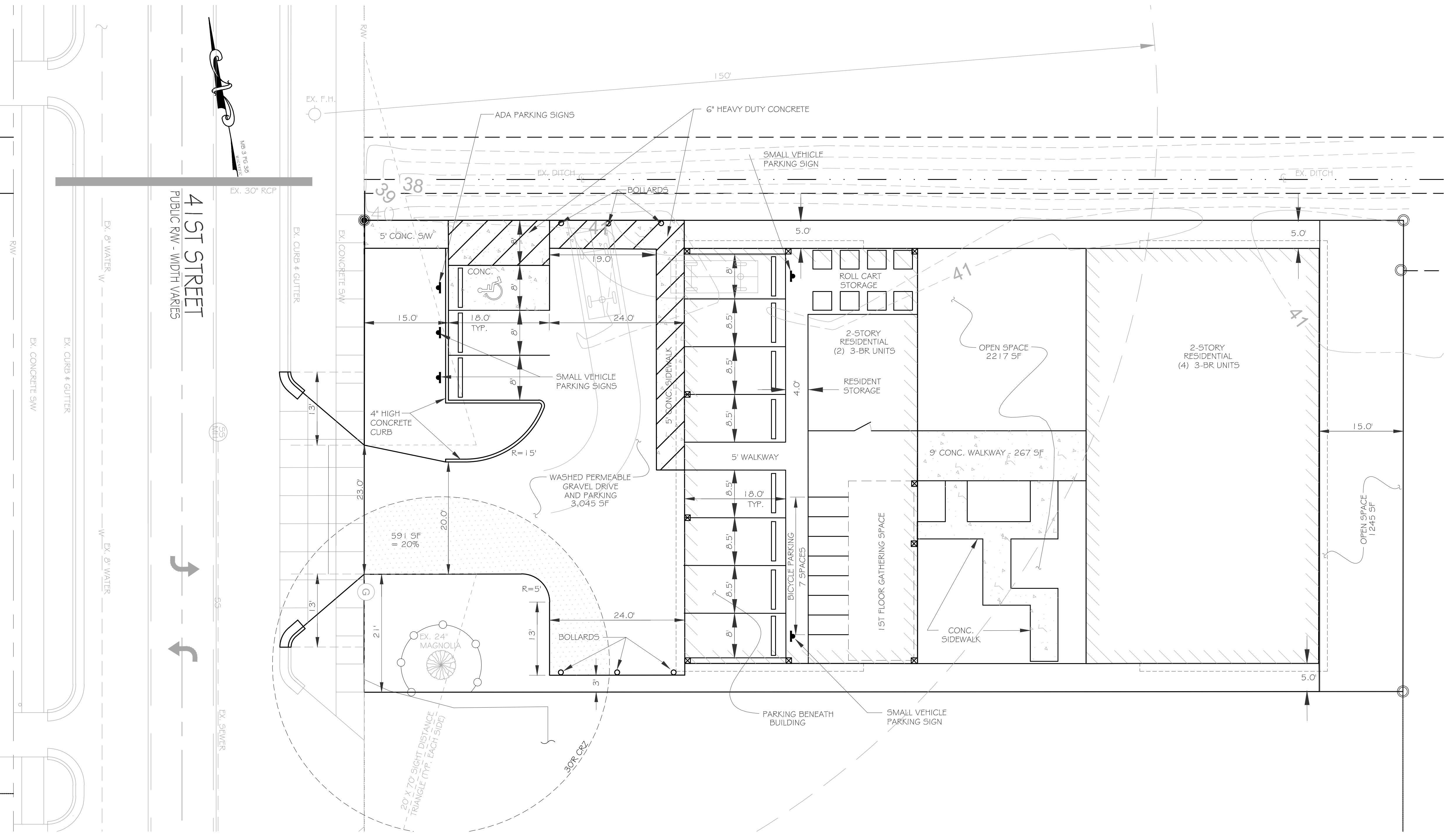
PRELIMINARY

NOTES:

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- ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
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- A RAIN/FREEZE SENSOR SHALL BE INSTALLED AS PART OF ANY IRRIGATION SYSTEM USED ON THE SITE.
- CONTACT TRAFFIC ENGINEERING AT 910-341-7888 48 HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE PROPERLY LOCATED.
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- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER. UNDERGROUND TERMINAL FACILITIES FOR STREET LIGHTING ALONG ALL PUBLIC STREETS ABUTTING THE SUBJECT SITE SHALL BE INSTALLED BY THE DEVELOPER.
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- DAMAGED FACILITIES SHALL BE REPLACED BY AN APPROVED CONTRACTOR, ACCORDING TO STANDARD NCDOT REPLACEMENT SCHEDULES AND CURRENT NCDOT DESIGN STANDARDS.
- ALL REPAIR/REPLACEMENT OF TRAFFIC SIGNAL INFRASTRUCTURE SHALL BE COORDINATED WITH THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION.
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- NO PARKING SPACES, FENCES, WALLS, POSTS, LIGHTS, SHRUBS, TREES OR OTHER TYPE OF OBSTRUCTIONS NOT SPECIFICALLY EXEMPTED, SHALL BE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES ABOVE GROUND AND TEN (10) FEET ABOVE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
- SOLID WASTE DISPOSAL BY SINGLE ROLLOUTS.
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- STREET TREES MUST BE LOCATED A MINIMUM OF 15' FROM STREETLIGHTS.
- 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.
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- PERMEABLE DRIVEWAY SHALL BE 6" #67 WASHED GRANITE STONE PER DETAIL SD15-10.

FIRE AND LIFE SAFETY NOTES:

- CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE.
- A HYDRANT MUST BE WITHIN 150' OF THE FDC (MEASURED AS THE TRUCK DRIVES FOR PRACTICAL USE.)
- FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FDC'S OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL ALWAYS BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS AND FDC'S.
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- CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL MULTI-STORY COMMERCIAL BUILDINGS EXCEEDING 7500 SF THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.
- ALL ISOLATION VALVES WITH THE "HOT BOX" AND BETWEEN THE "HOT BOX" AND THE RISER ROOM MUST BE ELECTRICALLY SUPERVISED.



SITE DATA TABLE	
PIN	806106-004-005-000
OWNER	BENNETT RESIDENTIAL PROPERTIES, LLC
OWNER ADDRESS	6601 WINDLE GROVE RD. WILMINGTON, NC 28409
SITE ADDRESS	1445 S. 41ST STREET WILMINGTON, NC 28403
ZONING	MU-17
CURRENT/PROPOSED LAND USE CODE	958 / 220
ACREAGE	0.286 AC
REQUIRED SETBACKS-FRONT/SIDE/REAR	10/25/10
EXISTING BLDG.	0 SF
EX. PAVEMENT	0 SF
EX. SIDEWALKS	0 SF
TOTAL EX. IMPROVEMENTS	0 SF
PROPOSED BUILDINGS	6,534 SF
PERMEABLE DRIVES AND PARKING	2,784 SF
PROPOSED CONCRETE SIDEWALKS	304 SF
PROPOSED ADA PARKING	288 SF
TOTAL IMPROVEMENTS	7,210 SF
TOTAL UNITS / BEDROOMS	6 / 18
PARKING SPACES PROVIDED	111 BUS STOP WITHIN 400 FT.
ADA PARKING SPACES REQ/PROVIDED	1 VAN PER 25 / 1 PROVIDED
BICYCLE PARKING PROVIDED	7 SPACES
OPEN SPACE REQ. (PVD)/PROVIDED	3,101 SF / 3,482 (22%)
LOT COVERAGE/BUILT-UPON AREA	23 AC = 65%
VEHICLE USE AREA	2,827 SF
COM. LAND USE DESIGNATION	URBAN

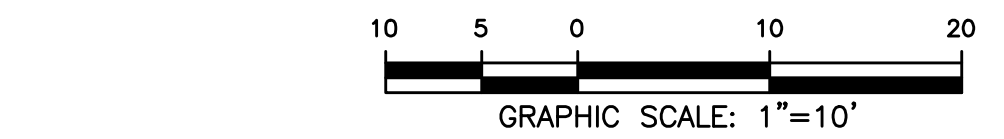
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 ATTACHED QUADRANT: 2 SPACES PER UNIT
 6 x 2 = 12
 10% REDUCTION ALLOWED DUE TO PROXIMITY TO BUS STOP
 12 x 0.85 = 10.2 SPACES, 11 SPACES PROVIDED

- THIS PROPERTY DOES NOT LIE INSIDE THE 1945 CORPORATE LIMITS.
- THERE ARE NO CONSERVATION RESOURCES ON THE SITE.
- THERE ARE NO LOCAL, STATE OR FEDERALLY RECOGNIZED HISTORIC STRUCTURES OR ARCHAEOLOGICAL RESOURCES ON THIS SITE.
- THERE ARE NO WETLANDS ON THIS SITE.
- NO ENDANGERED SPECIES OR CRITICAL HABITAT OCCUR ON THIS SITE.
- EXISTING SIDEWALKS ARE ON S. 41ST ST.
- ALL UTILITY AND EQUIPMENT WILL BE CONTAINED ON THE SITE.
- ALL PERIMETER SIDEWALKS TO BE 5' WIDE TO BE CONSISTENT WITH EXISTING SIDEWALKS ON THE BLOCK.

SURVEY BY JIM JACARUSO, NC PLS L-3706
 JACARUSO LAND SURVEYING, PLLC P23-78
 714 RAVENEL COURT, WILMINGTON, NC 28412
 910-742-2969

Trip Generation							
Land Use	ITE Code	Intensity	24 Hr Volumes	AM Peak Enter	AM Peak Exit	PM Peak Enter	PM Peak Exit
APT	220	6 DU	40	1	2	2	1

Multi-family low-rise proposed



REV. NO.	DESCRIPTION	DATE

BENNETT RESIDENTIAL PROPERTIES, LLC
ALLOY
 WILMINGTON NORTH CAROLINA

PRELIMINARY

SITE PLAN

RIGHT ANGLE ENGINEERING, P.C.
 212 PRINCESS STREET
 WILMINGTON, NC 28401
 (910) 251-8544 FAX (910) 251-2208 FIRM: C-0829

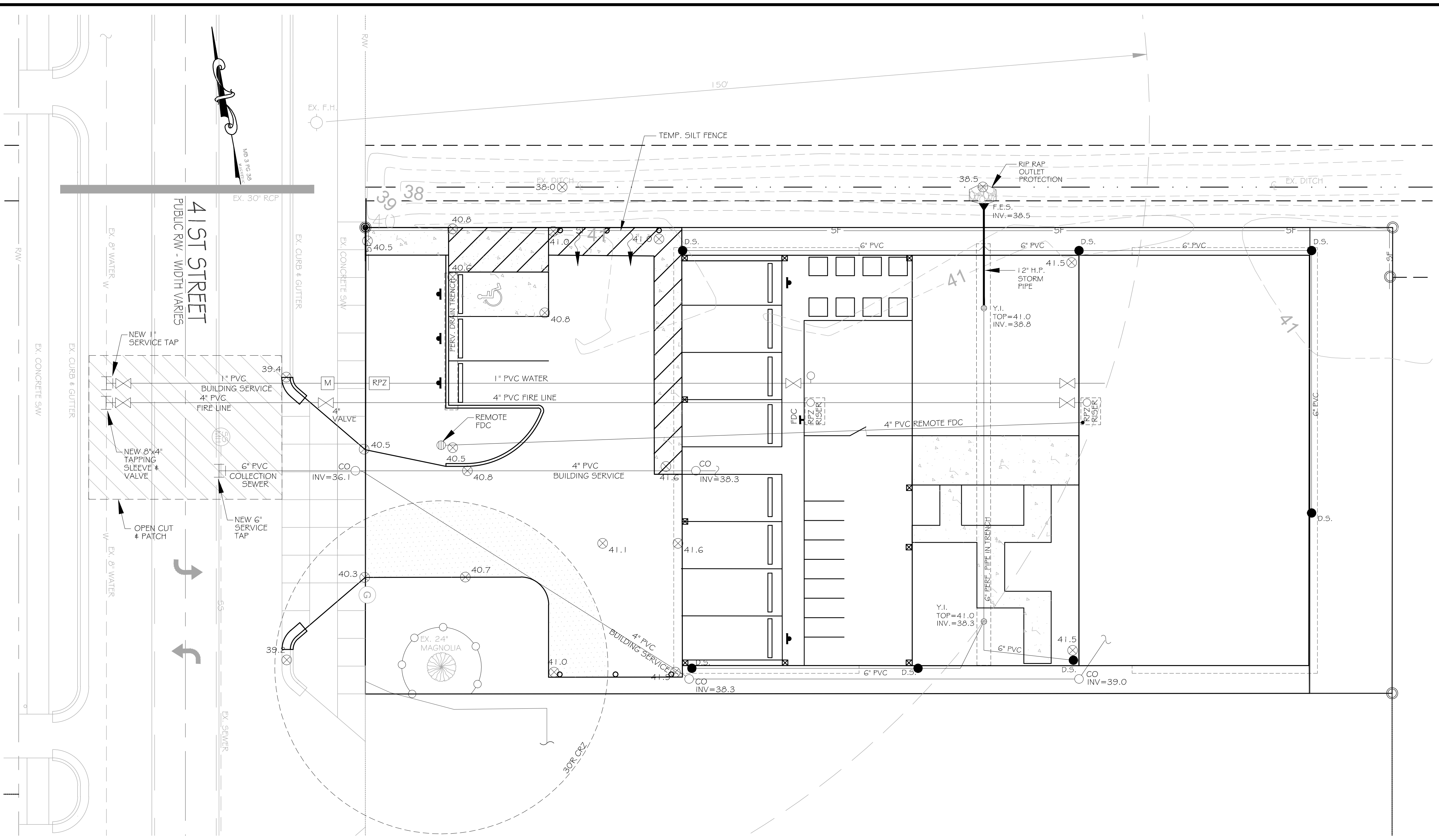
DATE: 4/11/2024
 Scale: 1"=10'
 Drawn: NNC
 Checked: WSL
 Project No: BM0124
 Sheet No: C2

NOTES:

- THE CONSTRUCTION SITE IS NOT LOCATED IN A FEMA FLOOD HAZARDOUS ZONE. FIRM # 3720313600K, 8/28/2018
- THERE ARE NO WETLANDS ON THE SITE.
- PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING SHALL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
- ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
- NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT, AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION METHODS.
- 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.
- IF THE CONTRACTOR DESIRES WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE METER BOX. ANY BACKFLOW PREVENTION DEVICES REQUIRED WILL NEED TO BE ON THE LIST OF DEVICES APPROVED BY USFCOCHR OR ASSE.
- ANY IRRIGATION SYSTEM SUPPLY BY CFPUA WATER SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REGULATIONS.
- CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING OR GRADING.
- THE BELLSOUTH CONTACT IS STEVE DAYVAULT. HE IS THE BUILDING INDUSTRY CONSULTANT (910) 392-8712. PLEASE CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
- ALL PLANTED AND RETAINED LIVING MATERIAL REQUIRED TO MEET THE PROVISIONS OF THE CITY OF WILMINGTON LAND DEVELOPMENT CODE, SHALL BE PERPETUALLY PROTECTED AND MAINTAINED TO PROFESSIONAL ACCEPTED STANDARDS BY JOINT AND SEVERAL RESPONSIBILITY OF THE OWNER, TENANT AND RESPECTIVE AGENTS OF THE PROPERTY ON ON WHICH THE MATERIAL IS LOCATED IN THOSE AREAS.
- ANY PLANT MATERIAL THAT WAS PREVIOUSLY INSTALLED ON THE SITE TO MEET THE PROVISIONS OF THE CITY OF WILMINGTON LAND DEVELOPMENT CODE THAT HAS NOT BEEN MAINTAINED MUST BE REPLACED.
- AS PART OF THE FINAL ZONING INSPECTION FOR THIS PROJECT, A SURVEY OF THE SITE LANDSCAPING WILL BE CONDUCTED. PLANT MATERIAL THAT HAS NOT BEEN MAINTAINED MUST BE REPLACED BEFORE A FINAL ZONING APPROVAL IS ISSUED.
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- A RAIN/FREEZE SENSOR SHALL BE INSTALLED AS PART OF ANY IRRIGATION SYSTEM USED ON THE SITE.
- CONTACT TRAFFIC ENGINEERING AT 910-341-7888 48 HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE PROPERLY LOCATED.
- A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. NOTE THIS ON THE PLAN AND CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
- TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCOCHR OR ASSE.
- CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
- CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
- ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- 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 910-343-3910 FOR INFORMATION.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER. UNDERGROUND TERMINAL FACILITIES FOR STREET LIGHTING ALONG ALL PUBLIC STREETS ABUTTING THE SUBJECT SITE SHALL BE INSTALLED BY THE DEVELOPER.
- IMMEDIATELY NOTIFY CITY OF WILMINGTON TRAFFIC ENGINEERING AT 910-341-7888 IF ANY TRAFFIC SIGNAL FACILITIES OR CITY-OWNED STREETLIGHT FACILITIES ARE DAMAGED.
- DAMAGED FACILITIES SHALL BE REPLACED BY AN APPROVED CONTRACTOR, ACCORDING TO STANDARD NCDOT REPLACEMENT SCHEDULES AND CURRENT NCDOT DESIGN STANDARDS.
- ALL REPAIR/REPLACEMENT OF TRAFFIC SIGNAL INFRASTRUCTURE SHALL BE COORDINATED WITH THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION.
- WATER AND SEWER SERVICES WILL BE INSTALLED AND MEET CFPUA REQUIREMENTS.
- UNDERGROUND FIRE LINE(S) MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPT. FROM PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT WILMINGTON FIRE DEPT. DIVISION OF FIRE AND LIFE SAFETY AT 910-341-0696.
- NO PARKING SPACES, FENCES, WALLS, POSTS, LIGHTS, SHRUBS, TREES OR OTHER TYPE OF OBSTRUCTIONS NOT SPECIFICALLY EXEMPTED, SHALL BE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES ABOVE GROUND AND TEN (10) FEET ABOVE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
- SOLID WASTE DISPOSAL BY SINGLE ROLLOUTS.
- ANY REQUIRED INSTALLATION OR RELOCATION OF TRAFFIC SIGNS/PAVEMENT MARKINGS IS THE RESPONSIBILITY OF THE PROJECT DEVELOPER. PLEASE COORDINATE WITH CITY TRAFFIC SIGNS AND PAVEMENT MARKINGS MANAGER/SUPERVISOR PRIOR TO INSTALLATION/RELOCATION OF ANY TRAFFIC SIGNS OR MARKINGS IN EXISTING OR PROPOSED PUBLIC ROW.
- STREET TREES MUST BE LOCATED A MINIMUM OF 15' FROM STREETLIGHTS.
- 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.
- CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON TRAFFIC ENGINEERING REGARDING UTILITIES IN ROW.
- PERMEABLE DRIVEWAY SHALL BE 6" #67 WASHED GRANITE STONE PER DETAIL SD15-10.

FIRE AND LIFE SAFETY NOTES:

- CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE.
- A HYDRANT MUST BE WITHIN 150' OF THE FDC (MEASURED AS THE TRUCK DRIVES FOR PRACTICAL USE.)
- FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FDC'S OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL ALWAYS BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS AND FDC'S.
- ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
- PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE UNDERGROUND FIRE LINE PERMIT FROM THE WILMINGTON FIRE AND LIFE SAFETY DIVISION 910-341-0696.
- CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL MULTI-STORY COMMERCIAL BUILDINGS EXCEEDING 7500 SF THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.
- ALL ISOLATION VALVES WITH THE "HOT BOX" AND BETWEEN THE "HOT BOX" AND THE RISER ROOM MUST BE ELECTRICALLY SUPERVISED.



SITE DATA TABLE	
PHN	808106-004-005-000
OWNER	BENNETT RESIDENTIAL PROPERTIES, LLC
OWNER ADDRESS	6601 WATTLE GROVE RD WILMINGTON, NC 28409
SITE ADDRESS	1545 S. 41ST STREET WILMINGTON, NC 28403
ZONING	DU-17
CURRENT/PROPOSED LAND USE CODE	80-17 / 220
ACREAGE	0.356 AC.
REQUIRED SETBACKS-FRONT/SIDE/REAR	10/20/10
EXISTING BLDG.	0 SF
EX. PAVEMENT	0 SF
EX. SIDEWALKS	0 SF
TOTAL EX. IMPERVIOUS	0 SF
PROPOSED BUILDINGS	6,534 SF
PERMEABLE DRIVES AND PARKING	2,784 SF
PROPOSED CONCRETE SIDEWALKS	863 SF
PROPOSED ADA PARKING	288 SF
TOTAL IMPERVIOUS	6,518 SF
TOTAL UNITS	6 UNITS
PARKING SPACES PROVIDED	11*
ADA PARKING SPACES REQ/PROVIDED	1/1
BICYCLE PARKING PROVIDED	1
OPEN SPACE REQ./TOTAL/PROVIDED	3,101 SF / 3,462 (22%)
LOT COVERAGE/BUILT-UPON AREA	23 AC = 85%
VEHICLE USE AREA	2,897 SF
OWA LAND USE DESIGNATION	URBAN

- * PARKING CALCULATION:
 ATTACHED GARAGE/EX. 2 SPACES PER UNIT
 6 x 2 = 12
 12 x 0.85 = 10.2 SPACES, 11 SPACES PROVIDED
- THIS PROPERTY DOES NOT LIE INSIDE THE 1945 CORPORATE LIMITS.
 - THERE ARE NO CONSERVATION RESOURCES ON THE SITE.
 - THERE ARE NO LOCAL, STATE OR FEDERALLY RECOGNIZED HISTORIC STRUCTURES OR ARCHEOLOGICAL RESOURCES ON THIS SITE.
 - THERE ARE NO WETLANDS ON THIS SITE.
 - NO ENDANGERED SPECIES OR CRITICAL HABITAT OCCUR ON THIS SITE.
 - EXISTING SIDEWALKS TO BE 5' WIDE TO BE CONSISTENT WITH EXISTING SIDEWALKS ON THE BLOCK.
 - ALL UTILITY AND EQUIPMENT WILL BE CONTAINED ON THE SITE.
 - ALL PERMITTER SIDEWALKS TO BE 5' WIDE TO BE CONSISTENT WITH EXISTING SIDEWALKS ON THE BLOCK.

SURVEY BY JIM JACARUSO, NC PLS L-3706
 JACARUSO LAND SURVEYING, PLLC P22-78
 714 RAWLES COURT, WILMINGTON, NC 28412
 910-742-2969

Trip Generation							
Land Use	ITE Code	Intensity	24 Hr Volumes	AM Peak Enter	AM Peak Exit	PM Peak Enter	PM Peak Exit
APT	220	8.5 DU	53	4	4	5	5

Multi-family low-rise proposed



REV. NO.	DESCRIPTION	DATE

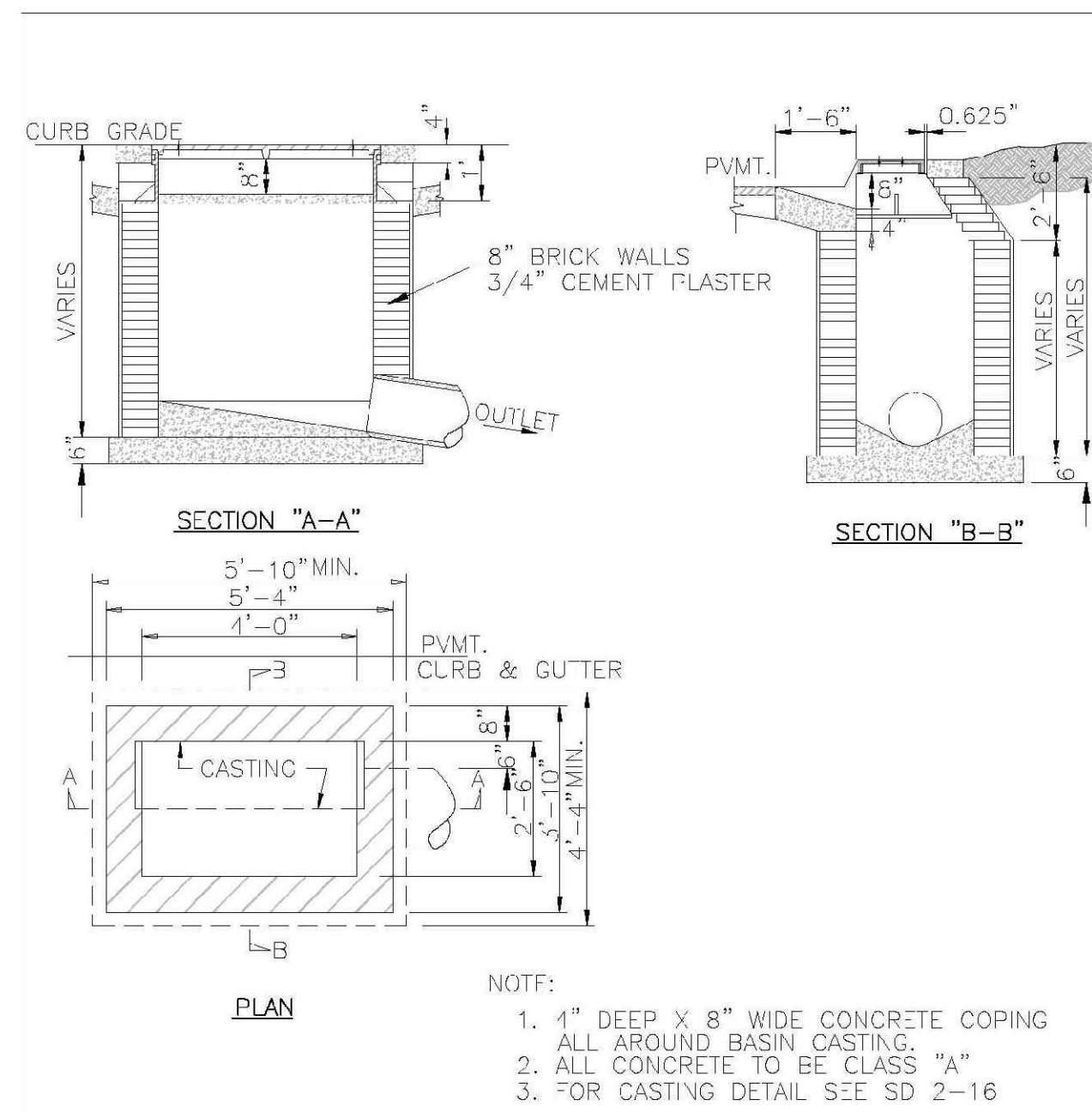
BENNETT RESIDENTIAL PROPERTIES, LLC
ALLOY
 WILMINGTON NORTH CAROLINA
 NEW HANOVER COUNTY

UTILITY & GRADING PLAN

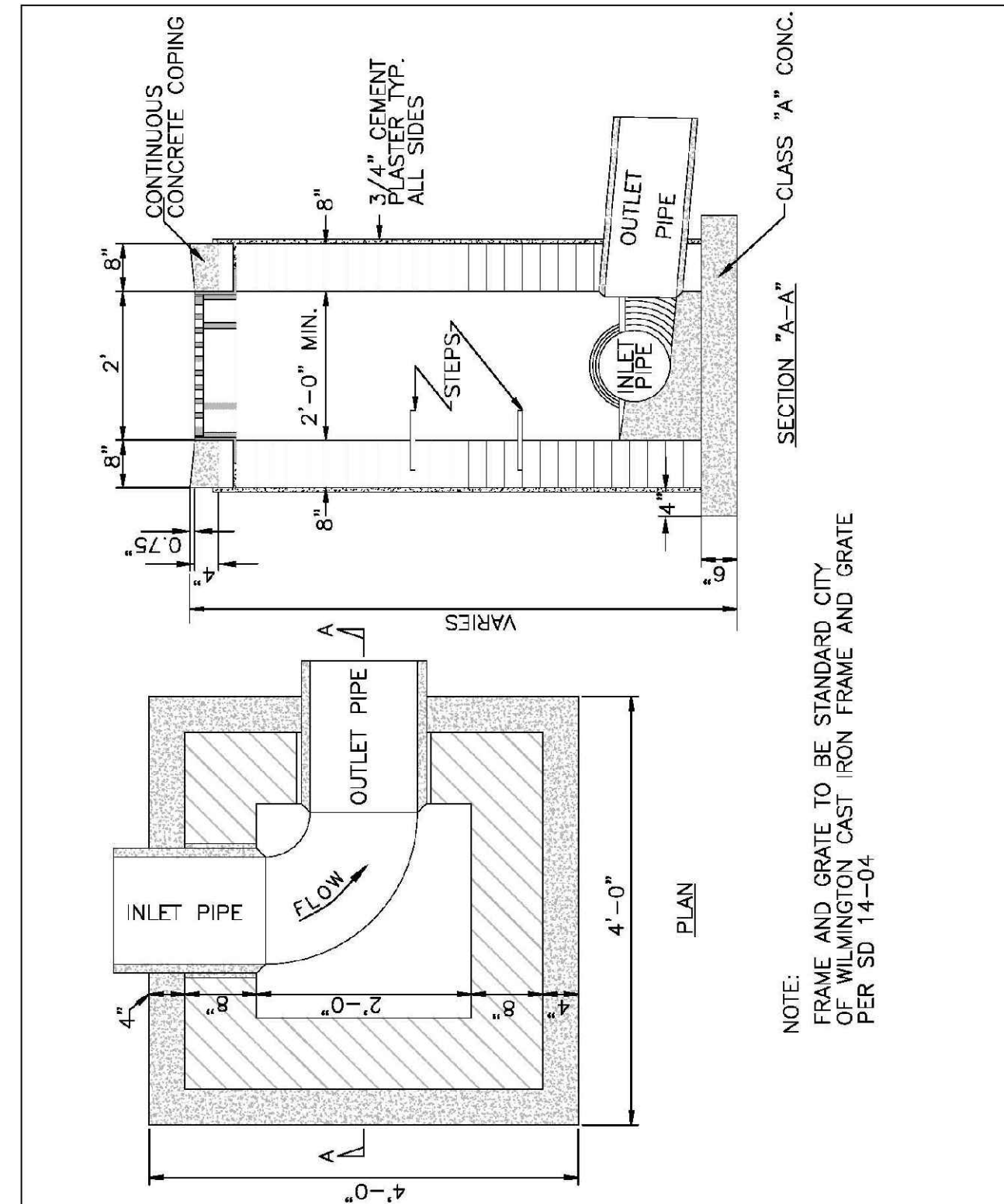
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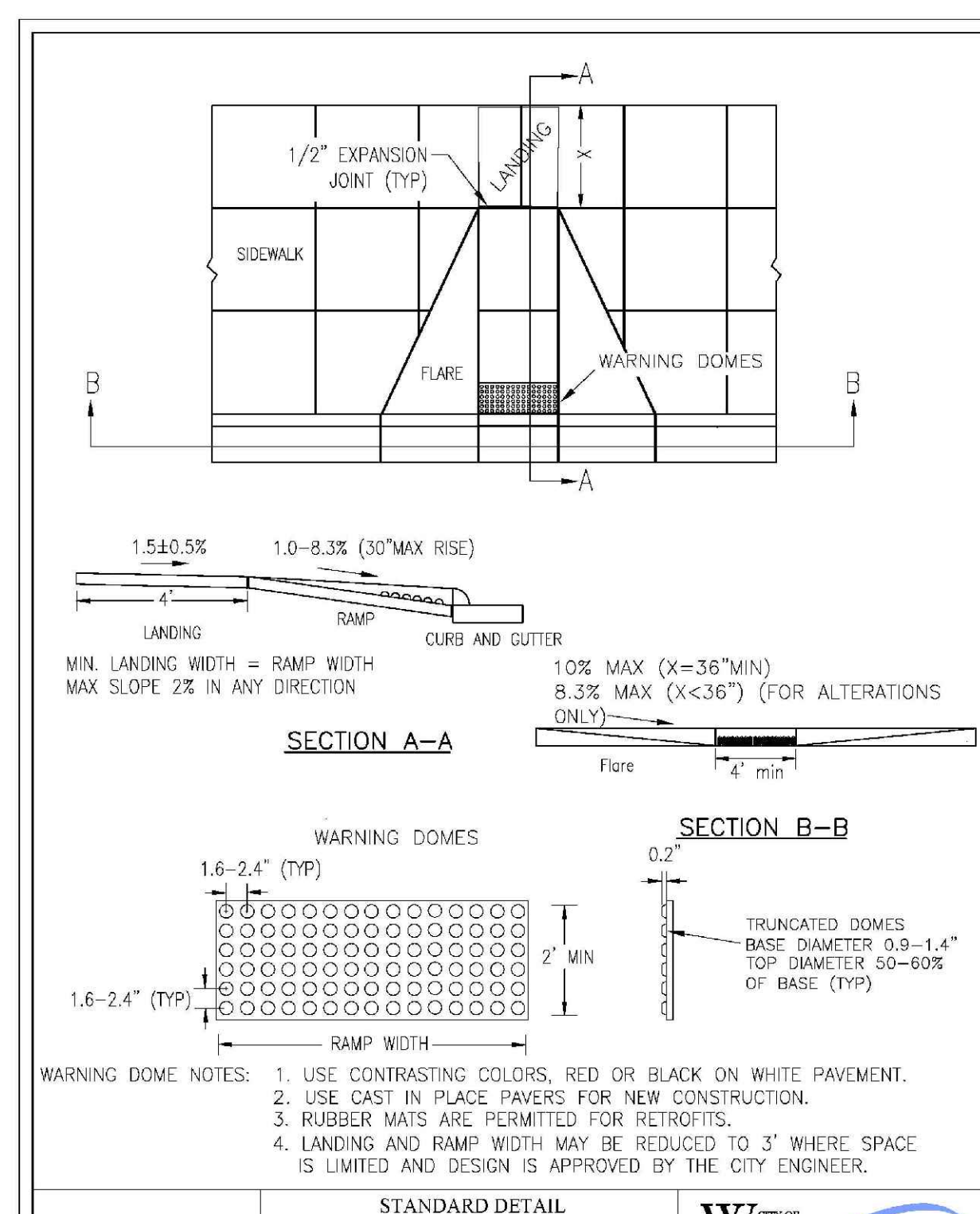
PRELIMINARY



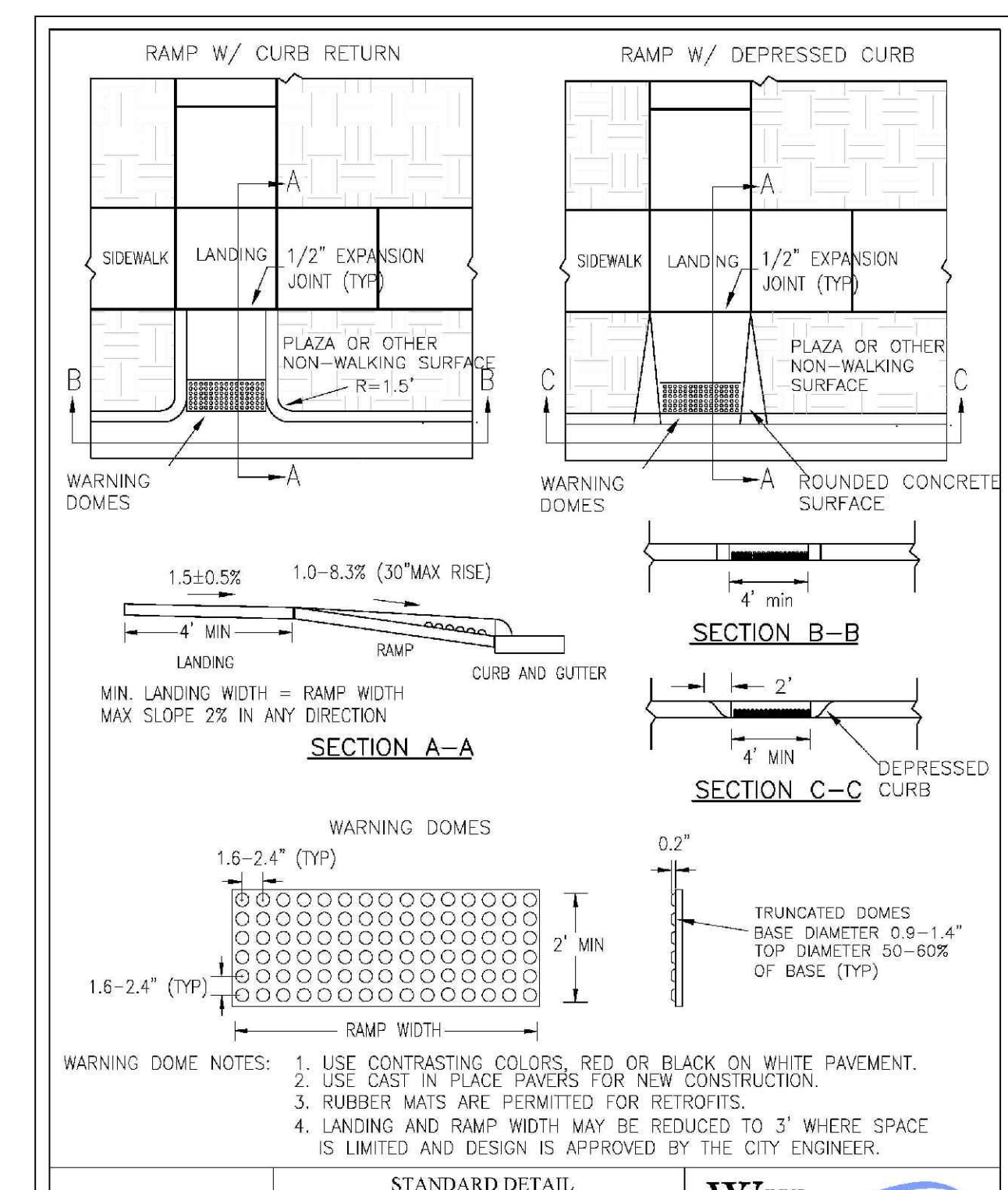
DATE: 2006	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 2-01
DRAWN BY: JSR/CMR	CATCH BASIN		
CHECKED BY: B.P., P.E.			
SCALE: NOT TO SCALE			



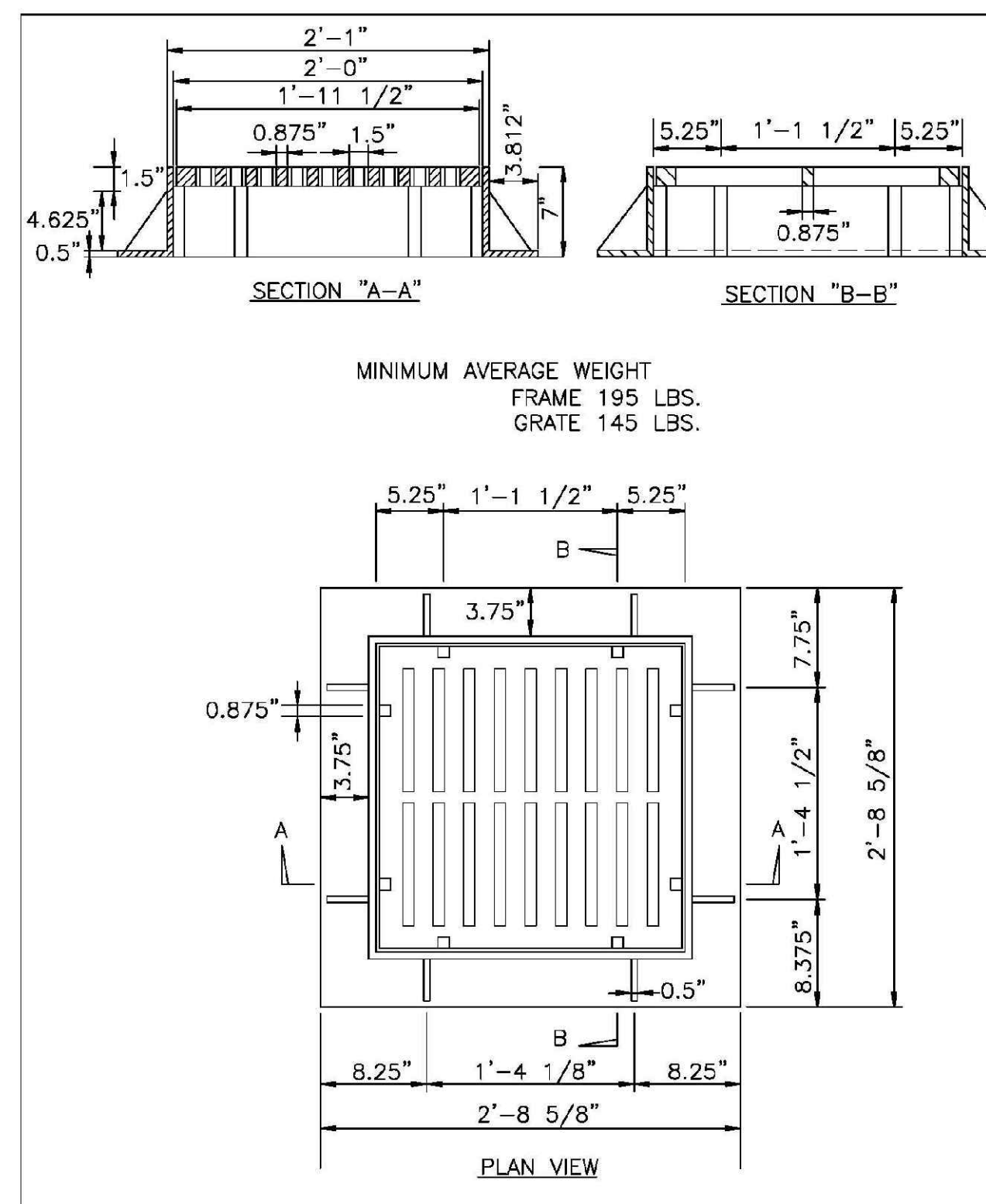
DATE: 2001	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 2-02
DRAWN BY: JSR	DROP INLET		
CHECKED BY: B.P., P.E.			
SCALE: NOT TO SCALE			



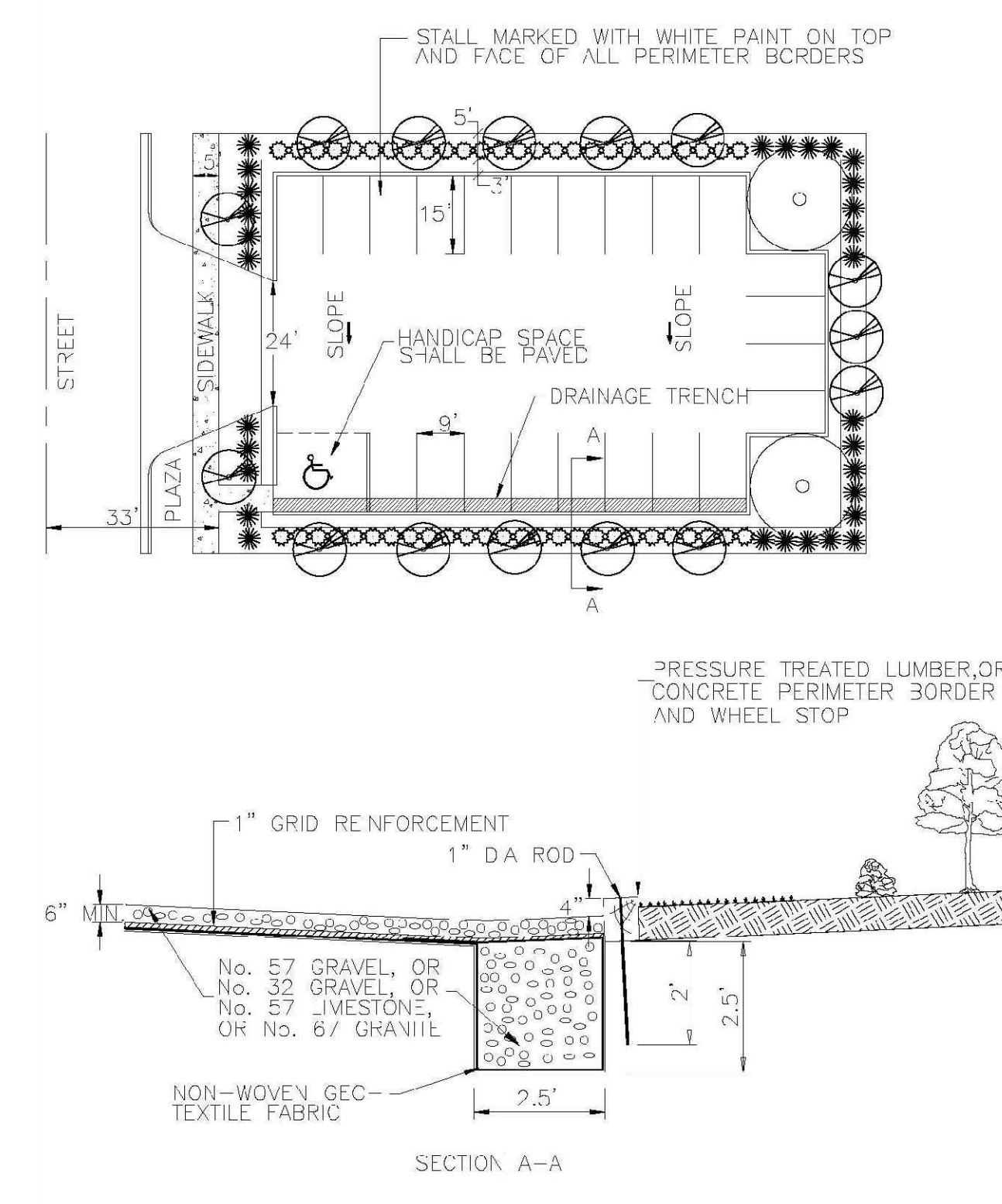
DATE: DECEMBER, 2000	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 3-07
DRAWN BY: P/JSR	PERPENDICULAR CURB RAMP ADJACENT TO WALKING SURFACE		
CHECKED BY: DRK			
SCALE: NOT TO SCALE			



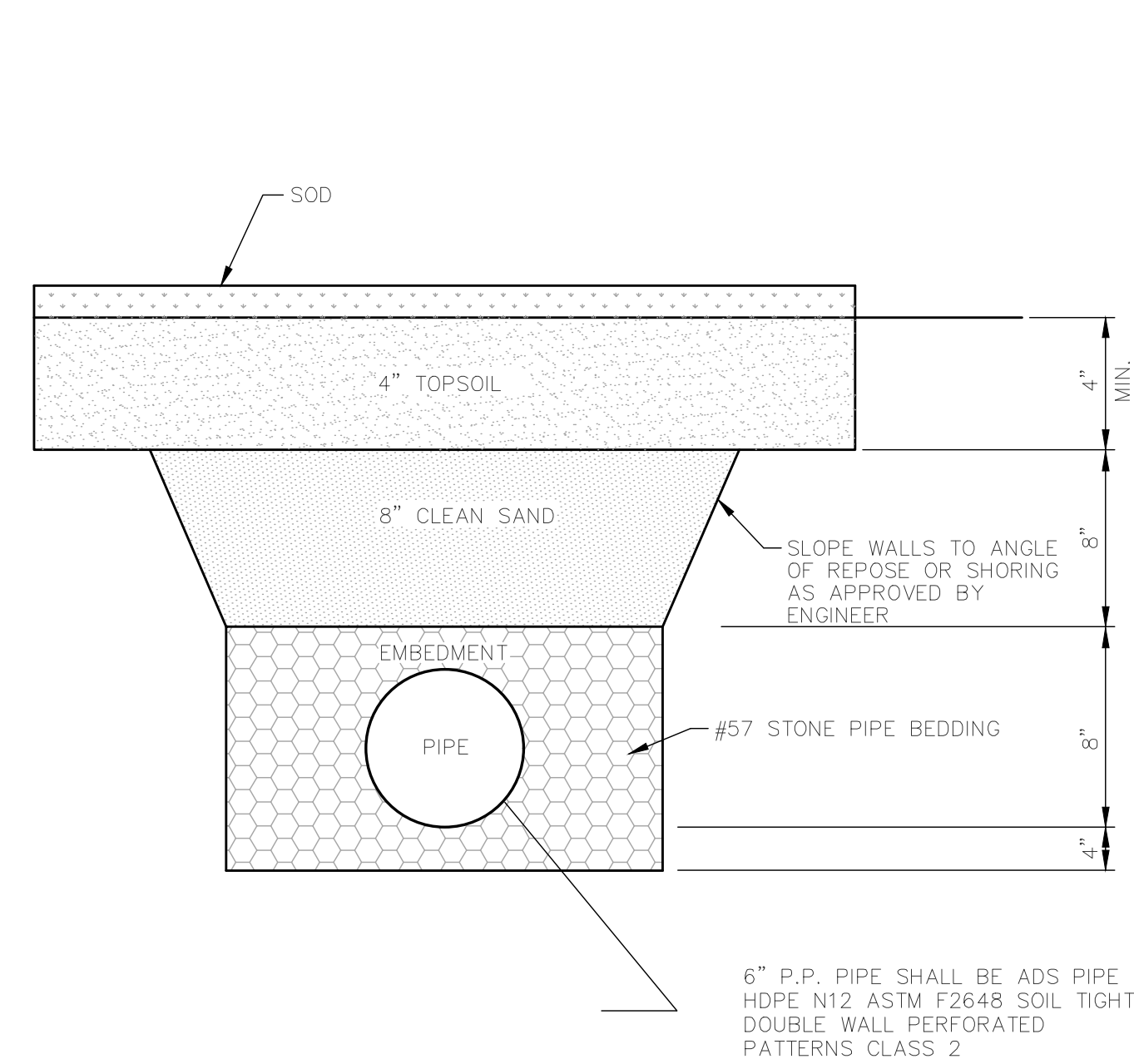
DATE: DECEMBER, 2000	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD3-08
DRAWN BY: P/JSR	PERPENDICULAR CURB RAMP ADJACENT TO PLAZA		
CHECKED BY: DRK			
SCALE: NOT TO SCALE			



DATE: 2001	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 14-04
DRAWN BY: JSR/CMR	DROP INLET CASTINGS		
CHECKED BY: B.P., P.E.			
SCALE: NOT TO SCALE			

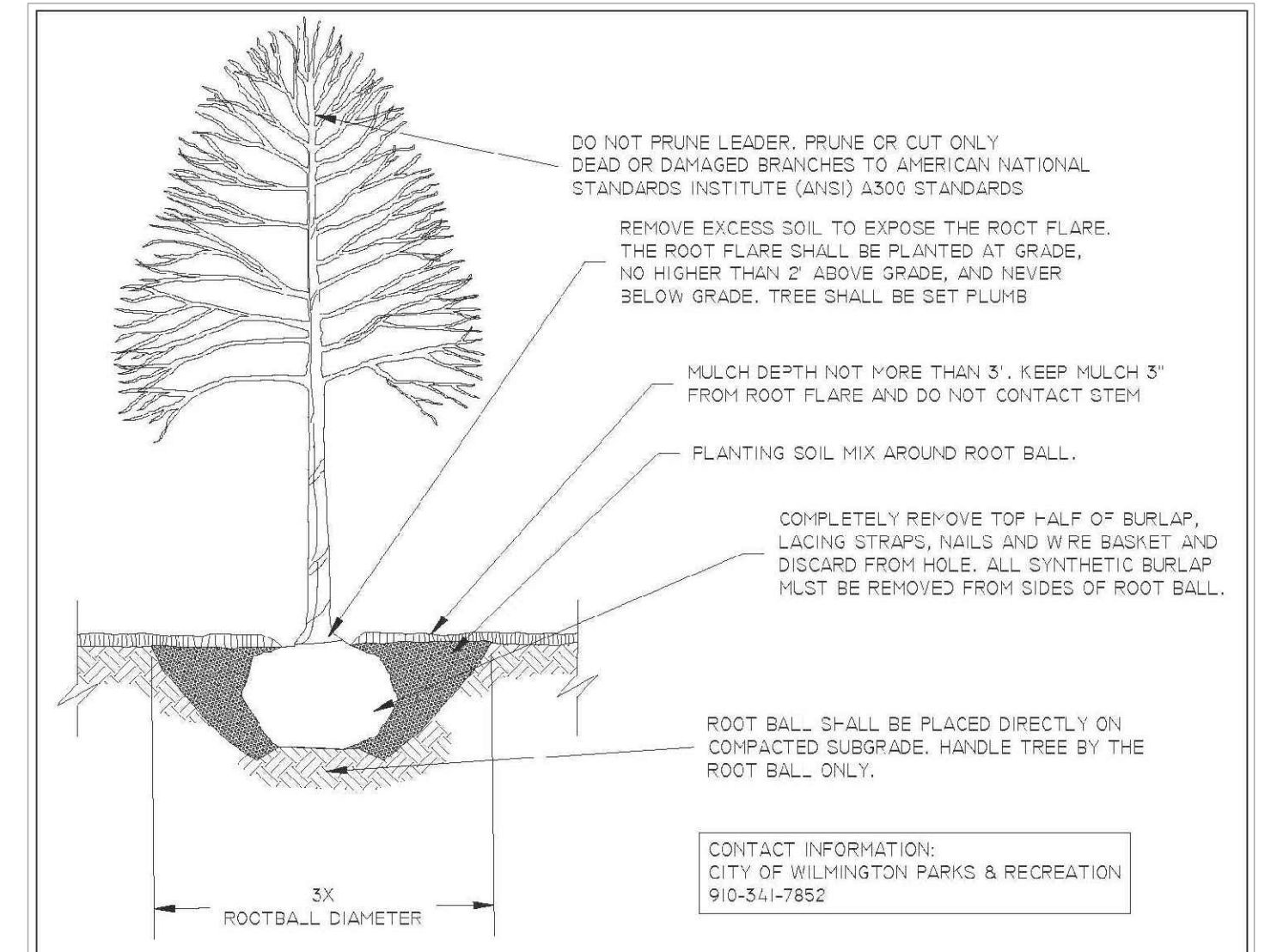
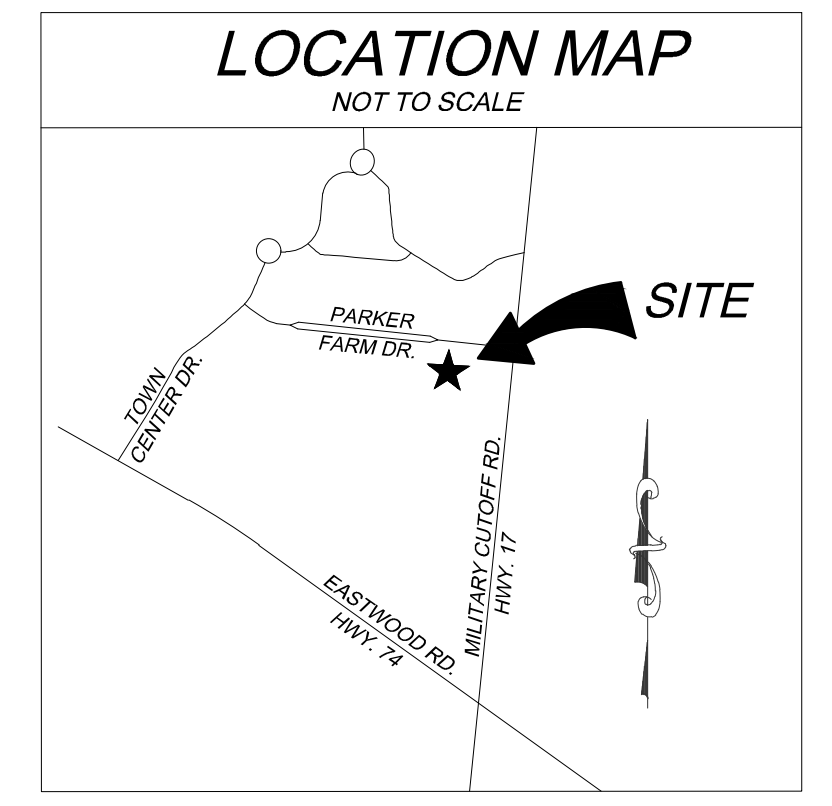


DATE: 2001	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 15-10
DRAWN BY: JSR/CMR	TYPICAL UNPAVED PARKING FACILITY UNDER 25 STALLS		
CHECKED BY: B.P., P.E.			
SCALE: NOT TO SCALE			



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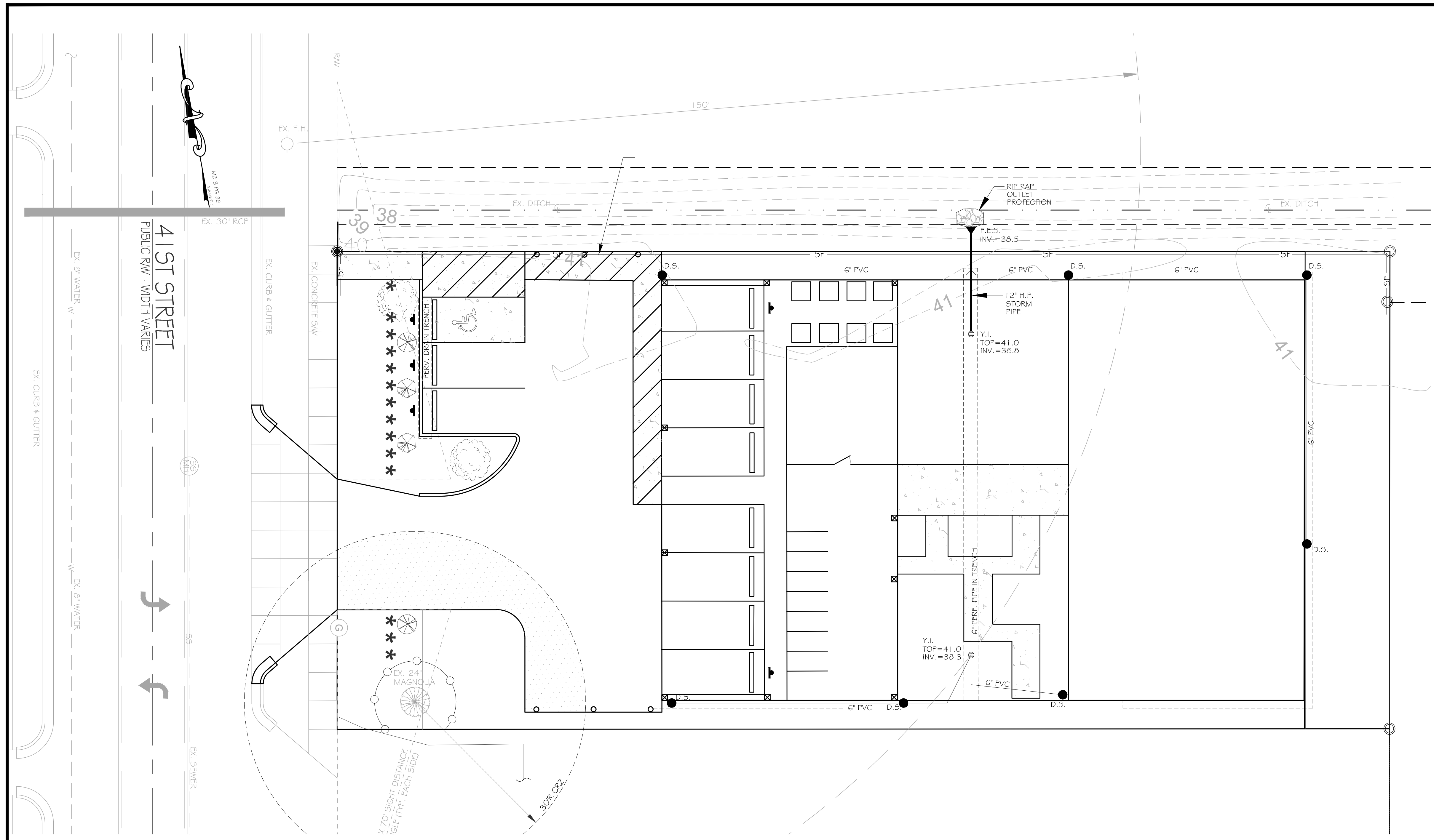
BENNETT RESIDENTIAL PROPERTIES, LLC			DATE: 4/12/24
ALLOY			Scale: SHOWN
WILMINGTON	NEW HANOVER	NORTH CAROLINA	Drawn: NNC
DETAILS			Checked: WSL
			Project No: BM0124
<p>RIGHT ANGLE ENGINEERING, P.C. 212 PRINCESS STREET WILMINGTON, NC 28401 (910) 251-8544 FAX (910) 251-2208 FIRM: C-0829</p>			Sheet No: D3



- NOTES:
- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 5 OF THE LAND DEVELOPMENT CODE (ANSI Z60.1).
 - CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. WATER ROOT BALL AND PIT T-HOROUGHLY IMMEDIATELY AFTER INSTALLATION. (ENSURE POSITIVE DRAINAGE AWAY FROM PIT).
 - PREFERRED TREE PLANTING SEASON IS OCTOBER 1ST THROUGH APRIL 30TH.
 - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
 - IF STAKING IS NEEDED, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
 - TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

DATE:	JULY 25, 2023	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1610 WILMINGTON N.C. 28402 (910) 341-7807</p>
DRAWN BY:	ZSR	TREE PLANTING	
CHECKED BY:	RDG		
SCALE:	NOT TO SCALE		
		SD 15-15	

- TREE PLANTING INSTRUCTIONS
- Along with soil preparation, following proper planting techniques and maintenance will ensure healthy, durable vegetation, and increase the rate of growth. The following recommendations apply to in-ground and container plantings. General practices include:
- The planting hole should be a minimum of twice as wide as the root ball.
 - The depth of the planting hole should be approximately two inches less than the bottom of the root system. Do not dig deeper than the root ball.
 - Remove any strapping, wire, plastic, or paper and remove the top half of any burlap, fabric or wire basket from the root ball.
 - Loosen, cut, or remove roots that have become pot bound (compacted, matted, knotted, or are circled around the root ball) and ensure the root flare is exposed.
 - Fill 1/3 of the hole and pack soil around the base of the root ball.
 - Instead of compacting soil with a shovel or foot, use water to settle the soil by adding a layer of soil and then watering. Repeat with a layer of soil and watering until the hole has been completely backfilled.
 - Mulch to a depth of 2-3 inches.



LANDSCAPING LEGEND					
SYMBOL	SPECIFICATION	QUANTITY			
		PARKING	STREETYARD	ADDITIONAL	TOTAL
	EXISTING SOUTHERN MAGNOLIA		1		1
	PROPOSED DARLINGTON OAK	1	1		2
	PROPOSED EASTERN REDBUD		2		2
	PROPOSED BAY MAGNOLIA		2		2
	SHRUBS		14		14
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'				

LANDSCAPE NOTES

- LARGE CANOPY TREES TO BE MIN. 2" DBH AT PLANTING.
- SMALL CANOPY TREES TO BE MINIMUM 8' TALL AT PLANTING.
- SHRUBS TO BE MIN. 12" TALL AT TIME OF PLANTING.
- APPLY NATURAL MULCH 4" DEEP, 4' DIAMETER AROUND INTERIOR TREES.
- ALL OTHER DISTURBED AREAS SHALL BE SOWN OR SOODED.
- NO PARKING SPACES, FENCES, WALLS, POSTS, LIGHTS, SHRUBS, TREES OR OTHER TYPE OF OBSTRUCTIONS NOT SPECIFICALLY EXEMPTED, SHALL BE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES ABOVE GROUND AND TEN (10) FEET ABOVE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE. TREES IN THIS AREA MAY BE REQUIRED TO BE LIMBED UP.
- LANDSCAPING CANNOT BLOCK OR IMPEDE FDCs OR FIRE HYDRANTS. A 3-FOOT CLEAR AREA SHALL ALWAYS BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS AND FDCs.

TREE PRESERVATION

15 TREES PER ACRE REQUIRED - 15 x 0.356 AC = 6 TREES

1 TREE TO BE RETAINED

2 CANOPY TREES TO BE PLANTED IN THE STREETYARD.

4 UNDERSTORY TREES TO BE PLANTED IN THE STREETYARD = 7 TOTAL TREES.

STREETYARD CALCULATIONS:

8. 41ST ST FRONTAGE = 84.0 LF - 23.0 LF (DRIVEWAY) = 61 LF

PER 100 LF: 1 CANOPY TREE, 6 UNDERSTORY TREES AND 9 SHRUBS

63 / 100 = 0.63 x 6 = 4 UNDERSTORY TREES, 0.63 x 9 SHRUBS = 6 SHRUBS

1 CANOPY TREE, 4 UNDERSTORY TREES AND 12 SHRUBS ARE PROVIDED

PARKING LOT SCREENING:

SCREENING AREA IS 6' WIDE FROM BACK OF CURB.

14 DWARF PITTOSPORUMS ARE PROPOSED, GENERALLY AT 3' O.C. TO FORM A CONTINUOUS HEDGE TO BE MAINTAINED AT A HEIGHT OF 30"

SHADE CALCULATIONS:

VEHICLE USE AREA = 3,255.7 SF x .15 (15% SHADE) = 488.4 SF REQUIRED SHADE

1 PRESERVED MAGNOLIA SHADES 148.5 SF

2 CANOPY TREES PROVIDE 707 SF SHADE EACH = 1,414 SF SHADE

4 UNDERSTORY TREES PROVIDE 314 SF SHADE EACH = 1,256 SF SHADE

148.5 + 1,414 + 1,256 = 2,818.5 SF SHADE = 87% SHADE



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BENNETT RESIDENTIAL PROPERTIES, LLC

ALLOY

WILMINGTON NORTH CAROLINA

NEW HANOVER COUNTY

LANDSCAPING PLAN

RIGHT ANGLE ENGINEERING, P.C.

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