

**VICINITY MAP**

TRACT AREA --- 2.6 AC  
 ADDRESS --- 901 S. FRONT STREET  
 ZONING --- UMX-URBAN MIX USE  
 BUILDINGS PROPOSED --- 6  
 TAX PIN --- ROS413-002-002-000  
 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**

- FH FIRE HYDRANT
- SSMH SEWER MAN HOLE
- PP POWER POLE
- EE OVERHEAD ELECTRIC
- LP LIGHT POLE
- ELEVATION CONTOUR
- STORMWATER
- L1 N83°51'46"E 10.00' 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, FRABRICATED  
 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 \_\_\_\_\_



**APPROVED STORMWATER MANAGEMENT PLAN**

Date: \_\_\_\_\_ Permit # \_\_\_\_\_

Signed: \_\_\_\_\_

CTI OF NC INC.  
 DB3204, PG.0292  
 LU=553, TIRES/BATTERIES  
 ZONING=IND

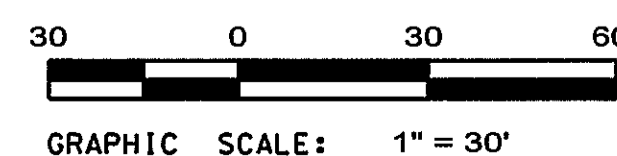
DTSC LLC  
 DB5918, PG.93  
 LU=553, TIRES/BATTERIES  
 ZONING=UMX

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

SNP PROPERTIES LLC  
 DB5582, PG.2410  
 LU=10, RESIDENTIAL  
 ZONING=LI  
 USED AS WAREHOUSE

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

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

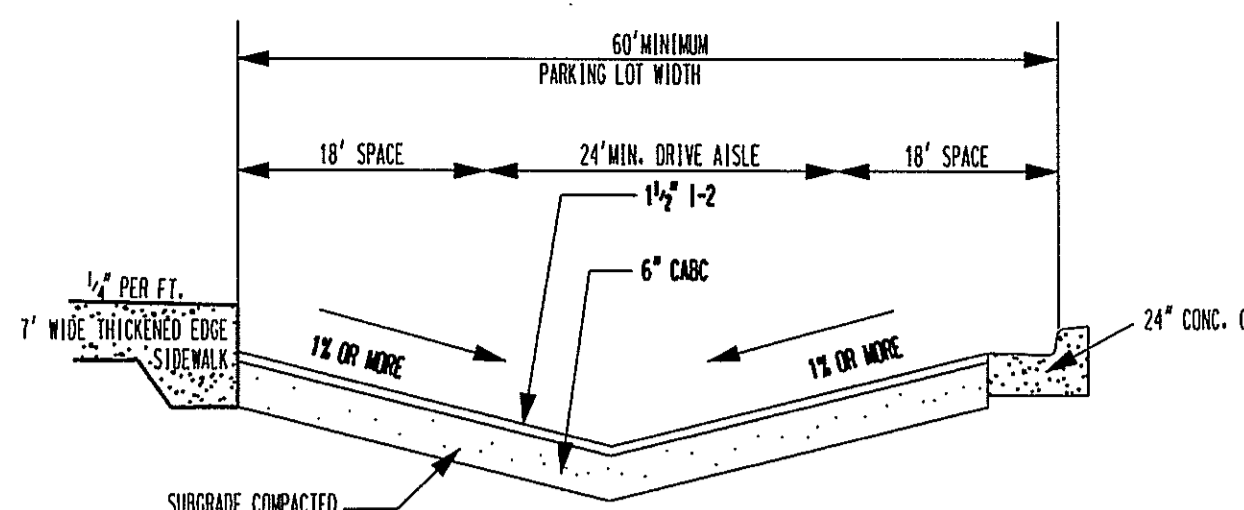
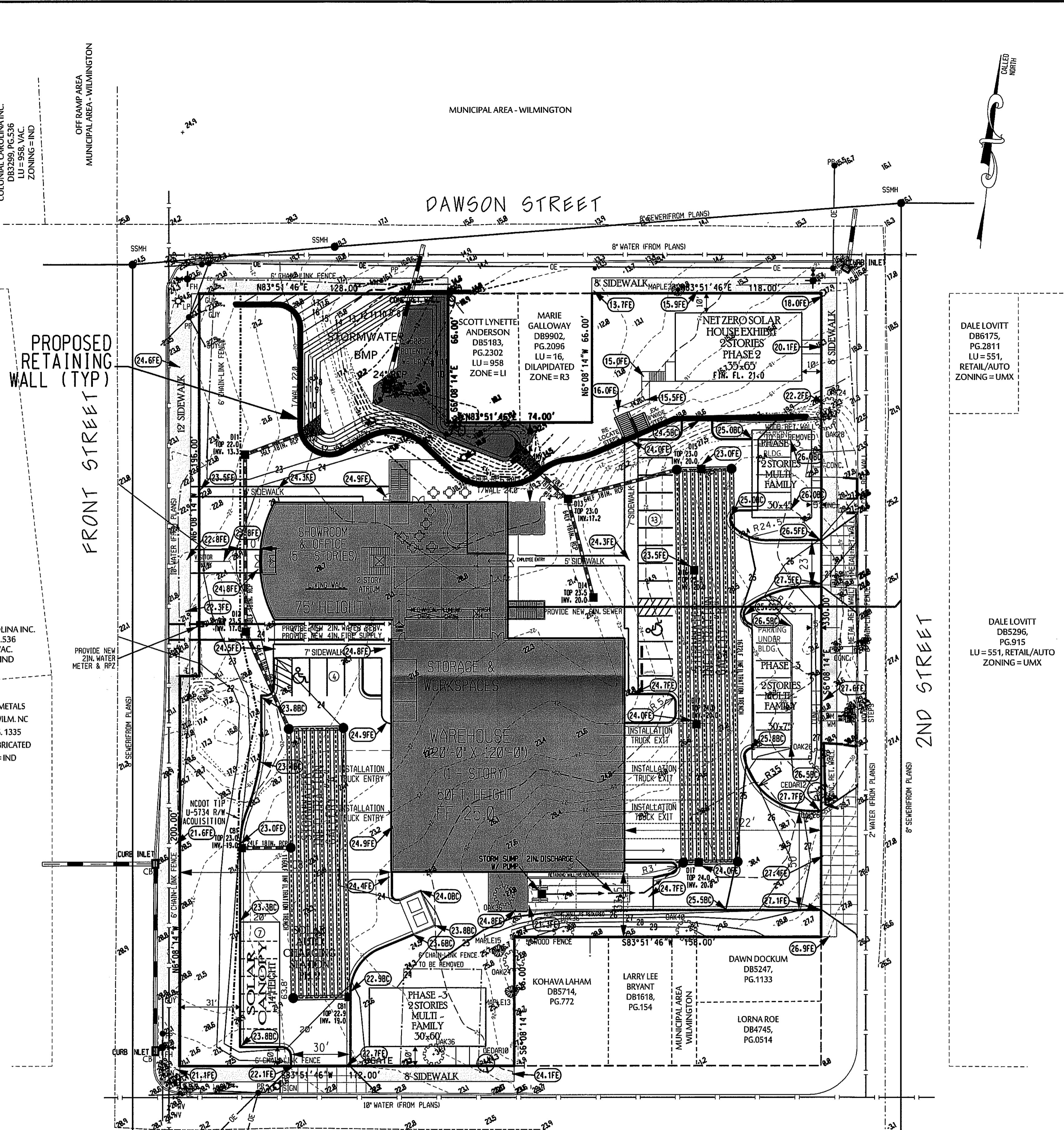


2.60 ACRES  
 DEED BOOK 5845  
 PAGE 629

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 of 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.

JAC  
 DATE



**TYPICAL PARKING LOT SECTION**

**GENERAL NOTES:**

- THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION FOR LOCATION OF UNDERGROUND UTILITIES CONTACT ULOCOO AT 10800.632.4949.
- ALL ROOF DRAINS SHALL BE DIRECTED TO THE COLLECTION SYSTEM.
- REFERENCE DEED BOOK 5845, PAGE 629 NHOR FOR PROPERTY BOUNDARY.
- 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.
- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS. A 30FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
- 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.
- SITE LIGHTING WILL BE CONTAINED DOWNWARD AND INWARD TO SAFEGUARD ADJACENT PROPERTIES FROM BEING ADVERSELY AFFECTED FROM SUCH LIGHTING.

**CITY OF WILMINGTON STANDARD NOTES**

- 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.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- 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.
- 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.
- CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
- CALL TRAFFIC ENGINEERING AT 910-341-7888 FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
- TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
- 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.
- STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
- TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET.
- ANY BROKEN OR MISSING SIDEWALK PANELS WILL BE REPLACED.
- CONTACT KAREN DIXON AT 910-341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
- 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.
- 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.
- ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REGULATIONS. CALL 919-343-3910 FOR INFORMATION.
- ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.
- ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCFCCOHR 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.
- 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 DIVISION OF FIRE AND LIFE SAFETY AT 910-341-0698.
- NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
- CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1.800.632.4949 PRIOR TO DOING ANY DIGGING, CLEARING, OR GRADING

RECEIVED  
 OCT 24 2019

PLANNING DIVISION

**REVISIONS**

BY	NO.	DATE	DESCRIPTION

PRELIMINARY PLAN

# CAPE FEAR SOLAR SYSTEMS

WILMINGTON TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

**OWNER: CAPE FEAR SOLAR SYSTEMS**

**ADDRESS:** JOHN DONOGHUE  
 901 MARTIN ST. SUITE C-6  
 WILMINGTON, NC 28401  
 910-409-5533  
 john@CapeFearSolarSystems.com

**PHONE:**

**DESIGNED:** JHF

**DRAWN:** JHF

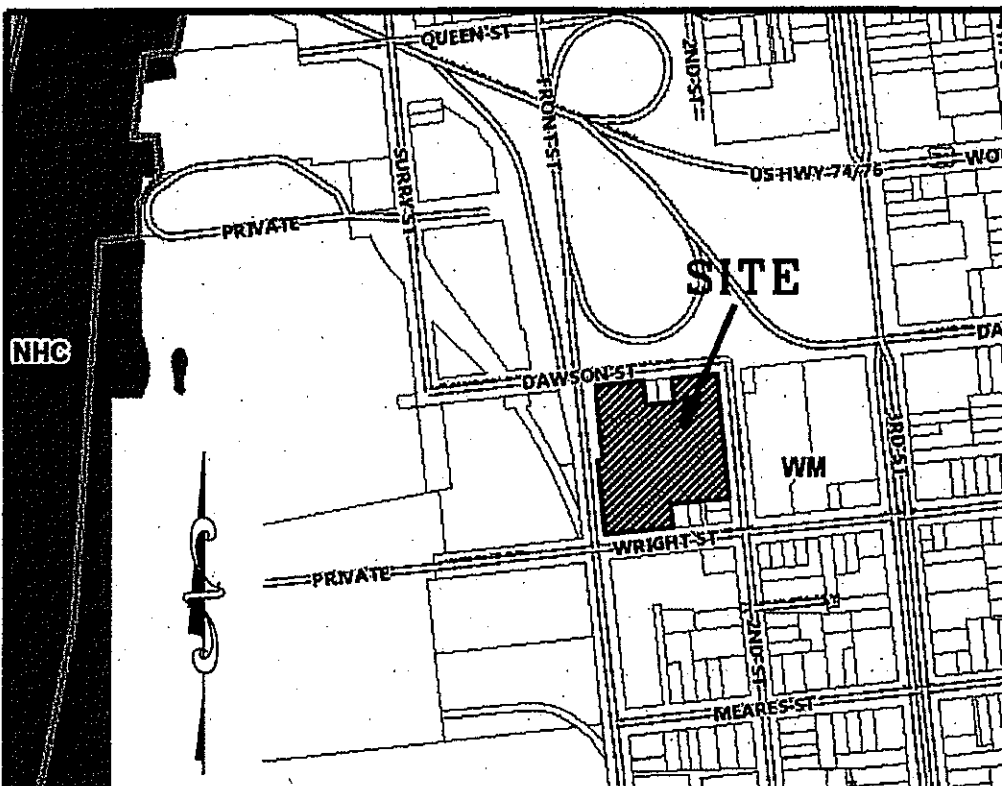
**APPROVED:** JHF

**DATE:** 7/2/19

**SCALE:** 1" = 30'

**SHEET 1 OF 2**

**STROUD ENGINEERING, P.A.**  
 102-D CINEMA DRIVE C-0647  
 WILMINGTON, NORTH CAROLINA 28403  
 (910) 815-0775 (910) 815-0593 FAX



VICINITY MAP

COLONIAL CAROLINA INC.  
DB3299, PG. 536

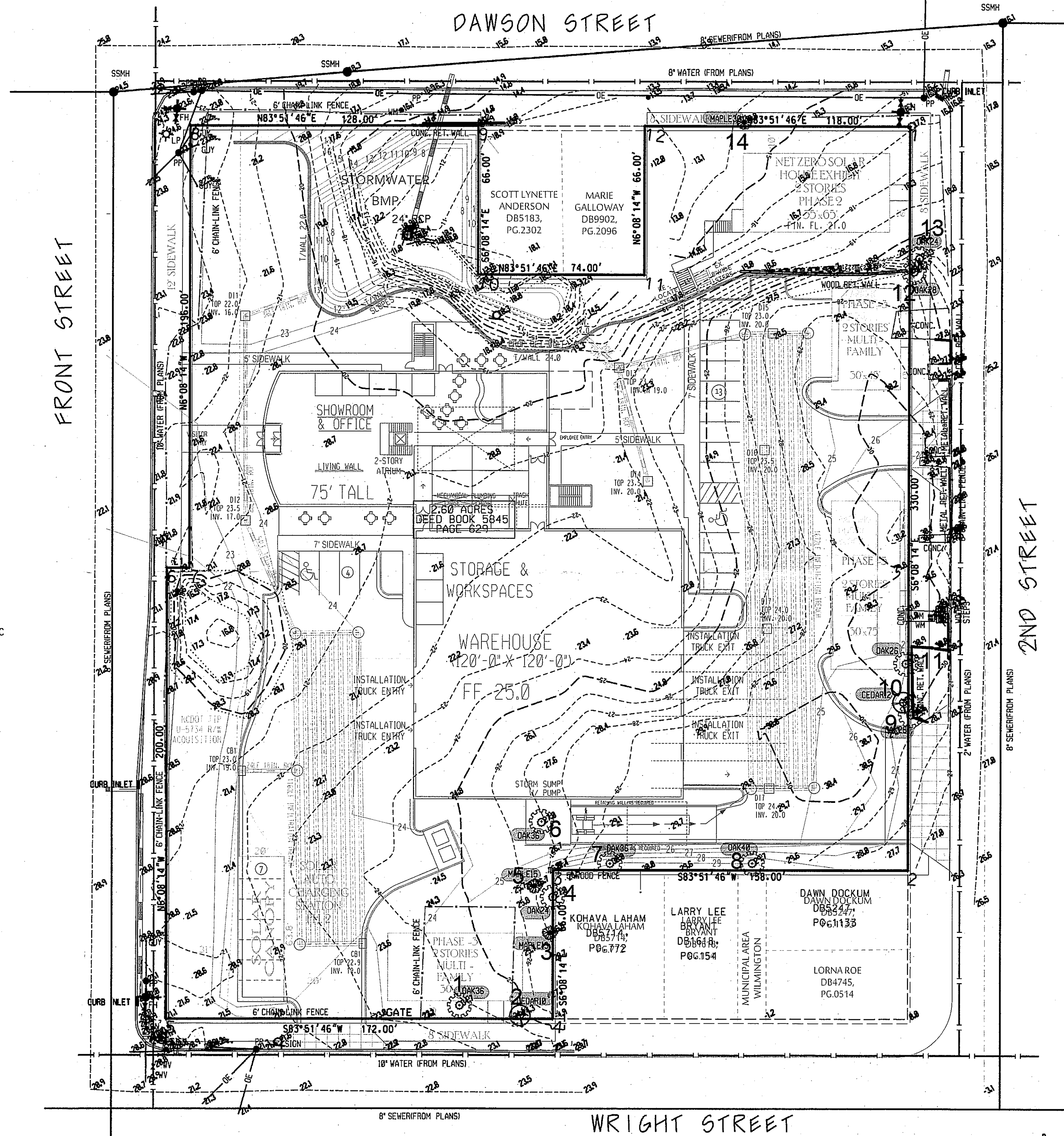
SOUTHERN METALS  
RECYCLING WILM. NC  
DB1391, PG. 1335

CTI OF NC INC.  
DB3204, PG. 0292

DTSC LLC  
DB5918, PG. 98

SNP PROPERTIES LLC  
DB5582, PG. 2410

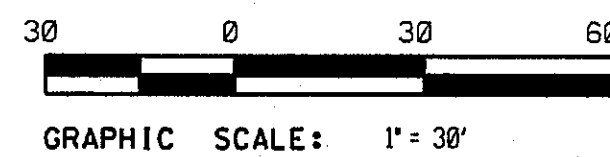
MUNICIPAL AREA - WILMINGTON



DALE LOVITT  
B5597,  
PG. 2276

DALE ALAN LOVITT  
DB5296, PG. 0915

ELEVATION DATUM - NGVD 88



**LEGEND**

	FIRE HYDRANT
	SEWER MAN HOLE
	POWER POLE
	OVERHEAD ELECTRIC
	LIGHT POLE
	ELEVATION CONTOUR
	TREE TO BE REMOVED

**CAPE FEAR SOLAR TREE REMOVAL ASSESSMENT**

**Undamaged Regulated Trees proposed to be removed**

<b>NO.</b>	<b>TREE DIA.</b>	
1	Oak 36	There are 15 Regulated trees requiring mitigation 11 trees are significant
2	Oak 10	
3	Maple 13	
4	Oak 24	
5	Maple 15	
6	Oak 36	17 REGULATED TREE CREDITS REQ'D.
7	Oak 36	204 SIGNIFICANT TREE CREDITS REQ'D.
8	Oak 40	221 TREE CREDITS REQUIRED
9	Oak 26	
10	Oak 12	
11	Oak 26	
12	Oak 28	
13	Oak 24	
14	Maple 30	
Tree Dia. Sum		356 356 Dia. Inches of regulated trees to be Removed

RECEIVED  
OCT 24 2019  
PLANNING DIVISION

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN ON PLAT; THAT THE POSITIONAL ACCURACY IS 1/4" = 1' AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).  
THIS 24<sup>th</sup> DAY OF September, 2019.  
SEAL  
PROFESSIONAL LAND SURVEYOR

**LEGEND**

**REVISIONS**

NO.	DATE	DESCRIPTION

TREE PRESERVATION PLAN  
**CAPE FEAR SOLAR SYSTEMS**  
WILMINGTON TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

**OWNER:** CAPE FEAR SOLAR SYSTEMS  
**ADDRESS:** JOHN DONOHUE, 501 MARTIN ST. SUITE C-6, WILMINGTON, NC 28401  
**PHONE:** 910-469-8689, john@CapeFearSolarSystems.com

**DESIGNED:** JHF  
**DRAWN:** GAG  
**APPROVED:** JHF  
**DATE:** 02/08/18  
**SCALE:** 1" = 30'  
**SHEET 2 OF 2**

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