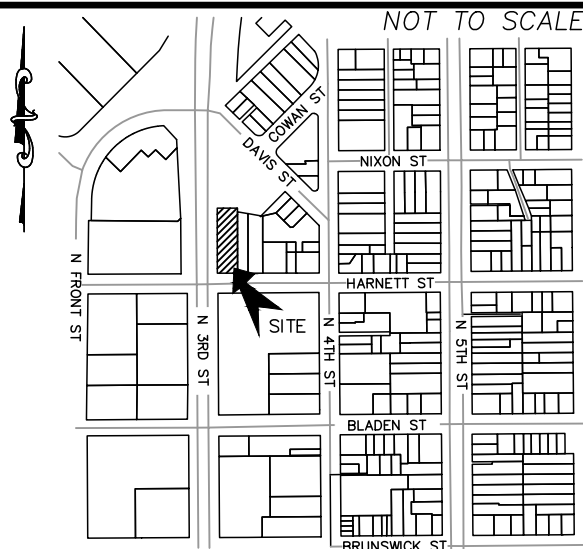


LOCATION MAP



SITE & BUILDING DATA:

TOTAL LOT AREA = 13,992 SF (0.32 AC)
PROPERTY ADDRESS IS 1002 N. 3RD STREET
PORTION PID = R04809-036-004-000
EXISTING ON-SITE DATA:
EXISTING BUILDINGS ON SITE = 467 SF
EXISTING ASPHALT = 11,236 SF
TOTAL: = 11,703 SF
11,703 SF / 13,992 SF
EXISTING 84% IMPERVIOUS
PROPOSED IMPERVIOUS
PROPOSED BUILDINGS = 8,606 SF
PROPOSED ASPHALT & CURBING = 4,376 SF
TOTAL: = 12,982 SF
*2,558 SF MIN OF PERMEABLE PAVEMENT TO BE INSTALLED TO DECREASE OVERALL IMPERVIOUS TO PRE DEVELOPMENT NUMBER OF 11,703 SF
2,558 SF X 50% CREDIT = 1,279 REDUCTION
12,982 - 1,279 = 11,703 SF
PROPOSED IMPERVIOUS OFFSITE
SIDEWALK CONNECTIONS = 520 SF

BUILDING DATA:				
NUMBER OF BUILDINGS = 4				
10 - 2 BEDROOM UNITS				
BUILDING HEIGHT = +/- 40 FT				
NUMBER OF STORIES = 3				
SQUARE FOOTAGE PER FLOOR				
BLD	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
A	636	1,548	1,248	3,432
B	954	2,322	1,872	5,148
C	954	2,322	1,872	5,148
D	636	1,548	1,248	3,432
				TOTAL
				17,160

BUILDING TYPE = IA
BUILDING AREA: 8,606 SF
LOT COVERAGE: 8,606 SF / 13,992 SF = 0.615
PROPOSED 62% BUILDING LOT COVERAGE
BUILDING SETBACKS:
EX. BUILDING
REQUIRED SETBACKS
FRONT SETBACK: 0 FT
SIDE SETBACK: 0 FT
REAR SETBACK: 0 FT
PROPOSED SETBACKS
FRONT SETBACK: 0 FT
SIDE SETBACK: 0 & 0 FT
REAR SETBACK: 21.3 FT

LEGEND

- EXISTING BOUNDARY
- PROP. BUILDING
- EXISTING CONCRETE
- EXISTING WATER
- EXISTING SEWER
- EXISTING FIRE HYDRANT
- EXISTING CONTOUR
- EXISTING STORM DRAIN
- EXISTING TREE

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 _____

AST COAST DEVELOPMENT LLC
DB 9801 PG 2611
R04712-004-002-000
LANDUSE - BUSINESS
ZONING - CBD

N/F 41N29 LLC
DB 5875 PG 1168
R04712-004-005-000
LANDUSE - BUSINESS
ZONING - CBD

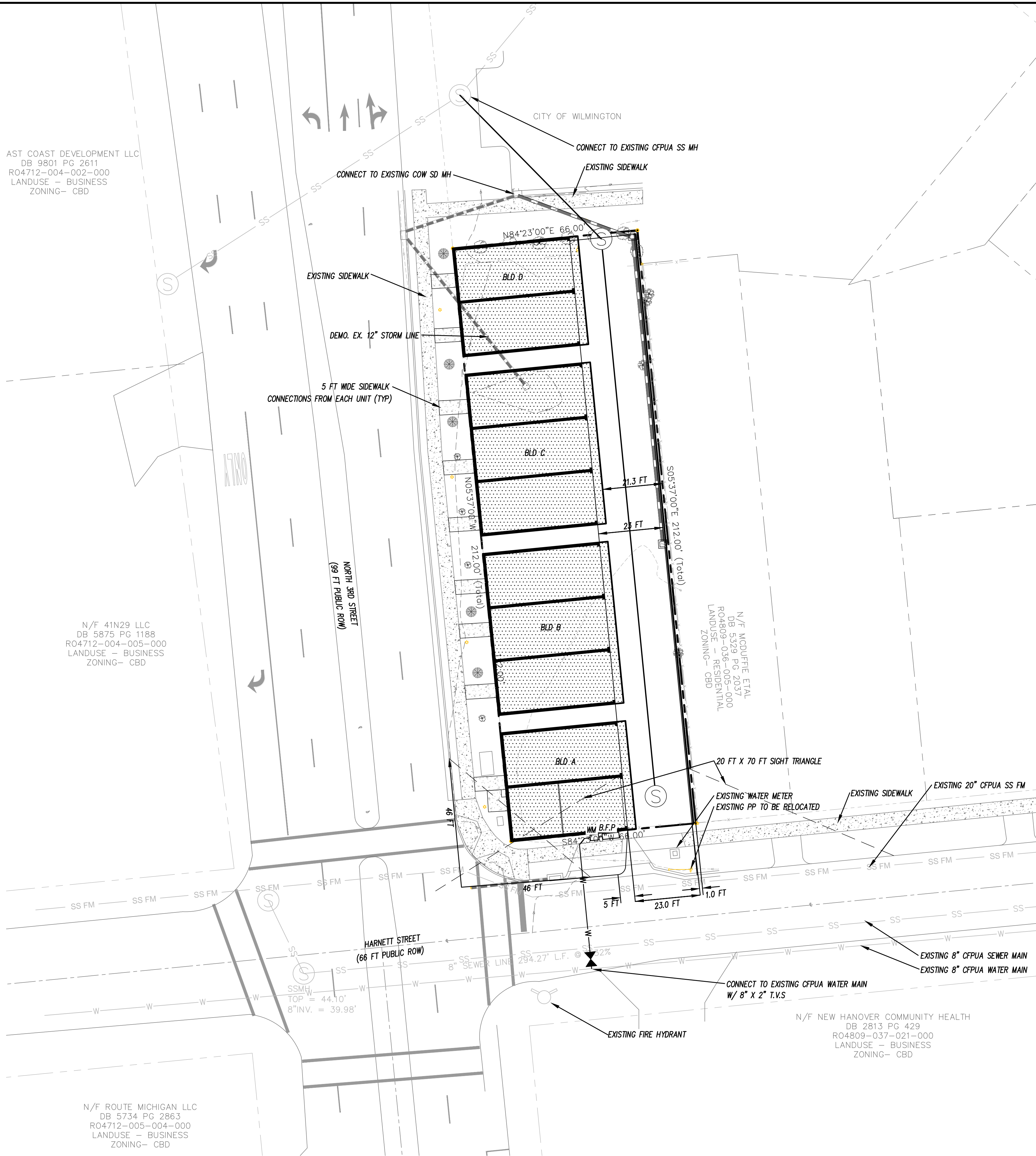
N/F ROUTE MICHIGAN LLC
DB 5734 PG 2863
R04712-005-004-000
LANDUSE - BUSINESS
ZONING - CBD

STORMWATER MANAGEMENT PLAN

APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____ PERMIT # _____
SIGNED _____

CITY OF WILMINGTON
NORTH CAROLINA
Public Services Engineering Division
APPROVED PLAN - NO PERMIT REQUIRED
Signed: _____

20 10 0 20 40 60
SCALE IN FEET: 1" = 20'



TRAFFIC ENGINEERING NOTES:

- 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 RECORDING OF THE FINAL PLAT. PLAN SHALL ADHERE TO SD 15-17.
- TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT PARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
- OPEN CUT NOTES:
 - 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 CUT MAY BE REQUIRED.
 - CONTRACTOR TO COORDINATE WITH CITY OF WILMINGTON FOR ACCEPTABLE HOURS OF CONSTRUCTION AND TRAFFIC CONTROL DURING INSTALLATION OF UTILITIES IN CITY ROADS.
 - SUITABLE COMPACTION AND APPROVED STONE & BASE COURSES TO BE INSTALLED IN PLACE OF OPEN CUT.
 - OPEN CUT TO BE SAW CUT.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR MUTCD STANDARDS.
- IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO ERECT OFFICIAL STREET NAME SIGNS AT ALL INTERSECTIONS ASSOCIATED WITH THE SUBDIVISION IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL. THE SUBDIVIDER MAY ACQUIRE AND ERECT OFFICIAL STREET NAME SIGNS OR MAY CHOOSE TO CONTRACT WITH THE CITY TO INSTALL THE STREET SIGNS AND THE SUBDIVIDER SHALL PAY THE COST OF SUCH INSTALLATION. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
- CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
- TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREA SHALL BE WHITE.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30 INCHES - 10 FT.

ENVIRONMENTAL NOTES:

- NO LAND DISTURBANCE IS PERMITTED OUTSIDE THE DESIGNATED LIMITS OF DISTURBANCE FOR SITE IMPROVEMENTS OTHER THAN WHAT IS NECESSARY TO FIT INTO EXISTING CONTOURS OR MEET LANDSCAPING REQUIREMENTS.

DEVELOPMENT NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL 341-5888 AT 1-800-432-4448. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB AND GUTTER, SIDEWALK PANELS, PAVEMENT, ETC., THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
- SOLID WASTE DISPOSAL WILL BE HAND TOTES.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON ZONING ORDINANCE & SUBDIVISION REGULATIONS.
- APPROVAL OF SITE PLAN DOES NOT CONSTITUTE APPROVAL OF PROPOSED SIGNAGE FOR THIS SITE. A SEPARATE SIGN PERMIT MUST BE OBTAINED.
- APPLICABLE STREET FRONTAGES SHALL HAVE NATURAL VEGETATIVE SCREENING MEETING CITY REQUIREMENTS.
- THE DEVELOPMENT SHALL COMPLY WITH ALL CITY TECHNICAL STANDARDS AND DEVELOPMENT REGULATIONS.
- PRIMARY BUILDING ENTRANCES SHALL BE CLEARLY DEFINED AND SHALL BE RECESSED AT LEAST THE FEET OF FRAMED BY AN ARCHITECTURAL ELEMENT. PRIMARY ENTRANCES SHOULD BE CLEARLY DISTINCTIVE FROM OTHER ENTRANCES. SECONDARY OUTSIDE BUILDING ENTRANCES TO UPPER FLOORS ON THE PRIMARY FACADE SHALL ALIGN WITH THE OUTER MOST WINDOW ON THE FRONT FACADE.

WATER & SEWER USAGE NOTES:

CURRENT WATER USAGE 0 GPD PROPOSED WATER USAGE 2,400 GPD
CURRENT SEWER USAGE 0 GPD PROPOSED SEWER USAGE 2,400 GPD
WATER - 20 BEDROOM X 120 GPD = 2,400 GPD
SEWER - 20 BEDROOMS X 120 GPD = 2,400 GPD

FIRE & LIFE SAFETY NOTES:

- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS OR FDC'S. A 3FT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
- CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE FIRE LINE PERMIT FROM COW FIRE AND LIFE SAFETY DIVISION, 910-343-0696.

UTILITY NOTES:

- PROJECT SHALL COMPLY WITH THE CITY OF WILMINGTON AND CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE SET AND ACTIVATED ON NEW MAINS UNTIL ALL REQUIREMENTS ARE MET. CALL 343-3910 FOR INFORMATION.
- IF THE CONTRACTOR DESIRES WATER FOR CONSTRUCTION HE/SHE 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.
- ALL COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY CFPWA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE CFPWA AND APPROVED BY USDOCCORV OR ASSE. CALL 799-6064 FOR INFORMATION.
- WHEN PVC WATER MAINS AND/OR POLYETHYLENE SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED COPPER WIRE INSTALLED THE ENTIRE LENGTH AND STRAPPED TO THE PIPES WITH DUCT TAPE. THE INSULATED WIRE IS TO BE STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES AND FITTINGS. THE WIRE IS TO BE ACCESSIBLE AT ALL FIRE HYDRANTS AND WATER METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
- 36 MINIMUM COVER OVER ALL WATER MAINS.
- ANY SEPARATE CONNECTION FOR IRRIGATION SHALL COMPLY WITH CITY AND CFPWA CROSS-CONNECTION REQUIREMENTS WITH APPROVED BACKFLOW PREVENTION DEVICES.
- AT LOCATIONS WHERE WATER MAIN CROSSES UNDER SANITARY SEWER, DUCTILE IRON PIPE SHALL BE USED ALONG WITH PROVIDING 24\"/>

LANDSCAPE NOTES:

- 1 STREET TREE PER 30 LF OF FRONTAGE.
 - 3RD STREET FRONTAGE = 212 / 30 = 7.1 TREES. 8 EXISTING STREET TREES TO REMAIN
 - HARNETT STREET FRONTAGE = 66 - 23 = 43. 43 / 30 = 1.4. 1 STREET TREE TO BE PLANTED ALONG HARNETT STREET.

PARKING NOTES:

- NONE REQUIRED IN CBD

VARIANCE REQUESTS

- 6.5 FT OFFSET FROM PROPERTY LINE FOR DRIVEWAY
- 60 FT DISTANCE FROM STREET INTERSECTION FOR DRIVEWAY(DRIVEWAY IS EXISTING, NEEDS IMPROVEMENTS).
- 13 FT TAPER FOR DRIVEWAYS.

GENERAL NOTES:

- NEW HANOVER COUNTY PARCEL NUMBERS: PID = R04809-036-004-000
- TOTAL PROJECT AREA: 13,992 SF (0.32 AC.)
- EXISTING ZONING DISTRICT: CBD
- LAND CLASSIFICATION: URBAN
- THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 372031100K, EFFECTIVE DATE 6/2/06
- SITE ADDRESS 1002 NORTH 3RD STREET
- EXISTING IMPERVIOUS ON-SITE = 11,703 SF
- ASBLT. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY BATEMAN CIVIL SURVEY COMPANY. VERTICAL DATUM = 88
- STORMWATER DRAINS TO CAPE FEAR RIVER, SC 18-(71)
- LAND OWNER - LIGHTHOUSE PROPERTIES OF WILMINGTON LLC 605 PLYMOUTH DRIVE WILMINGTON, NC 28405



LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

SITE PLAN FOR
NORTH 3RD INFILL
1002 N. 3RD STREET

SITE PLAN FOR
NORTH 3RD INFILL
1002 N. 3RD STREET
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: ENRIGHT, LLC
300 SERICER CT
WILMINGTON, NC 28412

PRELIMINARY

REV.	DATE	BY	REMARKS
1	10/24/16	RLW	ADDRESSING TRC COMMENTS, REVISED SHEET NUMBERS

DATE: 8-24-16

HORIZ. SCALE: 1" = 20'

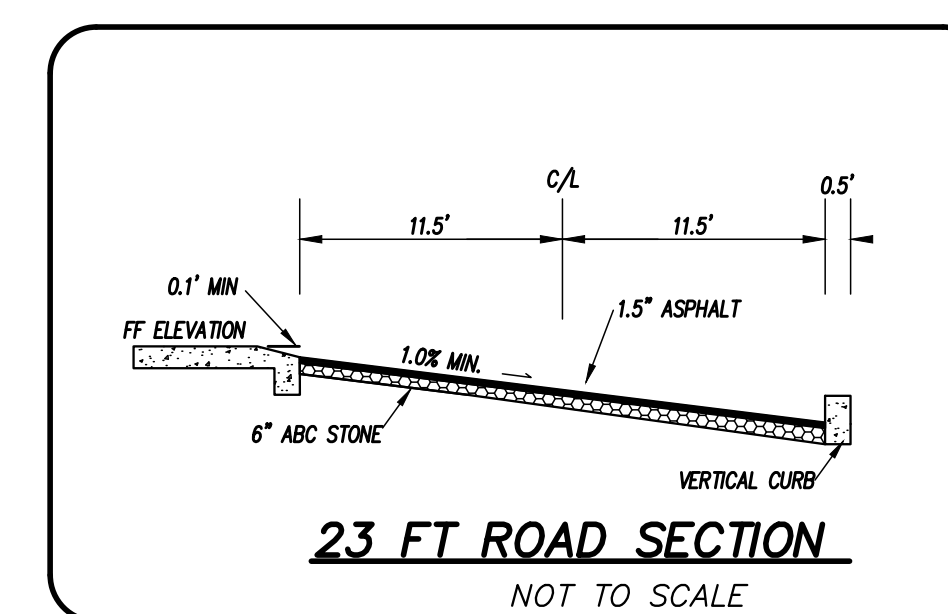
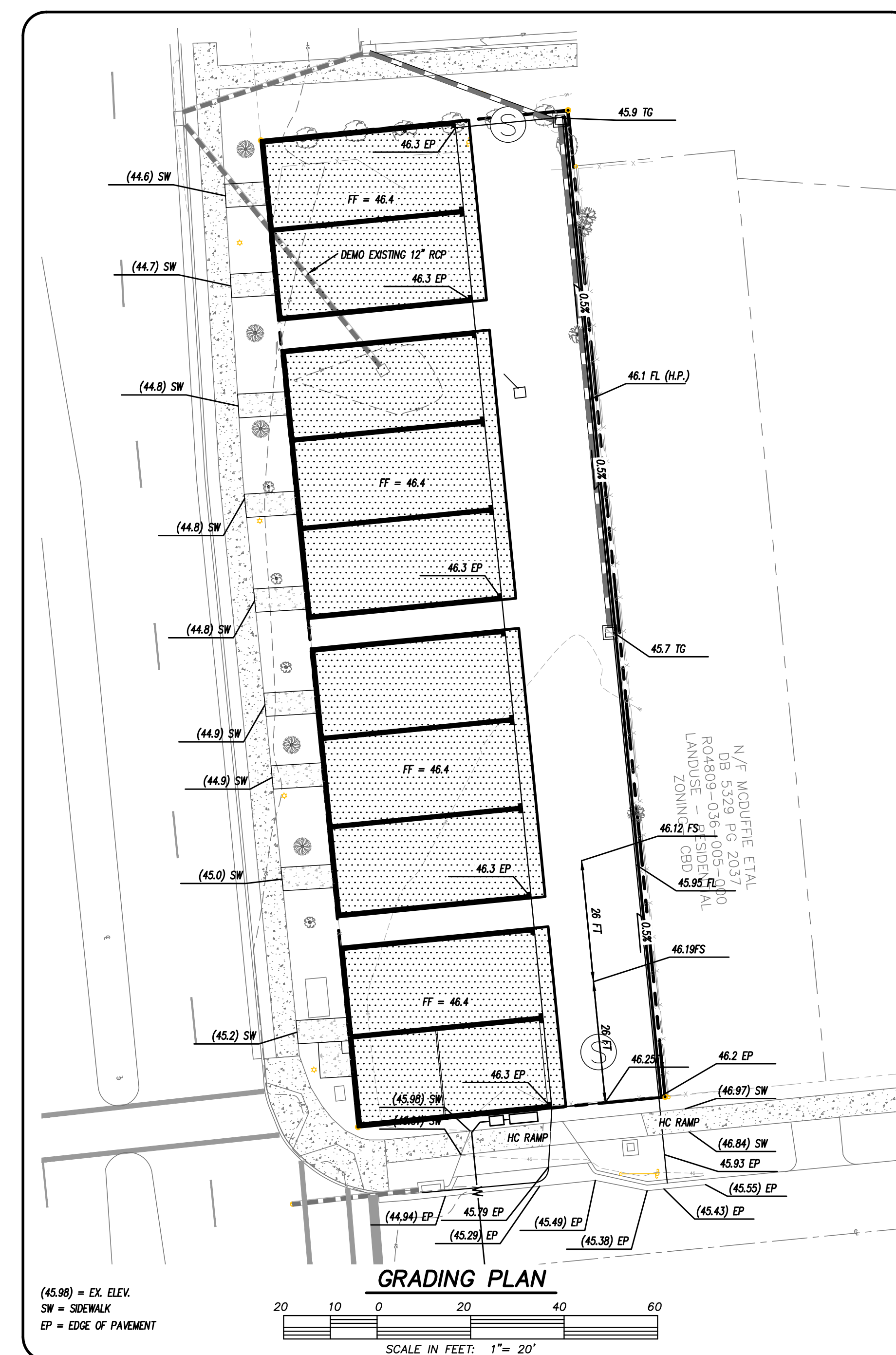
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DRAWN BY: RLW

CHECKED BY: HSR

PROJECT NO.: 16-370

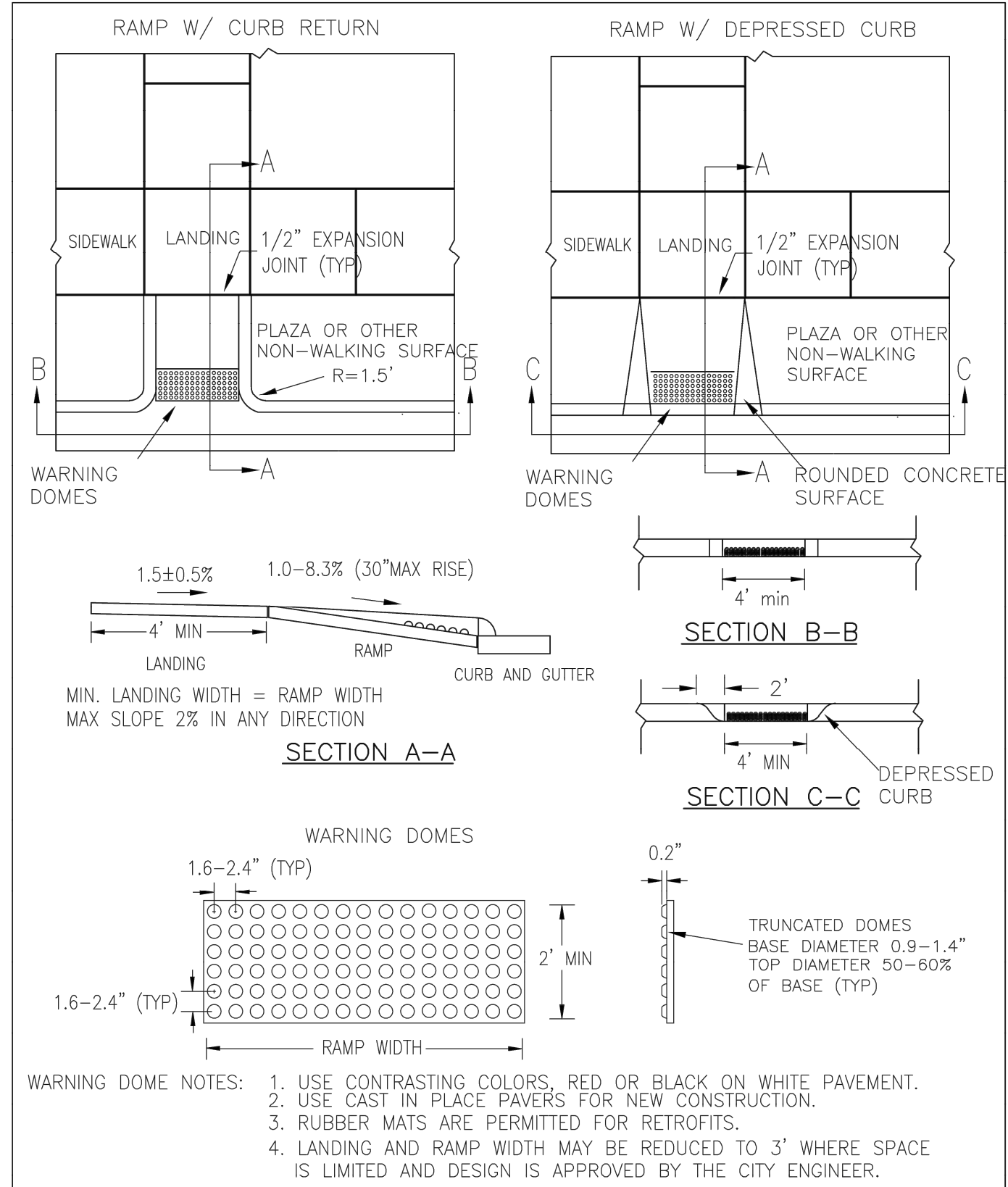
Sheet No. **3** of **11**




WILMINGTON
CITY OF
NORTH CAROLINA
Public Services • Engineering Division
APPROVED PLAN – NO PERMIT REQUIRED
Signed: _____

[illegible]

DATE: 8-24-16
HORIZ. SCALE: AS NOTED VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 16-0370



		STANDARD DETAIL			
DATE: DECEMBER, 2010		<p align="center">PERPENDICULAR CURB RAMP ADJACENT TO PLAZA</p>		<p align="center">CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON N.C. 28402 (910) 341-7807</p>	
DRAWN: PB/JSR				<div style="border: 1px solid black; padding: 5px; text-align: center;">SD3-08</div>	
CHECKED: DEC					
SCALE: <u> </u> NOT TO SCALE					

WILMINGTON
CITY OF
NORTH CAROLINA
Public Services • Engineering Division
APPROVED PLAN – NO PERMIT REQUIRED
Signed: _____

**SITE DETAILS FOR
NORTH 3RD INFILL
1002 N. 3RD STREET**

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SITE DETAILS FOR
NORTH 3RD INFILL
1002 N. 3RD STREET
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: ENRIGHT, LLC
500 SERICEA CT
WILMINGTON, NC 28412

PRELIMINARY

[illegible]

DATE: 10-24-16
HORIZ. SCALE: AS NOTED VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 16-0370