

VICINITY MAP

TRACT AREA -- 2.6 AC
 ADDRESS -- 113,408 SF
 901 S. FRONT STREET
 ZONING -- UMX-URBAN MIX USE
 BUILDINGS PROPOSED -- 6
 TAX PIN -- R05413-002-000
 DEED BOOK/PAGE -- 5845/629
 CAMA LUC -- URBAN
 BUILDING SETBACKS
 FRONT -- 10' MAX
 SIDE -- 5'
 REAR -- 5'
 BUILDING HEIGHT -- 75' - SUP REQUIRED
 PROPOSED IMPERVIOUS -- SEE BELOW
 RECEIVING STREAM -- CAPE FEAR RIVER
 CLASSIFICATION -- SC
 REQUIRED PARKING -- 26
 PROP. PARKING SPACES -- 38 SPACES PROVIDED
 2 HANDICAP PROVIDED
 LATITUDE -- 34°13'24.38"N
 LONGITUDE -- 77°56'47.9"W

SITE DATA

LEGEND

- FIRE HYDRANT
- SEWER MAN HOLE
- POWER POLE
- OVERHEAD ELECTRIC
- LIGHT POLE
- ELEVATION CONTOUR
- STORMWATER
- L1
- PROPOSED FINISH GRADE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SILT FENCE

COLONIAL CAROLINA INC.
 DB3294, PG.536
 LU=958, VAC.
 ZONING=IND

SOUTHERN METALS
 RECYCLING WILM. NC
 DB1391, PG. 1335
 LU=341, FABRICATED
 ZONING=IND

CAPE FEAR SOLAR IMPERVIOUS SUMMARY

TOTAL BOUNDARY AREA =	113,408 SF	2.60 AC
IMPERVIOUS AREAS		
BUILDINGS		
MAIN BUILDING AREA =	22,478 SF	
NET ZERO HOUSE AREA =	2,275 SF	
2-STORY MULTI FAMILY AREA =	1,350 SF	
2-STORY MULTI FAMILY AREA =	2,250 SF	
2-STORY MULTI FAMILY AREA =	1,800 SF	
STAIRWELL AREA =	415 SF	
TOTAL BUILDING AREA:	22,893 SF	0.53 AC.
BUILDING COVER		20.4%
SIDEWALK & PATIO AREA:	3,898 SF	
PARKING IMPERVIOUS =	32,970 SF	
DRIVEWAY, UTILITY & LOADING AREA		
TOTAL IMPERVIOUS =	59,761 SF	1.37 AC
TOTAL IMPERVIOUS PERCENTAGE =		52.5%

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

Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED STORMWATER MANAGEMENT PLAN
 Date: _____ Permit # _____
 Signed: _____

CTI OF NC INC.
 DB3204, PG.0292
 LU = PETROLEUM/REFINING
 ZONING = IND

DTSO LLC
 DB5918, PG.2410
 LU = 553, TIRES/BATTERIES
 ZONING = UMX

DTSO LLC
 DB5918, PG.0077
 LU = 958, VAC.
 ZONING = LI

SNP PROPERTIES LLC
 DB582, PG.2410
 LU = 10, RESIDENTIAL
 ZONING = LI
 USED AS WAREHOUSE

DALE LOVITT
 DB5296,
 PG.912
 LU = 10, RESIDENTIAL
 ZONING = UMX

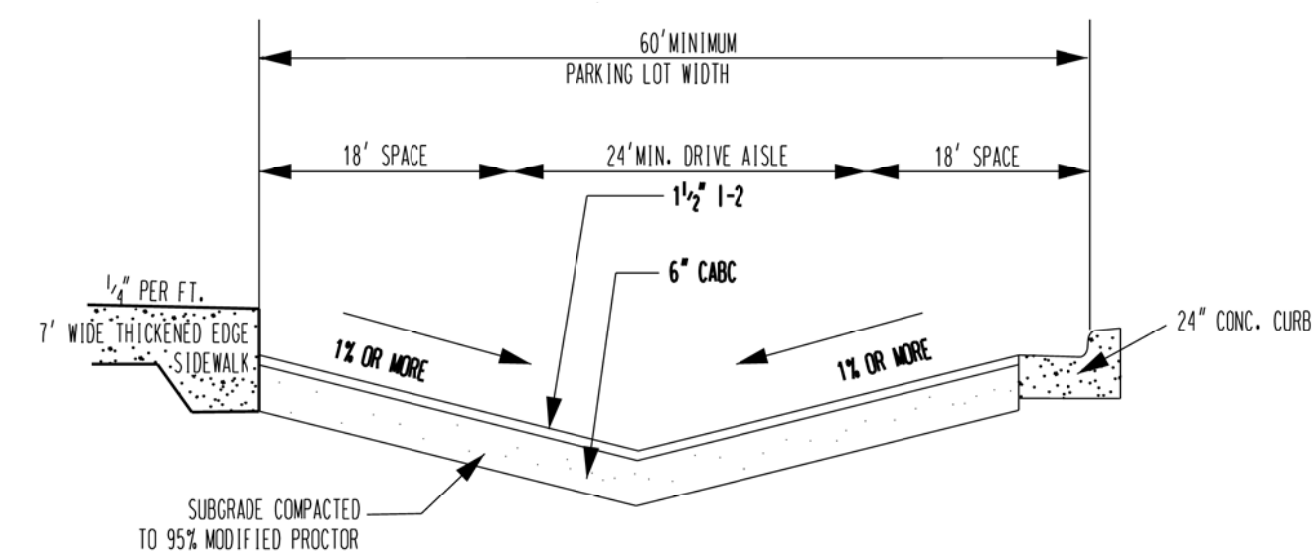
Ref: 901 South Front Street
 Case No: SU-6-119

Dear Mr. Donoghue:

On Tuesday, February 5, 2019, the Wilmington City Council approved your request for a special use permit to allow construction of a structure to 75 feet and to allow an industrial and manufacturing use greater than 10,000 square feet in the UMX, Urban Mixed-use District for property located at 901 South Front Street.



2.60 ACRES
 DEED BOOK 5845
 PAGE 629



TYPICAL PARKING LOT SECTION

GENERAL NOTES:

1. THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION FOR LOCATION OF UNDERGROUND UTILITIES CONTACT U-LOCO AT 1-800-632-4949.
3. ALL ROOF DRAINS SHALL BE DIRECTED TO THE COLLECTION SYSTEM.
4. REFERENCE DEED BOOK 5845, PAGE 629 NHCOR FOR PROPERTY BOUNDARY.
5. CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
6. NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE.
7. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS. A 3' FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
8. CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.
9. SITE LIGHTING WILL BE CONTAINED DOWNWARD AND INWARD TO SAFEGUARD ADJACENT PROPERTIES FROM BEING ADVERSELY AFFECTED FROM SUCH LIGHTING.

CITY OF WILMINGTON STANDARD NOTES

1. 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.
2. ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARBED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
3. 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.
4. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
5. ONCE STREETS ARE OPEN TO TRAFFIC, CONTACT TRAFFIC ENGINEERING REGARDING THE INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
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. CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
8. CALL TRAFFIC ENGINEERING AT 910-341-7888 FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
9. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
10. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
11. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
12. STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
13. TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
14. UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET.
15. ANY BROKEN OR MISSING SIDEWALK PANELS WILL BE REPLACED.
16. CONTACT KAREN DIXON AT 910-341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
17. WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
18. 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.
19. 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.
20. ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REGULATIONS. CALL 910-343-3910 FOR INFORMATION.
21. ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.
22. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCFCOHR OR ASSE.
23. CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
24. CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
25. UNDERGROUND FIRE LINE(S) MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT OFFICE AND LIFE SAFETY AT 910-341-0696.
26. NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
27. CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1.800.632.4949 PRIOR TO DOING ANY DIGGING, CLEARING, OR GRADING.

REVISIONS

NO.	DATE	DESCRIPTION

GRADING AND DRAINAGE PLAN

CAPE FEAR SOLAR SYSTEMS

WILMINGTON TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

OWNER: CAPE FEAR SOLAR SYSTEMS
DESIGNED: JHF

ADDRESS: JOHN DONOGHUE
 901 MARTIN ST. SUITE C-6
 WILMINGTON, NC 28401
 910-409-5353
 john@CapeFearSolarSystems.com

PHONE:

DRAWN: JHF

APPROVED: JHF

DATE: 9/09/20

SCALE: 1" = 30'

SHEET 1 OF 1

STROUD ENGINEERING, P.A.
 102-D CINEMA DRIVE
 WILMINGTON, NORTH CAROLINA 28403
 (910) 815-0775 (910) 815-0593 FAX

Professional Engineer Seal: JOHN H. FENTRESS, JR., P.E., No. 20643

DATE: 9/9/20