

SUSPENDED CROSSWALK
CAUTION LIGHTS & SIGN

- ASSUMED BM=100.00
PK NAIL IN CONC.

EX. NO PARKING SIGN

S. Front Street
66' Public Right-of-Way

REMOVE EX. WATER &
SEWER SERVICES. — —
INSTALL NEW SERVICES
IN SAME TRENCH.

- EX. TREE TO BE REMOVED

- ASSUMED BM=100.00
PK NAIL IN CONC.

S 87°00'00" W-70.0'

EX. 5' SIDEWALK

EX. 1-STORY CMU
TO BE DEMOLISHED
AND REMOVED
1,463 SF

- TREE PROTECTION FENCING
EX. 6' BLOCK PRIVACY
WALL TO REMAIN

ROBERT CARPENTER
DB:5884 @ PG:228
ZONING: UMX
USE: RESIDENTIAL

EX. GRAVEL
COURTYARD
TO BE
REMOVED
805 SF

DONALD PIKE GAIL REV. TRUST
DB:5706 @ PG:897
ZONING: UMX
USE: OFFICE/PROFESSIONAL

—EX. STUCCO &
METAL IRON WALLS

30' 0 30' 60'

GRAPHIC SCALE: 1"=30'

 WATER VALVE

 WATER METER

 TRASH CART

 MANHOLE

 BIKE RACK

 D.S. DOWNSPOUT

 FLOW ARROW

 SILT FENCE

 LIMITS OF DISTURBANCE

LOCATION MAP

SITE DATA TABLE	
PIN	R05409-016-002-000
ADDRESS	601 SOUTH FRONT ST. WILMINGTON, NC 28401
TELEPHONE	910-352-6256
EMAIL ADDRESS	hodgekinsgrace@gmail.com
ZONING	UMX
OWNER	GRACE HODGKINS
ADDRESS	601 SOUTH FRONT ST. WILMINGTON, NC 28401
ACREAGE	0.1 AC (4,620 SF)
SETBACKS REQUIRED / PROVIDED	0' ALL SIDES/SIDES: 12',7.8';FRT:6.8';BACK:19.9'
ON-SITE QUANTITIES	
EX. BLDG (FOOTPRINT - BUILDING LOT COVERAGE)	1,463 SF = 0.03 AC (32%)
EX. CONCRETE	1,922 SF = 0.04 AC (42%)
EX. GRAVEL	805 SF = 0.02 AC (19%)
TOTAL EX. IMPERVIOUS	4,190 SF = 0.10 AC (92%)
EX. CONCRETE TO BE REMOVED	1,825 SF = 0.04 AC (20%)
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PROPOSED 2-STORY BUILDING (FOOTPRINT)	1,740 SF = 0.04 AC (38%)
PROPOSED CONCRETE SIDEWALK	85 SF = 0.001 AC (1%)
PROPOSED CONCRETE DRIVE	398 SF = 0.01 AC (13%)
PROPOSED CONCRETE FRONT/SIDE OF HOUSE	840 SF = 0.02 AC (21%)
TOTAL PROPOSED IMPERVIOUS	3,063 SF = 0.07 AC (65%)
PERVIOUS GRAVEL COURTYARD	1,037 SF = 0.02 AC (21%)
TOTAL SITE BUILT-UPON AREA	4,097 SF = 0.09 AC (88%)
OFF-SITE QUANTITIES	
EX. CONCRETE TO BE REMOVED	648 SF = 0.01 AC
TOTAL EX. IMPERVIOUS TO BE REMOVED	648 SF = 0.01 AC
PROPOSED CONCRETE DRIVE WITHIN R/W	112 SF = 0.01 AC
PROPOSED ASPHALT LOADING ZONE	451 SF = 0.01 AC
TOTAL EX. IMPERVIOUS TO BE REMOVED (OFF SITE)	563 SF = 0.01 AC
TOTAL DISTURBED AREA	6,927 SF = 0.16 AC
FIRST FLOOR (APARTMENT - 1BR)	954 SF
FIRST FLOOR (RETAIL)	754 SF
SECOND FLOOR (RESIDENCE - 2BR)	1,478 SF
BUILDING HEIGHT	34
EXISTING PARKING	0 SPACES
PARKING REQUIRED	NONE (1945 CDPRPATE LIMITS)
EX. PROTECTED TREES ON SITE / PRESERVED	2 / 2
STREET TREES REMOVED / PROVIDED	3 / 3
CAMA LAND USE DESIGNATION	URBAN
USDA SOIL CLASSIFICATION - ENTIRE SITE	KURCP-3B LAND
FEMA FLOOD ZONE	FEMA MAP PANEL 372031H700L
CAPE FEAR RIVER BASIN	NORTHEAST CAPE FEAR RIVER, CLASS SC/Sw
BUILDING CONSTRUCTION TYPE	V-B
ESTIMATED TRIP GENERATION	
RESIDENTIAL	13 TOTAL, 10AM PEAK, 20PM PEAK
COMMERCIAL	16 TOTAL, 10AM PEAK, 10PM PEAK



Public Services • Engineering Division

APPROVED DRAINAGE PLAN

Date: _____ Permit # _____

Signed: _____

Approved Construction Plan

Name

Date _____

Planning

Traffic

Fire

FOR REGULATORY REVIEW - NOT FOR CONSTRUCTION

601 SOUTH FRONT STREET
GRACE HODGKINS RESIDENCE

WILMINGTON

NEW HANOVER

NORTH CAROLINA

SITE INVENTORY AND DEMOLITION



212 PRINCESS STREET
WILMINGTON, NC 28401 FIRM# C-0829
(910) 251-8544 FAX (910) 251-2208 FIRM: C-0829

DATE: 1/22/21

Scale:
 $1'' = 30'$

NNG

Checked:

Project No:

GHO120

Sheet No:

C1

Castle Street

66' Public Right-of-Way

RELOCATION OF EX. POLES MAY BE
—REQUIRED. COORDINATE WITH DUKE
ENERGY.

CONNECT NEW 5' SIDEWALK
TO EX. 5' SIDEWALK

INSTALL NEW 6' BLOCK WALL
TO MATCH EXISTING TO WITHIN
2' OF PROPERTY CORNER,
1' INSIDE PROPERTY LINE.

- SCREENED PULL OUT TRASH CART AREA
SEE DETAIL ON SHT. L1
- (4) HVAC CONDENSERS
W/4' SOLID WOOD SCREENING FENCE

— EX. 6' BLOCK PRIVACY
WALL TO REMAIN

ROBERT CARPENTER
DB:5884 @ PG:228
ZONING: UMX
USE: RESIDENTIAL

DONALD PIKE GAIL REV. TRUST
DB:5706 @ PG:897
ZONING: UMX
USE: OFFICE/PROFESSIONAL

FOR REGULATORY REVIEW - NOT FOR CONSTRUCTION

[illegible]

 WATER VALVE

 WATER METER

 TRASH CART

 MANHOLE

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 D.S. DOWNSPOUT

 FLOW ARROW

 SF SILT FENCE

 LIMITS OF DISTURBANCE

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BUILDING HEIGHT	34
EXISTING PARKING	0 SPACES
PARKING REQUIRED	NONE (1945 CORP. LIMITS)
EX. PROTECTED TREES ON SITE / PRESERVED	2 / 2
STREET TREES REQUIRED / PROVIDED	3 / 3
CAMA LAND USE DESIGNATION	URBAN
USDA SOIL CLASSIFICATION - ENTIRE SITE	KURC-B-URBAN LAND
FEMA FLOOD ZONE	FEMA MAP PANEL 3720311700L
CAPE FEAR RIVER BASIN	NORTHEAST CAPE FEAR RIVER, CLASS SICW
BUILDING CONSTRUCTION TYPE	V-B
ESTIMATED TRIP GENERATION	
RESIDENTIAL	13 TOTAL, 10AM PEAK, 20PM PEAK
COMMERCIAL	16 TOTAL, 10AM PEAK, 10PM PEAK

FIRE & LIFE SAFETY NOTES:

- Contractor shall maintain an all-weather access for emergency vehicles at all times during construction
- 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 910-343-0696
- 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.
- Prior to any clearing, grading or construction activity, tree protection fencing will be installed around protected trees or groves of trees. No construction vehicles, tools, materials or vehicles are permitted within the tree protection fencing.

GENERAL NOTES:

1. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced to match existing.
2. Contact 811 prior to contacting City of Wilmington, Traffic Engineering regarding the utilities in ROW.
3. Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.
4. All site lighting shall be located, shielded, and/or limited in intensity so as to cast no direct light upon adjacent properties, shall minimize off-site backlighting glare and up-lighting. Light posts shall be no taller than twelve (12) feet.
5. The submitted plot reflects parking, loading/unloading zones, and/or other site-specific requirements that are located partially or entirely in City owned right-of-way. Nothing in this plot conveys any title, easement, encroachment, ownership interest, or other property interest in the City owned right-of-way to the developer or property owner. These areas are not guaranteed for the perpetual uses of the developer or owner and may be converted or changed to other right-of-way purposes consistent with the City's needs.
6. Please coordinate with City Traffic Signs and Markings Manager prior to installation of any signs or markings in public ROW.

601 SOUTH FRONT STREET
GRACE HODGKINS RESIDENCE

WILMINGTON NEW HANOVER NORTH CAROLINA

SITE PLAN

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

TE:
1/22/21

1"=10'

town:	NNC
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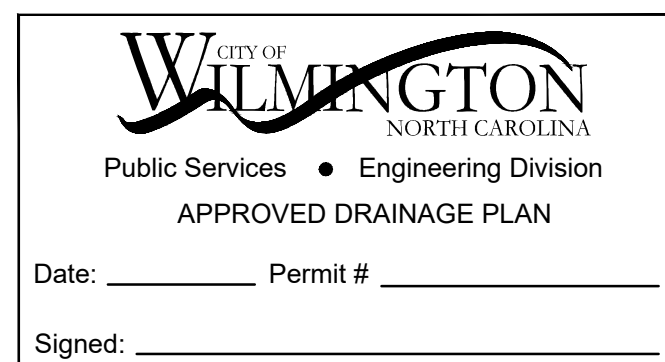
Checked: W/SI

WSE
Subject No: GH0120

Sheet No:

C2

The submitted plat reflects parking, loading/unloading zones, and/or other site-specific requirements that are located partially or entirely in City owned right-of-way. Nothing in this plat conveys any title, easement, encroachment, ownership interest, or other property interest in the City owned right-of-way to the developer or property owner. These areas are not guaranteed for the perpetual uses of the developer or owner and may be converted or changed to other right-of-way purposes consistent with the City's needs.



Approved Construction Plan

	<u>Name</u>	<u>Date</u>
Planning		
Traffic		
Fire		

10' 0 10'

GRAPHIC SCALE: 1"=10'

66' Public Right-of-Way

BUILDING DIMENSIONS

WILMINGTON
CITY OF
NORTH CAROLINA

Public Services • Engineering Division

APPROVED DRAINAGE PLAN

Date: _____ Permit # _____

Signed: _____

ROBERT CARPENTER
DB:5884 @ PG:228
ZONING: UMX
USE: RESIDENTIAL

Castle Street

66' Public Right-of-Way



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STREET TREES REQUIRED / PROVIDED	3 / 3
CAMA LAND USE DESIGNATION	URBAN
USDA SOIL CLASSIFICATION - ENTIRE SITE	KUREB-URBAN LAND
FEMA FLOOD ZONE X	FEMA MAP PANEL 3720313700L
CAPE FEAR RIVER BASIN	NORTHEAST CAPE FEAR RIVER, CLASS SC/SW
BUILDING CONSTRUCTION TYPE	V-B
ESTIMATED TRIP GENERATION	
RESIDENTIAL	13 TOTAL, 10AM PEAK, 20PM PEAK
COMMERCIAL	16 TOTAL, 10AM PEAK, 10PM PEAK

DONALD PIKE GAIL REV. TRUST
DB:5706 @ PG:897
ZONING: UMX
USE: OFFICE/PROFESSIONAL

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

Date:	1/22/21
Scale:	1"=10'
Drawn:	NNC
Checked:	WSL
Project No:	GH0120
Sheet No:	

C3

The logo for the City of Wilmington, North Carolina, is displayed. It features a large, stylized 'W' that incorporates a silhouette of the city's coastline. To the right of the 'W', the words 'CITY OF' are in small capital letters above 'WILMINGTON', which is in large, bold, serif capital letters. Below 'WILMINGTON', the words 'NORTH CAROLINA' are in a smaller, serif font. Below the logo, the text 'Public Services • Engineering Division' is written in a sans-serif font. Underneath that, 'APPROVED DRAINAGE PLAN' is written in a bold, sans-serif font. At the bottom, there are two lines for administrative use: 'Date: _____ Permit # _____' and 'Signed: _____'.

Approved Construction Plan

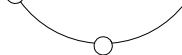
	<u>Name</u>	<u>Date</u>
Planning		
Traffic		
Fire		

FOR REGULATORY REVIEW - NOT FOR CONSTRUCTION

[illegible]

10' 0 10'

GRAPHIC SCALE: 1"=10'

LANDSCAPE LEGEND		
SYMBOL	SPECIFICATION	QTY.
	WILLOW OAK QUERCUS PHELLODES "HIGHTOWER" 2" CALIPER AT PLANTING	2
	3' x 3' IRON AGE TREE GRATE, "SONOMA"	3
	TREE PROTECTION FENCING	
	4" MULCH AROUND NEW TREES, GRASS OR SOD REMAINING	

NOTE:
LIMB UP TREES AS NECESSARY TO MAINTAIN VISION
CLEARANCE BETWEEN 30" AND 10' WITHIN SIGHT TRIANGLE.

ROBERT CARPENTER
DB:5884 @ PG:228
ZONING: UMX
USE: RESIDENTIAL

RECEIVED
By waltonj at 3:36 pm, Feb 01, 2021

Castle Street

66' Public Right-of-Way

LANDSCAPE AREA-
83 SF

S. Front Street
66' Public Right-of-Way
8"
55

- LANDSCAPE AREA
425 SF

PROPOSED 2-STY
PRECAST CONC. &
METAL STUD WALL
FFE = 99.0
1,740 SF

ROBERT CARPENTER
DB:5884 @ PG:228
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Diagram illustrating a curb and gutter detail. The curb is 18" high. The gutter is 4" deep. The curb is constructed with a 1/2" Nelson Stud welded to the frame. The grate is 2" wide. The steel angle is 1-3/4" x 1-3/4". The plastic root barrier is shown below the curb.

TREE GRATE FRAME INSTALLATION DETAIL
NOT TO SCALE

LOCATION MAP

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12'-0"

4'-0" MAX.

4'-0"

TRASH CART

TRASH CART

TRASH CART

5' P.T. SOLID WOOD FENCE

4"X4" S.Q. P.T. WOOD POST SET IN 12" DIA. CONCRETE FOOTING 36" DEEP

4'-0"

TRASH CART CONTAINMENT DETAIL

TRASH CART CONTAINMENT DETAIL

PLAN
GRACE HODGKINS RESIDENCE

LANDSCAPE PLAN



RIGHT ANGLE
ENGINEERING, P.C.
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L1

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Approved Construction Plan

	<u>Name</u>	<u>Date</u>
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Fire		

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