

VICINITY MAP

TRACT AREA	2.6 AC, 113,408 SF
ADDRESS	901 S. FRONT STREET
ZONING	LINK-URBAN MIX USE
BUILDINGS PROPOSED	5
DEED BOOK/PAGE	5845/629
CAMA LUC	URBAN
BUILDING SETBACKS	
FRONT	10' MAX
SIDE	5'
REAR	5'
BUILDING HEIGHT	75' - BY SUP
BUILDING COVERAGES	
PHASE 1 WAREHOUSE	14,400 SF
PHASE 2 NET ZERO & SOLAR STA.	8,100 SF
PHASE 3 RESIDENTIAL	3,500 SF
TOTAL COVERAGES	26,000 SF
COVERAGE %	23.1%
BC BLOC. CONST. TYPE	TYPE 11 B
RECEIVING STREAM	CAPE FEAR RIVER
CLASSIFICATION	SC
REQUIRED PARKING SPACES (IRC/ANCIP)	14 USE 18
PROPOSED PARKING SPACES (IRC/ANCIP)	15 USE 10
OFFSTREET PARKING CALCULATIONS (IMAX, 'S)	30/2
WAREHOUSE PARKING 14.4 KSF @ 1/1KSF	14 USE 18
OFFICE PARKING 21.6 KSF @ 1/0.3KSF	72 USE 18
RESIDENTIAL PARKING 10 UNITS @ 1.5/UNIT	15 USE 10
LATITUDE	34°13'24.38"N
LONGITUDE	-77°56'47.9"W
TE TRAFFIC CODE/INTENSITY	WAREHOUSE 150/ 14.4KSF @ 3.56 DT/KSF = 51 DT
	GEN. OFFICE 710/ 21.6 KSF @ 11.03 DT/KSF = 238 DT
	RESIDENTIAL APARTMENT 220/ 10.8 KSF @ 6.65 DT/KSF = 72 DT
	TOTAL = 361 DT
AVERAGE WEEKDAY	44 PHT
AM PEAK	44 PHT
PM PEAK	44 PHT
NO. OF REQUIRED BICYCLE PARKING SPACES	15
NO. OF BICYCLE PARKING SPACES PROVIDED	6

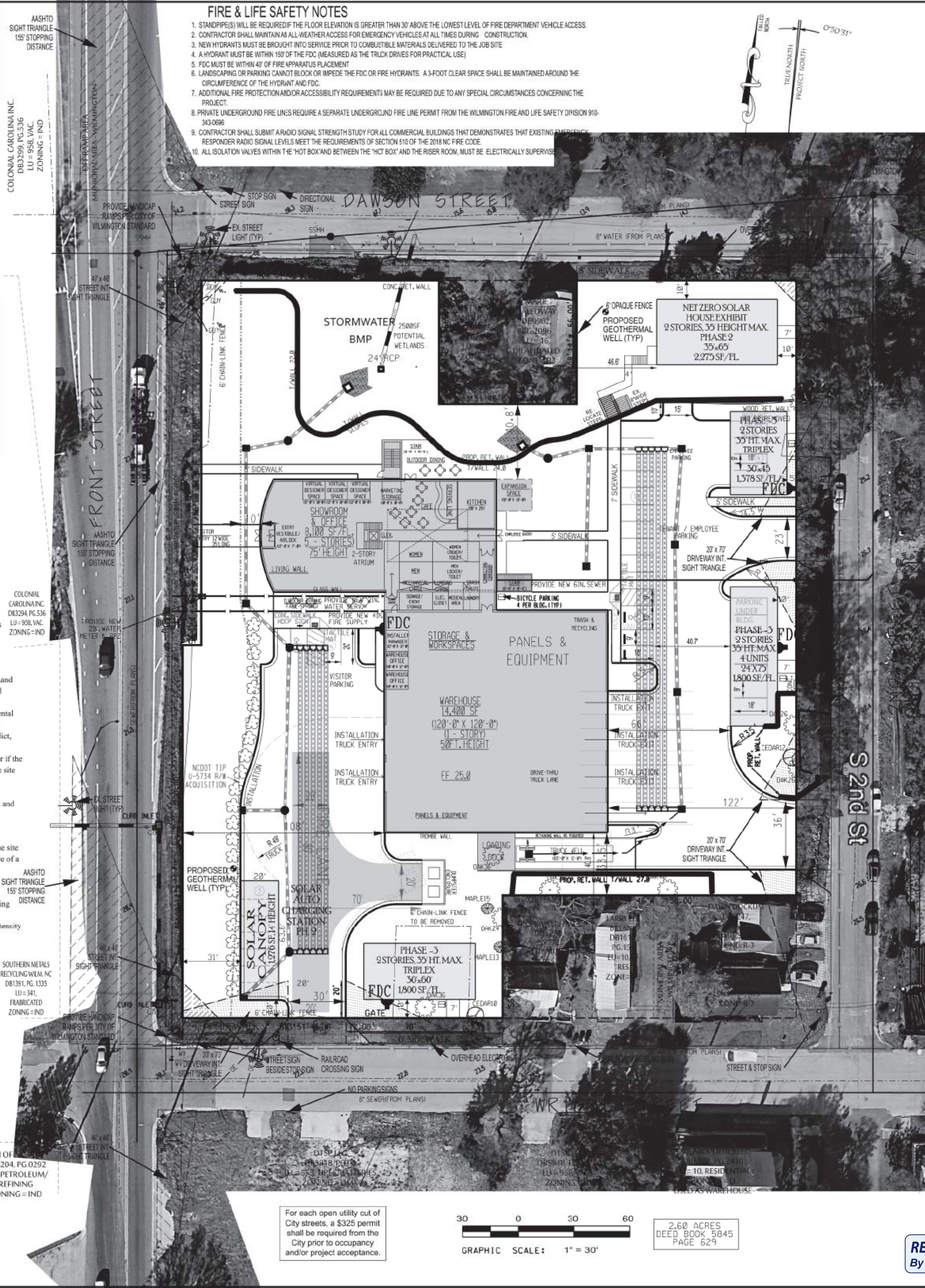
SITE DATA

Therefore, because the City Council concludes that all general and specific conditions precedent to the issuance of a SPECIAL USE PERMIT have been satisfied, IT IS ORDERED that the application for the issuance of a SPECIAL USE PERMIT be GRANTED, subject to the following conditions:

- The property shall be subject to all of the specific requirements stated in the Land Development Code for the proposed use as well as any additional conditions stated below.
- The use and development of the property shall comply with all other supplemental regulations and requirements imposed by the Land Development Code or any other applicable federal, state or local law, ordinance or regulation. In the event of a conflict, the more stringent requirement or higher standard shall apply.
- If, for any reason, any condition for approval is found to be illegal or invalid or if the applicant should fail to accept any condition following approval, the approval of the site plan for the district shall be null and void and of no effect and proceedings shall be instituted to rezone the property to its previous zoning classification.
- The use and development of the property shall be in accordance with the plans and elevations as submitted and approved.
- No portion of the office structure shall exceed 75 feet in height.
- The warehouse structure shall not exceed 14,994 square feet in size.
- Approval of this special use permit does not constitute technical approval of the site plan. All Technical Review Committee comments shall be followed prior to issuance of a construction release or final zoning approval.
- Delivery hours shall be restricted to between 7:00 am to 9:00 pm.
- A 5-foot high vegetative buffer with a minimum depth of 10 feet shall be provided between the existing residences on Wright and S. 2nd Streets and the loading dock area to screen potential noise.
- In all instances, lighting shall be located, angled, shielded, and/or limited in intensity so as to cast no light upon adjacent residential properties.
- Building placement along S. Front Street shall be adjusted as necessary to accommodate the incoming NCDOT project U-5734 on S. Front Street.
- All phases must be completed within five (5) years of initial construction plan approval.
- All City, State and Federal regulations shall be met.

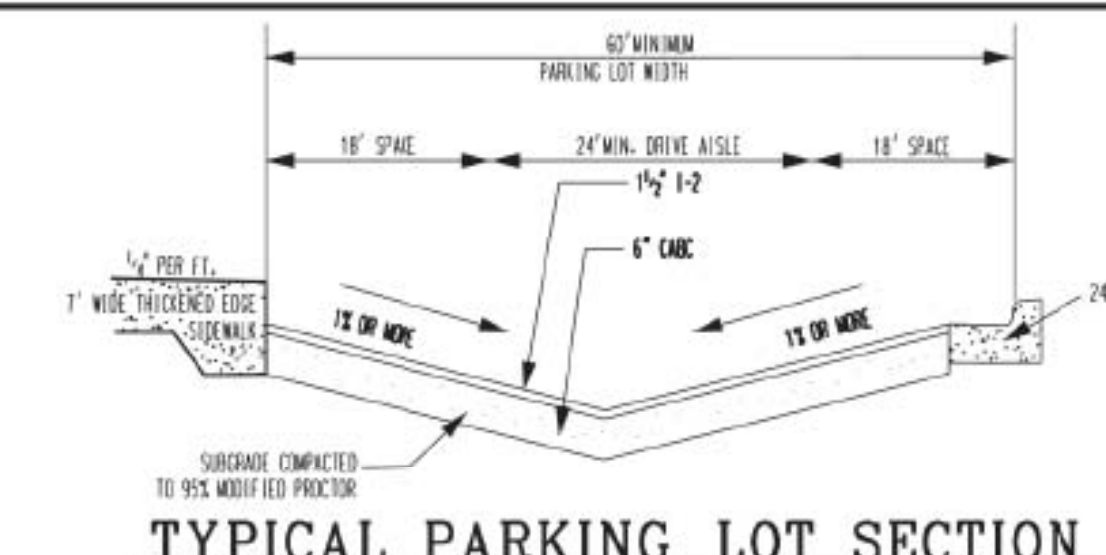
CAPE FEAR SOLAR IMPERVIOUS SUMMARY

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 =	33,409 SF	
DRIVEWAY, UTILITY & LOADING AREA		
TOTAL IMPERVIOUS =	60,200 SF	1.38 AC
TOTAL IMPERVIOUS PERCENTAGE =		53.1%



FIRE & LIFE SAFETY NOTES

- STANDPIPES WILL BE REQUIRED IF THE FLOOR ELEVATION IS GREATER THAN 30' ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.
- CONTRACTOR SHALL MAINTAIN 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 THE FDC OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT AND FDC.
- 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 910-343-0686.
- CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL COMMERCIAL BUILDINGS THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.
- ALL ISOLATION VALVES WITHIN THE "HOT BOX" AND BETWEEN THE "HOT BOX" AND THE RISER ROOM, MUST BE ELECTRICALLY SUPERVISED.



LEGEND

● FH	FIRE HYDRANT
● SMH	SEWER MAN HOLE
● PP	POWER POLE
—	OVERHEAD ELECTRIC
—	LIGHT POLE
—	ELEVATION CONTOUR
—	STORMWATER
—	N83°51'46"E 10.00'
—	PROPOSED FINISH GRADE
—	PROPOSED LIMITS OF DISTURBANCE
—	PROPOSED SILT FENCE
—	PROP. FIRE DEPT CONNECTION

- ### 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 U-LOCO AT 1:800-632-4949.
 - ALL ROOF DRAINS SHALL BE DIRECTED TO THE COLLECTION SYSTEM.
 - REFERENCE DEED BOOK 3845, PAGE 629 NHC FOR PROPERTY BOUNDARY.
 - CONTRACTOR SHALL MAINTAIN 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 3-FOOT 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.
 - STANDPIPES WILL BE REQUIRED IF THE FLOOR ELEVATION IS GREATER THAN 30' ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.

- ### 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 DIRT 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.
 - TRAFFIC ENGINEERING MAY BE CONTACTED REGARDING THE UTILITIES IN THE ROW. BUT CONTACT 811 PRIOR TO CONTACTING THE CITY OF WILMINGTON.
 - 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, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 - CONTACT TRAFFIC ENGINEERING 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 910-341-0686.
 - 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.
 - 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 THE RECORDING OF THE FINAL PLAN.
 - PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS.
 - NCDOT/CITY OF WILMINGTON WILL NOT ALLOW OBSTRUCTIONS WITHIN THE RIGHT OF WAY.
 - TRANSPORTATION PLANNING STAFF WILL REVIEW THE LANDSCAPE PLAN ONCE SUBMITTED FOR COMPLIANCE WITH SIGHT DISTANCE REQUIREMENTS.
 - SOLID WASTE DISPOSAL WILL BE BY DUMPSTER MAINTAINED BY A PRIVATE WASTE HAULER CONTRACT.
 - DUMPSTER SCREENINGS SHALL COMPLY WITH CITY OF WILMINGTON STANDARD.

- ### SHEET INDEX
- SITE PLAN
 - EXISTING CONDITIONS
 - DRAINAGE PLAN
 - DRAINAGE DETAILS
 - RETAINING WALL PROFILE
 - LANDSCAPE PLAN
 - PHASE 1 ELEVATIONS
 - PHASE 1 ELEVATIONS
 - PHASE 1 ELEVATIONS
 - PHASE 1 ELEVATIONS

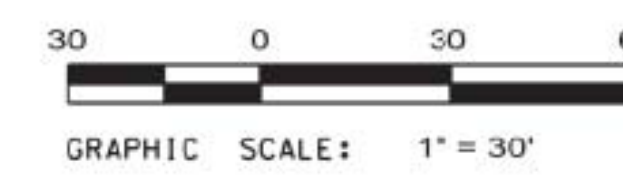
APPROVED CONSTRUCTION PLAN

Public Services • Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN

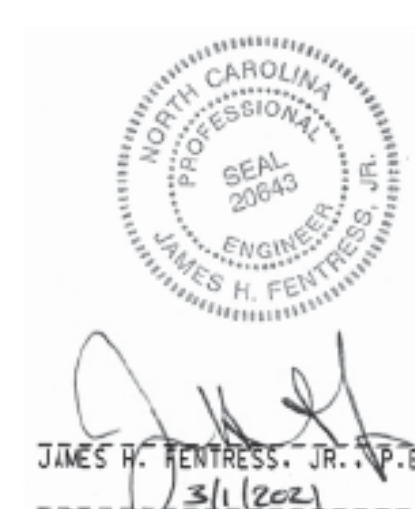
Date: _____ Permit # _____

Signed: _____



2.60 ACRES
DEED BOOK 5845
PAGE 629

RECEIVED
By waltonj at 1:30 pm, Mar 05, 2021



PRELIMINARY SITE PLAN

CAPE FEAR SOLAR SYSTEMS

WILMINGTON TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

OWNER: **Le Dome Holdings LLC**

ADDRESS: JOHN DOMOGHRIE 310 MARTIN ST. UNIT A WILMINGTON, NC 28401 310-409-5333 john@CapeFearSolarSystems.com

PHONE: _____

DESIGNED: JHF

DRAWN: JHF

APPROVED: JHF

DATE: 2/26/21

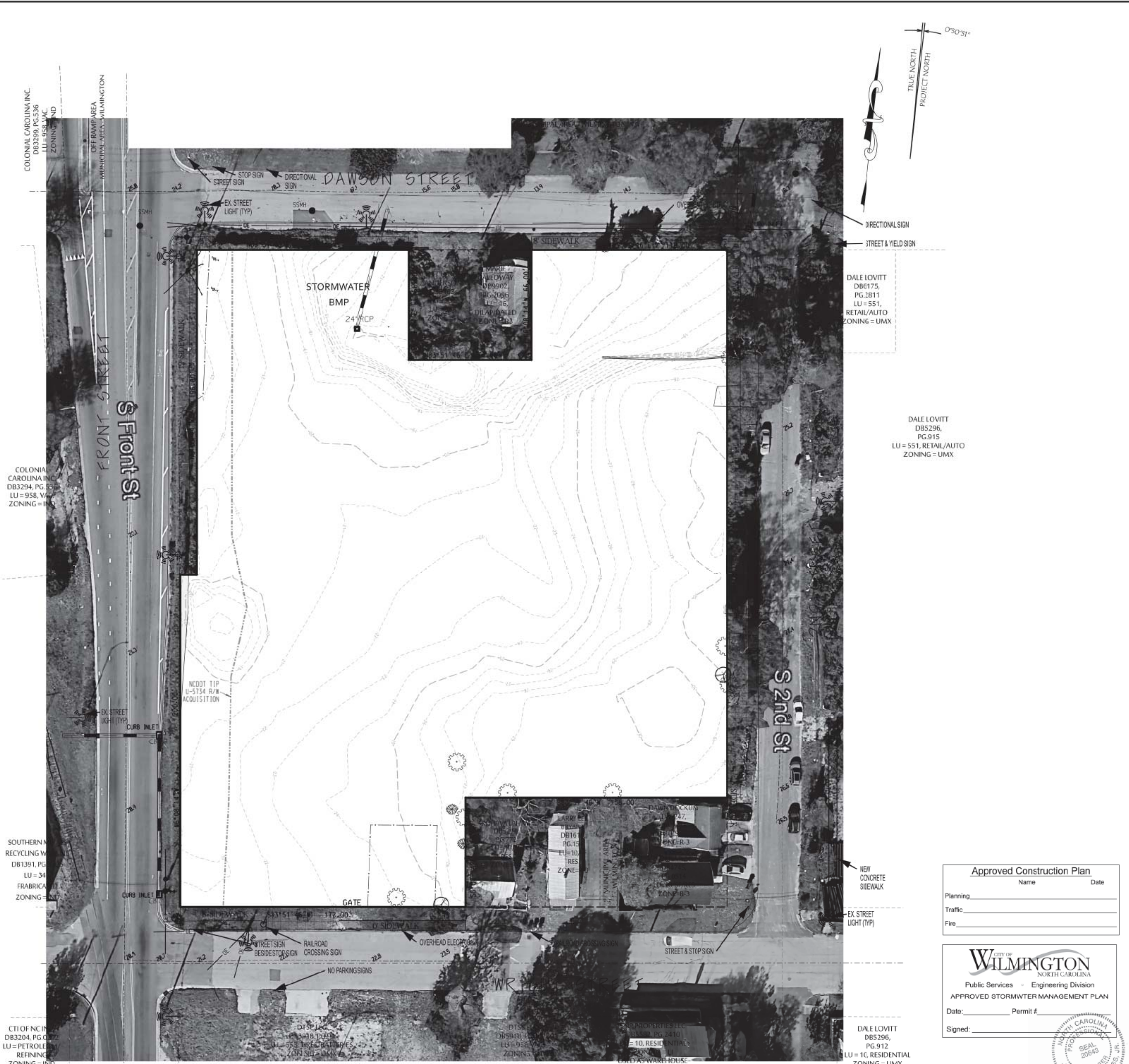
SCALE: 1" = 30'

SHEET 1 OF 10

STROUD ENGINEERING, P.A.
102-3 CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403 (910) 815-0775 (910) 815-0593 FAX C-0647

LEGEND

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



COLONIAL CAROLINA INC.
DB3259, PG.576
LU=SS/LVAC
ZONING=IND

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

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

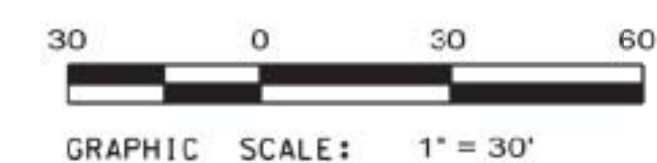
SOUTHERN RECYCLING W.
DB1391, PG. 1
LU=34
FRABRICA
ZONING=IND

CTI OF NC IN
DB3204, PG.6
LU=PETROLEUM
ZONING=IND

DALE LOVITT
DB6175,
PG.2811
LU=551,
RETAIL/AUTO
ZONING=UMX

DALE LOVITT
DB5296,
PG.915
LU=551, RETAIL/AUTO
ZONING=UMX

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



2.60 ACRES
DEED BOOK 5845
PAGE 629

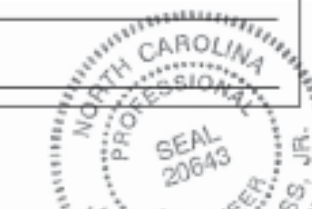
RECEIVED
By waltonj at 1:30 pm, Mar 05, 2021

Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

CITY OF WILMINGTON
NORTH CAROLINA
Public Services - Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____
Signed: _____



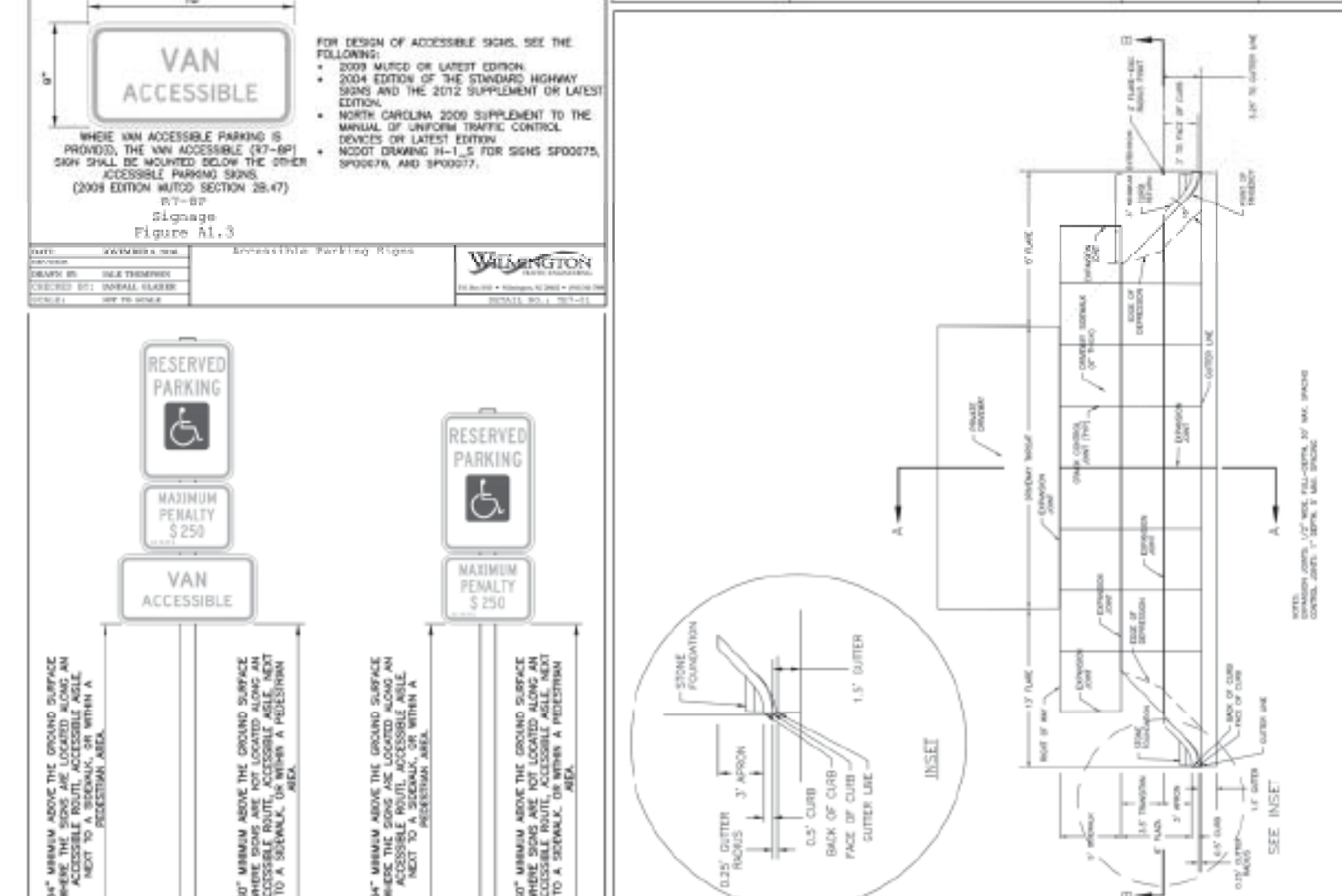
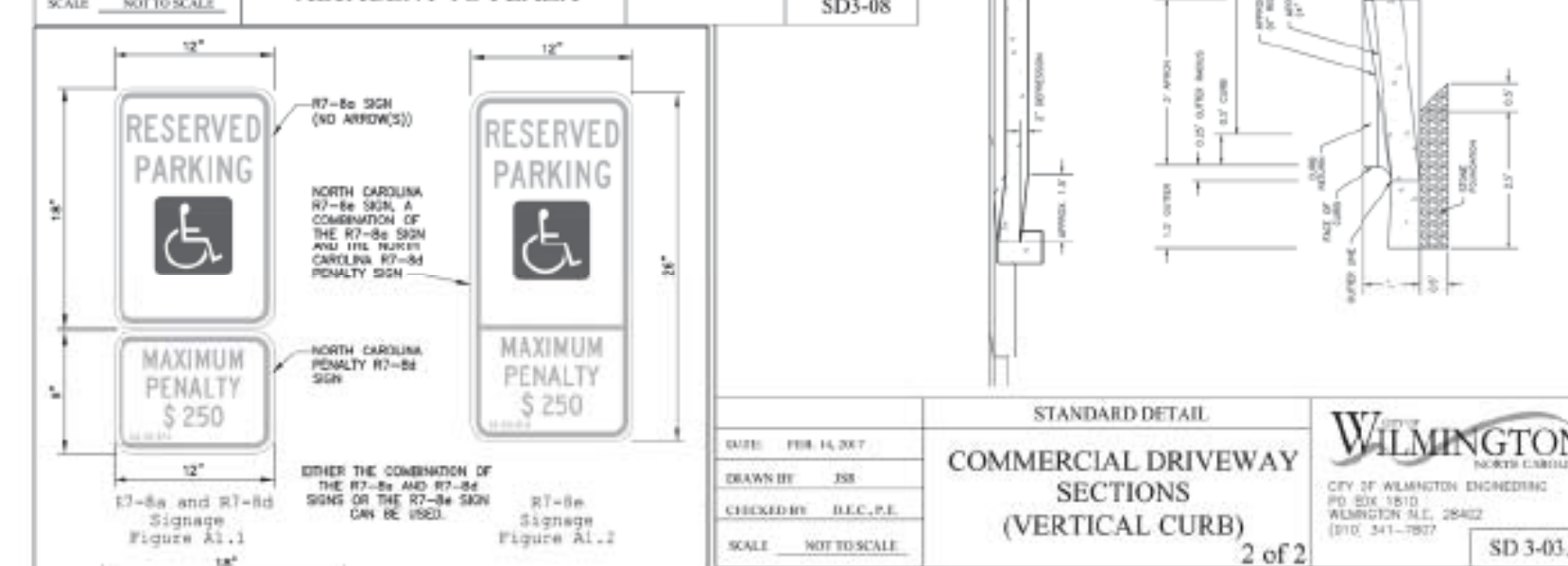
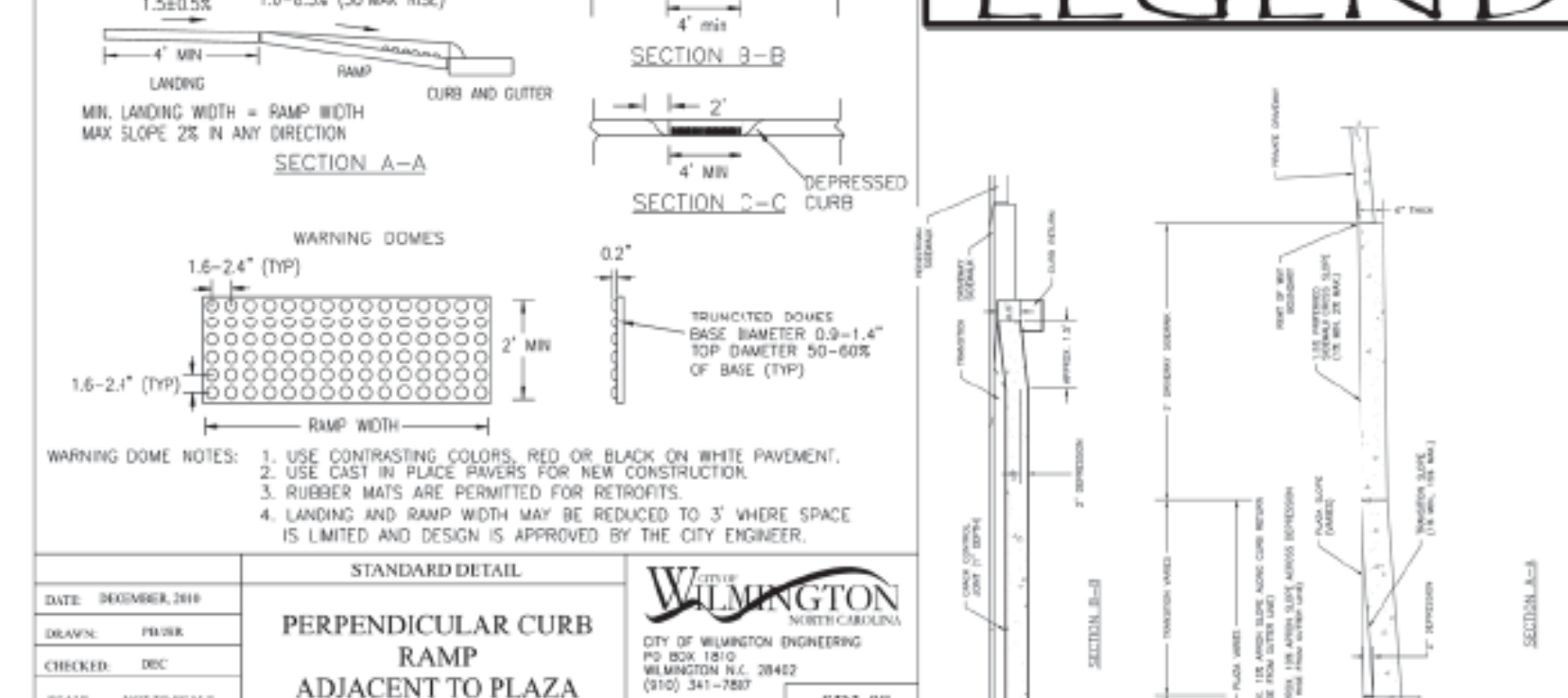
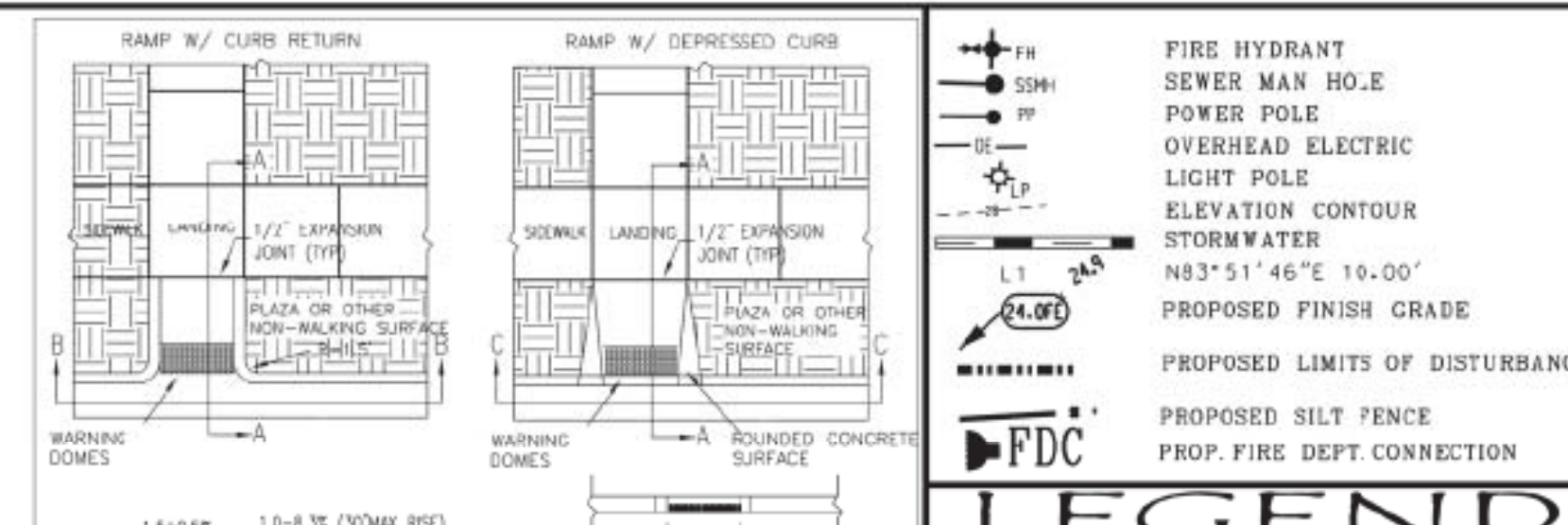
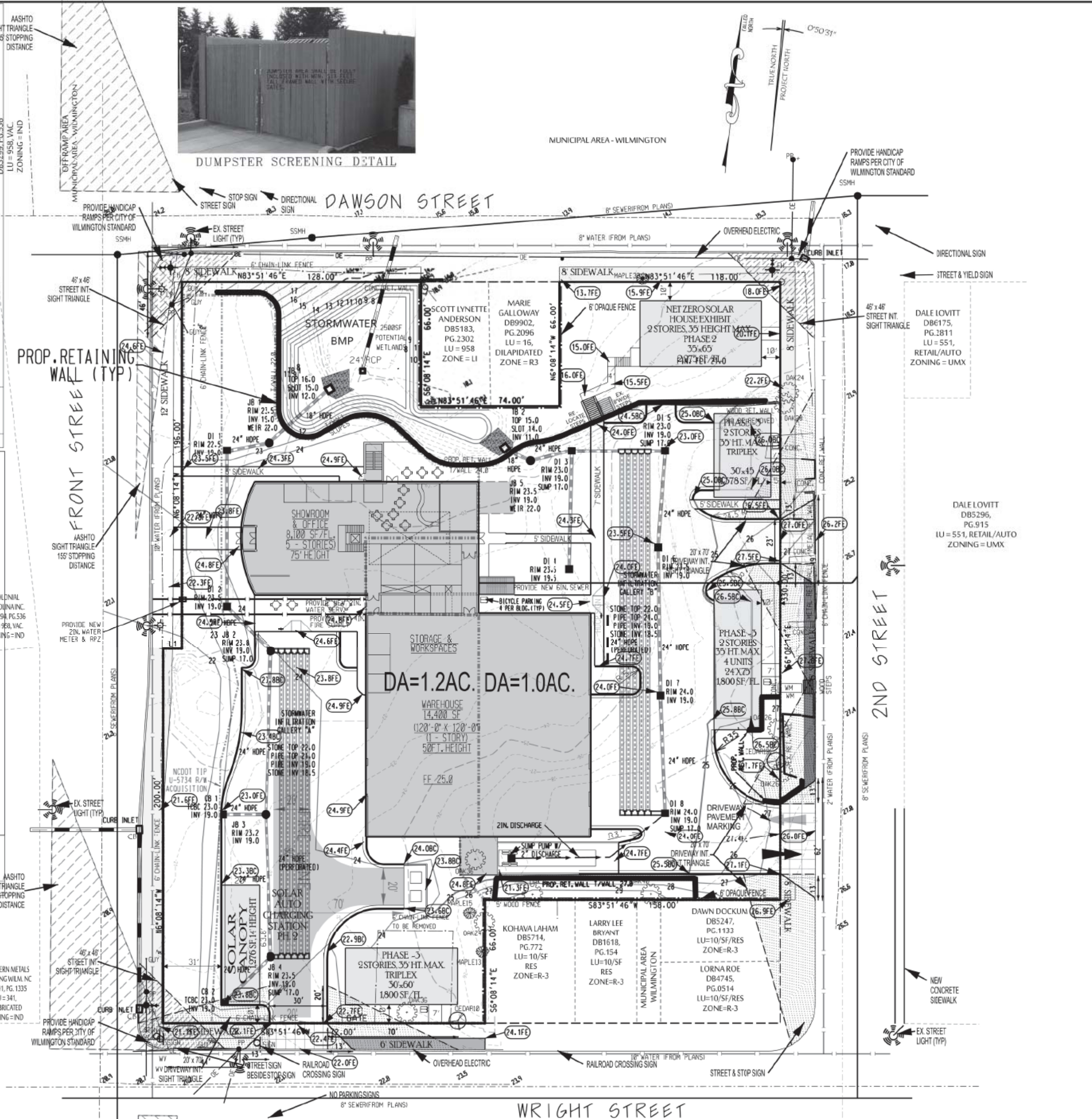
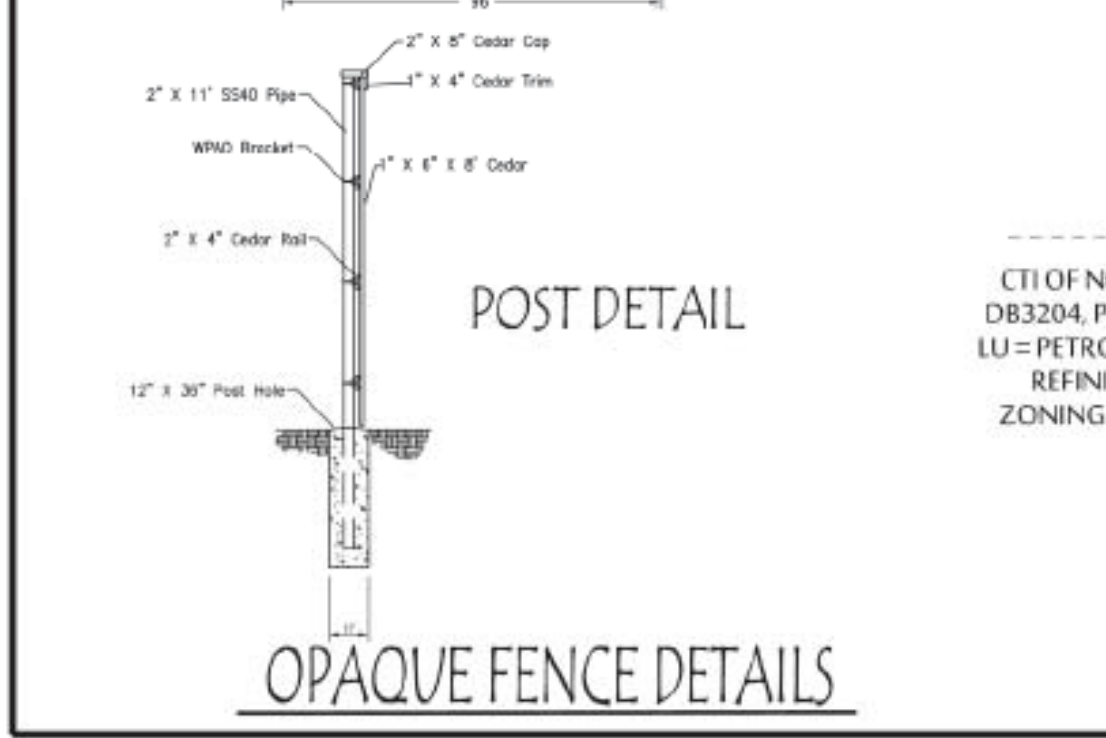
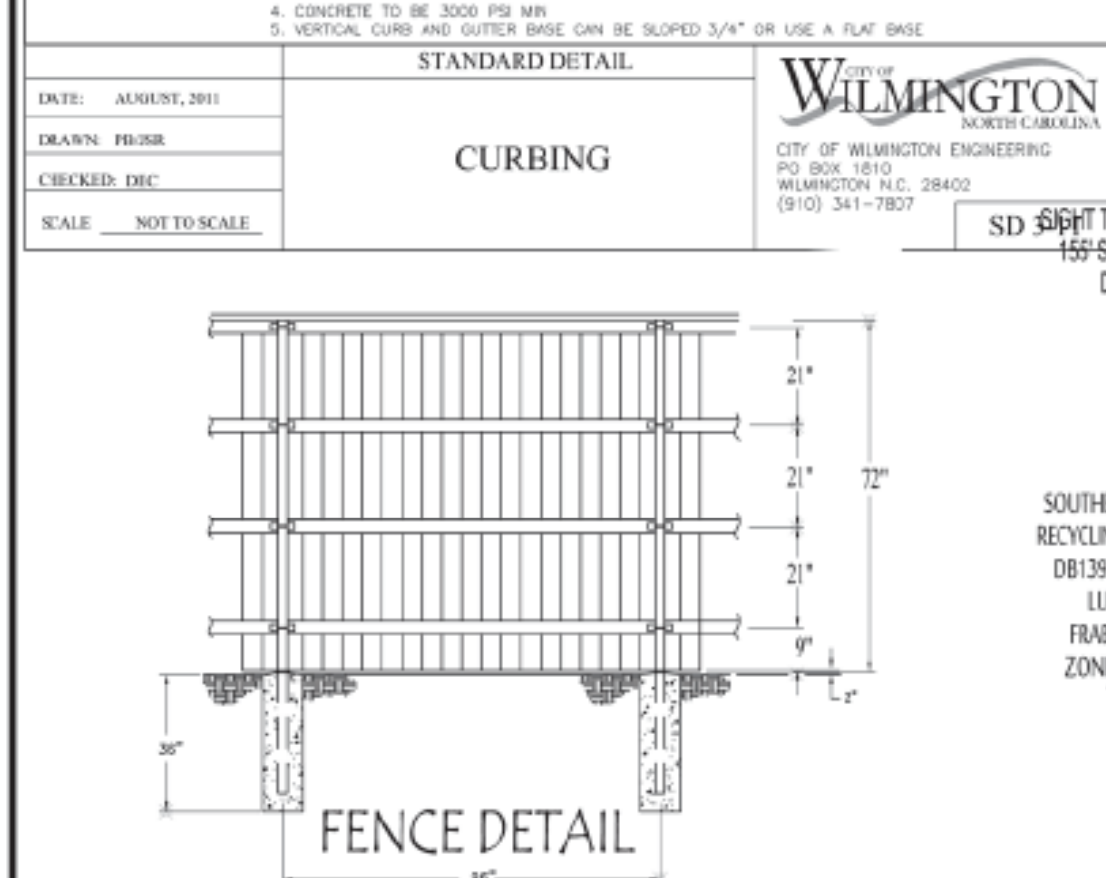
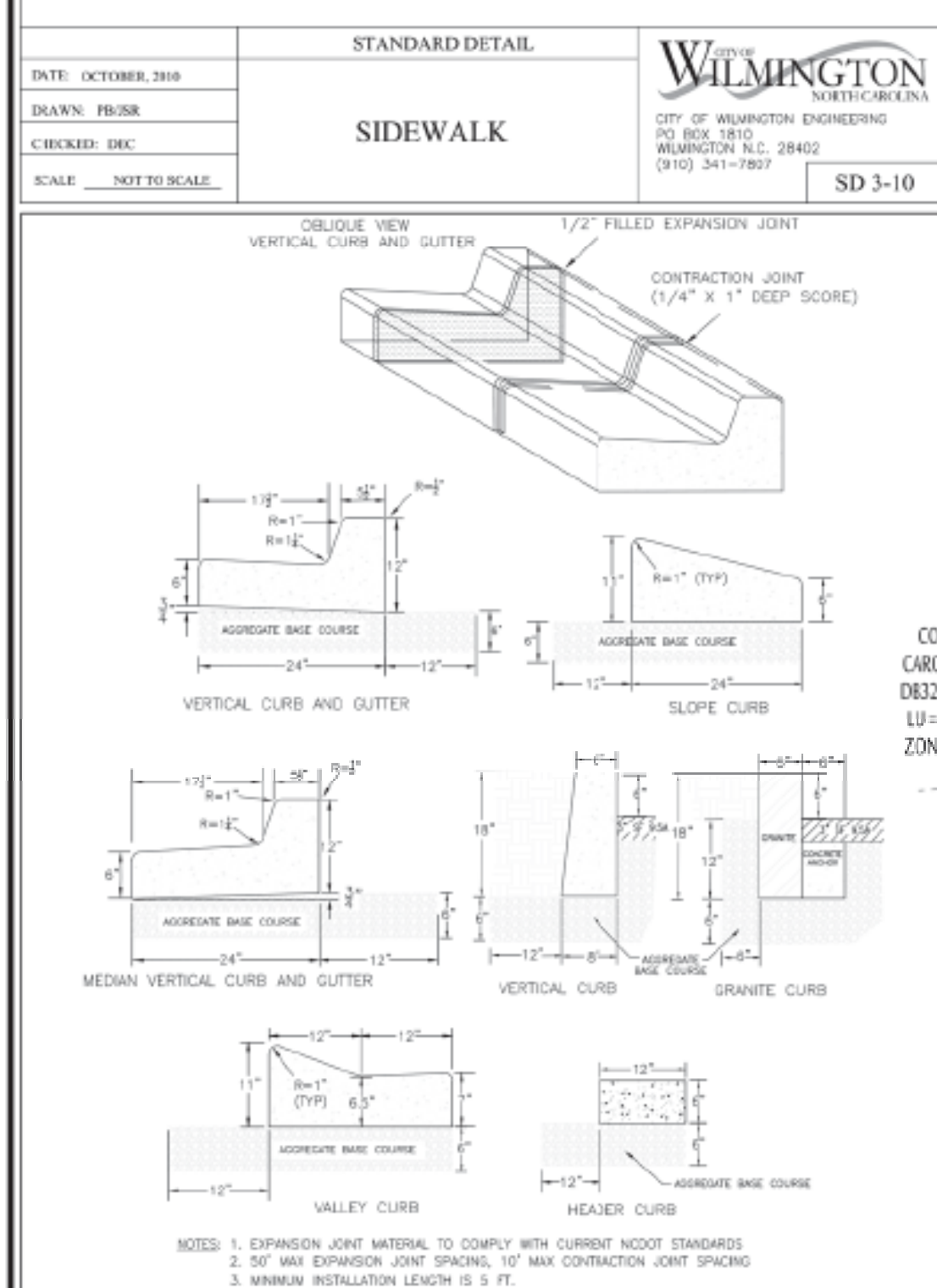
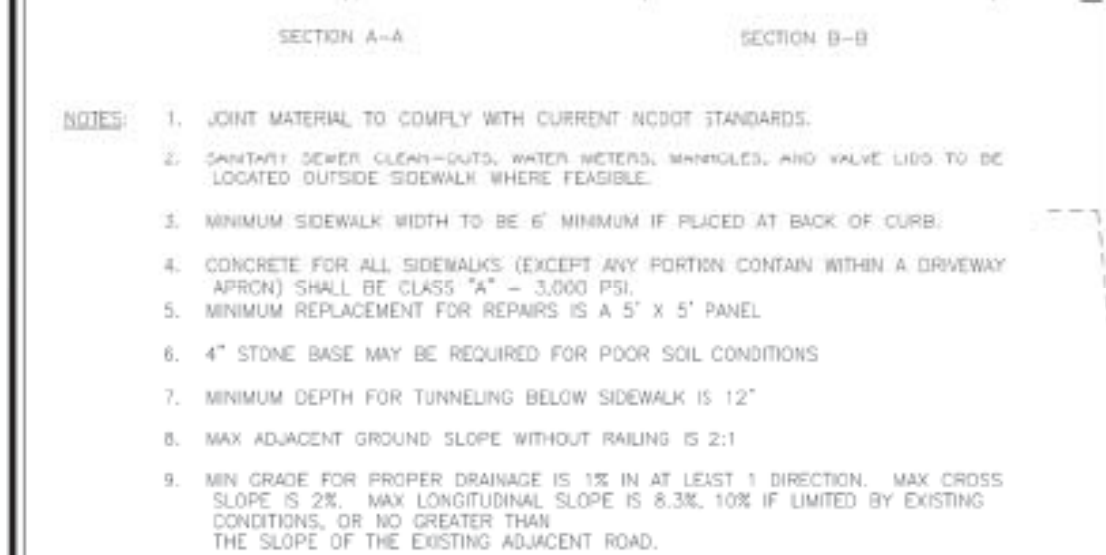
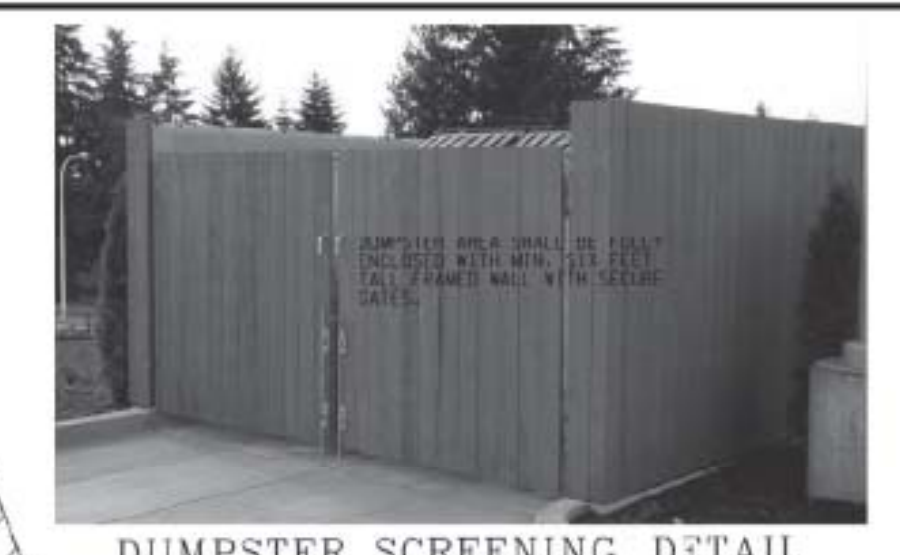
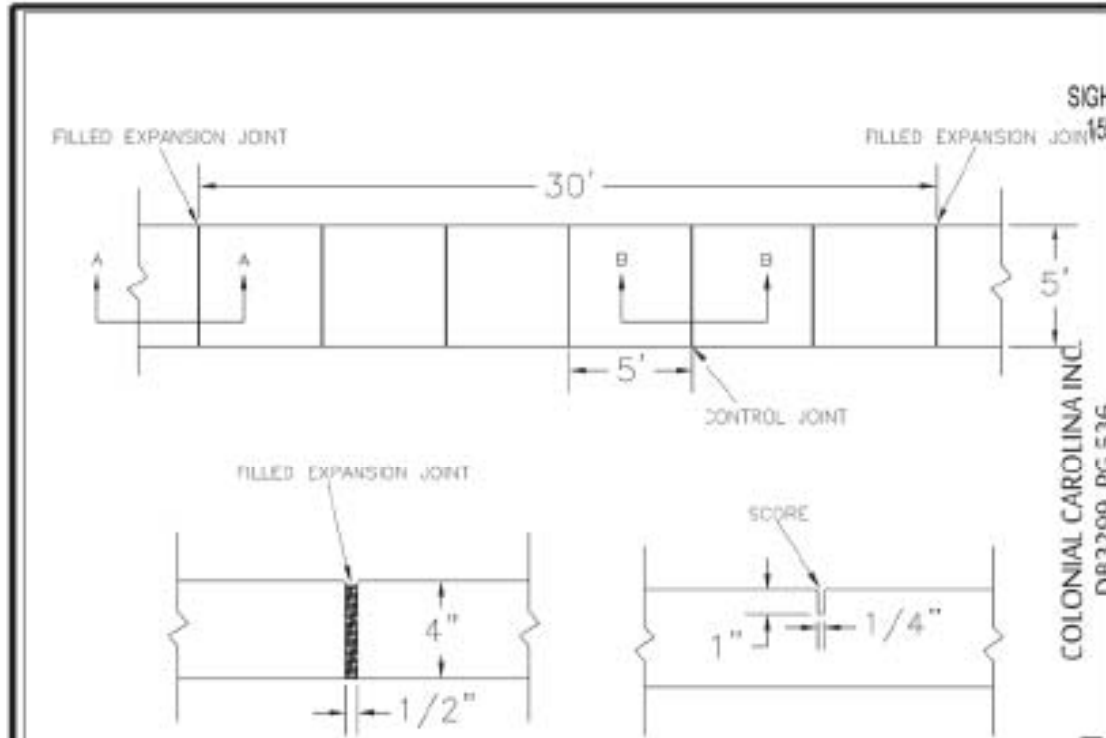
JAMES H. FEITRESS, JR., P.E.
DATE: 3/1/2021

PRELIMINARY SITE PLAN

CAPE FEAR SOLAR SYSTEMS

WILMINGTON TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

OWNER: CAPE FEAR SOLAR SYSTEMS	DESIGNED: JHF
ADDRESS: JOHN DONOGHUE 101 MARTIN ST. SUITE C-6 WILMINGTON, NC 28401	DRAWN: JHF
PHONE: 910-409-5533 john@CapeFearSolarSystems.com	APPROVED: JHF
STROUD ENGINEERING, P.A. 102-3 CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403 (910) 815-0775 (910) 815-0593 FAX	DATE: 2/26/21
	SCALE: 1" = 30'
	SHEET 2 OF 10



Approved Construction Plan

Name: _____ Date: _____

Planning: _____

Traffic: _____

Fire: _____

Date: _____ Permit #: _____

Signed: _____

DALE LOVITT DB5296, PG.915 LU=551, RETAIL/AUTO ZONING=UMX

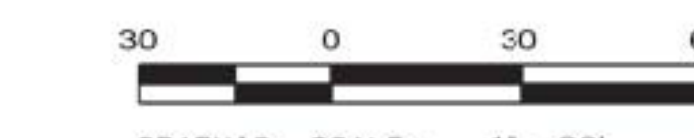
DALE LOVITT DB5296, PG.912 LU=10, RESIDENTIAL ZONING=UMX

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

DTSC LLC DB5918, PG.0077 LU=956, VAC. ZONING=LI

SNP PROPERTIES LLC DB5528, PG.2410 LU=10, RESIDENTIAL ZONING=LI USED AS WAREHOUSE

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



2.60 ACRES DEED BOOK 5845 PAGE 629

RECEIVED
By waltonj at 1:30 pm, Mar 05, 2021



PRELIMINARY SITE PLAN

CAPE FEAR SOLAR SYSTEMS

WILMINGTON TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

OWNER: Le Dome Holdings LLC

ADDRESS: 310 MARTIN ST. UNIT A WILMINGTON, NC 28401 310-409-5333 john@CapeFearSolarSystems.com

DESIGNED: JHF

DRAWN: JHF

APPROVED: JHF

DATE: 2/26/21

SCALE: 1" = 30'

SHEET 3 OF 10

STROUD ENGINEERING, P.A.
102-3 CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403 (910) 815-0775 (910) 815-0593 FAX C-0647

NPDES NOTES

SITE AREA DESCRIPTION	STABILIZATION TIMEFRAME	STABILIZATION TIMEFRAME EXCEPTIONS
PERIMETER DICES, SWALES, AND DITCHES	7 DAYS	NONE
HIGH QUALITY WATER (HOW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND FLATTER THAN 2:1 THEN 14 DAYS ARE ALLOWED.
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50' IN LENGTH.
OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HOW ZONES)

BUILDING LIQUID WASTES HANDLING

- NO PAINT OR LIQUID WASTES IN STREAMS OR STORM DRAINS.
- DEDICATED AREAS FOR DEMOLITION, CONSTRUCTION, AND OTHER WASTES MUST BE LOCATED 50' FROM STORM DRAINS AND STREAMS UNLESS NO REASONABLE ALTERNATIVES AVAILABLE.
- EARTHEN-MATERIALS STOCKPILES MUST BE LOCATED 50' FROM STORM DRAINS AND STREAMS UNLESS NO REASONABLE ALTERNATIVES AVAILABLE.
- CONCRETE MATERIALS MUST BE CONTROLLED TO AVOID CONTACT WITH SURFACE WATERS, WETLANDS, OR BUFFERS.

INSPECTIONS

- SAME WEEKLY INSPECTION REQUIREMENTS
- SAME RAIN GAUGE AND INSPECTIONS OVER 0.5" RAINFALL EVENT.
- INSPECTIONS ARE ONLY REQUIRED DURING "NORMAL" BUSINESS HOURS.
- INSPECTION REPORTS MUST BE AVAILABLE ONSITE DURING BUSINESS HOURS UNLESS A SITE SPECIFIC EXEMPTION IS APPROVED.
- RECORDS MUST BE KEPT FOR 3 YEARS AND AVAILABLE UPON REQUEST.
- ELECTRONICALLY AVAILABLE RECORDS MAY BE SUBSTITUTED UNDER CERTAIN CONDITIONS.

SEDIMENT BASINS

- OUTLET STRUCTURES MUST WITHDRAW FROM BASIN SURFACE UNLESS DRAINAGE AREA IS LESS THAN 1 ACRE.
- USE ONLY DWD APPROVED FLOCCULENTS.

NPDES SPECIFIC PLAN SHEETS NOTES

- THIS PAGE IS SUBMITTED TO COMPLY WITH NPDES GENERAL STORMWATER PERMIT NCG010000.
- THIS PAGE CAN BE APPROVED BY THE COUNTY PURSUANT TO NPDES GENERAL STORMWATER PERMIT NCG010000 ONLY.
- THIS PAGE OF THE APPROVED PLANS IS ENFORCEABLE EXCLUSIVELY PURSUANT TO NPDES GENERAL STORMWATER PERMIT NCG010000.
- THE COUNTY IS NOT AUTHORIZED TO ENFORCE THE PAGE OF THE PLANS AND IT IS NOT A PART OF THE APPROVED PLANS FOR THE PURPOSES OF ENFORCEMENT ACTION UNDER THE COUNTY CODE.

EROSION & SEDIMENT CONTROL MAINTENANCE PLAN

- ALL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK AND WITHIN 24 HOURS OF EVERY HALF INCH RAINFALL.
- ALL POINTS OF EGRESS WILL HAVE CONSTRUCTIONS ENTRANCES THAT WILL BE PERIODICALLY TOP-DRESSED WITH AN ADDITIONAL 2" OF #4 STONE TO MAINTAIN PROPER DEPTH. THEY WILL BE MAINTAINED IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. IMMEDIATELY REMOVE OBJECTIONABLE MATERIAL SPILLED, WASHED, OR TRACKED ONTO THE CONSTRUCTION ENTRANCE OR ROADWAYS.
- SEDIMENT WILL BE REMOVED FROM HARDWARE CLOTH AND GRAVEL INLET PROTECTION, BLOCK AND GRAVEL INLET PROTECTION, ROCK DOUGHNUT INLET PROTECTION, ROCK PIPE INLET PROTECTION, AND GUTTERBUDDY INLET PROTECTION WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS AS DESIGNED. DEBRIS WILL BE REMOVED FROM THE ROCK AND HARDWARE CLOTH TO ALLOW PROPER DRAINAGE. SILT SACKS WILL BE EMPTIED ONCE A WEEK AND AFTER EVERY RAIN EVENT. SEDIMENT WILL BE REMOVED FROM AROUND BEAVER DAMS, DANDY SACKS/SOCKS, AND GUTTERBUDDIES ONCE A WEEK AND AFTER EVERY RAIN EVENT. NOTE THAT THE GUTTERBUDDY IS REUSABLE SHOULD BE STORED OUT OF DIRECT SUNLIGHT BETWEEN JOBS.
- DIVERSION DITCHES WILL BE CLEANED OUT IMMEDIATELY TO REMOVE SEDIMENT OR OBSTRUCTIONS FROM THE FLOW AREA. THE DIVERSION RIDGES WILL ALSO BE REPAIRED. SWALES MUST BE RESTABILIZED WITHIN 21 CALENDAR DAYS OF CEASE OF ANY PHASE OF PHASE OF ACTIVITY ASSOCIATED WITH A SWALE.
- SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES HALF FILLED. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. STAKES MUST BE STEEL. STAKE SPACING WILL BE 6 FEET (MAX) WITH THE USE OF EXTRA STRENGTH FABRIC WITHOUT WIRE BACKING. STAKE SPACING WILL BE 8 FEET (MAX) WHEN STANDARD STRENGTH FABRIC AND WIRE BACKING ARE USED. IF ROCK FILTERS ARE USED AT LOW POINTS IN THE SEDIMENT FENCE, THE ROCK WILL BE REPAIRED OR REPLACED IF IT BECOMES HALF FULL OF SEDIMENT, NO LONGER DRAINS AS DESIGNED, OR IS DAMAGED.
- SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND BASINS WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS OR WHEN THE ROCK IS DISLODGED. BAFFLES WILL BE REPAIRED OR REPLACED IF THEY COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE. THEY WILL BE REPLACED PROMPTLY. SEDIMENT WILL BE REMOVED WHEN DEPOSITS REACH HALF THE HEIGHT OF THE FIRST BAFFLE. IN SKIMMER BASINS, FLOATING SKIMMERS WILL BE INSPECTED WEEKLY AND WILL BE KEPT CLEAN.
- ALL SEEDING AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. ALL SLOPES WILL BE STABILIZED WITHIN 21 CALENDAR DAYS. ALL OTHER AREAS WILL BE STABILIZED WITHIN 15 WORKING DAYS.
- FLOCCULANTS WILL BE USED TO ADDRESS TURBIDITY ISSUES. THE PUMPS, TANKS, HOSES AND INJECTION SYSTEMS WILL BE CHECKED FOR PROBLEMS OR TURBID DISCHARGES DAILY.

NOTE:
WETLANDS IN DISTURBED PORTIONS OF SITE SHALL BE PERMITTED BY USACE AND NCEQ AS REQUIRED.

CONSTRUCTION SEQUENCE

- INSTALL INLET PROTECTION, SILT FENCE, AND STONE CONSTRUCTION ENTRANCES.
- CLEAR & GRADE
- INSTALL UNDERGROUND UTILITIES
- INSTALL PAVEMENT
- PROVIDE 100% VEGETATIVE COVER OF ALL DISTURBED SOILS.
- CLEAN SEDIMENT FROM PIPES AFTER STABILIZATION.

COASTAL PLAIN SITE STABILIZATION SCHEDULE

- Fertilize and lime per recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.
- Incorporate lime/fertilizer 4-6 inches.
- Roughen steep slopes by tracked machinery.
- Select species based on season. Refer to tables.
- Broadcast seeds evenly and cover by raking or dragging a chain. Firm soil by rolling.
- Apply straw mulch at a rate 1-2 tons per acre. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.
- Re-fertilize if growth is not fully adequate. Reseed, re-fertilize and mulch immediately following erosion or other damage.

PERMANENT SEEDING TABLE 1

Seeding Dates	Recommended Planting	Rate (lb/ac)
Feb. 15 - Apr. 1	Tall Fescue Mixture	see table 2
Sep. 1 - Nov. 1	Tall Fescue Mixture	see table 2
Apr. 1 - Aug. 1	Hybrid Bermudagrass	see table 2
Apr. 1 - Jul. 1	Common Bermudagrass	see table 2
Mar. 1 - Jul. 1	Centipede grass	see table 2

PERMANENT SEEDING TABLE 2a-LOW MAINTENANCE MIXTURES

Site Description	Recommended Planting	Rate (lb/ac)
Well to poorly drained soils	Tall Fescue Mixture	80
	Pensacola Bahiagrass	50
	Kobe Lespedeza	40
Dry to well drained soils	Pensacola Bahiagrass	50
	Common Bermudagrass	30
	Kobe Lespedeza	10
	German Millet	10
Swales	Common Bermudagrass	40-80

PERMANENT SEEDING TABLE 2b-HIGH MAINTENANCE MIXTURES

Site Description	Recommended Planting	Rate (lb/ac)
Well to poorly drained soils	Tall Fescue Mixture	200
	Rye Grain	25
Dry to well drained soils	Hybrid Bermudagrass	50
Well drained sandy loam to sandy loams.	Centipede grass	10-20

Notes:
For seeding outside of recommended dates and/or for temporary stabilization, refer to temporary seeding table.

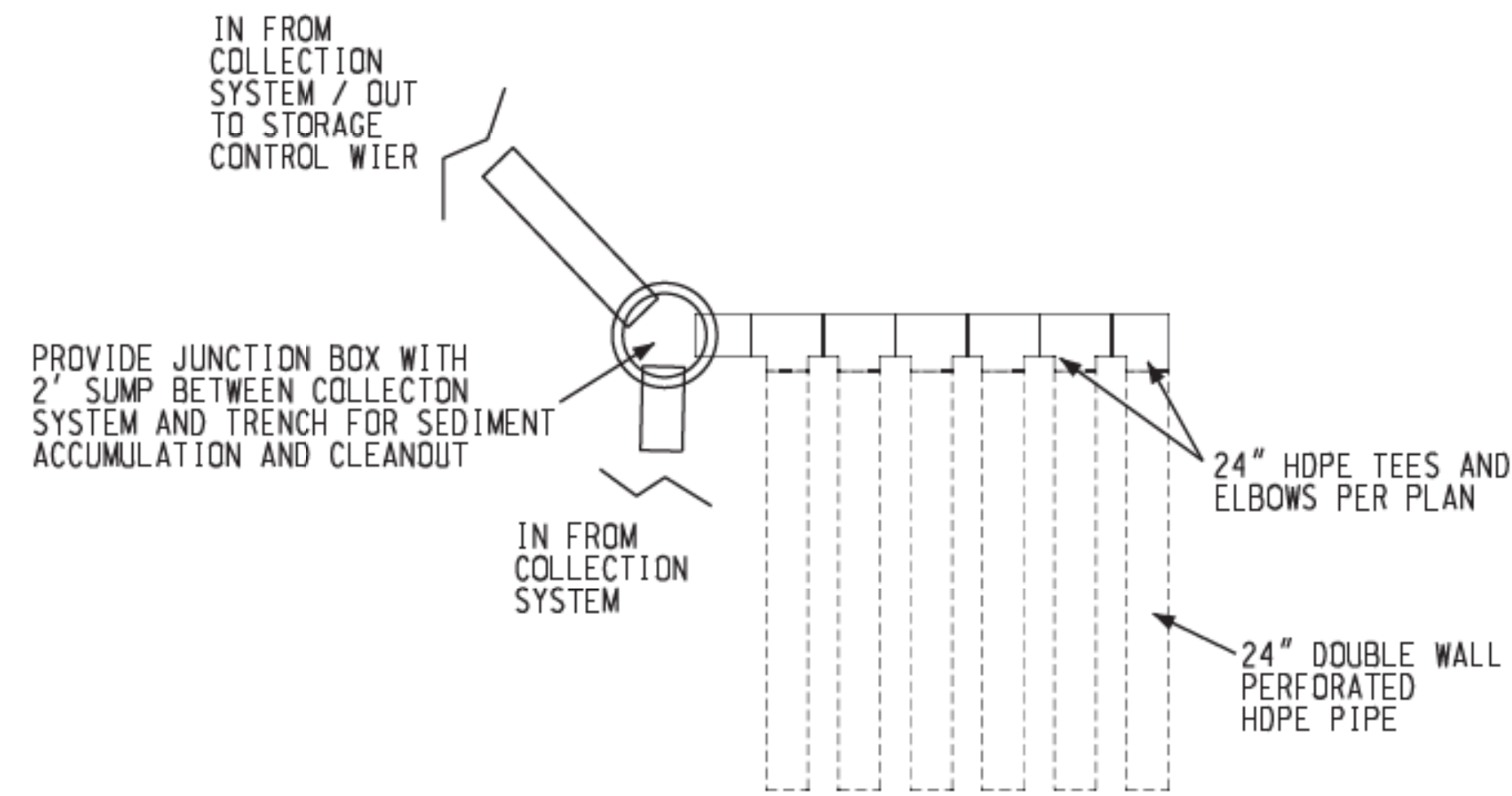
For highly erosive areas or as directed by an engineer, sod shall be provided.

TEMPORARY SEEDING TABLE

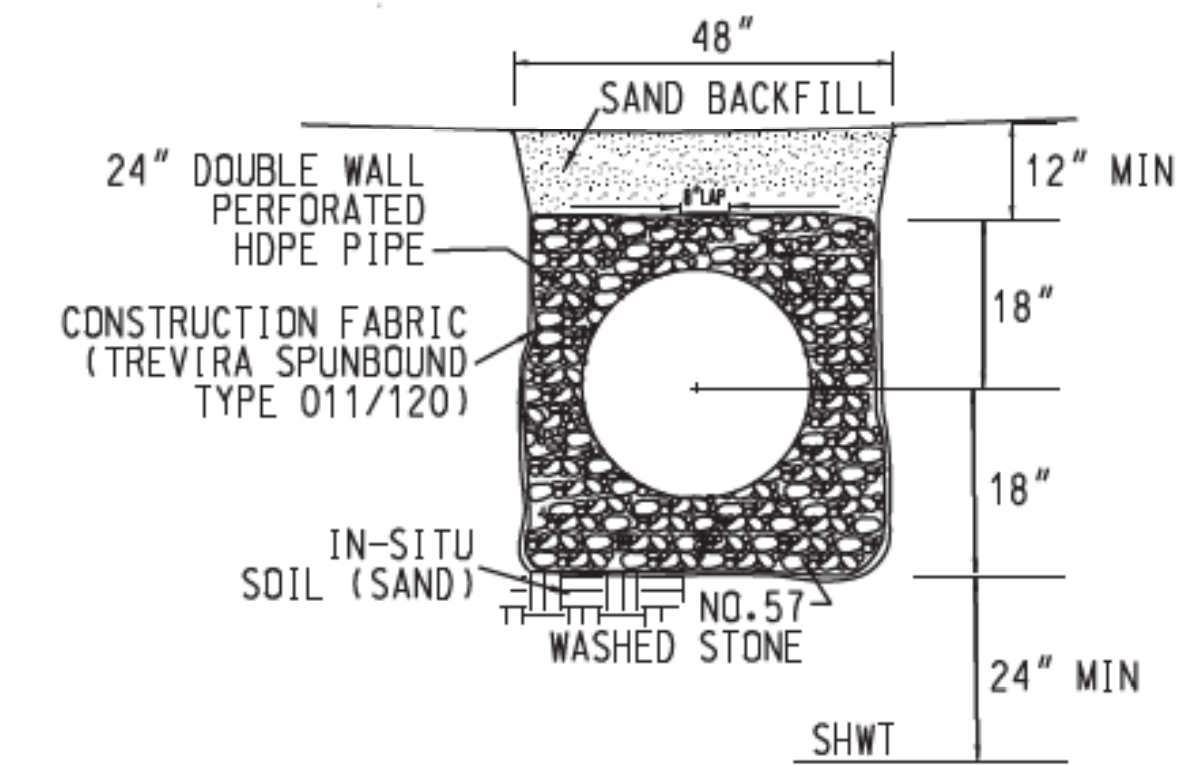
Seeding Dates	Recommended Planting	Rate (lb/ac)
Dec. 1 - Apr. 15	Kobe Lespedeza with Rye Grain	50
Apr. 15 - Aug. 15	German Millet	40
Aug. 15 - Dec. 1	Rye Grain	120

SOD INSTALLATION

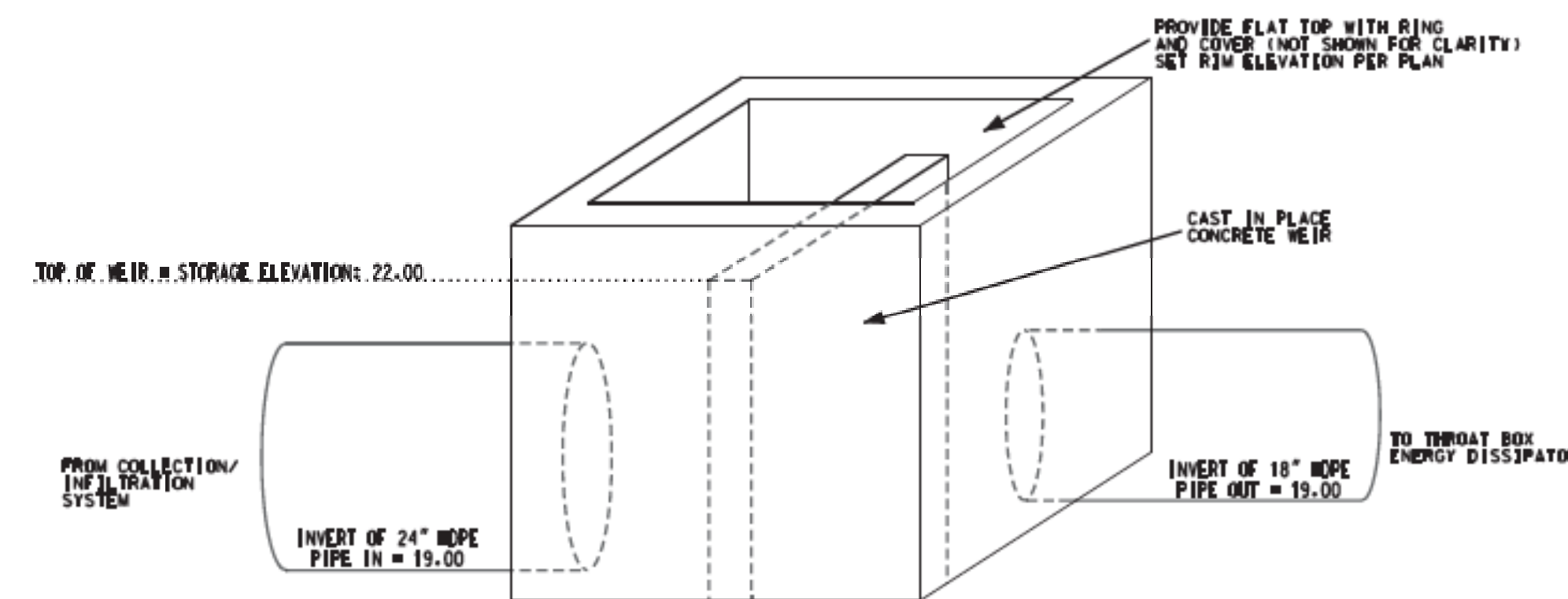
- Fertilize and lime per recommendations of soil tests or apply 100 lb/1,000 sf ground agricultural limestone and 25 lb/1,000 sf fertilizer. In the fall, use 10-10-10. In the spring, use 5-10-10.
- Incorporate lime/fertilizer 4-6 inches.
- Rake or harrow to achieve a smooth final grade.
- Roll to achieve a smooth, firm surface on which to lay the sod.
- Lightly rake and irrigate top layer of soil just prior to installation.
- Lay sod in a staggered, brick-like pattern with the longest dimension perpendicular to the slope. Avoid gaps. Use a knife to fit irregular shapes.
- Roll sod lightly after installation to ensure good sod to soil contact.
- Irrigate initially to wet soil to a depth of 4". Keep soil moist for 2-3 weeks thereafter or until sod has taken root.



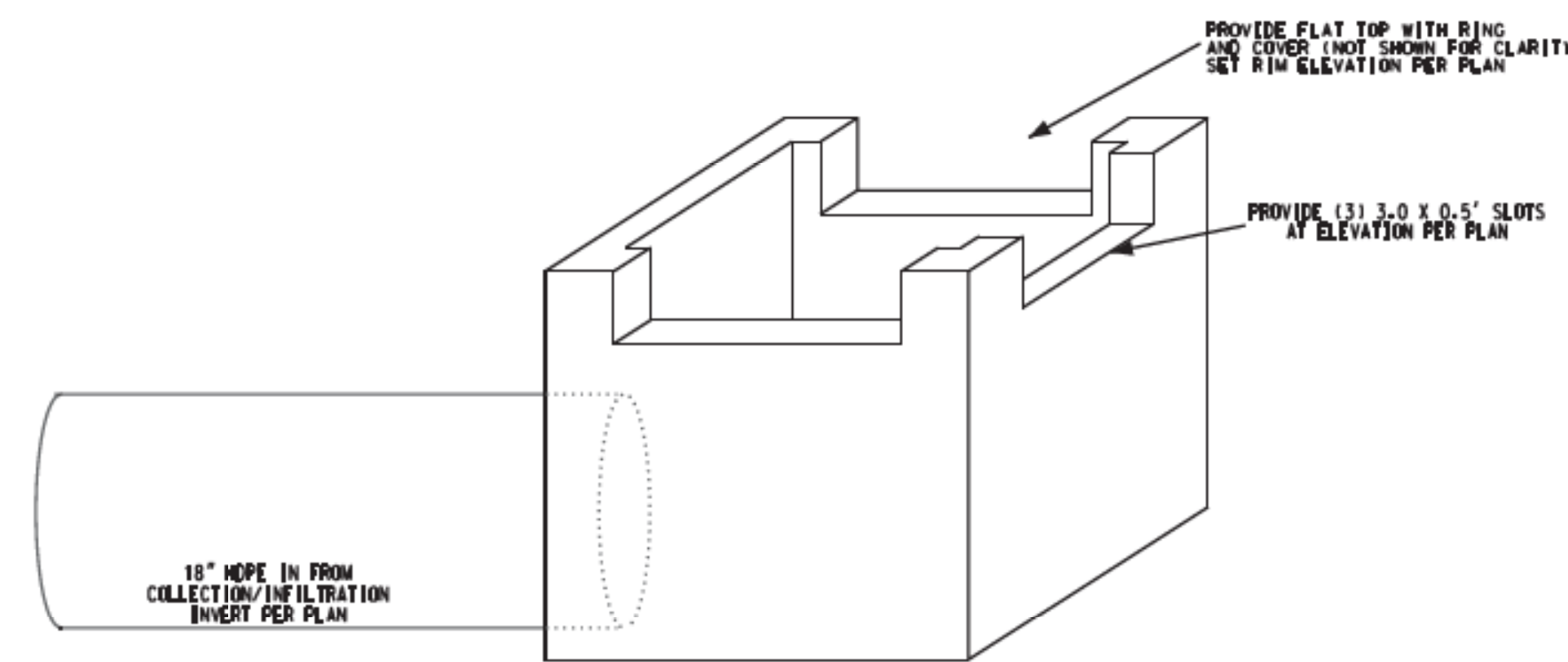
INFILTRATION TRENCH TYPICAL LAYOUT



INFILTRATION TRENCH TYPICAL SECTION



**WEIR STRUCTURE DETAIL
N.T.S.**



**THROAT BOX ENERGY DISSIPATOR DETAIL
N.T.S.**

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

CITY OF WILMINGTON
NORTH CAROLINA

Public Services • Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit #: _____

Signed: _____

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



RECEIVED
By waltonj at 1:30 pm, Mar 05, 2021

CITY OF WILMINGTON DRAINAGE PLAN - DETAILS

CAPE FEAR SOLAR SYSTEMS

910 SOUTH SECOND STREET WILMINGTON, NC

DEVELOPER: CAPE FEAR SOLAR SYSTEMS

ADDRESS: JOHN DONOHUE, 801 MARTIN ST., SUITE C-6, WILMINGTON, NC 28401, PH: (910) 252-3533, john@CapeFearSolarSystems.com

PHONE:

DESIGNED: DLM

DRAWN: DLM

APPROVED: DLM

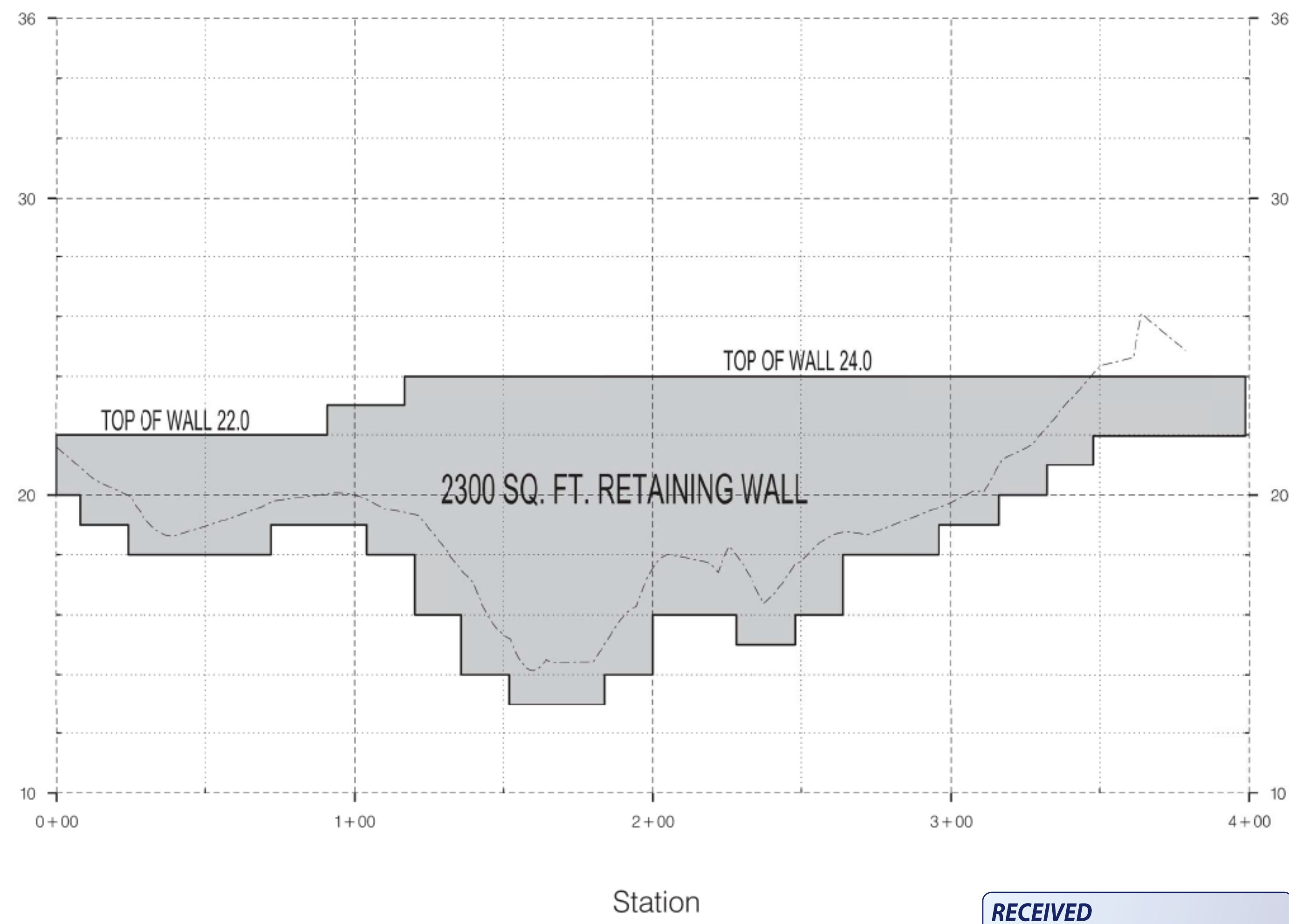
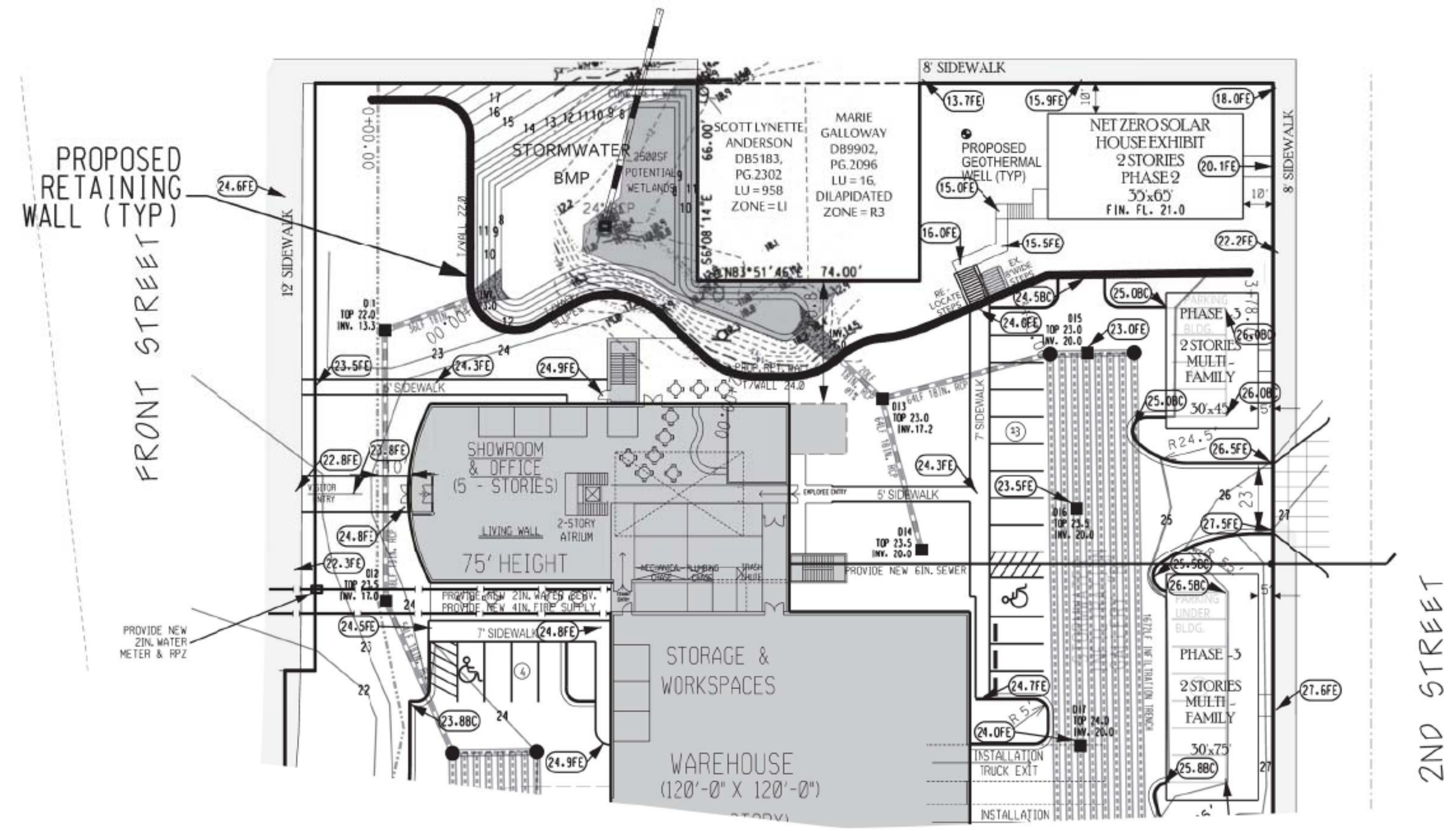
DATE: 3/4/2020

SCALE: AS NOTED

SHEET 4 OF 10

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

DAWSON STREET



REVISIONS			
BY	NO.	DATE	DESCRIPTION

RETAINING WALL PLAN/PROFILE

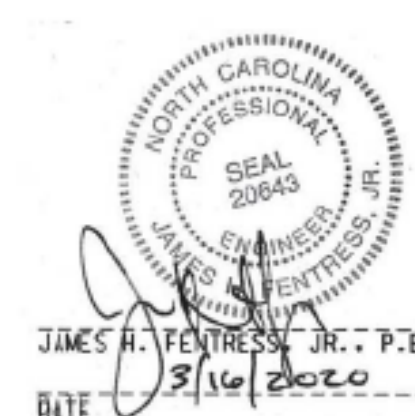
CAPE FEAR SOLAR SYSTEMS

WILMINGTON TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

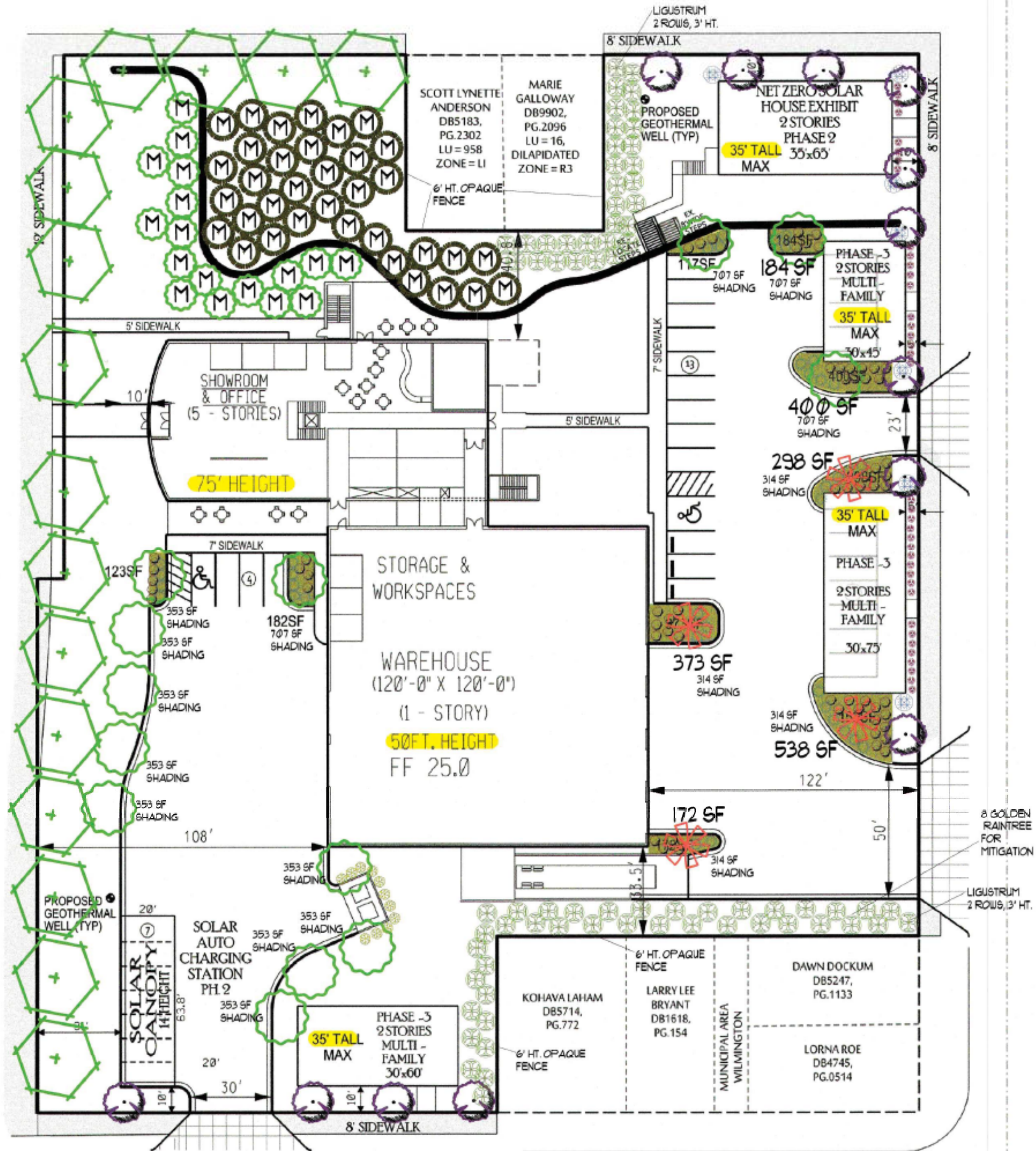
OWNER: CAPE FEAR SOLAR SYSTEMS
ADDRESS: JOHN DONOGHUE, 101 MARTIN ST. SUITE C-6, WILMINGTON, NC 28401
PHONE: 910-409-5533, john@CapeFearSolarSystems.com

DESIGNED: JHF
DRAWN: JHF
APPROVED: JHF
DATE: 3/19/20
SCALE: 1" = 30' HOR., 1" = 10' VERT.
SHEET 5 OF 10

RECEIVED
 By waltonj at 1:30 pm, Mar 05, 2021



DAWSON STREET



WRIGHT STREET

TRACT AREA -- 2.6 AC X 6" = 38 TREES 2" CALIPER REQ'D, 47 PROVIDED
 ADDRESS -- 113, 408 SF
 ZONING -- UMX-URBAN MIX USE
 BUILDINGS PROPOSED -- 8
 TAX PIN -- R05413-002-002-000
 DEED BOOK/PAGE -- 5845/629
 CANA LUC -- URBAN
 BUILDING SETBACKS
 FRONT -- 10' MAX
 SIDE -- 5'
 REAR -- 5'
 BUILDING HEIGHT -- 75' - SUP. REQUIRED
 PARKING & DRIVES -- 35, 970 SF X 20' = 6,924 SF INTERIOR SHADING REQ'D
 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

LANDSCAPE NOTES:
 1. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
 2. THE AREAS WITHIN THE TRIANGULAR SIGHT DISTANCE SHALL BE MAINTAINED FREE OF ALL OBSTRUCTIONS BETWEEN 30' AND 10'.
 3. A RAINFREEZE SENSOR SHALL BE USED IF THERE IS AN IRRIGATION SENSOR.
 4. USING THE CREATIVE STANDARD OF THE CODE, 50% OF THE STREETYARD SHALL BE PLANTED AS CALLED OUT.
 5. ALL PLANT BEDS ARE TO RECEIVE 3"4" OF PINESTRAW OR MULCH.
 6. LANDSCAPING SHALL BE COMPLETE BEFORE ISSUANCE OF A CO.

Parking Lot Shading LS Requirements
 6,594 SF Shading Req'd
 353 x 8 = 2824 SF
 314 x 4 = 1,256 SF
 707 x 4 = 2,828 SF
 TOTAL SHADING PROVIDED = 6,908 SF

Mitigation Requirements:
 1 28" & 1 24" OAKS TO BE MITIGATED.
 52" x 2 = 104" to be mitigated.
 52 Trees provided for mitigation.

LEGEND

COMMON NAME	QTY	QTY REQ'D	HT	SIZE/CALIPER
SHRUB, EVERGREEN BROADLEAF				
BOXWOOD, WINTERGREEN	38	38	12"	3 GAL
CAMELLIA, SASANQUA 'YULETIDE'	7	7	12"	7 GAL
LIGUSTRUM RECURVE	71	71	36"	7 GAL
NANDINA, GULFSTREAM	61	0	NA	3 GAL
DRIFT ROSE	36	0	NA	3 GAL
YEW, UPRIGHT JAPANESE	11	11	3'	7 GAL
TREE, DECIDUOUS				
MITIGATION				
GOLDEN RAIN TREE	14	0	14	8'
ALLEE ELM	16	0	16	8'
EAGLESTON HOLLY, TREE FORM	4	0	4	8'
BALD CYPRESS	35	35	0	8'
TRIDENT MAPLE	30	17	13	8'

CANOPY
 CANOPY
 UNDERSTORY
 CANOPY
 CANOPY

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

Approved Construction Plan
 Name _____ Date _____
 Planning _____
 Traffic _____
 Fire _____



JIM@FREEMANLANDSCAPE.COM
 910-796-1166

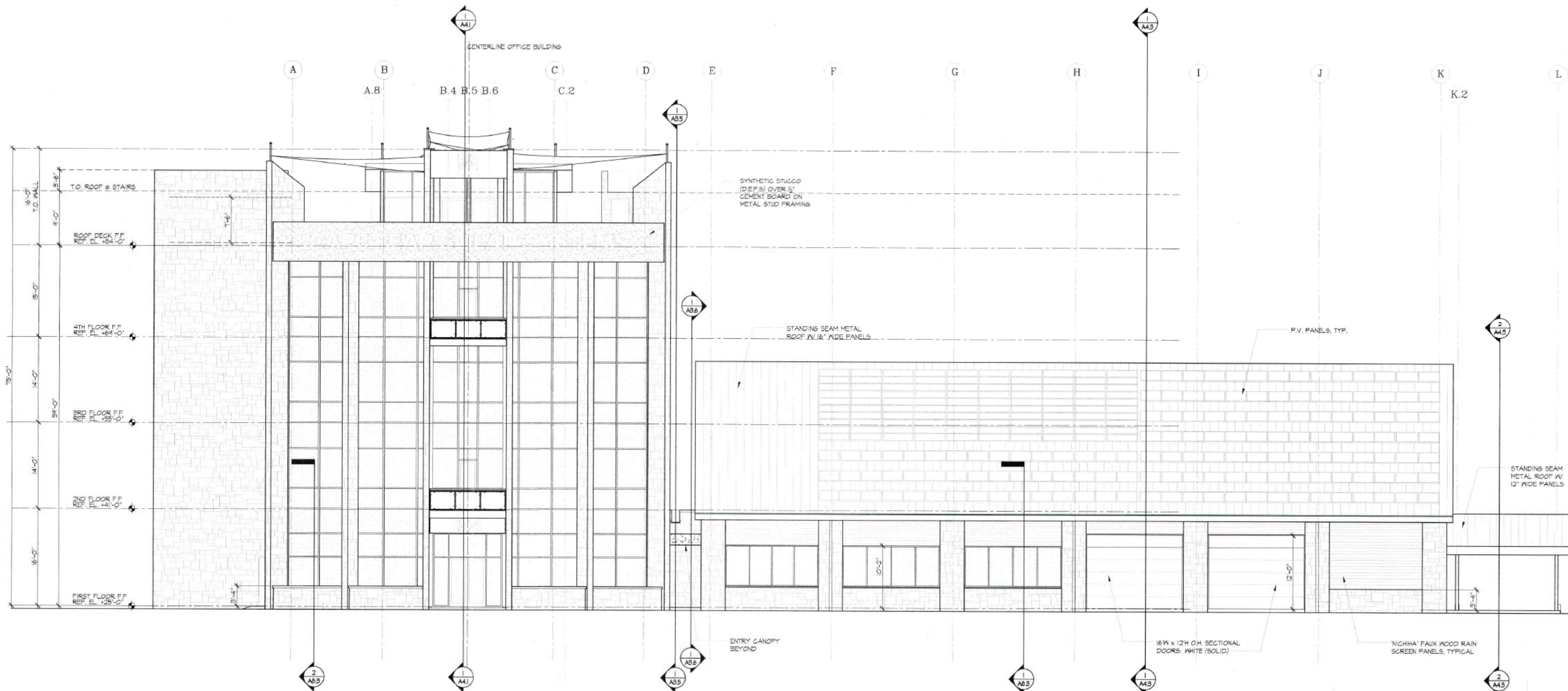
RECEIVED
 By waltonj at 1:30 pm, Mar 05, 2021

Revision #: _____
 Date: 11/23/2020

Scale:
 1" = 30'

Landscape Plan:
 Cape Fear Solar

Landscape Design by: Jim Freeman - NCLC# 0071
 Freeman Landscape, Inc.



1 FRONT STREET (WEST) ELEVATION
SCALE: 1/8" = 1'-0"

RECEIVED
By waltonj at 1:30 pm, Mar 05, 2021

Construction Document Submittal

Preliminary Drawings (not for construction)

COPYRIGHT - This drawing and the design shown herein are the property of Alternative Solar Energy Solutions Architecture, and are not to be reproduced or copied in whole or in part without the permission of the architect. The architect shall not be held responsible for any errors or omissions in the drawings, specifications, or conditions of contract, and is to be retained upon request.

"SPINDLETOP"
New Office-Warehouse Facility
For: Cape Fear Solar Systems
910 South Front Street, Wilmington, NC. 28401

REVISIONS	Description	Date

Front Street (West) Elevation

Project #1804

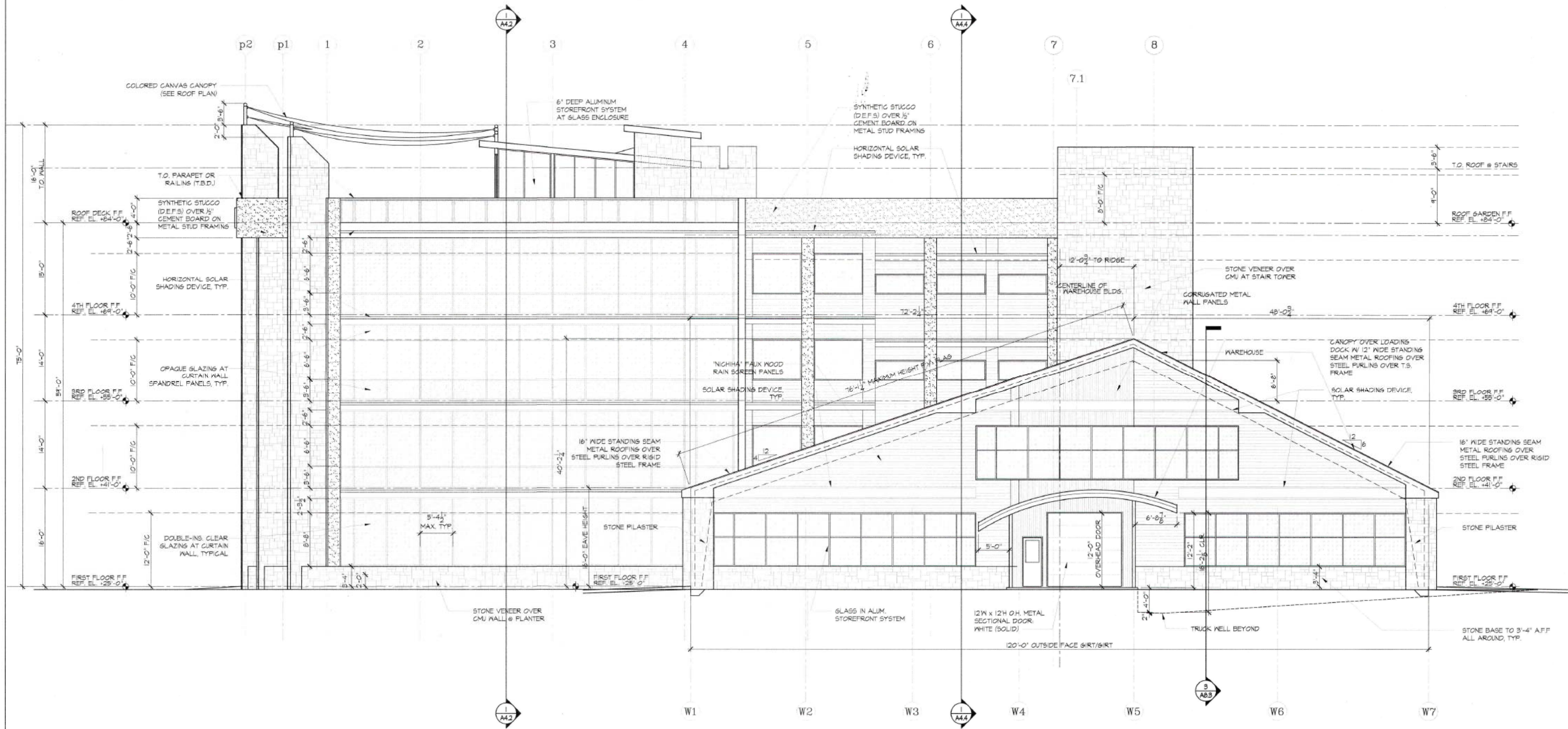
Scale: As Shown

Drawn By: MJC/DEL/VW
Checked: MJC

Date: 04/07/2020

Sheet #
7 OF 10

RESIDENTIAL / COMMERCIAL
SOLAR ENERGY SOLUTIONS
ALTERNATIVE
ARCHITECTURE
Michael J Connor, Architect
E-Mail: AltArv@belboom.com
100 West Coast, Wilmington, NC 28401



1 WRIGHT STREET (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"

RECEIVED
By waltonj at 1:30 pm, Mar 05, 2021

Construction Document Submittal

Preliminary Drawings (not for construction)

ALTERNATIVE ARCHITECTURE
RESIDENTIAL / COMMERCIAL SOLAR ENERGY SOLUTIONS
Michael J Connor, Architect
E-Mail: AlterAr@Bellsouth.net
100 Shiloh Court, Wilmington, NC 28401

"SPINDLETOP"
New Office-Warehouse Facility
For: Cape Fear Solar Systems
910 South Front Street, Wilmington, NC, 28401

REVISIONS #	Date	Description

Wright St. (South) Elevation

Project #1804

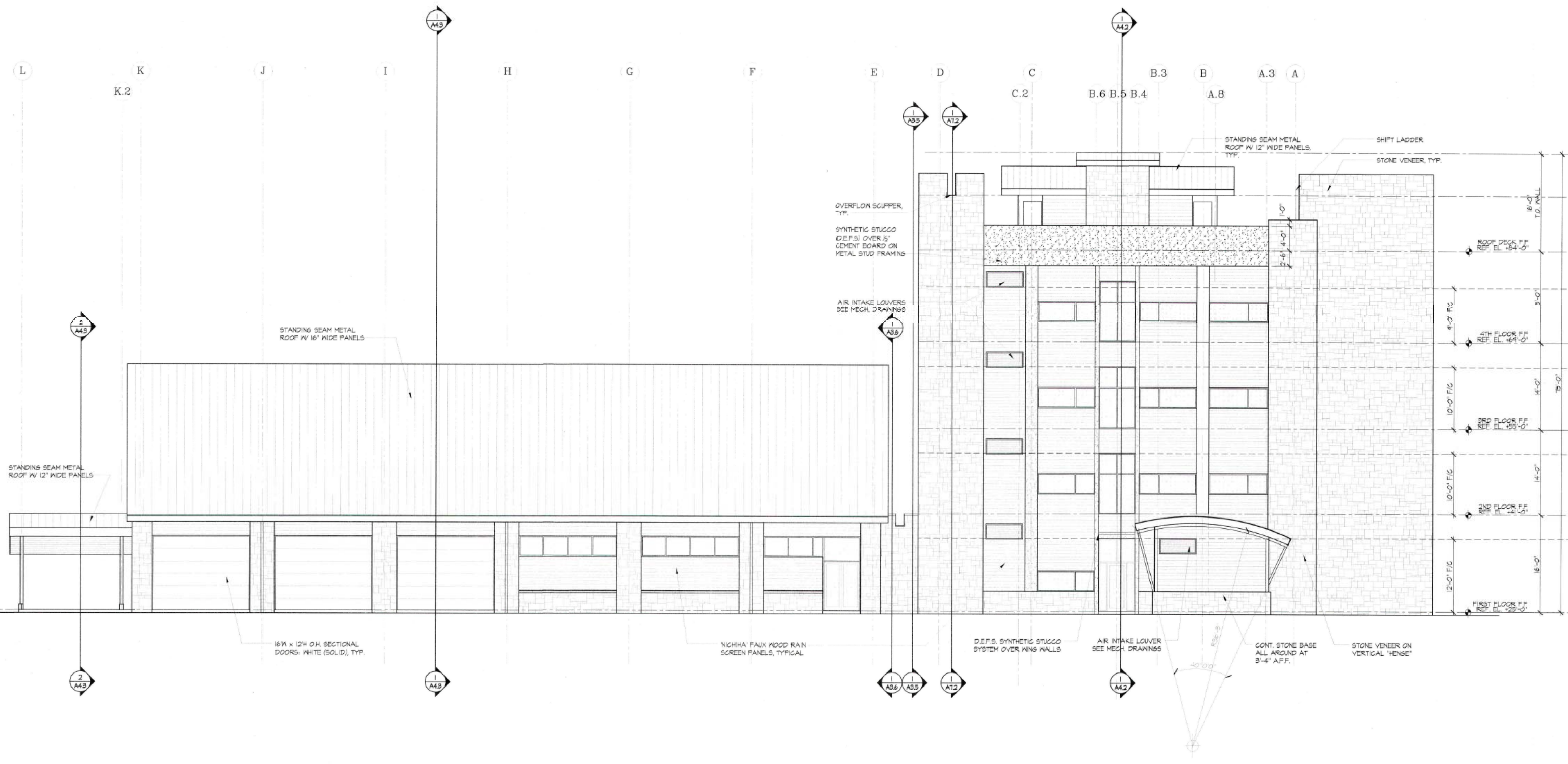
Scale: As Shown

Drawn By: MJC/DEL/AVW
Checked: MJC

Date: 04/07/2020

Sheet #

8 OF 10



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

RECEIVED
By waltonj at 1:30 pm, Mar 05, 2021

Construction Document Submittal

Preliminary Drawings (not for construction)

COPYRIGHT
This drawing and the design shown herein are the property of the Architect and are not to be reproduced or copied in whole or in part without the permission of the Architect. The drawings are to be used for the proposed project and are to be returned upon request.

"SPINDLETOP"
New Office-Warehouse Facility
For: Cape Fear Solar Systems
910 South Front Street, Wilmington, NC, 28401

REVISIONS	
#	Description

East Elevation

Project #1804

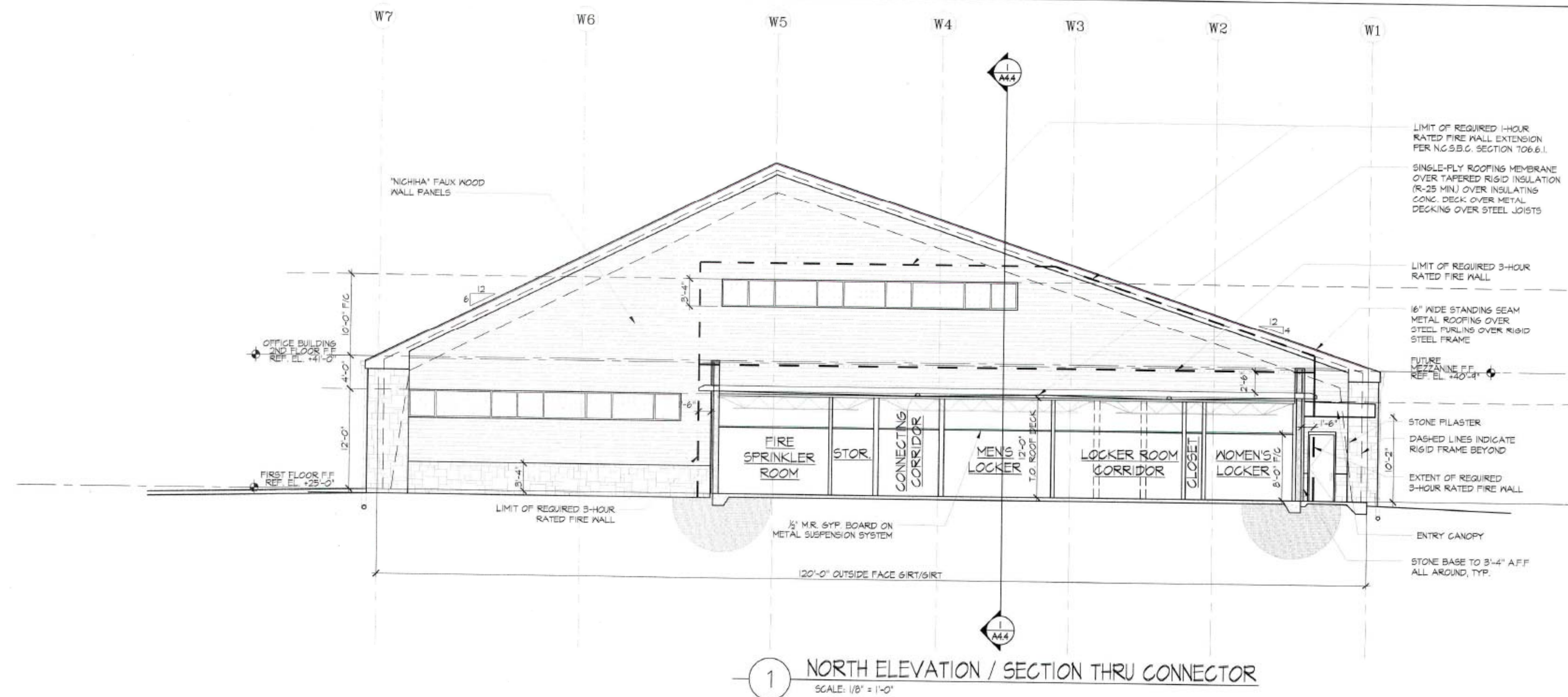
Scale: As Shown

Drawn By: MIC/DEL/VW
Checked: MIC

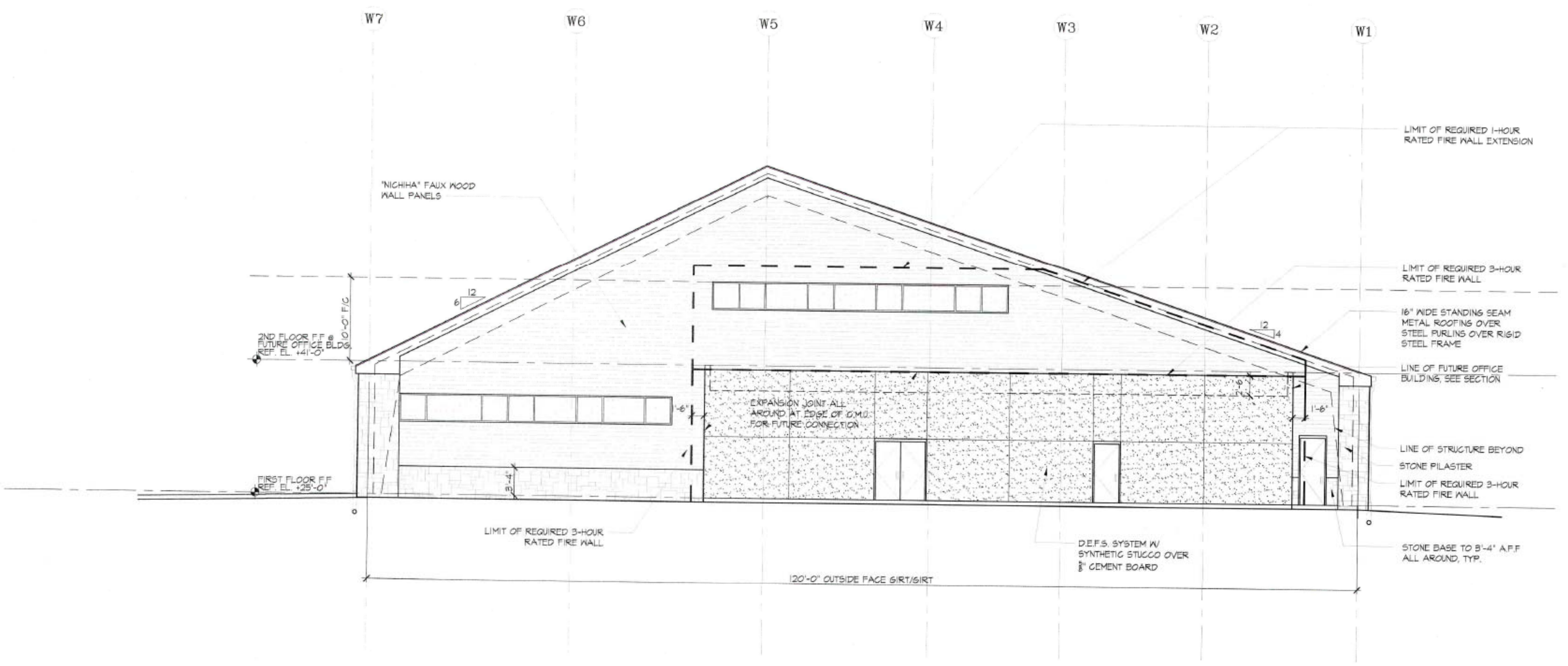
Date: 04/07/2020

Sheet #
9 OF 10

RESIDENTIAL / COMMERCIAL
SOLAR ENERGY SOLUTIONS
ALTERNATIVE
ARCHITECTURE
Michael J Connor, Architect
E-Mail: AlterArce@BellSouth.net
100 Mount Zion Way, Raleigh, NC 27605-3007.com



1 NORTH ELEVATION / SECTION THRU CONNECTOR
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION OF WAREHOUSE: PRE-OFFICE BUILDING
SCALE: 1/8" = 1'-0"

Preliminary Drawings (not for construction)

RESIDENTIAL / COMMERCIAL
SOLAR ENERGY SOLUTIONS

ALTERNATIVE
ARCHITECTURE

Michael J Connor, Architect
E-Mail: AltnArch@BellSouth.net
1600 Moore Court, Raleigh, NC 27612 Phone: 919.877.0866

COPYRIGHT: This drawing and the designs shown herein are the property of Alternative Architecture, and are not to be reproduced or copied in whole or in part without the written consent of the Architect. This drawing is only to be used for the project and site noted, and is to be returned upon request.

"SPINDLETOP"
New Office-Warehouse Facility
For: Cape Fear Solar Systems
910 South Front Street, Wilmington, NC, 28401

REVISIONS	Description	Date

Warehouse
North Elevation/
Section

Project #1804

Scale: As Shown

Drawn By: MJC/DEL/VW
Checked: MJC

Date: 04/07/2020

Sheet #

10 OF 10

RECEIVED
By waltonj at 1:30 pm, Mar 05, 2021