

PROPERTY OWNER
PROPERTY ADDRESS:
413 N. FORTH STREET
WILMINGTON, NC 28401

PROPOSED USE
PROPOSED USE:
SETBACKS

REQUIRED
NEW BUILDINGS SHALL BE CONSTRUCTED AT A SETBACK NO GREATER THAN 5 FEET FROM THE PUBLIC RIGHT-OF-WAY.

PROVIDED
SIDE SETBACK
REAR SETBACK
FRONT SETBACK
SIDE SETBACK
REAR SETBACK

TOTAL SITE AREA
SQUARE FOOTAGE CALCULATIONS:
EXISTING BUILDING SIZE:
PROPOSED BUILDING SIZE:

PROPOSED BUILDING SIZE:
GARAGE LEVEL 1,504 SF
2ND FLOOR 1,254 SF
3RD FLOOR 4,640 SF
TOTAL SQUARE FOOTAGE 7,400 SF

NUMBER OF UNITS 2
NUMBER OF BEDROOMS PER UNIT 2
NUMBER OF BUILDINGS 1 (DUPLEX)

BUILDING HEIGHT: 36 FT/150 FT/190 FT
PER CITY CODE SEC. 18-196(e),(4),g 41.5 FT

EXISTING IMPERVIOUS AREA NONE
PROPOSED IMPERVIOUS AREA 79%

LOT COVERAGE:
REQUIRED NONE
PROVIDED 58%

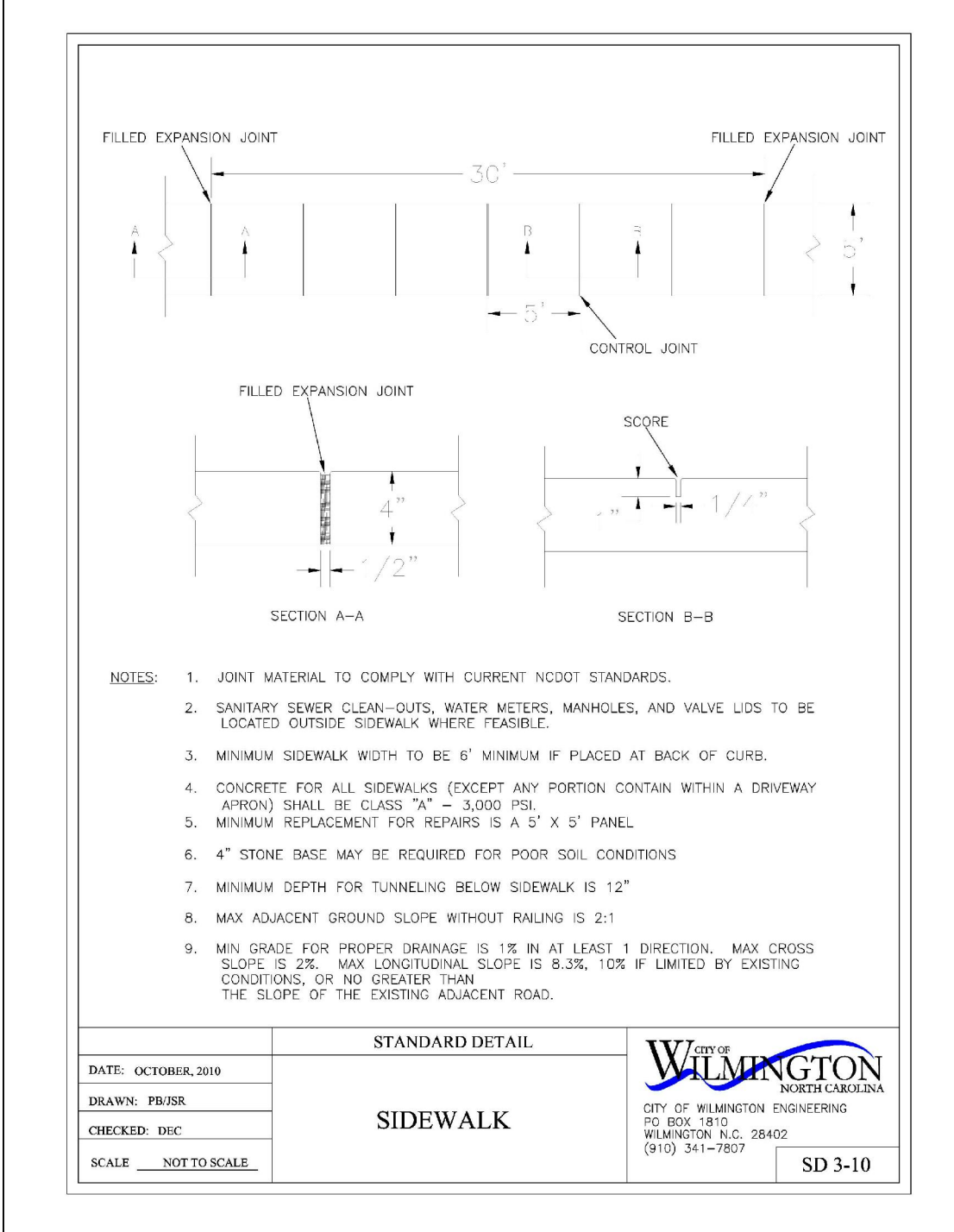
OFF STREET PARKING:
MINIMUM PARKING REQUIRED 0
MAXIMUM PARKING REQUIRED 4

CAMA LAND USE CLASSIFICATION URBAN
OVERLAY DISTRICTS
FLOOD PLAIN-OVERLAY DISTRICT NO
SPECIAL HIGHWAY OVERLAY DISTRICT NO
DAWSON-WOOSTER CORRIDOR REGULATIONS NO
WRIGHTSVILLE AVE. CORRIDOR REGULATIONS NO
SOUTH 17TH ST./INDEPENDENCE BLVD CORRIDOR REGULATIONS NO
HISTORIC DISTRICT-OVERLAY NO
CONSERVATION OVERLAY DISTRICT NO

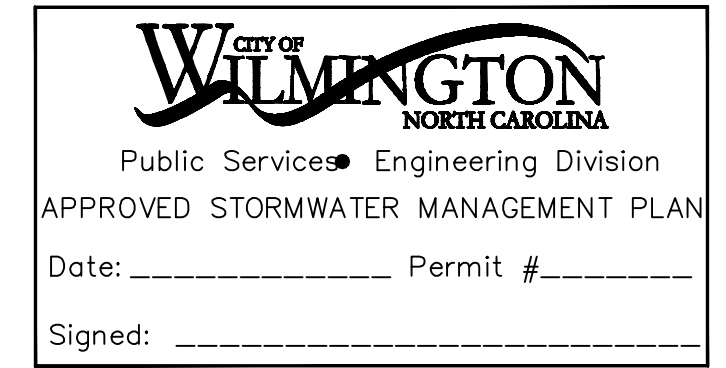
UTILITY OWNERSHIP:
WATER MAIN UTILITY CFPWA
SANITARY SEWER MAIN UTILITY CFPWA

UTILITY DEMAND:
WATER DEMAND PER 'NC RULES GOVERNING PUBLIC WATER SYSTEMS.
WATER :400 GPD (ESTIMATED CURRENT USE)
{400 GPD PER CONNECTION, 1 SINGLE FAMILY CONNECTION}
WATER:800 GPD (PROPOSED USE)
{400 GPD PER CONNECTION, DUPLEX; 2 CONNECTIONS}
SEWER DEMAND PER NORTH CAROLINA ADMINISTRATIVE CODE.
SEWER: 240 GPD(ESTIMATED CURRENT USE)
{120 GPD PER BEDROOM, 1 UNITS WITH 2 BEDROOMS}
{120 GPD PER BEDROOM, 2 UNITS WITH 2 BEDROOMS}

- GENERAL NOTES**
- THIS PLAN PROPOSES THE CONSTRUCTION OF A 3 STORY, DUPLEX BUILDING (2 UNITS) AT PROPERTY ADDRESS 413 N. FOURTH STREET, WILMINGTON, NORTH CAROLINA 28401. THE PROPERTY IS ZONED CBD (CENTRAL BUSINESS DISTRICT) AND IDENTIFIED BY PID: R04813-032-010-000.
 - THE BOUNDARY DATA SHOWN WAS SURVEYED FROM DB 0976, PG 0730 AND MAP BOOK 11, PAGE 11. ADJOINING PROPERTY INFORMATION IS SHOWN HEREON.
 - THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CITY OF WILMINGTON.
 - ALL UNDERGROUND UTILITIES WITHIN STREET RIGHT-OF-WAYS SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUB MATERIAL, CURB AND GUTTER, OR SIDEWALK.
 - THE CONTRACTOR SHALL ARRANGE FOR THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE CONSTRUCTION INCLUDING TEST HOLES TO PHYSICALLY LOCATE UNDERGROUND UTILITIES AS NECESSARY. RESULTS OF TEST PITS SHALL BE PROVIDED TO THE ENGINEER FOR CONFORMANCE PRIOR TO CONSTRUCTION.
 - THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, AS SHOWN HEREON, ARE APPROXIMATE ONLY. NO GUARANTEE IS HEREIN MADE OR IMPLIED THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN. IT SHALL BE THE CONTRACTOR'S AND/OR THE OWNER'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES AND TO VERIFY THE TYPE, SIZE, LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING THE WORK.
 - PUBLIC STREETS ARE DESIGNED TO THE CITY OF WILMINGTON TECHNICAL STANDARDS AND SPECIFICATIONS.
 - THIS PLAN MAKES NO REPRESENTATION AS TO SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
 - THESE PLANS SHALL NOT RELIEVE THE OWNER/DEVELOPER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, & FEDERAL REQUIREMENTS.
 - ALL CONSTRUCTION SHALL CONFORM TO CITY OF WILMINGTON TECHNICAL STANDARDS AND SPECIFICATIONS.
 - APPROVAL OF THIS PLAN DOES NOT GRANT APPROVAL TO TRESPASS ON THE OFF SITE PROPERTY.
 - ALL WORK MUST COMPLY WITH NORTH CAROLINA STATE BUILDING AND HANDICAPPED ACCESSIBILITY CODE VOL. 1C.
 - THIS PROJECT IS NOT WITHIN A FLOOD PLAIN.
 - CONSTRUCTION OF UTILITIES SHALL MEET ALL REQUIREMENTS AND SPECIFICATIONS OF THE CARE FEAR PUBLIC UTILITY AUTHORITY.
 - PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
 - 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.
 - CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT(48) HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
 - ANY BROKEN OR MISSING DRIVEWAY PANELS, SIDEWALK PANELS, BRICK PAVERS IN THE SIDEWALK AREA OR CURB SHALL BE REPLACED, IN ACCORDANCE WITH CITY OF WILMINGTON REQUIREMENTS AND SPECIFICATIONS.
 - SITE FENCE SHALL BE PLACED ALONG THE PROPERTY LINE TO SURROUND THE ENTIRE PARCEL.
 - TOPOGRAPHIC DATUM NGVD '29 (PENDING).
 - ALL ROOF RUNOFF SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTY OWNERS AND DIRECTED TOWARD THE CITY STREET. (VIA GUTTER AND DOWN SPOUTS)
 - SITE INVENTORY IS NOT REQUIRED DUE TO THE SITE DISTURBANCE BEING LESS THAN ONE(1) ACRE PER YEAR.
 - CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
 - TRASH DISPOSAL WILL BE CURB-SIDE PICKUP.
 - CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING AT 1-800-632-4949.
 - IF EXISTING SANITARY LATERAL IS LOCATED CONTRACTOR SHALL NOTIFY ENGINEER FOR MODIFICATION TO SANITARY LATERAL CONNECTION.
 - SOLID WASTE WILL BE ENCLOSED WITH THE PROPOSED STRUCTURE.
 - HVAC EQUIPMENT, AIR CONDITION WINDOW UNITS, AND OTHER ELECTRICAL EQUIPMENT SHALL NOT BE LOCATED ON THE STREET FRONT YARD AND SHALL BE SCREENED FROM THE RIGHT-OF-WAY.
 - UTILITY METERS AND TRANSFORMERS THAT CANNOT BE CONCEALED FROM THE PUBLIC RIGHT OF WAY SHALL BE SCREENED WITH AN OPAQUE FENCE OR WALL.
 - A TREE REMOVAL PERMIT IS NOT REQUIRED.
 - FEDERAL, STATE, AND LOCAL PERMITS ARE REQUIRED PRIOR TO FULL CONSTRUCTION RELEASE. THIS INCLUDES, BUT IS NOT LIMITED TO: STATE STORM WATER, STATE UTILITY EXTENSION PERMITS, WETLAND DISTURBANCE PERMITS, CITY STORM WATER, TREE PROTECTION PERMITS, ETC.
 - ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER.
 - A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 910-341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN, BUT MAY BE REQUIRED.
 - IF THE EXISTING SIDEWALK IS DAMAGED DURING CONSTRUCTION, CONTRACTOR TO REPLACE THE SIDEWALK TO A THICKNESS OF 6" MINIMUM REPLACEMENT FOR REPAIRS IS A 2' X 5' PANEL.
 - CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAIN WITHIN A DRIVEWAY APPROX) SHALL BE CLASS "4" - 3,000 PSI.
 - MINIMUM REPLACEMENT FOR REPAIRS IS A 2' X 5' PANEL.
 - 4" STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS.
 - MINIMUM DEPTH FOR TUNNELING BELOW SIDEWALK IS 12"
 - MAX ADJACENT GROUND SLOPE WITHOUT RAILING IS 2:1
 - MIN. GRADE FOR PROPER DRAINAGE IS 1% IN AT LEAST 1 DIRECTION. MAX CROSS SLOPE IS 2% MAX LONGITUDINAL SLOPE IS 0.3%, 1% IF LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN THE SLOPE OF THE EXISTING ADJACENT ROAD.
 - NO EXISTING PARKING METERS OR MARKED PARKING STALLS WILL BE REMOVED.



PRELIMINARY



Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

Date: _____ Permit # _____
Signed: _____

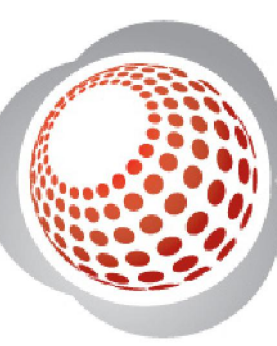


NO.	REVISION DESCRIPTION	DATE

PRELIMINARY SITE PLAN
or
NoFo #10

A PART OF LOTS 2 & 3, BLOCK 220, WILMINGTON
PARID: R04813-032-010-000
AS RECORDED IN MAP BOOK 11, PAGE 11 AND BOOK 0936, PAGE 0730
OF THE NEW HANOVER COUNTY REGISTRY
WILMINGTON TOWNSHIP WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA
SCALE: 1" = 10'

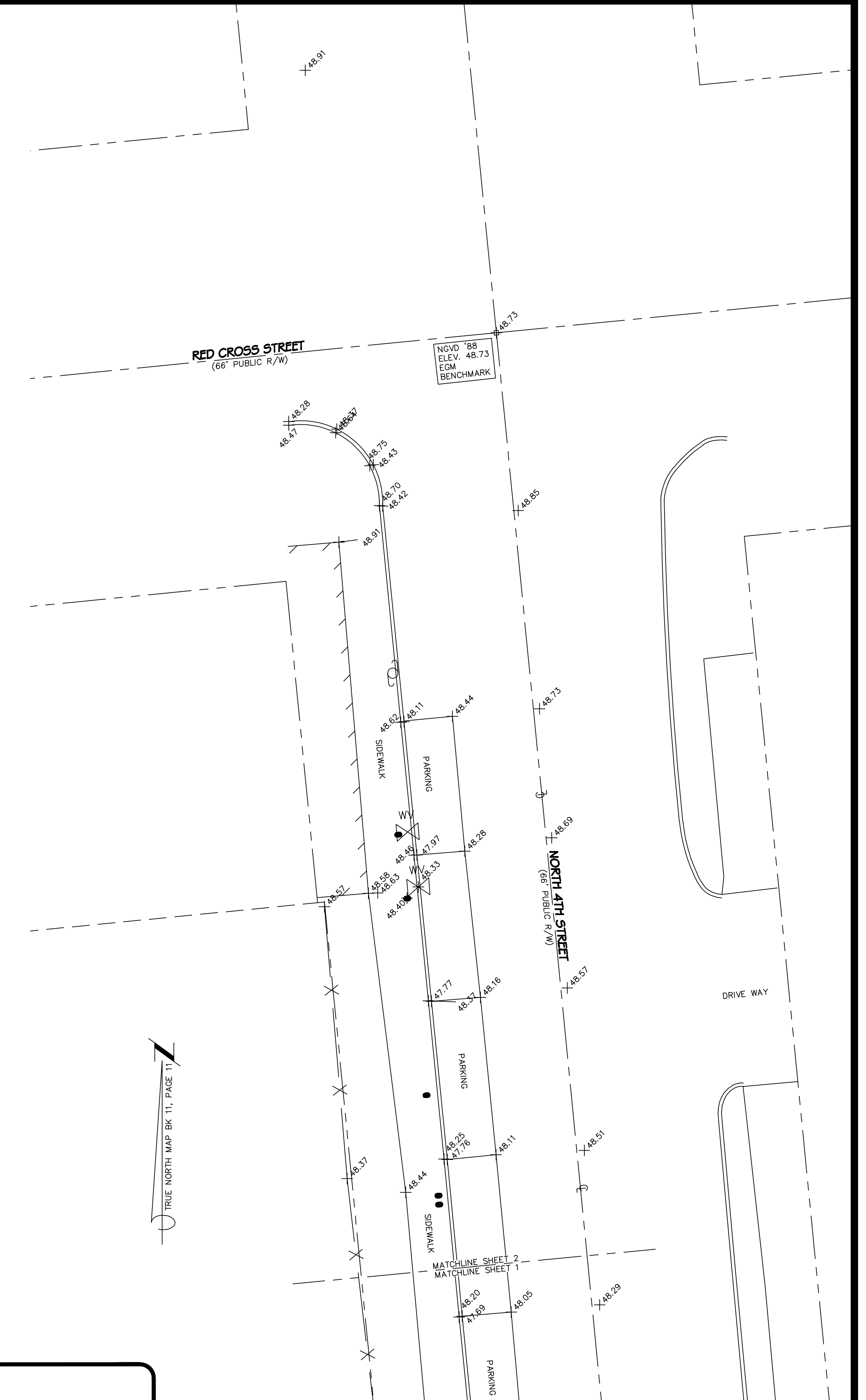
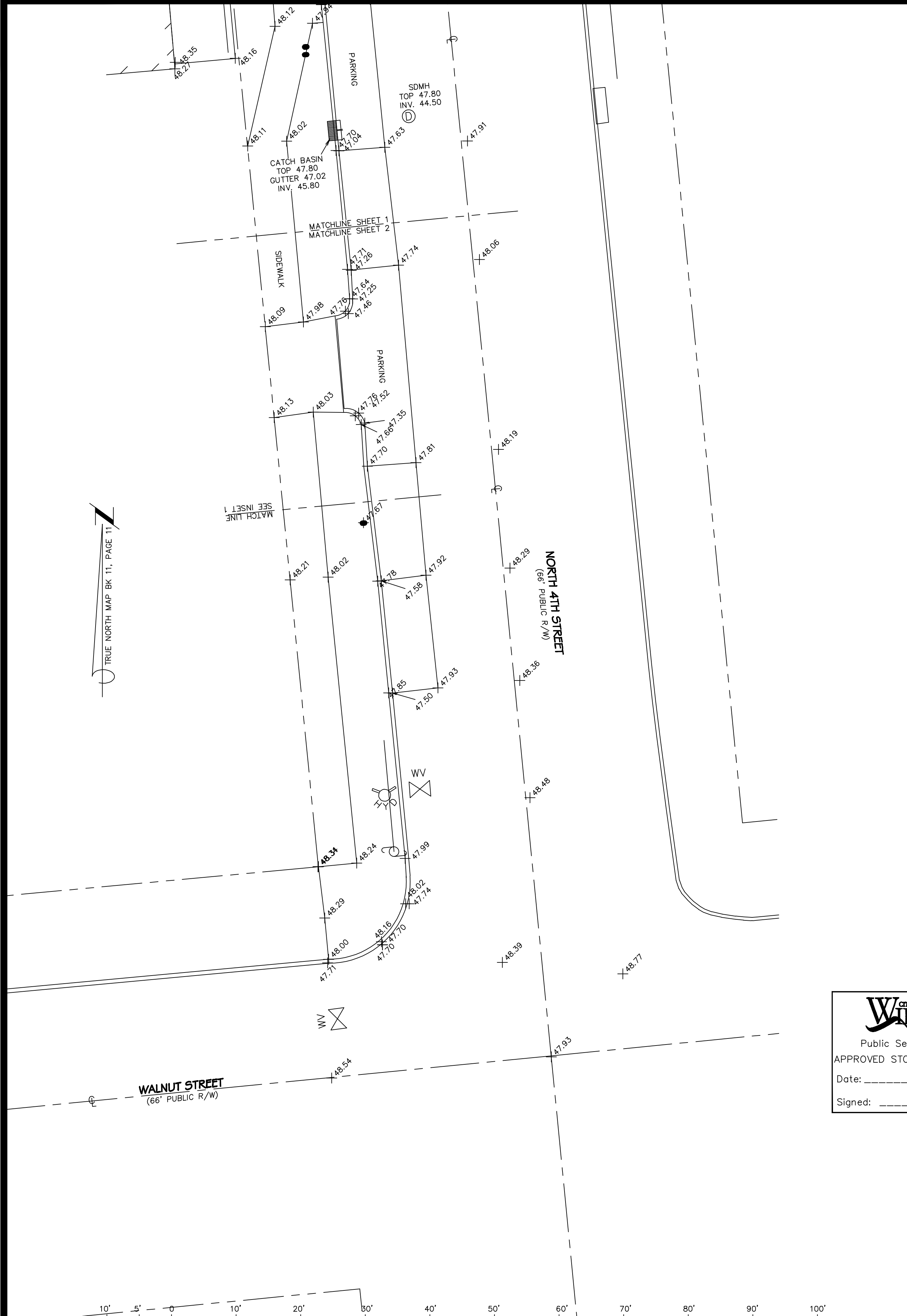
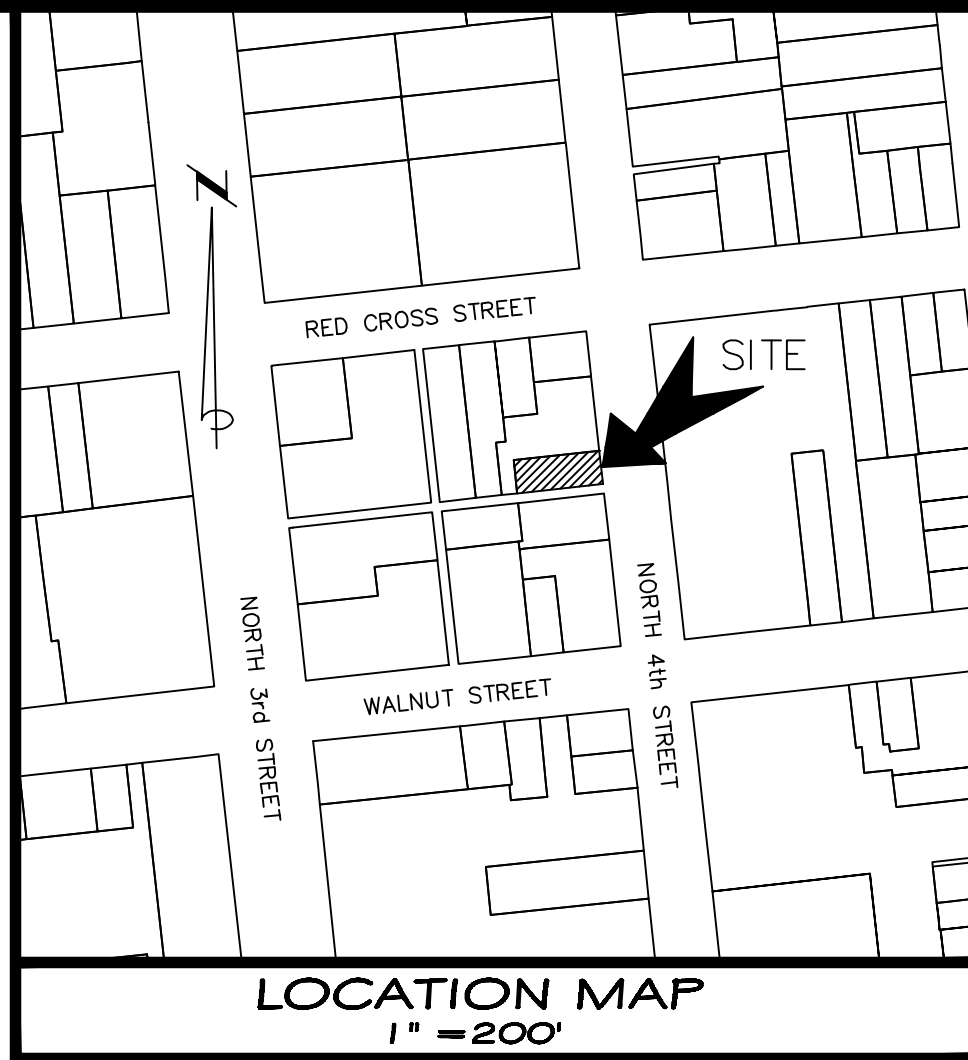
EXCLUSIVELY FOR
PLANTATION BUILDING CORP



Bateman Civil Survey Company
Engineers • Surveyors • Planners
200 N. Main Street, Holly Springs, NC 27540
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

Drawn By: SSD
Checked By: AWC
Scale: 1" = 10'
Project Number: 15W054
S-1

cc/ssd
B050 # 15W054
NOF010 180819.dwg



- LEGEND**
- EXISTING MONUMENT
 - EXISTING IRON
 - SET IRON
 - ⊗ SET "X" IN BRICK
 - + SPOT ELEVATION
 - Ⓧ STORM DRAIN MANHOLE
 - STORM DRAIN DROP INLET
 - ▒ STORM DRAIN CURB INLET
 - ⊙ SANITARY SEWER CLEAN OUT
 - ★ NEW STREET LIGHT POLE
 - ⊕ OLD STREET LIGHT POLE
 - X-X- EXISTING FENCE
 - C- CENTER LINE
 - - - ROAD RIGHT OF WAY LINE
 - - - SUBJECT BOUNDARY LINE
 - - - ADJACENT PROPERTY LINE

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

Approved Construction Plan

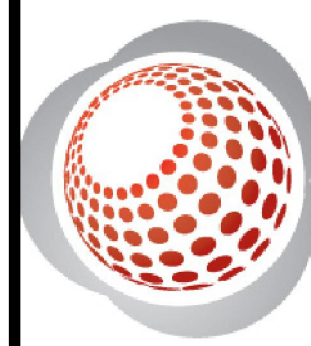
Name	Date
Planning	_____
Traffic	_____
Fire	_____

PRELIMINARY



NO.	REVISION DESCRIPTION	DATE
1	REVISED 08/20/2015	

PRELIMINARY SITE PLAN
 or
NoFo #10
 BEING
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 PARCEL: R04813-032-010-000
 AS RECORDED IN MAP BOOK 11, PAGE 11 AND BOOK 0936, PAGE 0730
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Drawn By: SSD
 Checked By: AWC
 Scale: 1" = 10'
 Project Number: 15W054
S-2

cc/ssd
 BCS# # 15W054
 NOFO10 180819.dwg