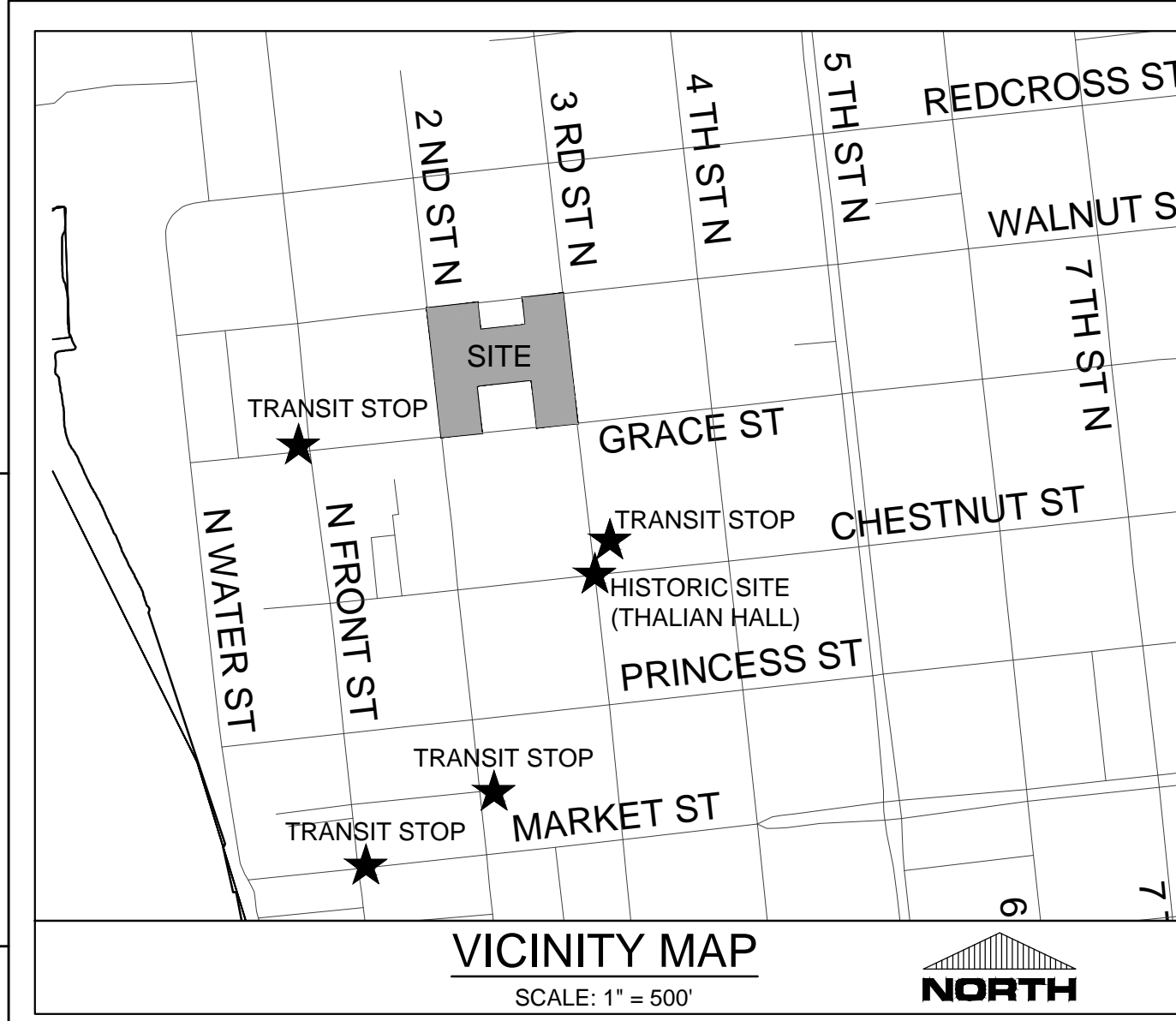




REVISIONS:

No.	Description	Date



SITE DATA TABULATION

OWNER:	RIVERBEND #1, LLC
PROJECT:	RIVERBEND 2ND AND GRACE
PROJECT ADDRESS:	229 GRACE STREET
TAX PARCEL IDENTIFICATION #:	R04817-001-012-000, R04817-001-002-000, R04817-001-001-000, R04720-005-001-000, R04817-001-014-000, R04817-001-009-000
CURRENT ZONING:	CBD
CAMA LAND USE CLASSIFICATION:	URBAN
MINIMUM ALLOWABLE BUILDING HEIGHT:	36'
BY RIGHT BUILDING HEIGHT:	100'
MAXIMUM ALLOWABLE BUILDING HEIGHT:	132'
EXISTING LAND USE:	VACANT LAND / AUTO PARKING
PROPOSED LAND USE:	RETAIL / RESIDENTIAL

SETBACK STANDARDS	PROVIDED	REQUIRED
MINIMUM FRONT SETBACK (2nd ST.)	(WEST) 0 FT.	AT LEAST 50% OF BUILDING SET AT PROPERTY LINE
MINIMUM SIDE SETBACK (WALNUT ST.)	(NORTH) 0 FT.	AT LEAST 50% OF BUILDING SET AT PROPERTY LINE
MINIMUM SIDE SETBACK (GRACE ST.)	(SOUTH) 0 FT.	0 FT.
MINIMUM REAR SETBACK	(EAST) 0 FT.	0 FT.
ENCROACHMENT	0' INTO PUBLIC ROW	0' INTO PUBLIC ROW

SITE INFORMATION	
LOT SIZE	59,222 SF (1.36 AC)
PROPOSED IMPERVIOUS AREA	
TOTAL BUILDING (PROPOSED FOOTPRINT)	50,793 SF
TOTAL PROPOSED IMP. AREA	50,793 SF (1.17 AC)

EXISTING IMPERVIOUS AREA	
BUILDING (EXISTING)	0 SF
ON-SITE PARKING (EXISTING)	44,805 SF
ON-SITE SIDEWALKS (EXISTING)	2,154 SF
ON-SITE MISCELLANEOUS	351 SF
TOTAL EXISTING IMP. AREA	47,310 SF (1.09 AC)
ON-SITE EXIST. TO BE DEMOLISHED	47,310 SF
PROPOSED PERCENT IMPERVIOUS	50,793 / 59,222 = 85.7%

BUILDING INFORMATION	
CONSTRUCTION TYPE:	II (T.B.D. BY ARCHITECT)
NUMBER OF EXISTING BUILDINGS	0
NUMBER OF PROPOSED BUILDINGS	1 (8-STORIES)
NUMBER OF UNITS	120 UNITS

GROUND:	
Retail	= 32,439 sf
Parking (ramp)	= 2,923 sf
Residential (Lobby)	= 1,744 sf
L2:	
Parking	= 15,842 sf
Residential	= 18,841 sf
L3-L7	
Parking	= 25,600 sf
Residential	= 18,841 sf
L8	
Parking	= 15,842 sf
Residential	= 18,841 sf
TOTALS:	
Retail	= 32,439 sf
Parking	= 162,607 sf
Residential	= 133,631 sf

PROPOSED BUILDING GSF	328,677 SF
PERCENT OPEN/GLAZED ALONG GRACE STREET:	50% PER CBD ZONING
PERCENT OPEN/GLAZED ALONG 2nd STREET:	50% PER CBD ZONING

PARKING GARAGE(S)	
MINIMUM PARKING REQUIRED:	N/A
MAXIMUM PARKING ALLOWED:	N/A
TOTAL BELOW GRADE MIXED USE PARKING:	98 SPACES
TOTAL ABOVE GRADE MIXED USE PARKING:	474 SPACES
TOTAL PARKING PROVIDED:	570 SPACES (TOTAL)
ACCESSIBLE PARKING REQUIRED:	4 SPACES (RETAIL LOT)
ACCESSIBLE PARKING PROVIDED:	9 SPACES (RESIDENTIAL)
BICYCLE RACK(S)/SPACES PROVIDED:	(2) RACKS WITH 10 SPACES EA.

ON-STREET PARKING	
EXISTING ALONG GRACE STREET:	3 SPACES (IN FRONT OF SITE)
PROPOSED ALONG GRACE STREET:	0 (IN FRONT OF SITE)
EXISTING ALONG 2nd STREET:	4 SPACES (IN FRONT OF SITE)
PROPOSED ALONG 2nd STREET:	13 SPACES (IN FRONT OF SITE)
EXISTING ALONG WALNUT STREET:	6 SPACES (IN FRONT OF SITE)
PROPOSED ALONG WALNUT STREET:	NO CHANGE (IN FRONT OF SITE)

UTILITY INFORMATION
OVERHEAD/UNDERGROUND ELECTRIC OVERHEAD LINES, TRANSFORMERS, AND TRAFFIC CABINETS ALONG 2nd STREET PROPOSED TO BE BURIED OR RELOCATED. DUKE ENERGY IS THE ELECTRICAL PROVIDER.

WATER & SEWER
THERE ARE WATER MAINS ON ALL SIDES OF THE SITE AND THE PROPOSED DOMESTIC AND FIRE SERVICE LINES, METERS, AND BACKFLOWS ARE YET TO BE DETERMINED. THERE IS SEWER ON ALL SIDES AS WELL EXCEPT THE ALLEYWAY, BUT GRAVITY SERVICE IS ALSO YET TO BE DETERMINED. CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) IS THE WATER AND SEWER PROVIDER.

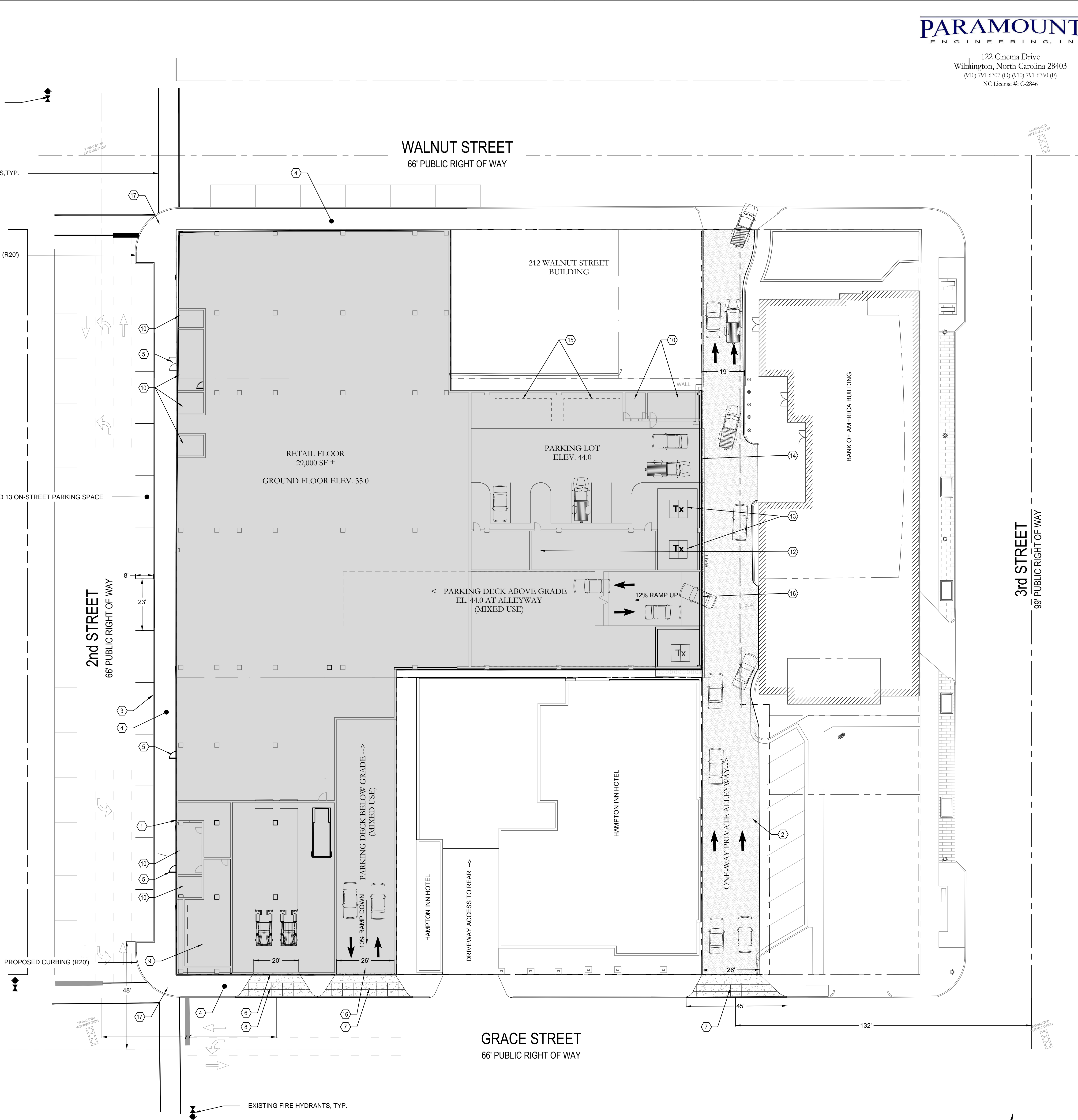
SEWER/WATER DEMAND
120 RESIDENTIAL UNITS X 360 GPD = 43,200 GPD
32,439 SF RETAIL => 2,000 gpd BASED ON ACTUAL DEMAND OF SIMILAR USE
TOTAL = 45,200 GPD REQUESTED

GAS
BASED ON THE EXISTING CONDITIONS SURVEY, THERE IS NO EXISTING GAS LINES OR METERS NEARBY; HOWEVER, GAS MAY BE PROVIDED BY PIEDMONT NATURAL GAS UPON CONFIRMATION.

LEGEND:

— OHE —	OVERHEAD ELECTRIC
— UOT —	BURIED TELEPHONE LINE
— G —	BURIED GAS LINE
— UTV —	BURIED TV CABLE
— FO —	BURIED FIBER OPTIC
— W —	WATER LINE
— SS —	SANITARY SEWER LINE
— SD —	STORM DRAINAGE LINE
— C —	EXISTING CONTOUR
— CL —	CENTERLINE
— RB —	RIGHT OF WAY/BOUNDARY
— BL —	BOUNDARY LINE
— BH —	BUILDING HATCH
— CP —	CONCRETE PAVEMENT
— AP —	ASPHALT PAVEMENT

- SITE NOTES:**
- SITE BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PROVIDED BY HANOVER DESIGN SERVICES. ADJACENT PROPERTY LINES ARE BASED ON NEW HANOVER COUNTY G.I.S. DATA AND ARE APPROXIMATE.
 - EXISTING WATER AND SEWER LINES ARE OWNED BY CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA).
 - NO TREES ARE ON THE PROPERTY.
 - SITE IS NOT LOCATED WITHIN A SPECIAL HIGHWAY OVERLAY DISTRICT.
 - SITE IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE.
 - SITE IS NOT LOCATED WITHIN A CONSERVATION OVERLAY DISTRICT.
 - NO 404 WETLAND AREAS EXIST ON THE SITE.
 - ALL UTILITIES TO REMAIN UNDERGROUND. GREASE TRAPS MAY NEED TO BE ABANDONED AND FILLED AND CLEANOUTS REROUTED. UTILITIES SHALL CONFORM TO CROSS CONNECTION REGULATIONS OF THE CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA).
 - TRASH TO BE DISPOSED OF BY COMPACTORS AND DUMPSTERS (PRIVATE SERVICE, NOT CITY SERVICES).
 - NEW BUILDING SIGNS WILL BE LOCATED AND APPROVED BY THE NEW HANOVER COUNTY PLANNING DEPARTMENT. SITE FREESTANDING SIGNS OR MODIFICATIONS TO BE APPROVED BY CITY OF WILMINGTON.
 - TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
 - ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN PARKING AREA SHALL BE WHITE.
 - NO EXISTING DRIVEWAYS ARE TO BE CLOSED UNLESS NCDOT PLANS SPECIFY OTHERWISE.
 - HEATING/AIR EQUIPMENT IS LOCATED WITHIN THE BUILDING FOOTPRINT.
 - CONTRACTOR SHALL MAINTAIN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
 - STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
 - PROTECTIVE FENCING IS TO BE PROPERLY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
 - ANY GROUND LEVEL MECHANICAL EQUIPMENT TO BE SCREENED AS NECESSARY.
 - NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN 30-INCHES AND 10-FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SITE DISTANCE.



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

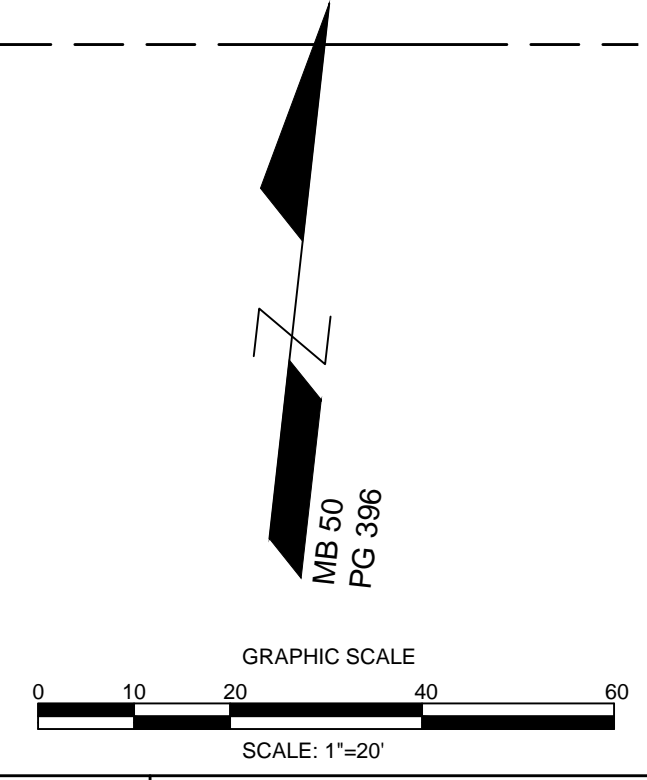
WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED PLAN - NO PERMIT REQUIRED

Signature: _____

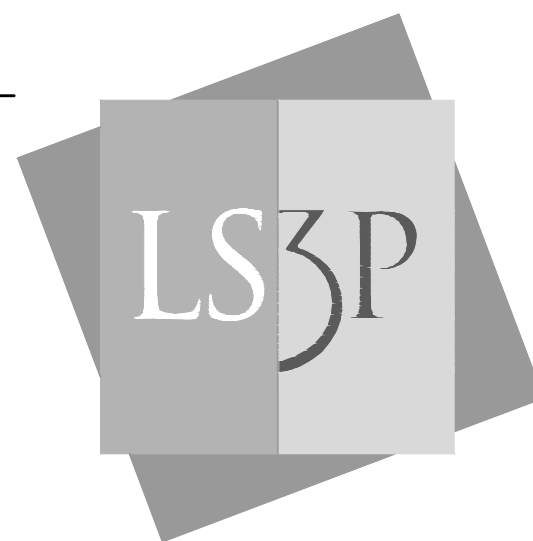
Approved Construction Plan

Name	Date
Planning _____	_____
Traffic _____	_____
Fire _____	_____

- SITE PLAN KEY:**
- | | | | |
|---|---|---|---|
| ① BUILDING FACADE SIGNAGE ARCH. DETAILS | ⑥ ROLLED GARAGE DOOR ARCH. DETAILS | ⑪ FIRE COMMAND ROOM ARCH. DETAILS | ⑭ PARKING GARAGES ARCH. DETAILS |
| ② LIGHT DUTY ASPHALT PAVING REFER TO DETAIL C-4.0 | ⑦ CITY STD. DRIVEWAYS REFER TO DETAIL C-4.0 | ⑫ FIRE RISER/ELECTRICAL ROOM ARCH. DETAILS | ⑮ ACCESSIBLE CURB RAMPS REFER TO DETAIL C-4.0 |
| ③ GRANITE CURB DETAIL T.B.D. | ⑧ DELIVERY DOCKS/TRASH COMPACTOR ARCH. DETAILS | ⑬ TRANSFORMERS ARCH. DETAILS | |
| ④ CONCRETE SIDEWALK REFER TO DETAIL C-4.0 | ⑨ MULTI-FAMILY LOBBY (GROUND FLOOR) ARCH. DETAILS | ⑭ BANK OF AMERICA 6-SPACE PARKING LOT ARCH. DETAILS | |
| ⑤ DOORWAY ARCH. DETAILS | ⑩ STAIRS/ELEVATOR (GROUND FLOOR) ARCH. DETAILS | ⑮ GENERATORS ARCH. DETAILS | |



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



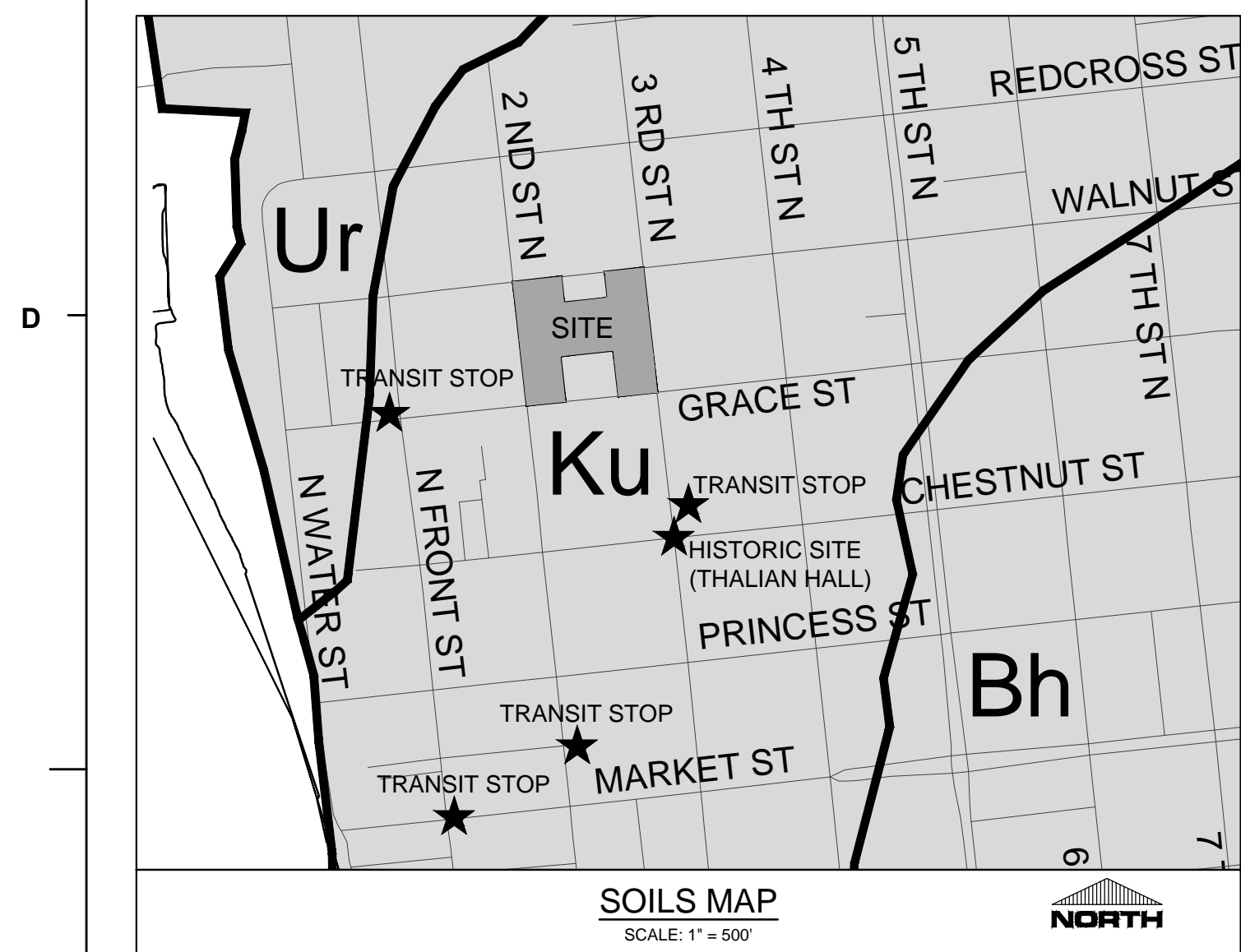
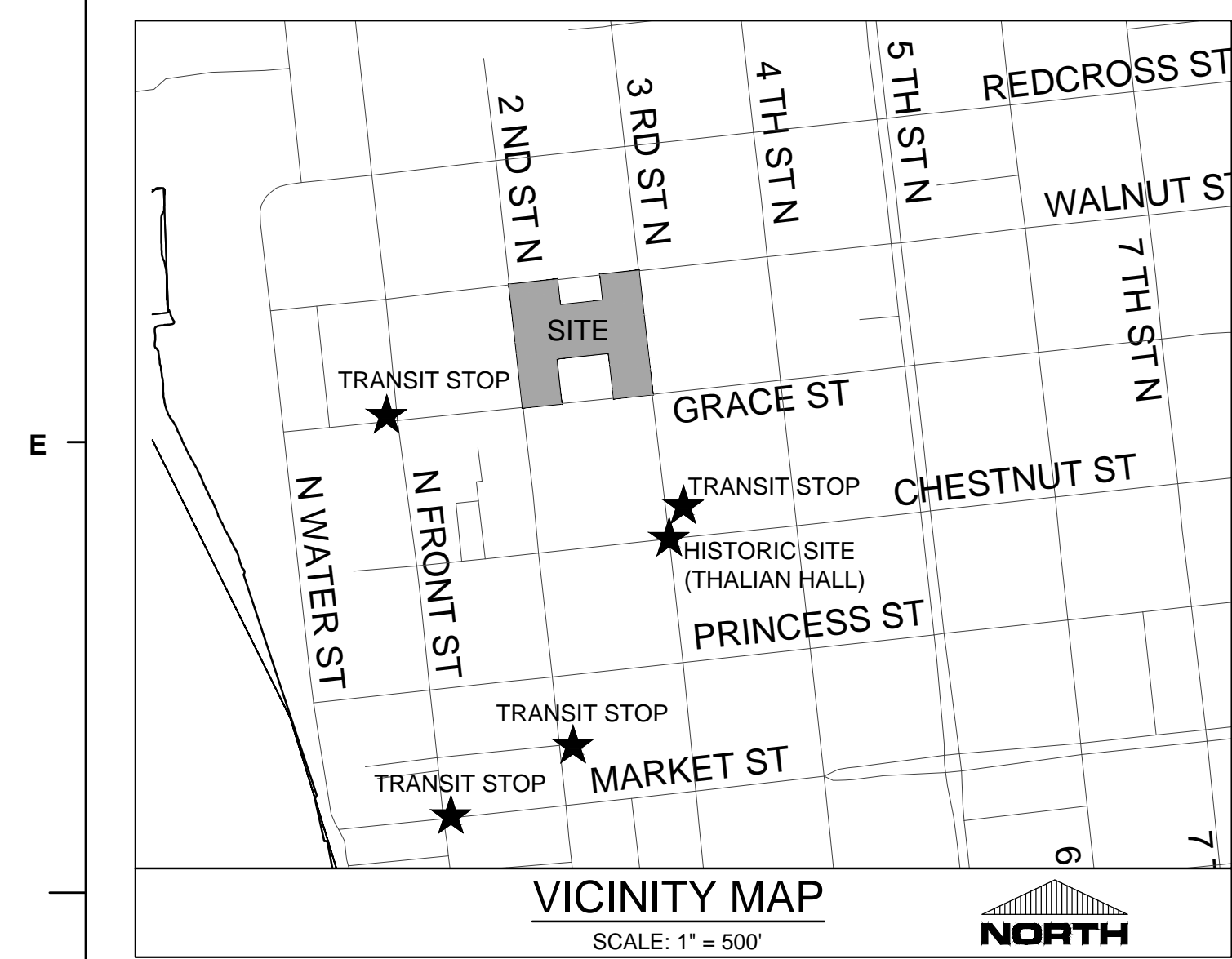
REVISIONS:

No.	Description	Date

PROJECT: 16163.PE
DATE: MARCH 23, 2016
DRAWN BY: RPB
CHECKED BY: RPB

SITE INVENTORY
MAP

C-2.1

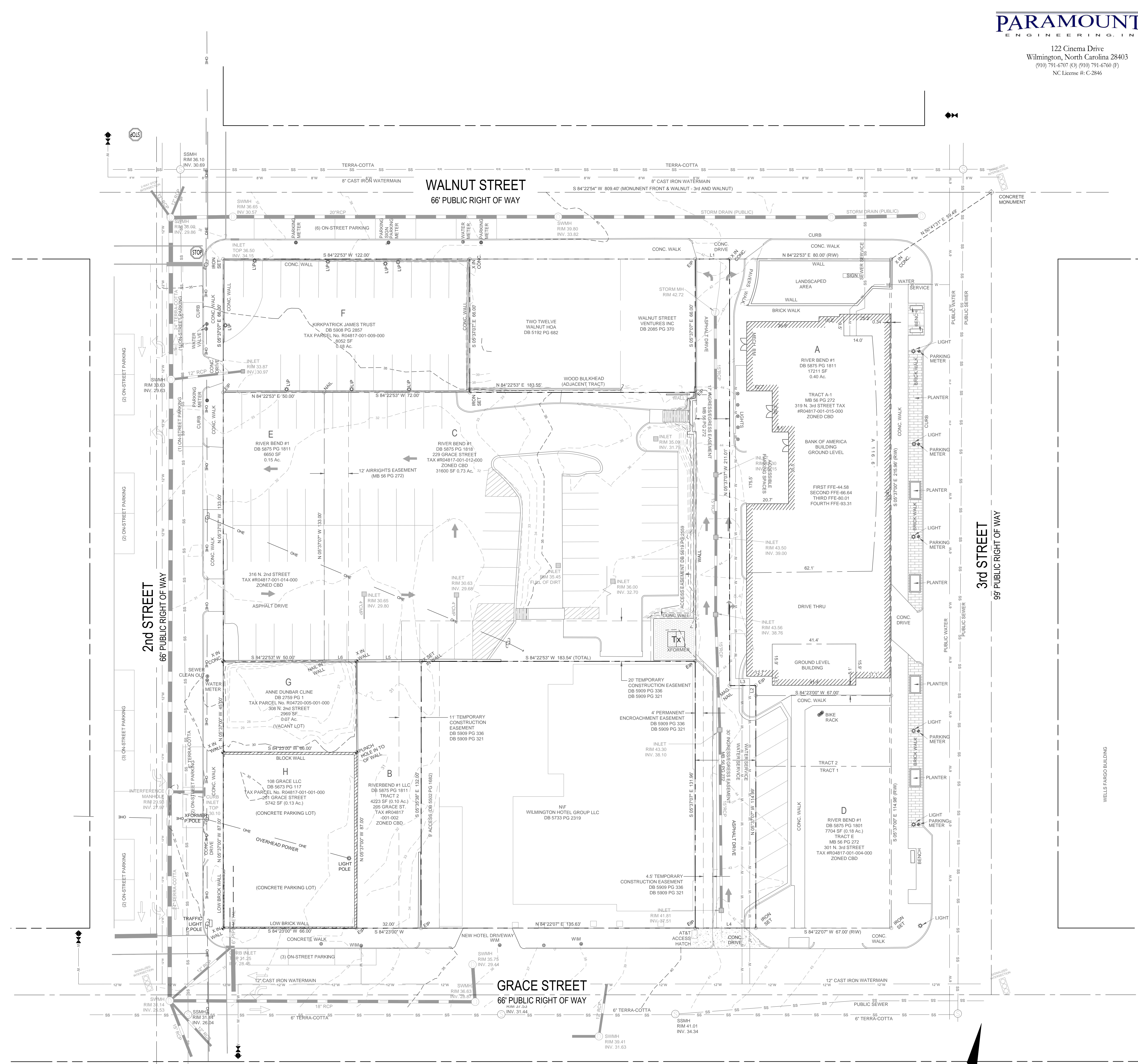


SITE INVENTORY DATA

- PREPARER OF THE PLAN: PARAMOUNTE ENGINEERING
122 CINEMA DRIVE
WILMINGTON, NC 28403
- APPLICANT NAME: RIVERBEND #1, LLC
- SITE ADDRESS: 229 GRACE STREET
WILMINGTON, NC 28401
- PROPERTY OWNER: RIVERBEND #1, LLC
- DEVELOPER: RIVERBEND #1, LLC
- PROPERTY BOUNDARY: SEE PLAN
- ZONING: CBD
- ADJACENT PROPERTY INFORMATION (OWNER AND ZONING): SEE PLAN
- VICINITY MAP: SEE MAP ABOVE
- TOPOGRAPHY: SEE PLAN
- 100 YEAR FLOOD PLAIN BOUNDARY: SITE IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN
- LOCATION OF EXISTING DITCHES, CREEKS, AND STREAMS: N/A
- SOILS: KUREB (KU) (SEE SOILS MAP ABOVE)
- CAMA AEC & ASSOCIATED SETBACKS: N/A
- CAMA LAND CLASSIFICATION: URBAN
- CONSERVATION RESOURCES: N/A
- LOCAL, STATE, OR FEDERAL HISTORIC OR ARCHAEOLOGICAL SITE: N/A
- LOCATION OF CEMETERIES, BURIAL SITES, OR BURIAL GROUNDS: N/A
- SQUARE FOOTAGE OF FORESTED AREA, HABITAT, AND DOMINANT SPECIES: N/A
- SECTION 404 WETLANDS AND SECTION 10 WATERS: N/A
- PROTECTED SPECIES OR HABITAT: N/A
- THOROUGHFARES, BIKE ROUTES, SIDEWALKS, TRANSIT FACILITIES (EXISTING OR PROPOSED): T.B.D.

LEGEND:

— OHE	OVERHEAD ELECTRIC
— BT	BURIED TELEPHONE LINE
— G	BURIED GAS LINE
— TV	BURIED TV CABLE
— FO	BURIED FIBER OPTIC
— W	WATER LINE
— SS	SANITARY SEWER LINE
— SD	STORM DRAINAGE LINE
— 41	EXISTING CONTOUR
— CL	CENTERLINE
— RW	RIGHT OF WAY
— BL	BOUNDARY LINE
— E	EASEMENT

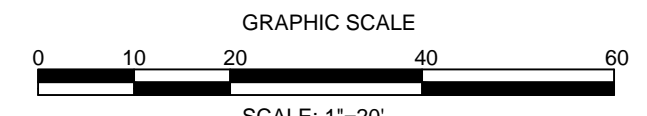


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WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED PLAN - NO PERMIT REQUIRED
Signed: _____

Approved Construction Plan

Name	Date
Planning	_____
Traffic	_____
Fire	_____



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



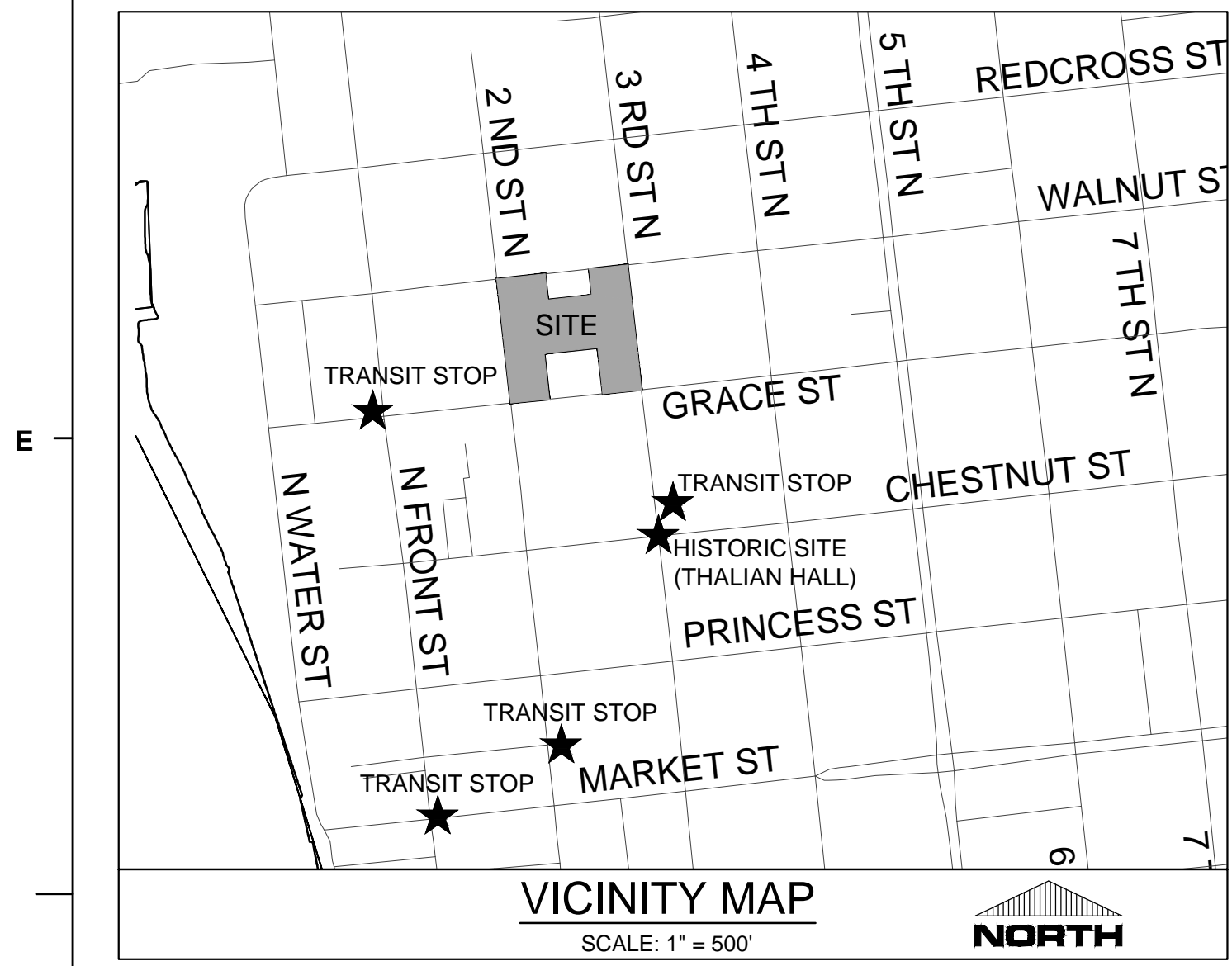
REVISIONS:

No.	Description	Date

PROJECT: 16163.PE
DATE: FEBRUARY 15, 2017
DRAWN BY: ABE
CHECKED BY: RPB

LANDSCAPE PLAN

L-1.0



SITE DATA TABULATION

CURRENT ZONING: CBD (CENTRAL BUSINESS DISTRICT)

LANDSCAPING

PARKING AREA LANDSCAPING:
PARKING AREA IS ENTIRELY LOCATED UNDER THE STRUCTURE OF THE BUILDING. NO LANDSCAPE IS PROVIDED IN PARKING AREAS

BUILDING SETBACK:

THE BUILDING WILL BE LOCATED ON OR SET BACK LESS THAN ONE FOOT FROM THE PROPERTY LINES. ENTIRE AREA FROM CURB TO BUILDING WILL BE HARDSCAPE OR STREET TREE PLANTING AS INDICATED ON THE PLAN.

STREET TREES:

STREET TREE REQUIREMENT: 1 TREE/30 FT. OF FRONTAGE
WALNUT STREET REQUIRED: 122' FT OF FRONTAGE - 0' OF DRIVEWAY = 122' / 30 = 4 TREES
WALNUT STREET PROVIDED: 4 TREES

2ND STREET REQUIRED: 331 FT OF FRONTAGE - 0' OF DRIVEWAY = 331' / 30 = 11 TREES
2ND STREET PROVIDED: 12 TREES

GRACE STREET REQUIRED: 98 FT OF FRONTAGE - 79' OF DRIVEWAY = 19 / 30 = 1 TREE
GRACE STREET PROVIDED: 1 TREE

3RD STREET - EXISTING TREES TO REMAIN

TREE REMOVAL:

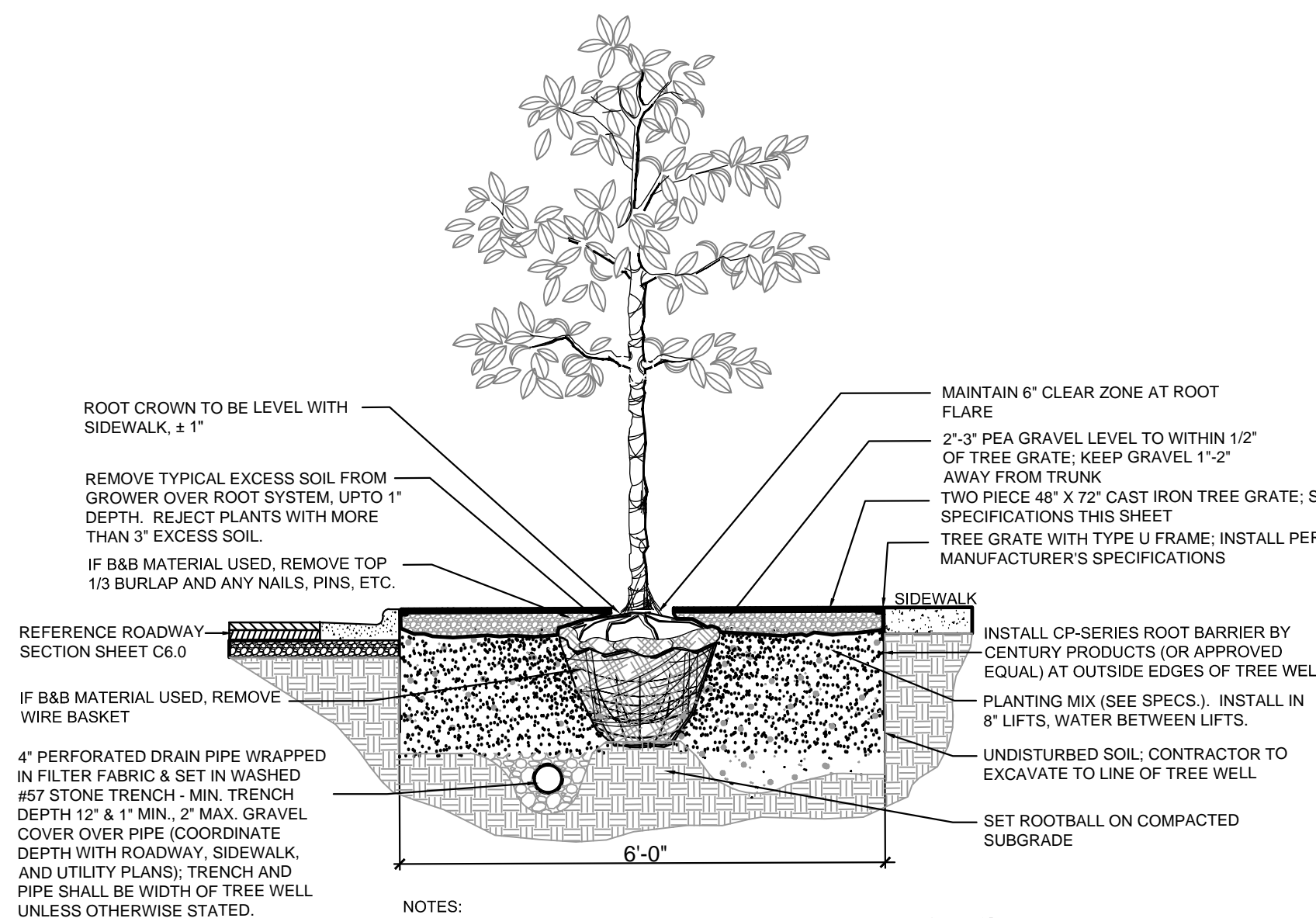
NO TREES EXIST ON THE SITE. NO MITIGATION REQUIRED

LANDSCAPE NOTES:

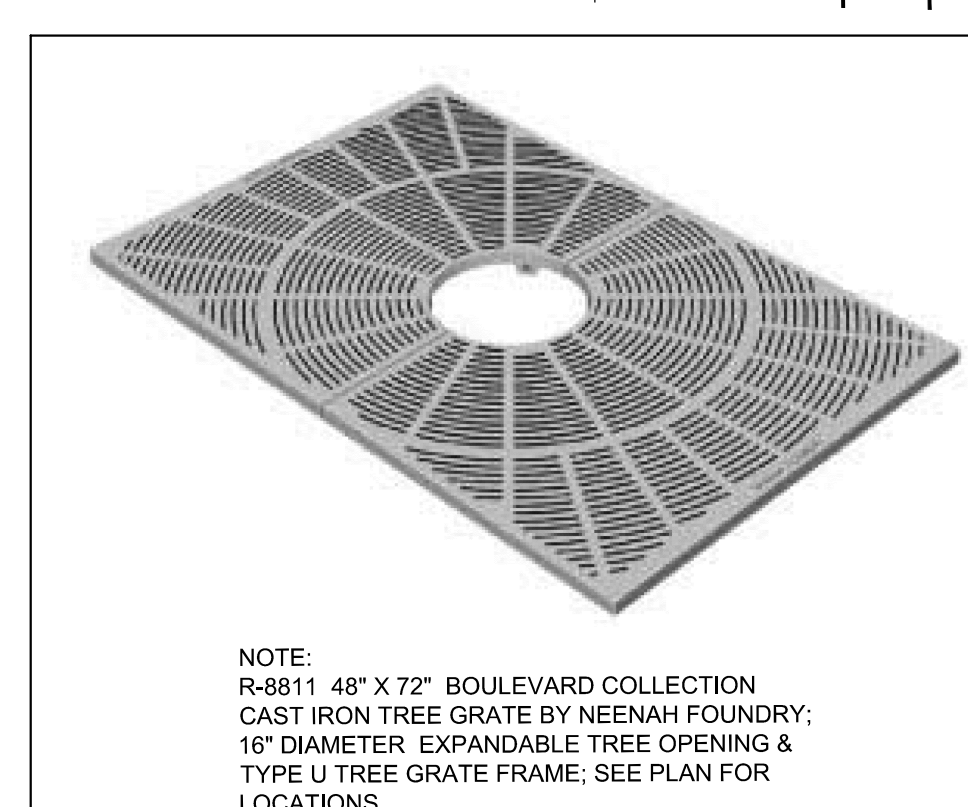
- Contractor is responsible for identifying all utilities prior to beginning construction. Reference City of Wilmington Notes on Site Plan for more information.
- Trees shall be located a minimum of 5 feet from sewer/water connections or as otherwise dictated by local regulations. Contractor shall be liable for damage to any and all public or private utilities.
- All plant material shall meet the current version of the American Association of Nurserymen's Standards.
- No existing trees shall be removed without approved tree removal permit from the City of Wilmington.
- All planting areas, mulch areas and tree wells (excluding seeded areas) shall be mulched with 3 inch minimum and 4 inch maximum depth double shredded hardwood mulch unless otherwise noted.
- Planting soil mix: Mix existing soil with the soil amendments and fertilizers in the quantities recommended by the soil testing laboratory, third party recognized by the State department of Agriculture or as otherwise approved by the Landscape Architect or Owner's Representative.
- Any and all substitutions of plant material shall be approved by Landscape Architect or Owner's Representative. Failure in obtaining approval may result in liability to the Contractor.
- The Contractor shall replace dead and/or unhealthy plant material within 12 months of acceptance of the installed material from the Owner or Owner's Representative.
- The Contractor shall prepare all seeded or sodded areas to assure that the subgrade has been raked and galled to accept the sod/seed. All sod/seed areas must be irrigated or hand watered. All sod shall be placed with staggered joints and no gaps between sod joints. Sod should be rolled after installation. All seeded and/or sodded areas should provide a smooth surface free of dips and unlevelled ground.
- Any irrigation shall be designed and installed by a licensed irrigation contractor in the state of North Carolina.
- The Contractor is responsible for hand watering the installed plant material for a period of 6 months from the acceptance from the Owner or Owner's Representative if irrigation has not been installed. During the first 3 months, all material including seeded or sodded areas shall be hand watered once weekly or as needed to ensure survival of plants. The remaining 3 months all material shall be hand watered once per week.
- Contractor is responsible for removing trash, debris and excess materials from the job site once the project is complete. Securing any materials left on site during the course of the project is the Contractor's responsibility and the Contractor will be required to replace any materials at the Contractor's cost.
- There are no known conservation resources associated with this parcel.
- Reference site plan and demolition plans for existing and proposed utility information.
- Contractor shall supply all tree grates and root barriers as specified or substituted materials as approved by Owner and City of Wilmington.
- Contractor is responsible for restoring/rebuilding the 3rd Street streetscape to existing conditions and as acceptable to City of Wilmington. Contractor is responsible for obtaining 3rd Street streetscape plans from City of Wilmington prior to installation of any materials along 3rd Street.
- Contractor is responsible for transplanting, holding/storing/stocking and replanting/reinstalling all existing plant material and streetscape materials along 3rd Street. Contractor shall replace any damaged or unsatisfactory material with new material to match the same size, type and color of material installed back on site.
- If sidewalks, planters, benches, tree grates, brick pavers, or curbing are damaged during removal, storage, or construction, the applicant shall replace them using an approved contractor in accordance with NCDOT or City of Wilmington Standards.

PLANT SCHEDULE

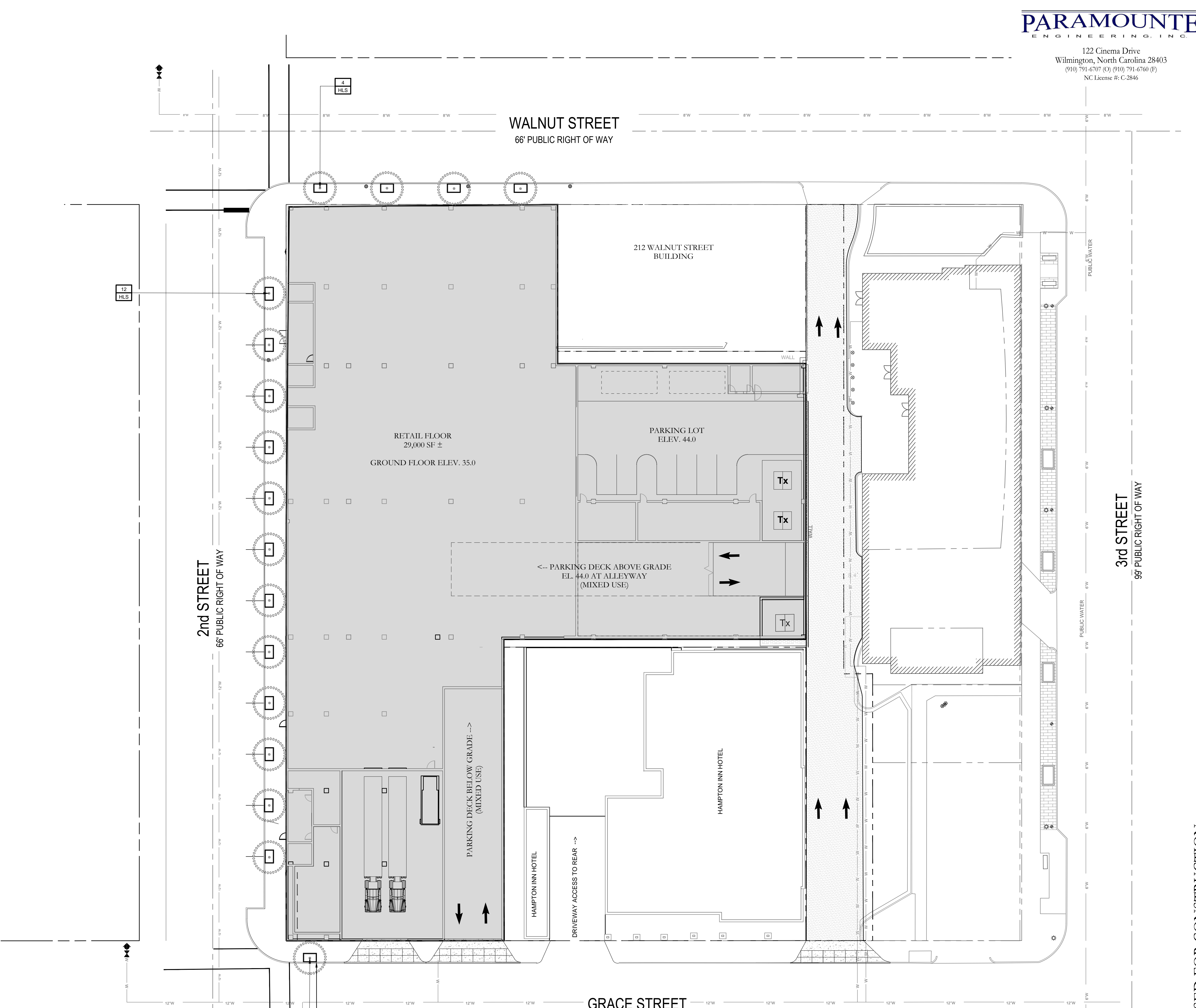
TREES	CODE	BOTANICAL NAME	SIZE	QTY
	HLS	GLEDITSIA TRIACANTHOS 'INERMIS' SUNBURST Sunburst Thornless Honeylocust	2.5' CAL	17



A SINGLE STEM TREE INSTALLATION DETAIL FOR TREE WELL



B TREE GRATE SPECIFICATION FOR TREE WELL



TYPICAL TREE WELL LOCATION: PROPOSED TREE WELLS ALONG ALL SIDEWALKS TO BE INSTALLED AS SHOWN ON THIS PLAN; EACH TREE WELL TO BE TOPPED OFF WITH TREE GRATE - SEE DETAILS THIS SHEET

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

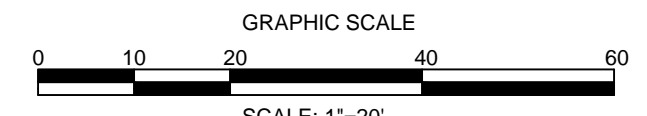
Name: _____ Date: _____

Planning: _____

Traffic: _____

Fire: _____

Signed: _____



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



REVISIONS:

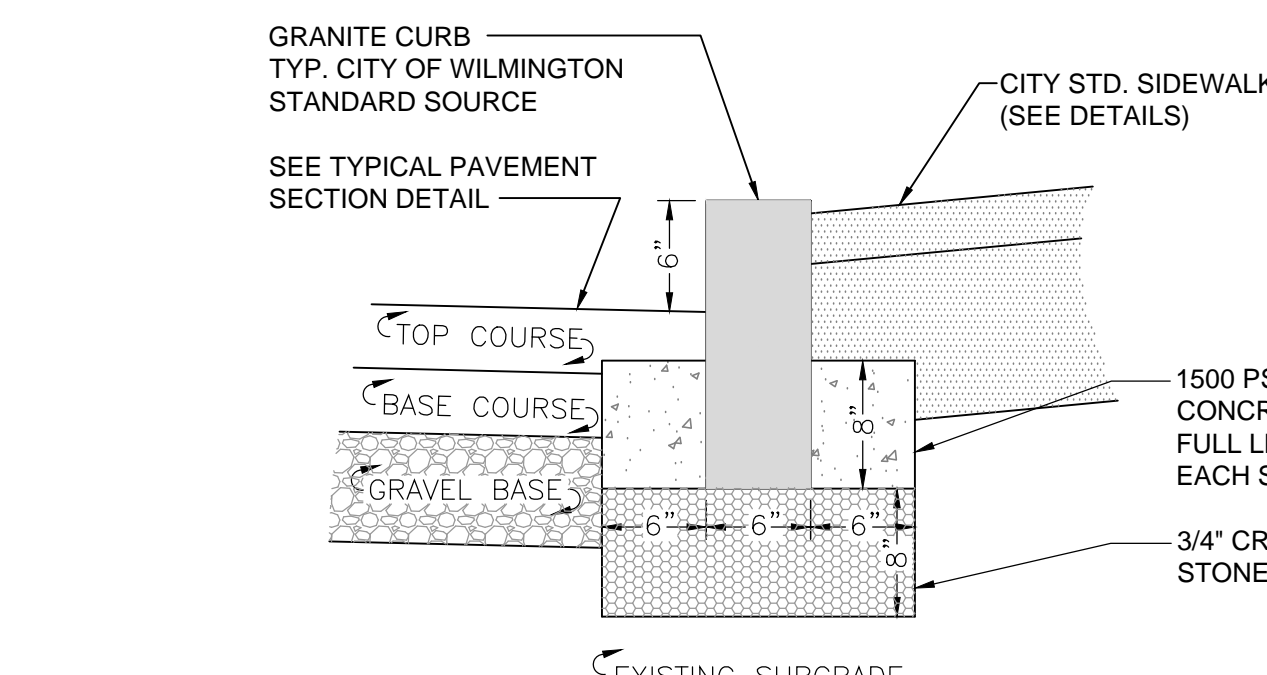
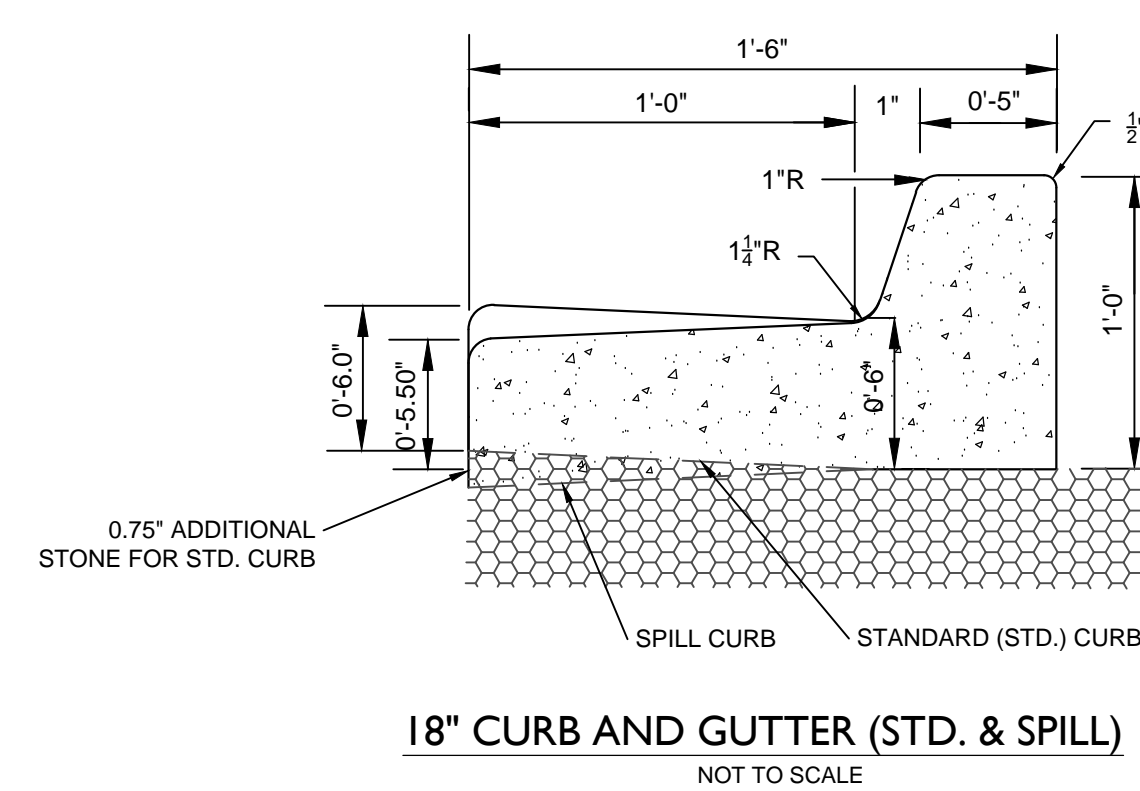
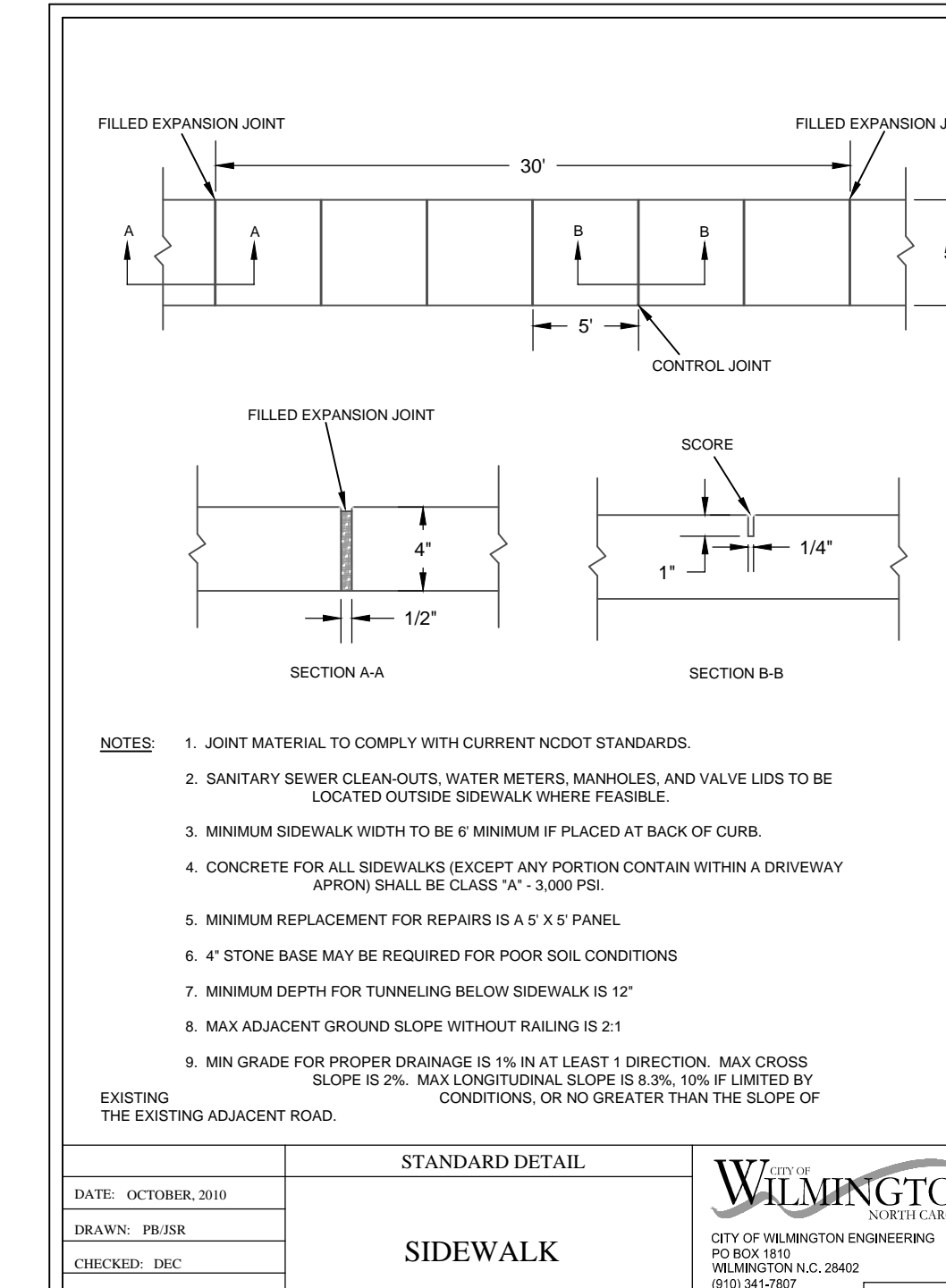
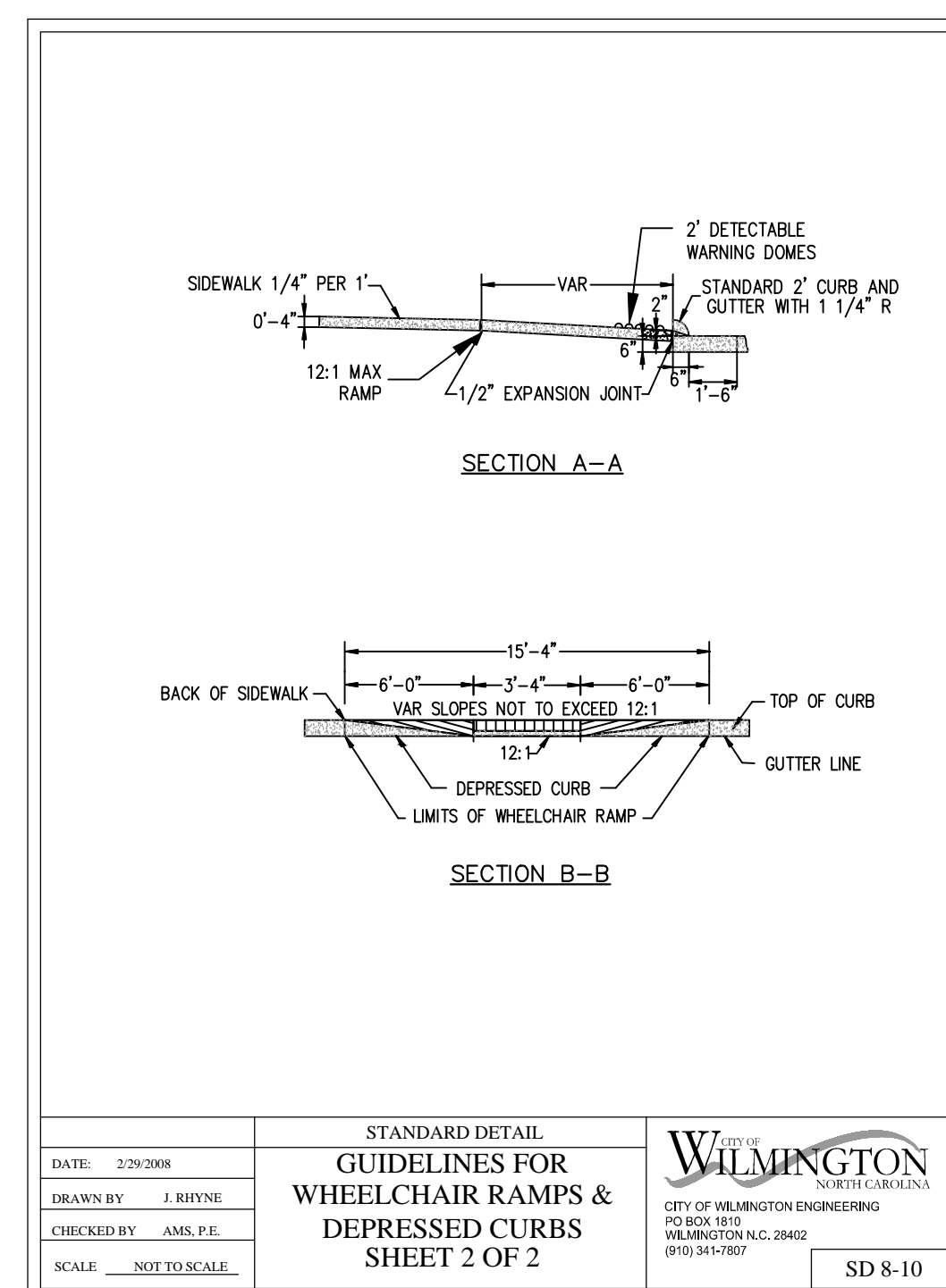
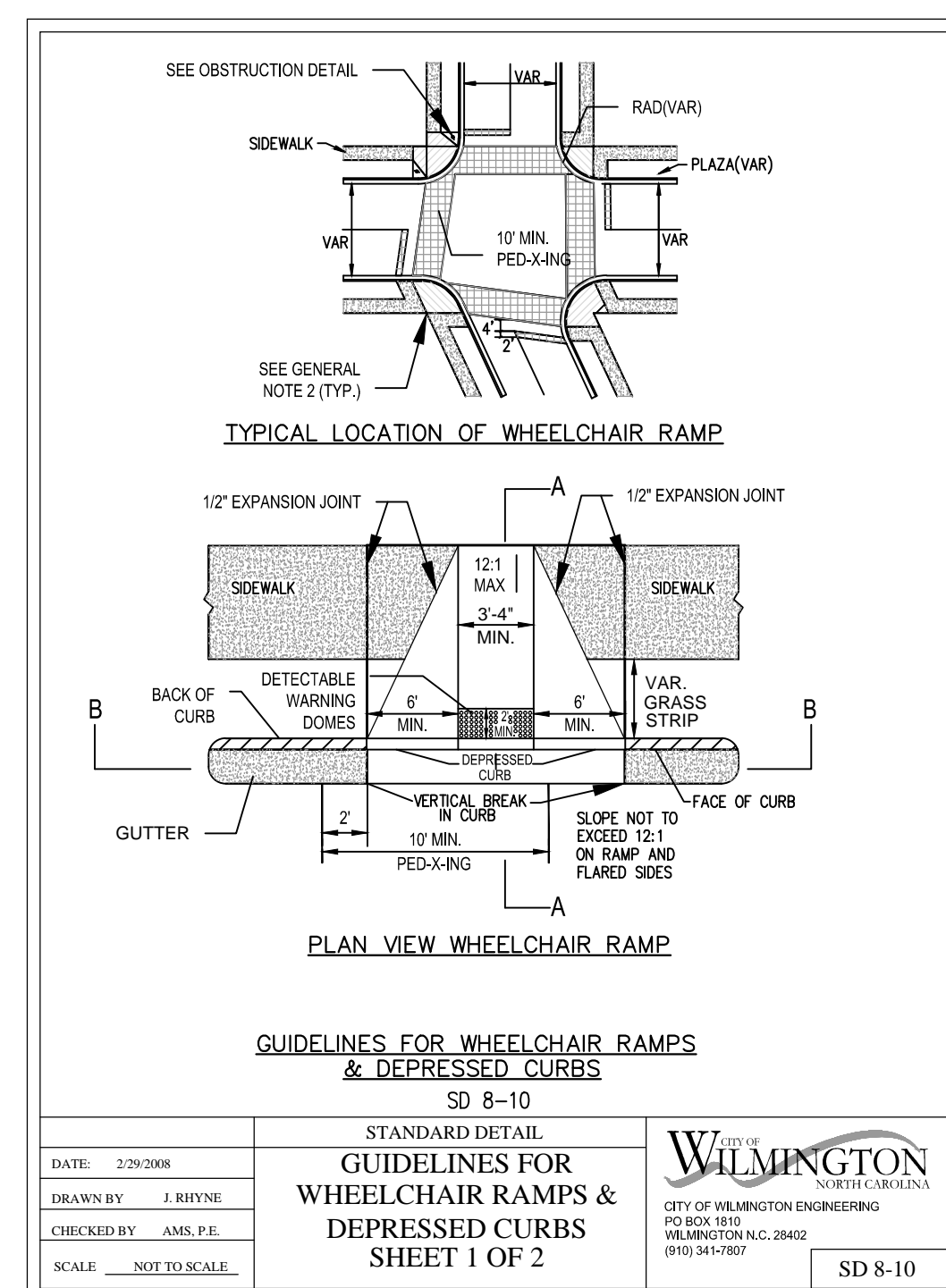
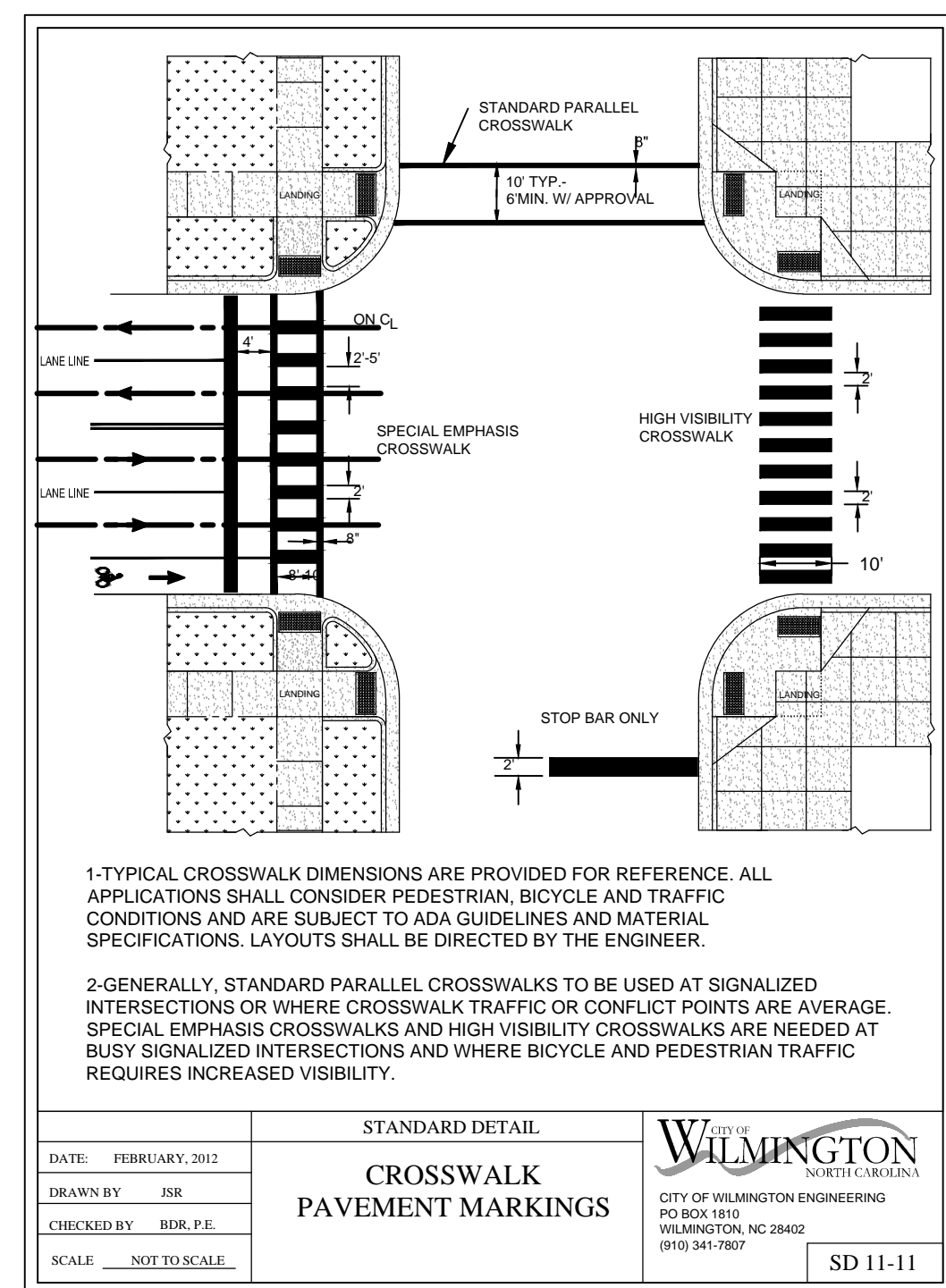
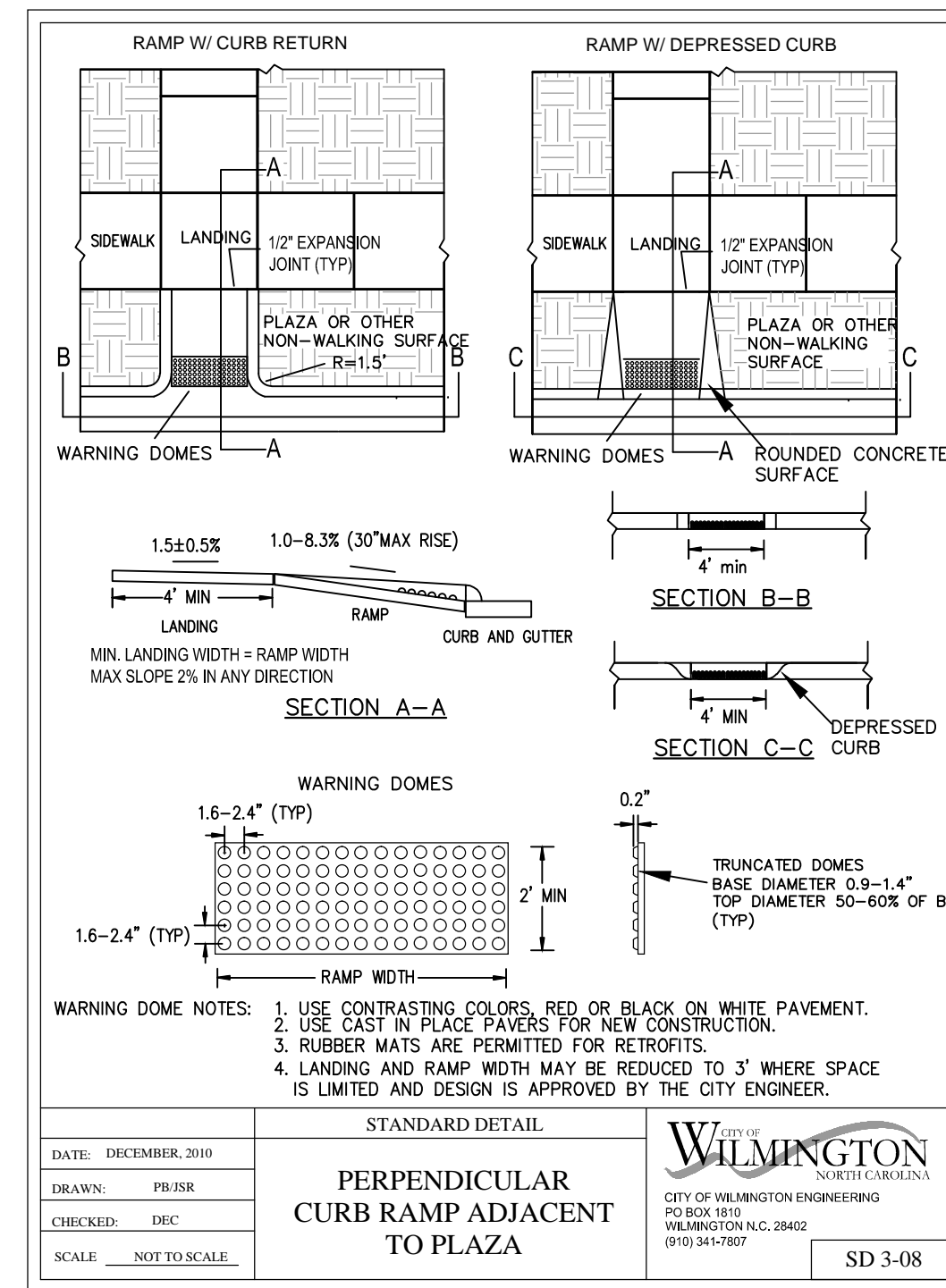
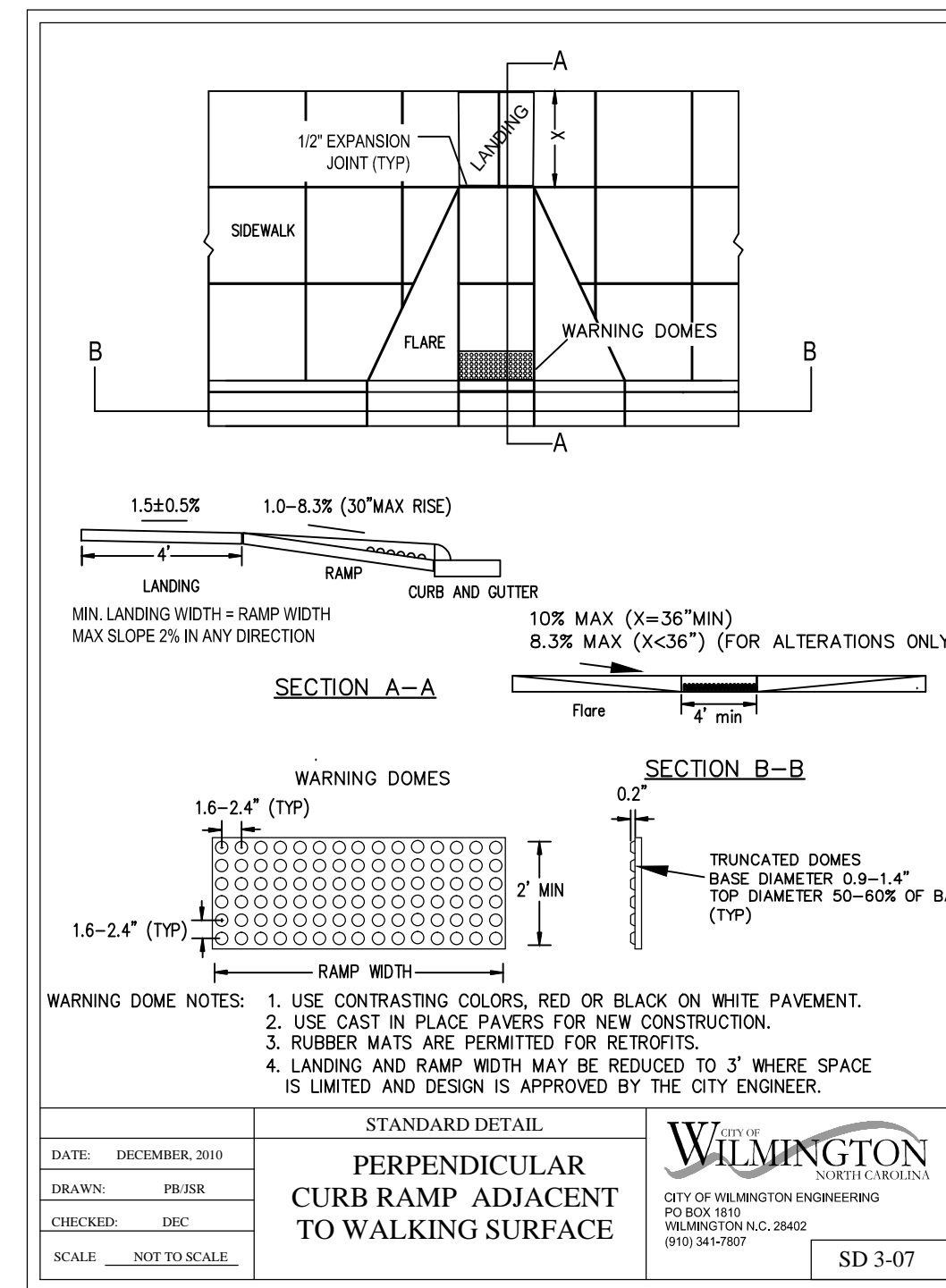
No.	Description	Date

PROJECT: 16163.PE
DATE: MARCH 23, 2016
DRAWN BY: RPB
CHECKED BY: RPB

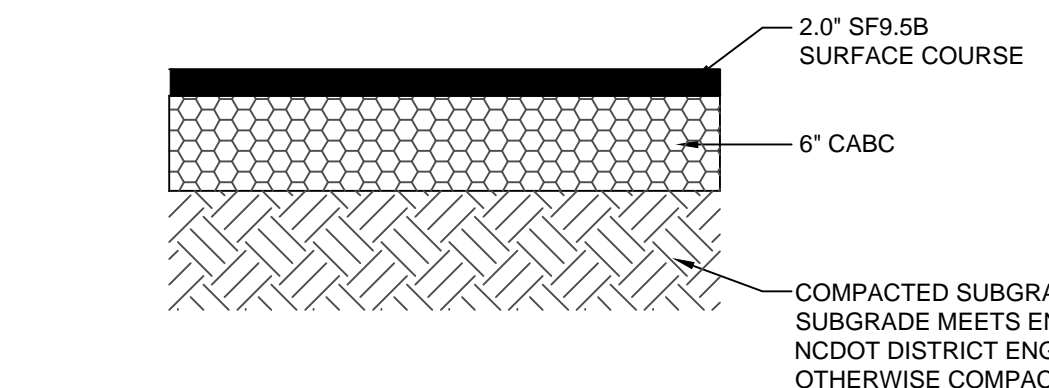
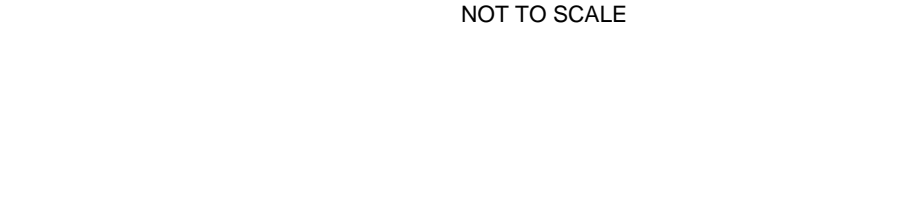
SITE DETAILS

C-4.0

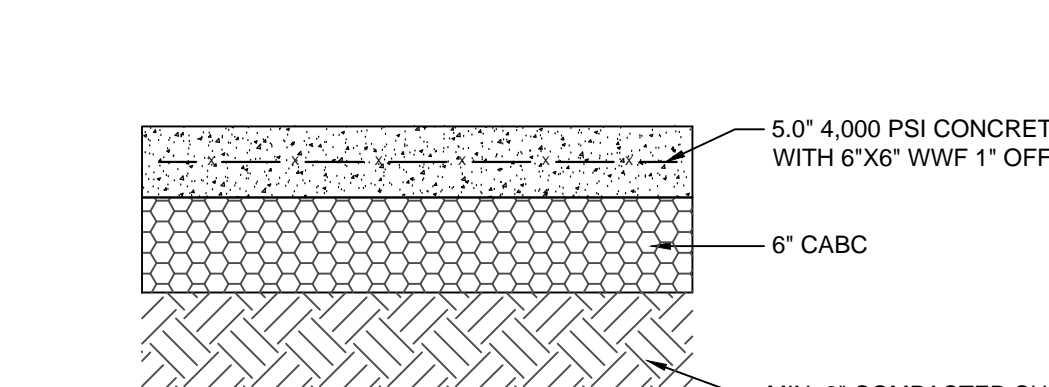
PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



18" CURB AND GUTTER (STD. & SPILL)



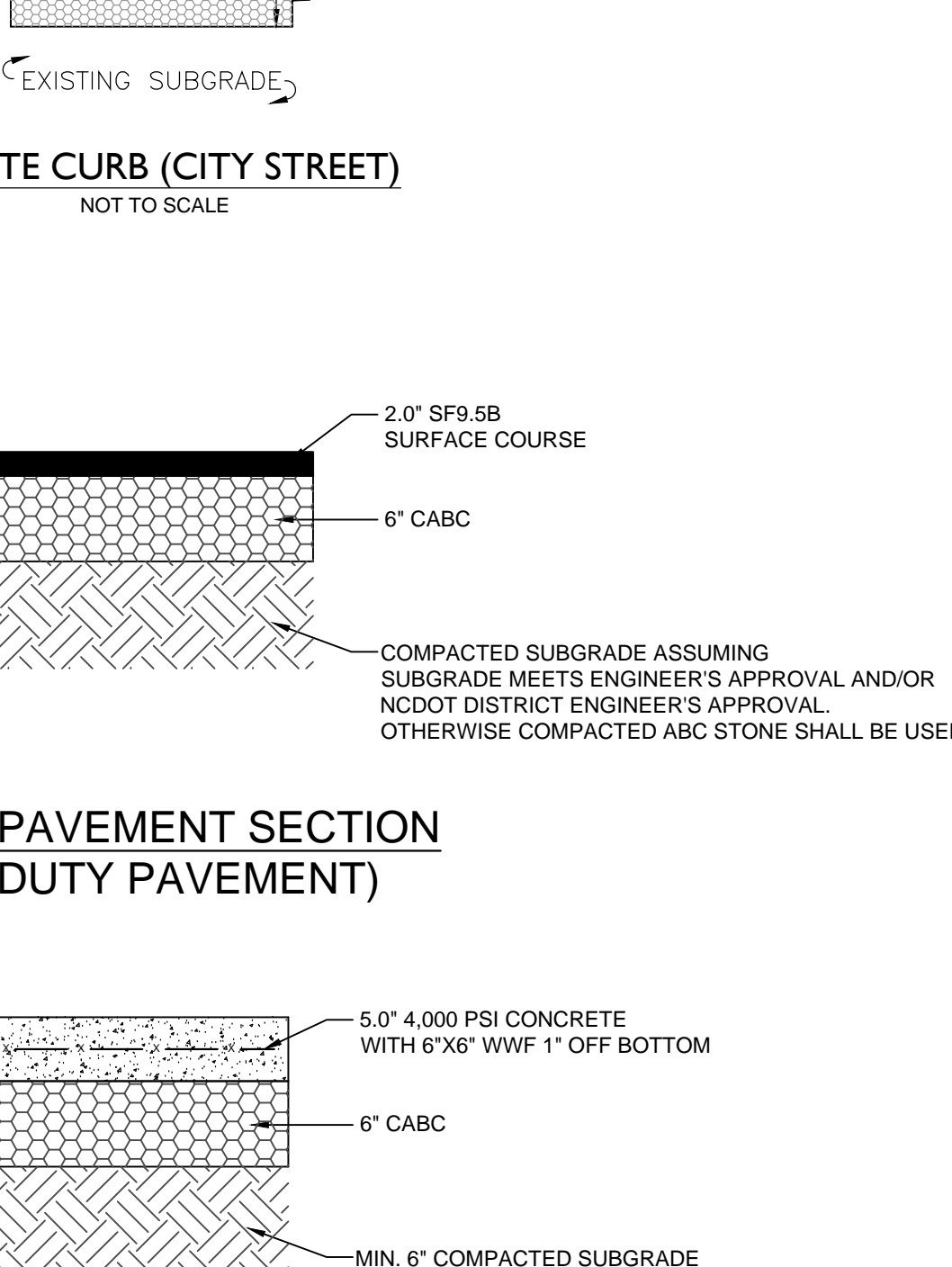
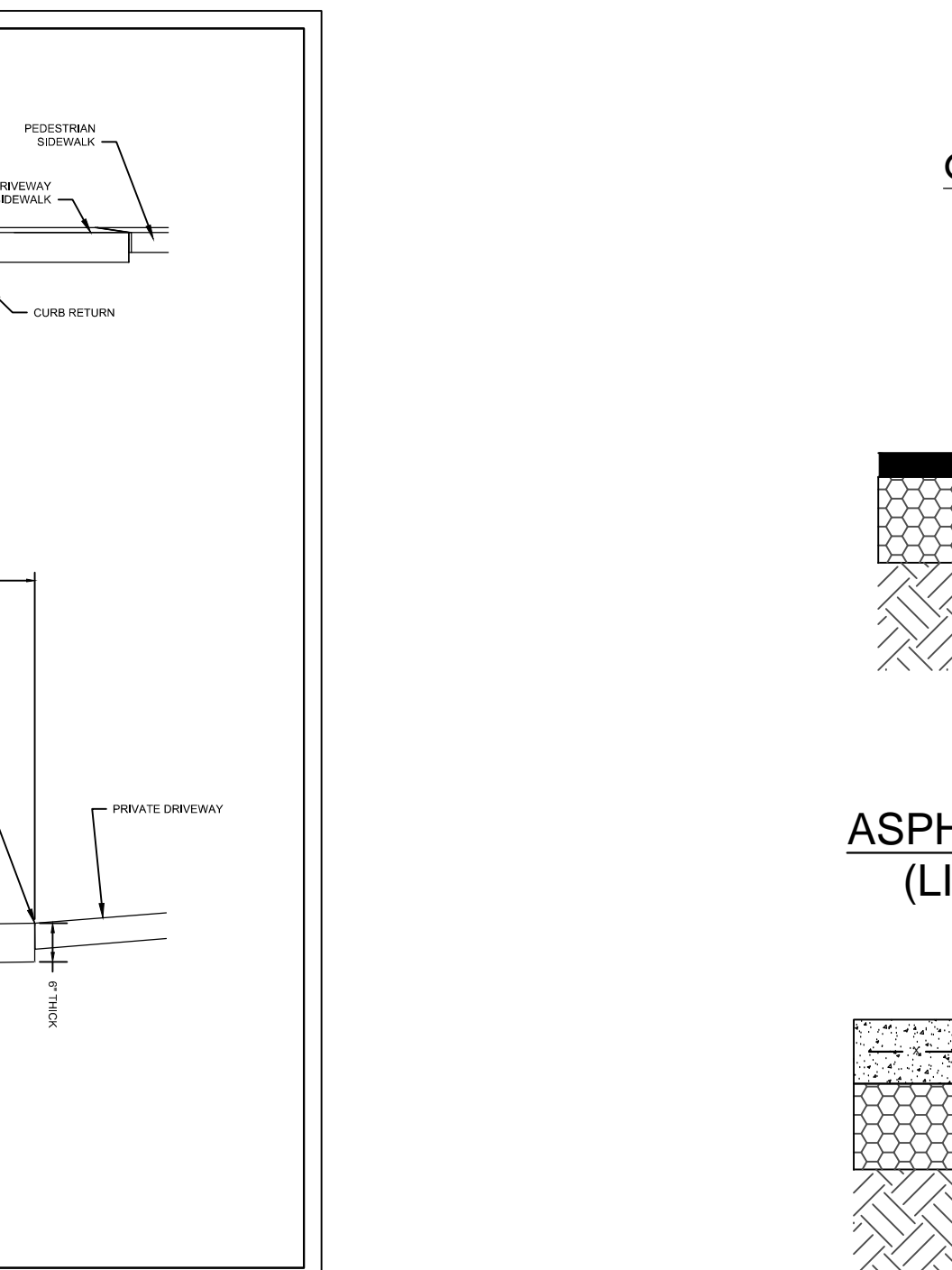
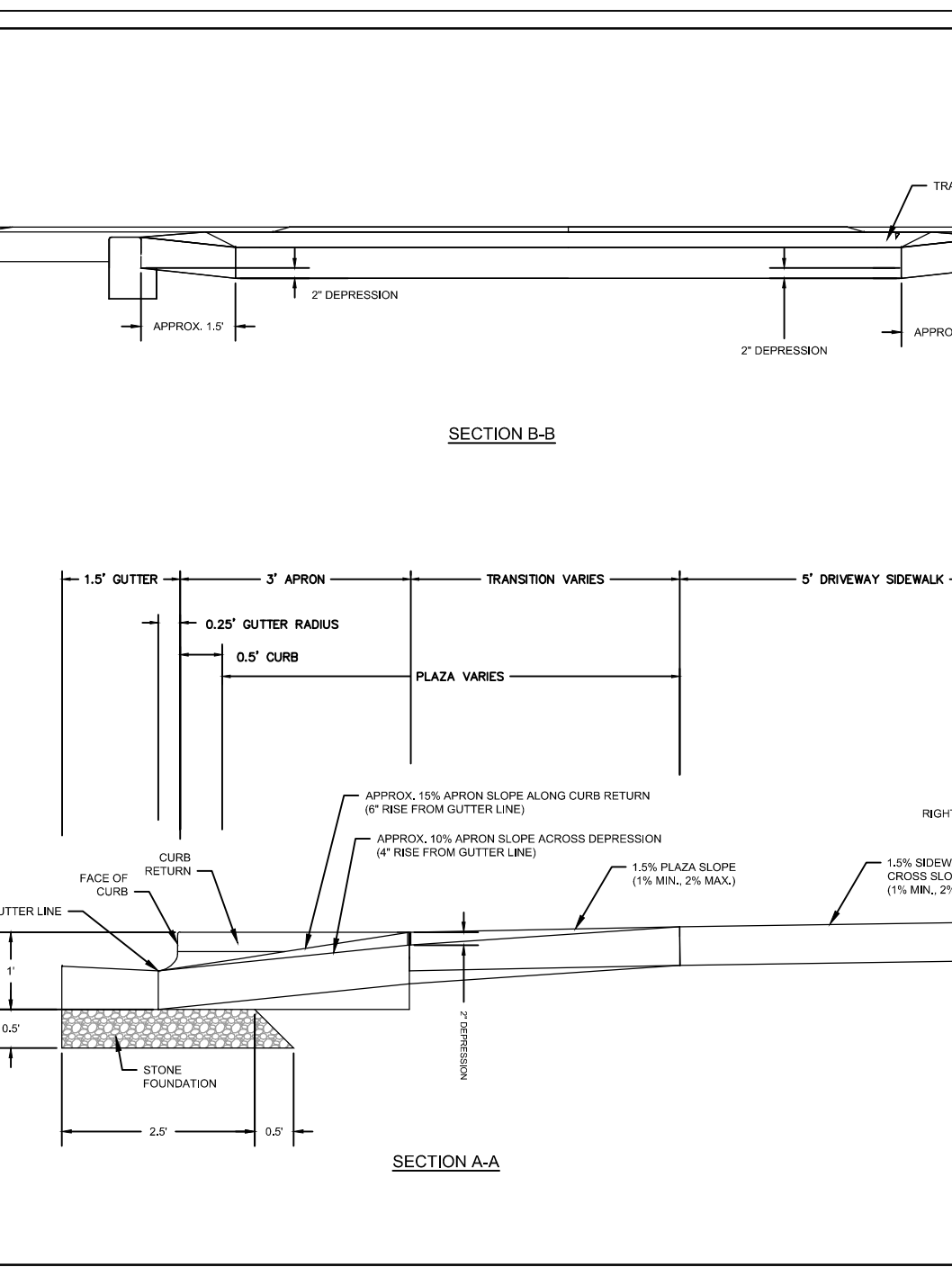
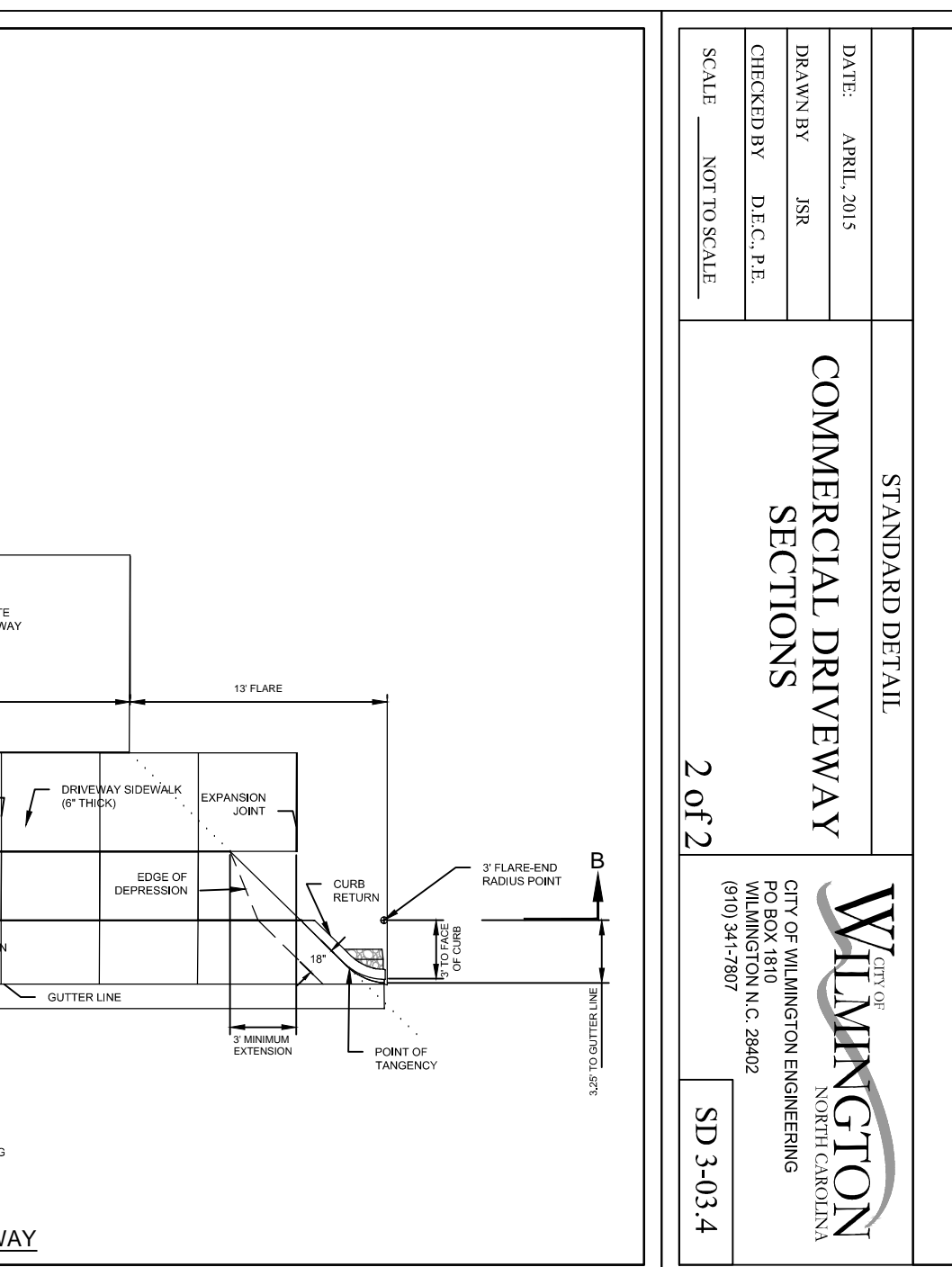
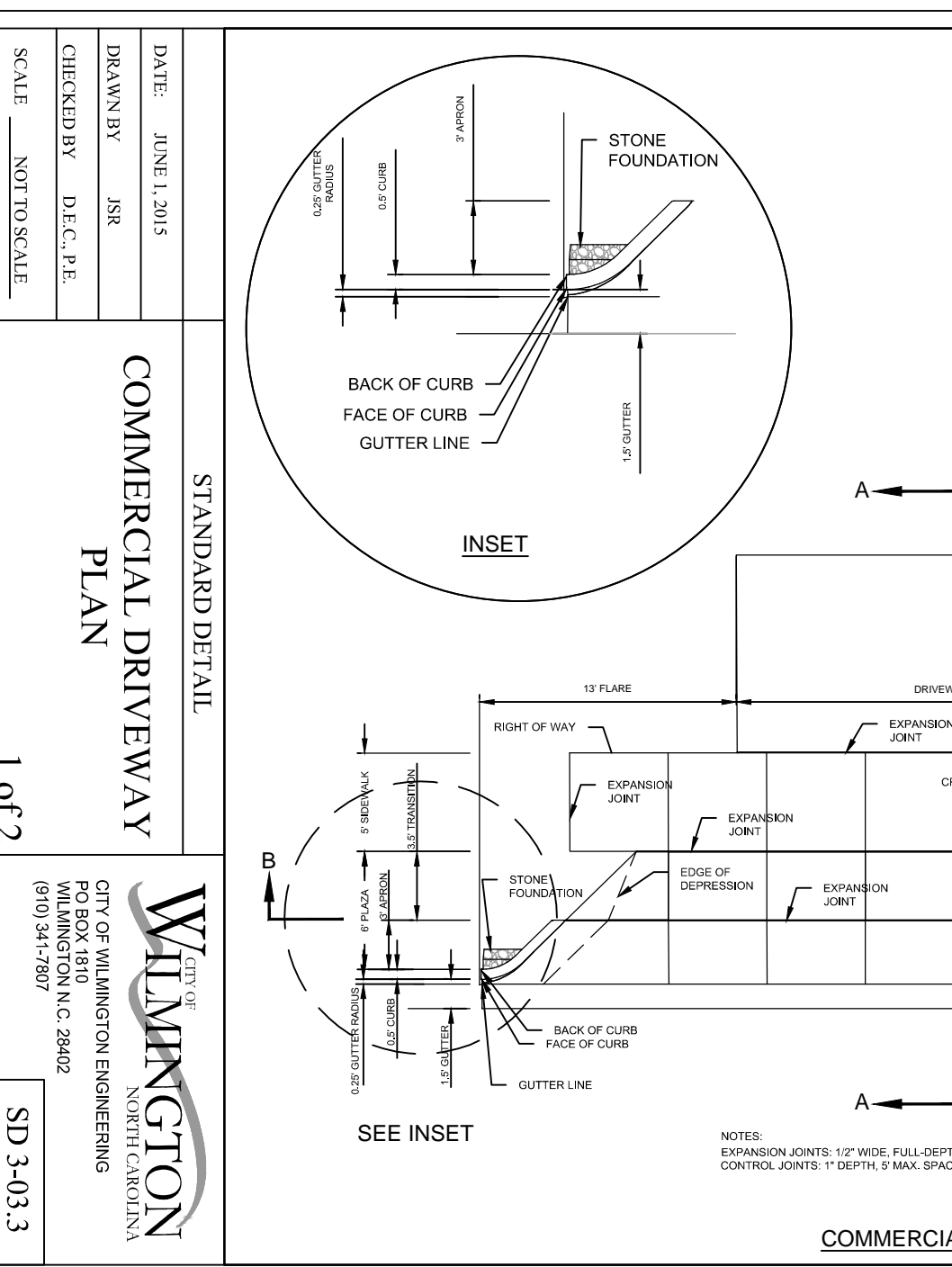
GRANITE CURB (CITY STREET)



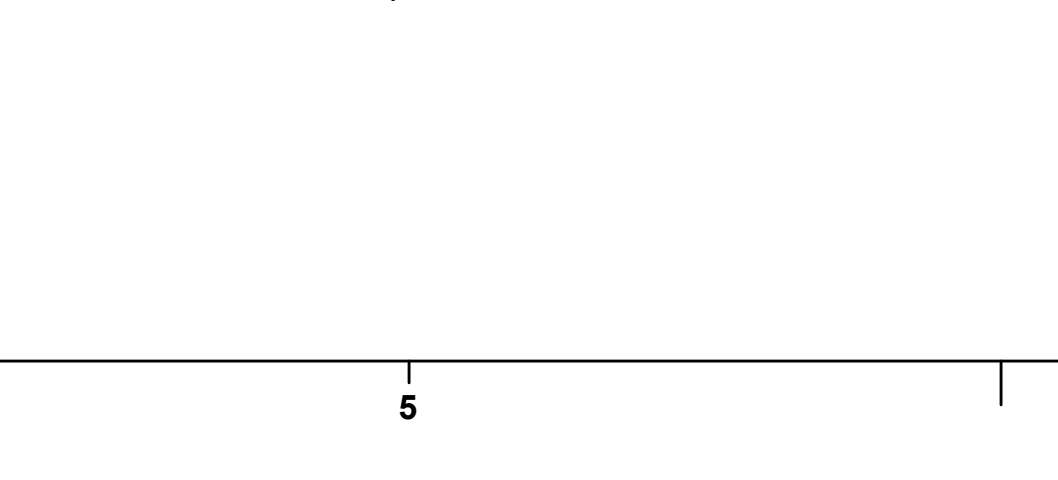
ASPHALT PAVEMENT SECTION (LIGHT DUTY PAVEMENT)

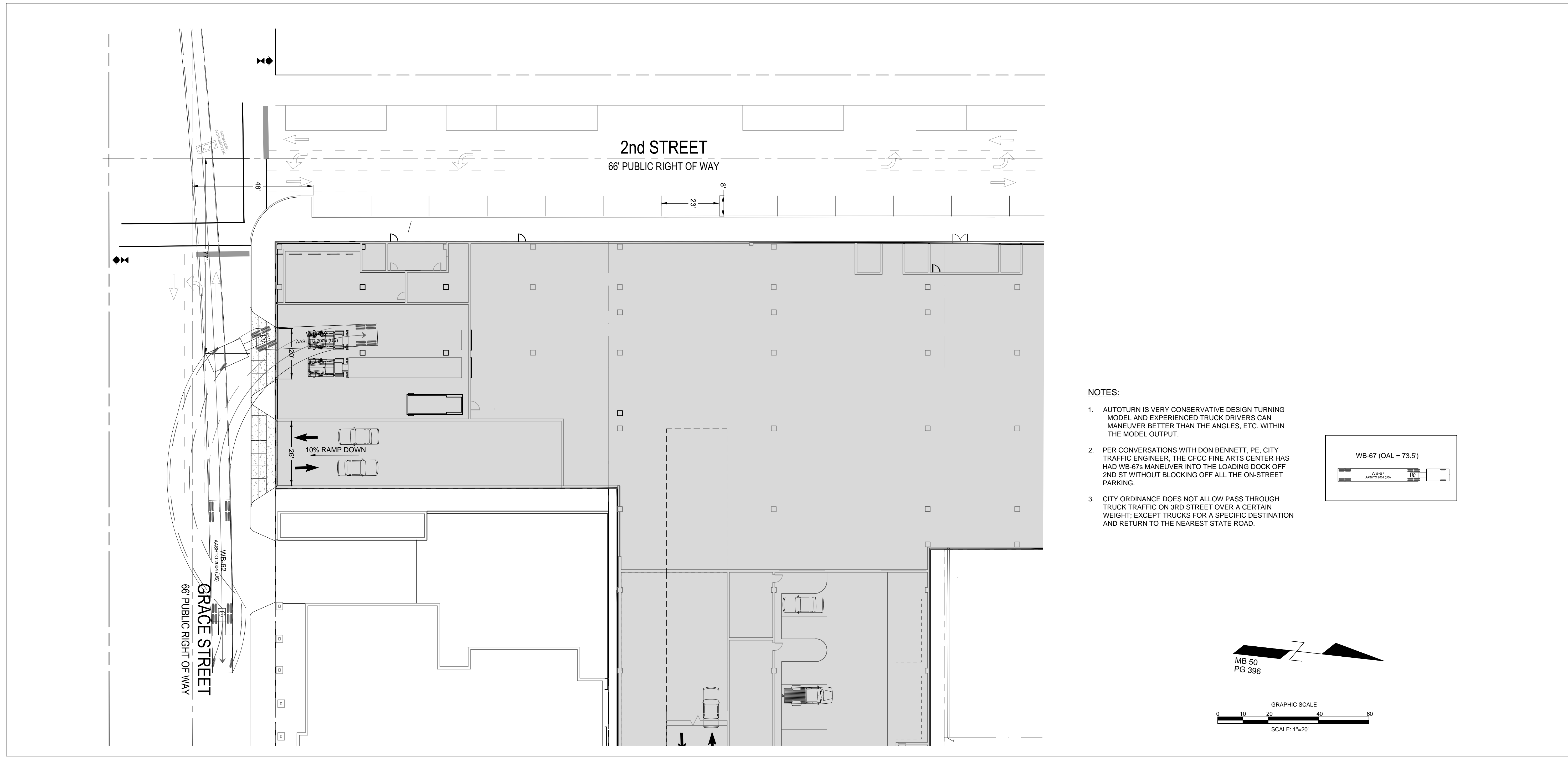
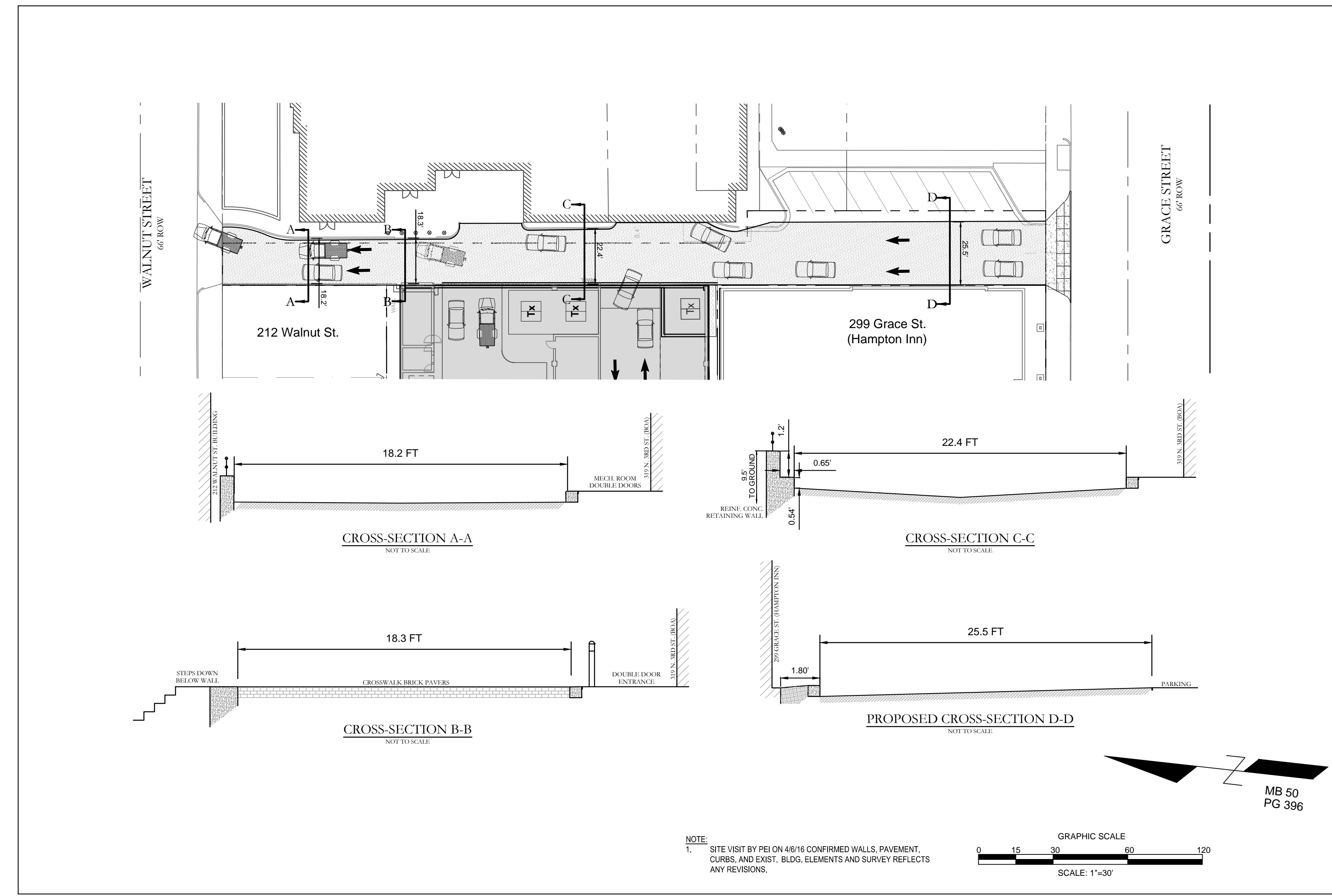
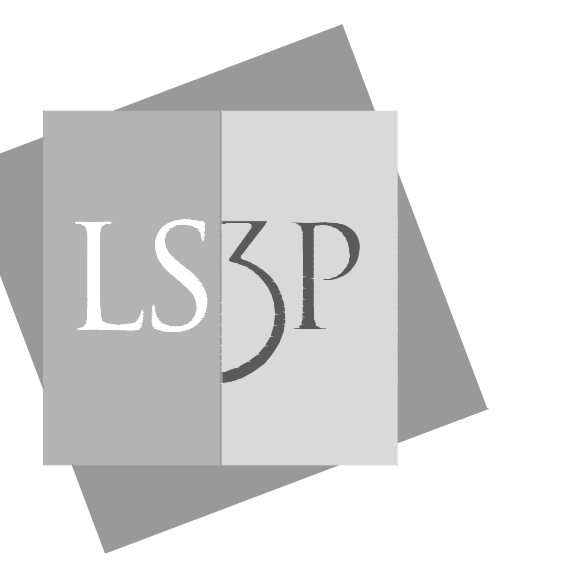
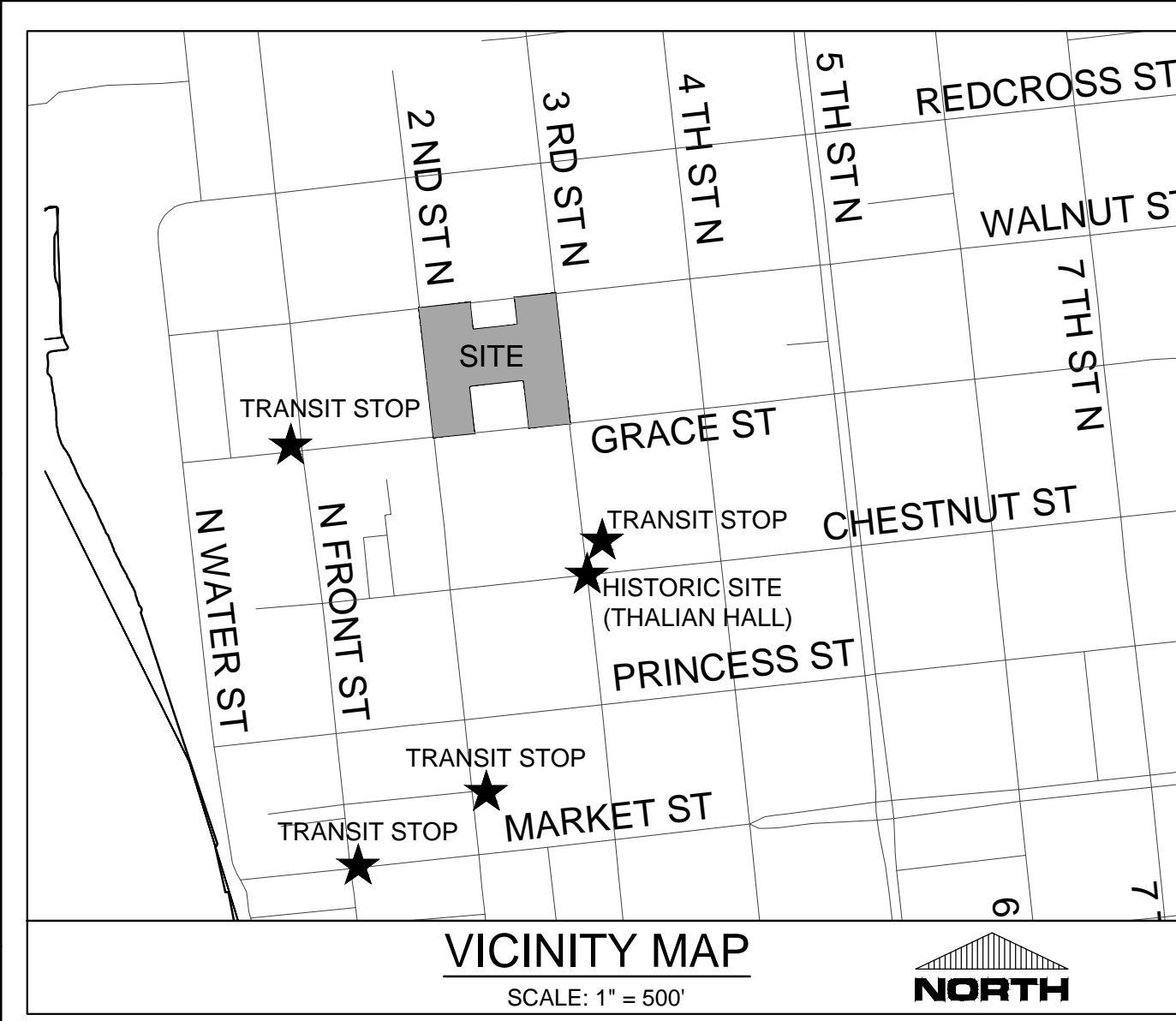


CONCRETE PAVEMENT SECTION (HEAVY DUTY PAVEMENT)



CONCRETE PAVEMENT SECTION (HEAVY DUTY PAVEMENT)





- NOTES:**
1. AUTOTURN IS VERY CONSERVATIVE DESIGN TURNING MODEL AND EXPERIENCED TRUCK DRIVERS CAN MANEUVER BETTER THAN THE ANGLES, ETC. WITHIN THE MODEL OUTPUT.
 2. PER CONVERSATIONS WITH DON BENNETT, PE, CITY TRAFFIC ENGINEER, THE CFCC FINE ARTS CENTER HAS HAD WB-67s MANEUVER INTO THE LOADING DOCK OFF 2ND ST WITHOUT BLOCKING OFF ALL THE ON-STREET PARKING.
 3. CITY ORDINANCE DOES NOT ALLOW PASS THROUGH TRUCK TRAFFIC ON 3RD STREET OVER A CERTAIN WEIGHT, EXCEPT TRUCKS FOR A SPECIFIC DESTINATION AND RETURN TO THE NEAREST STATE ROAD.

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REVISIONS:

No.	Description	Date

PROJECT: 16163.PE
DATE: MARCH 23, 2016
DRAWN BY: RPB
CHECKED BY: RPB

SITE AUTOTURN EXHIBIT PLANS

Exh. 1.0

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION