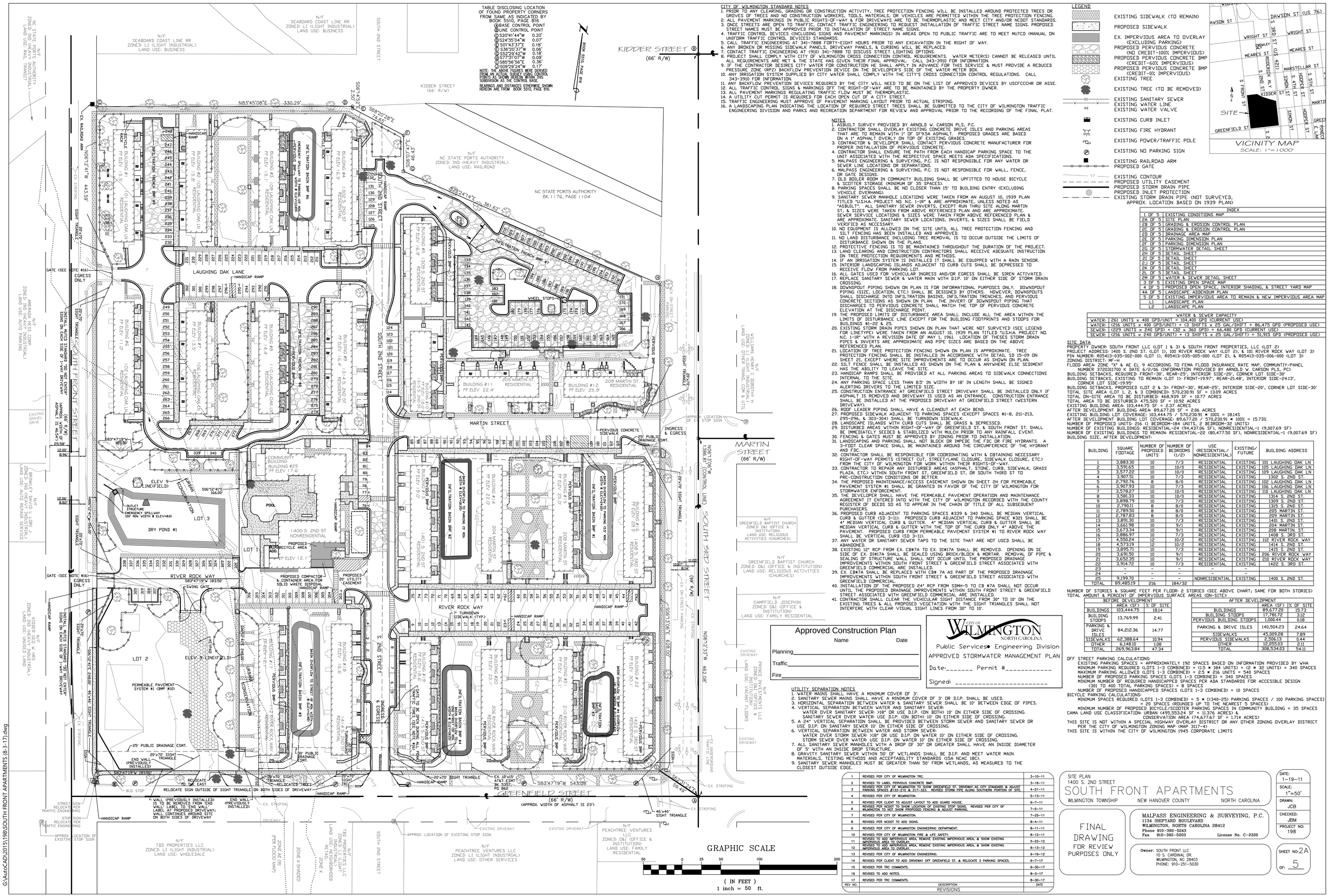


TABLE DISCLOSING LOCATION OF FOUND PROPERTY CORNERS FROM SAME AS INDICATED BY BOOK 5510, PAGE 816

| | |
|---|---|
| Ⓐ BASE CONTROL POINT | |
| Ⓑ LINE CONTROL POINT | |
| Ⓒ | S20°41'44"W 0.20' |
| Ⓓ | S24°35'04"W 0.07' |
| Ⓔ | S01°43'37"E 0.18' |
| Ⓕ | S36°20'37"W 0.06' |
| Ⓖ | S52°29'42"W 0.18' |
| Ⓗ | S77°31'07"W 0.09' |
| Ⓘ | S85°56'56"E 0.36' |
| Ⓙ | S09°29'24"W 0.17' |

NOTE: THE ABOVE FIGURES WERE DERIVED FROM AN ACTUAL SURVEY USING CONTROL POINTS AS SHOWN HEREON WITHIN THIS SUBDIVISION AS THE CONTROL BASE.

BEARINGS AND DISTANCES OTHERWISE SHOWN HEREON ARE FROM BOOK 5510, PAGE 816.

CITY OF WILMINGTON STANDARD NOTES

1. 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.
2. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY & FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
3. ONCE STREETS ARE OPEN TO TRAFFIC, CONTACT TRAFFIC ENGINEERING TO REQUEST INSTALLATION OF TRAFFIC STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
4. 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.
5. CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
6. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS, & CURBING WILL BE REPLACED.
7. CONTACT TRAFFIC ENGINEERING AT (910) 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
8. PROJECT SHALL COMPLY WITH CITY OF WILMINGTON CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET & THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 343-3910 FOR INFORMATION.
9. IF THE CONTRACTOR DESIRES CITY WATER FOR CONSTRUCTION HE SHALL APPLY IN ADVANCE FOR THIS SERVICE & MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
10. ANY IRRIGATION SYSTEM SUPPLIED BY CITY WATER SHALL COMPLY WITH THE CITY'S CROSS CONNECTION CONTROL REGULATIONS. CALL 343-3910 FOR INFORMATION.
11. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CITY WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCFCCCHR OR ASSE.
12. ALL TRAFFIC CONTROL SIGNS & MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
13. ALL PAVEMENT MARKINGS REGULATING TRAFFIC FLOW MUST BE THERMOPLASTIC.
14. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET.
15. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.
16. 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 PLAT.

NOTES

1. ASBUILT SURVEY PROVIDED BY ARNOLD W. CARSON PLS, P.C.
2. CONTRACTOR SHALL OVERLAY EXISTING CONCRETE DRIVE ISLES AND PARKING AREAS THAT ARE TO REMAIN WITH 1" OF SF9.5A ASPHALT. PROPOSED GRADES ARE BASED ON A 1" ASPHALT OVERLY ON TOP OF EXISTING GRADES.
3. CONTRACTOR & DEVELOPER SHALL CONTACT PERVIOUS CONCRETE MANUFACTURER FOR PROPER INSTALLATION OF PERVIOUS CONCRETE.
4. CONTRACTOR SHALL ENSURE THE PATH FROM EACH HANDICAP PARKING SPACE TO THE UNIT ASSOCIATED WITH THE RESPECTIVE SPACE MEETS ADA SPECIFICATIONS.
5. MALPASS ENGINEERING & SURVEYING, P.C. IS NOT RESPONSIBLE FOR ANY WATER OR SEWER LINE LOCATIONS OR SEPARATIONS.
6. MALPASS ENGINEERING & SURVEYING, P.C. IS NOT RESPONSIBLE FOR WALL, FENCE, OR GATE DESIGNS.
7. OLD BOILER ROOM IN COMMUNITY BUILDING SHALL BE UPFITTED TO HOUSE BICYCLE & SCOTTER STORAGE (MINIMUM OF 35 SPACES).
8. PARKING SPACES SHALL BE NO CLOSER THAN 15' TO BUILDING ENTRY (EXCLUDING VEHICLE OVERHANG).
9. SANITARY SEWER MANHOLE LOCATIONS WERE TAKEN FROM AN AUGUST 10, 1939 PLAN TITLED "U.S.H.A. PROJECT NO. N.C. 1-1R" & ARE APPROXIMATE, UNLESS NOTED AS "ASBUILT". ALL SANITARY SEWER INVERTS, EXCEPT RUN THRU SITE ALONG MARTIN ST., & SIZES WERE TAKEN FROM ABOVE REFERENCED PLAN AND ARE APPROXIMATE. SEWER SERVICE LOCATIONS & SIZES WERE TAKEN FROM ABOVE REFERENCED PLAN & ARE APPROXIMATE. SANITARY SEWER LOCATIONS, INVERTS, & SIZES SHALL BE FIELD VERIFIED AS NECESSARY.
10. NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED.
11. NO LAND DISTURBANCE INCLUDING TREE REMOVAL IS TO OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THE PLANS.
12. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
13. LAND CLEARING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS.
14. IF AN IRRIGATION SYSTEM IS INSTALLED IT SHALL BE EQUIPPED WITH A RAIN SENSOR.
15. INTERIOR LANDSCAPING ISLANDS ADJACENT TO CURB CUTS SHALL BE DEPRESSED TO RECEIVE FLOW FROM PARKING LOT.
16. ALL GATES USED FOR VEHICULAR INGRESS AND/OR EGRESS SHALL BE SIREN ACTIVATED.
17. REPLACE SANITARY SEWER & WATER MAIN WITH D.I.P. 10" DN EITHER SIDE OF STORM DRAIN CROSSING.
18. DOWNSPOUT PIPING SHOWN ON PLAN IS FOR INFORMATIONAL PURPOSES ONLY. DOWNSPOUT PIPING (SIZE, LOCATION, ETC) SHALL BE DESIGNED BY OTHERS. EITHER, DOWNSPOUTS SHALL DISCHARGE INTO INFILTRATION BASINS, INFILTRATION TRENCHES, AND PERVIOUS CONCRETE SECTIONS AS SHOWN ON PLAN. THE INVERT OF DOWNSPOUT PIPING THAT DISCHARGES TO PERVIOUS CONCRETE SHALL MATCH THE TOP OF PERVIOUS CONCRETE ELEVATION AT THE DISCHARGE POINT.
19. THE PROPOSED LIMITS OF DISTURBANCE AREA SHALL INCLUDE ALL THE AREA WITHIN THE LIMITS OF DISTURBANCE LINE EXCEPT FOR THE BUILDING FOOTPRINTS AND STOOPS FOR BUILDINGS #1-22 & 25.
20. EXISTING STORM DRAIN PIPES SHOWN ON PLAN THAT WERE NOT SURVEYED (SEE LEGEND FOR LINETYPE) WERE TAKEN FROM AN AUGUST 10, 1939 PLAN TITLED "U.S.H.A. PROJECT NO. N.C. 1-1R" WITH A REVISION DATE OF MAY 1, 1961. LOCATION OF THESE3 STORM DRAIN PIPES & INVERTS ARE APPROXIMATE AND PIPE SIZES ARE BASED ON THE ABOVE REFERENCED PLAN.
21. LOCATION OF TREE PROTECTION FENCING SHOWN ON PLAN IS APPROXIMATE. TREE PROTECTION FENCING SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL SD 15-09 ON SHEET 2L, EXCEPT WHERE SITE IMPROVEMENTS ARE TO OCCUR AS SHOWN ON PLAN.
22. SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLAN & ANYWHERE ELSE SEDIMENT HAS THE ABILITY TO LEAVE THE SITE.
23. HANDICAP RAMPS SHALL BE PROVIDED AT ALL PARKING AREAS TO SIDEWALK CONNECTIONS INTERNAL TO THE SITE.
24. ANY PARKING SPACE LESS THAN 8.5' IN WIDTH BY 18' IN LENGTH SHALL BE SIGNED ALERTING DRIVERS TO THE LIMITED SIZE.
25. CONSTRUCTION ENTRANCE AT GREENFIELD ST. ON STREET DRIVEWAY SHALL BE INSTALLED ONLY IF ASPHALT IS REMOVED AND DRIVEWAY IS USED AS AN ENTRANCE. CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PROPOSED DRIVEWAY AT GREENFIELD STREET (WESTERN DRIVEWAY).
26. ROOF LEADER PIPING SHALL HAVE A CLEANOUT AT EACH BEND.
27. PROPOSED SIDEWALK ADJACENT TO PARKING SPACES (EXCEPT SPACES #1-8, 211-213, 295-296, & 303-304) SHALL BE TURNDOWN SIDEWALK.
28. LANDSCAPE ISLANDS WITH CURB CUTS SHALL BE GRASS & DEPRESSED.
29. DISTURBED AREAS WITHIN RIGHT-OF-WAY OF GREENFIELD ST. & SOUTH FRONT ST. SHALL BE IMMEDIATELY SEEDED & STABILIZED WITH MULCH PRIOR TO ANY RAINFALL EVENT.
30. FENCING & GATES MUST BE APPROVED BY ZONING PRIOR TO INSTALLATION.
31. LANDSCAPING AND PARKING SHALL NOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT AND FDC.
32. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH & OBTAINING NECESSARY RIGHT-OF-WAY PERMITS (STREET CUT, STREET/LANE CLOSURE, SIDEWALK CLOSURE, ETC.) FROM THE CITY OF WILMINGTON FOR WORK WITHIN THEIR RIGHTS-OF-WAY.
33. CONTRACTOR TO REPAIR ANY DISTURBED AREAS (ASPHALT, STONE, CURB, SIDEWALK, GRASS PLAZA, ETC.) WITHIN SOUTH FRONT ST, GREENFIELD ST, OR SOUTH THIRD ST TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
34. THE PROPOSED MAINTENANCE/ACCESS EASEMENT SHOWN ON SHEET 2H FOR PERMEABLE PAVEMENT SYSTEM #1 SHALL BE GRANTED IN FAVOR OF THE CITY OF WILMINGTON FOR STORMWATER ENFORCEMENT.
35. THE DEVELOPER SHALL HAVE THE PERMEABLE PAVEMENT OPERATION AND MAINTENANCE AGREEMENT IT ENTERED INTO WITH THE CITY OF WILMINGTON RECORDED WITH THE COUNTY REGISTER OF DEEDS SO AS TO APPEAR IN THE CHAIN OF TITLE OF ALL SUBSEQUENT PURCHASERS.
36. PROPOSED CURB ADJACENT TO PARKING SPACES #339 & 340 SHALL BE MEDIAN VERTICAL CURB & GUTTER (S3 2-11). PROPOSED CURB ADJACENT TO PARKING SPACE #321 SHALL BE 4" MEDIAN VERTICAL CURB & GUTTER. 4" MEDIAN VERTICAL CURB & GUTTER SHALL BE MEDIAN VERTICAL CURB & GUTTER WITH THE TOP OF THE CURB ONLY 4" ABOVE THE PAVEMENT. PROPOSED CURB FROM PERMABLE PAVEMENT SYSTEM #1 TO RIVER ROCK WAY SHALL BE VERTICAL CURB (SD 3-11).
37. ANY WATER OR SANITARY SEWER TAPS TO THE SITE THAT ARE NOT USED SHALL BE ABANDONED.
38. EXISTING 12" RCP FROM EX. CB#7A TO EX. DI#17A SHALL BE REMOVED. OPENING ON SE SIDE OF EX. DI#17A SHALL BE SEALED USING BRICK/BLOCK & MORTAR. REMOVAL OF PIPE & SEALING OF STRUCTURE WALL SHALL NOT OCCUR UNTIL THE PROPOSED DRAINAGE IMPROVEMENTS WITHIN SOUTH FRONT STREET & GREENFIELD STREET ASSOCIATED WITH GREENFIELD COMMERCIAL ARE INSTALLED.
39. EX. CB#7A SHALL BE REPLACED WITH CB# 7A AS PART OF THE PROPOSED DRAINAGE IMPROVEMENTS WITHIN SOUTH FRONT STREET & GREENFIELD STREET ASSOCIATED WITH GREENFIELD COMMERCIAL.
40. INSTALLATION OF THE PROPOSED 24" RCP FROM SDMH-5 TO CB #7A SHALL NOT OCCUR UNTIL THE PROPOSED DRAINAGE IMPROVEMENTS WITHIN SOUTH FRONT STREET & GREENFIELD STREET ASSOCIATED WITH GREENFIELD COMMERCIAL ARE INSTALLED.
41. CONTRACTOR SHALL CLEAR THE VEHICULAR SIGHT DISTANCE FROM 30" TO 10' ON THE EXISTING TREES & ALL PROPOSED VEGETATION WITH THE SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30" TO 10'.

UTILITY SEPARATION NOTES

1. WATER MAINS SHALL HAVE A MINIMUM COVER OF 3'.
2. SANITARY SEWER MAINS SHALL HAVE A MINIMUM COVER OF 3' OR D.I.P. SHALL BE USED.
3. HORIZONTAL SEPARATION BETWEEN WATER & SANITARY SEWER SHALL BE 10' BETWEEN EDGE OF PIPES.
4. VERTICAL SEPARATION BETWEEN WATER AND SANITARY SEWER:
   WATER OVER SANITARY SEWER: >18" OR USE D.I.P. (ON BOTH) 10' ON EITHER SIDE OF CROSSING.
   SANITARY SEWER OVER WATER: USE D.I.P. (ON BOTH) 10' ON EITHER SIDE OF CROSSING.
5. A 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER OR USE D.I.P. ON SANITARY SEWER 10' ON EITHER SIDE OF CROSSING.
6. VERTICAL SEPARATION BETWEEN WATER AND STORM SEWER:
   WATER OVER STORM SEWER: >18" OR USE D.I.P. ON WATER 10' ON EITHER SIDE OF CROSSING.
   STORM SEWER OVER WATER: USE D.I.P. ON WATER 10' ON EITHER SIDE OF CROSSING.
7. ALL SANITARY SEWER MANHOLES WITH A DROP OF 30" OR GREATER SHALL HAVE AN INSIDE DIAMETER OF 5' WITH AN INSIDE DROP STRUCTURE.
8. GRANTY SANITARY SEWER WITHIN 50' OF WETLANDS SHALL BE D.I.P. AND MEET WATER MAIN MATERIALS, TESTING METHODS AND ACCEPTABILITY STANDARDS (15A NCAC 18C).
9. SANITARY SEWER MANHOLES MUST BE GREATER THAN 50' FROM WETLANDS, AS MEASURED TO THE CLOSEST OUTSIDE EDGE.

LEGEND

- EXISTING SIDEWALK (TO REMAIN)
- PROPOSED SIDEWALK
- EX. IMPERVIOUS AREA TO OVERLAY (EXCLUDING PARKING)
- PROPOSED PERVIOUS CONCRETE (NO CREDIT-100% IMPERVIOUS)
- PROPOSED PERVIOUS CONCRETE BMP (CREDIT-60% IMPERVIOUS)
- PROPOSED PERVIOUS CONCRETE BMP (CREDIT-0% IMPERVIOUS)
- EXISTING TREE
- EXISTING TREE (TO BE REMOVED)
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING CURB INLET
- EXISTING FIRE HYDRANT
- EXISTING POWER/TRAFFIC POLE
- EXISTING NO PARKING SIGN
- EXISTING RAILROAD ARM
- PROPOSED GATE
- EXISTING CONTOUR
- PROPOSED UTILITY EASEMENT
- PROPOSED STORM DRAIN PIPE
- PROPOSED INLET PROTECTION
- EXISTING STORM DRAIN PIPE (NOT SURVEYED, APPROX. LOCATION BASED ON 1939 PLAN)




VICINITY MAP
SCALE: 1"=1000'

INDEX


| | |
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| WATER & SEWER CAPACITY | |
|---|---|
| WATER: | 261 UNITS x 400 GPD/UNIT) = 104,400 GPD (CURRENT USE) |
| WATER: | (216 UNITS x 400 GPD/UNIT) + (3 SHIFTS x 25 GAL/SHIFT) = 86,475 GPD (PROPOSED USE) |
| SEWER: | (229 UNITS x 240 GPD) + (32 x 360 GPD) = 66,480 GPD (CURRENT USE) |
| SEWER: | (216 UNITS x 240 GPD/UNIT) + (3 SHIFTS x 25 GAL/SHIFT) = 51,915 GPD (PROPOSED USE) |

SITE DATA

PROPERTY OWNER: SOUTH FRONT LLC (LOT 1 & 3) & SOUTH FRONT PROPERTIES, LLC (LOT 2)
PROJECT ADDRESS: 1400 S. 2ND ST. (LOT 1), 100 RIVER ROCK WAY (LOT 2), & 101 RIVER ROCK WAY (LOT 3)
PIN NUMBER: R05413-035-002-000 (LOT 1), R05413-035-005-000 (LOT 2), & R05413-035-006-000 (LOT 3)
ZONING DISTRICT: MF-H
FLOOD AREA: ZONE "X" & AE. EL 9 ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 372031700 K DATE 6/2/06 (INFORMATION PROVIDED BY ARNOLD W. CARSON PLS, PC)
BUILDING SETBACKS, REQUIRED: FRONT=30', REAR=25', INTERIOR SIDE=20', CORNER LOT SIDE=30'
BUILDING SETBACKS, EXISTING TO REMAIN (LOT 1): FRONT=19.97', REAR=21.48', INTERIOR SIDE=24.13', CORNER LOT SIDE=19.95'
BUILDING SETBACKS, PROPOSED (LOT 2 & 3): FRONT=30', REAR=25', INTERIOR SIDE=20', CORNER LOT SIDE=30'
TOTAL SITE AREA (LOT 1, 2, & 3 COMBINED): 570,230.91 SF = 13.09 ACRES
TOTAL DN-SITE AREA TO BE DISTURBED: 468,939 SF = 10.77 ACRES
TOTAL AREA TO BE DISTURBED: 475,560 SF = 10.92 ACRES
EXISTING BUILDING AREA: 103,444.75 SF = 2.37 ACRES
AFTER BEVELOPMENT BUILDING AREA: 89,677.20 SF = 2.06 ACRES
EXISTING BUILDING LOT COVERAGE: 103,444.75 / 570,230.91 * 100% = 18.14%
AFTER DEVELOPMENT BUILDING LOT COVERAGE: 89,677.20 / 570,230.91 * 100% = 15.73%
NUMBER OF PROPOSED UNITS: 216 (1 BEDROOM-184 UNITS, 2 BEDROOM-32 UNITS)
NUMBER OF EXISTING BUILDINGS: RESIDENTIAL-24 (94,437.06 SF), NONRESIDENTIAL-1 (9,007.69 SF)
NUMBER OF EXISTING BUILDINGS TO REMAIN: RESIDENTIAL-22 (80,477.50 SF), NONRESIDENTIAL-1 (9,007.69 SF)
BUILDING SIZE, AFTER DEVELOPMENT:

| BUILDING | SQUARE FOOTAGE | NUMBER OF PROPOSED UNITS | NUMBER OF BEDROOMS (1/2) | USE (RESIDENTIAL/ NONRESIDENTIAL) | EXISTING/ FUTURE | BUILDING ADDRESS |
|---|---|---|---|---|---|---|
| 1 | 3,883.30 | 10 | 7/3 | RESIDENTIAL | EXISTING | 101 LAUGHING OAK LN |
| 2 | 3,591.65 | 10 | 10/0 | RESIDENTIAL | EXISTING | 105 LAUGHING OAK LN |
| 3 | 3,577.22 | 10 | 10/0 | RESIDENTIAL | EXISTING | 109 LAUGHING OAK LN |
| 4 | 3,907.51 | 10 | 7/3 | RESIDENTIAL | EXISTING | 1302 S. 2ND ST. |
| 5 | 2,792.76 | 8 | 8/0 | RESIDENTIAL | EXISTING | 102 LAUGHING OAK LN |
| 6 | 3,907.93 | 10 | 7/3 | RESIDENTIAL | EXISTING | 106 LAUGHING OAK LN |
| 7 | 3,578.27 | 10 | 10/0 | RESIDENTIAL | EXISTING | 110 LAUGHING OAK LN |
| 8 | 3,581.33 | 10 | 10/0 | RESIDENTIAL | EXISTING | 1314 S. 2ND ST. |
| 9 | 3,898.79 | 10 | 7/3 | RESIDENTIAL | EXISTING | 1309 S. 2ND ST. |
| 10 | 2,790.11 | 8 | 8/0 | RESIDENTIAL | EXISTING | 1315 S. 2ND ST. |
| 11 | 2,789.50 | 8 | 8/0 | RESIDENTIAL | EXISTING | 205 MARTIN ST. |
| 12 | 2,787.83 | 8 | 8/0 | RESIDENTIAL | EXISTING | 209 MARTIN ST. |
| 13 | 3,891.30 | 10 | 7/3 | RESIDENTIAL | EXISTING | 1401 S. 2ND ST. |
| 14 | 3,661.98 | 10 | 9/1 | RESIDENTIAL | EXISTING | 204 MARTIN ST. |
| 15 | 3,673.34 | 10 | 9/1 | RESIDENTIAL | EXISTING | 208 MARTIN. ST. |
| 16 | 3,886.97 | 10 | 7/3 | RESIDENTIAL | EXISTING | 1408 S. 3RD ST. |
| 17 | 4,550.24 | 12 | 10/2 | RESIDENTIAL | EXISTING | 112 RIVER ROCK WAY |
| 18 | 4,573.19 | 12 | 10/2 | RESIDENTIAL | EXISTING | 1414 S. 2ND ST. |
| 19 | 3,895.71 | 10 | 7/3 | RESIDENTIAL | EXISTING | 1415 S. 2ND ST. |
| 20 | 3,691.50 | 10 | 9/1 | RESIDENTIAL | EXISTING | 206 RIVER ROCK WAY |
| 21 | 3,652.35 | 10 | 9/1 | RESIDENTIAL | EXISTING | 210 RIVER ROCK WAY |
| 22 | 3,914.72 | 10 | 7/3 | RESIDENTIAL | EXISTING | 1422 S. 3RD ST. |
| 23 | - | - | - | - | - | - |
| 24 | - | - | - | - | - | - |
| 25 | 9,199.70 | - | - | NONRESIDENTIAL | EXISTING | 1400 S. 2ND ST. |
| TOTAL | 89,485.19 | 216 | 184/32 | | | |

NUMBER OF STORIES & SQUARE FEET PER FLOOR: 2 STORIES (SEE ABOVE CHART; SAME FOR BOTH STORIES)
TOTAL AMOUNT & PERCENT OF IMPERVIOUS SURFACE AREAS (ON-SITE):

| BEFORE DEVELOPMENT | AREA (SF) | % OF SITE |
|---|---|---|
| BUILDINGS | 103,444.75 | 18.14 |
| BUILDING STOOPS | 13,769.99 | 2.41 |
| PARKING & DRIVE ISLES | 84,212.36 | 14.77 |
| SIDEWALKS | 62,388.64 | 10.94 |
| OTHER | 6,148.10 | 1.08 |
| TOTAL | 269,963.84 | 47.34 |

| AFTER DEVELOPMENT | AREA (SF) | % OF SITE |
|---|---|---|
| BUILDINGS | 89,677.20 | 15.73 |
| BUILDING STOOPS | 17,781.72 | 3.12 |
| PERVIOUS BUILDING STOOPS | 1,000.44 | 0.18 |
| PARKING & DRIVE ISLES | 140,504.23 | 24.64 |
| SIDEWALKS | 45,009.28 | 7.89 |
| PERVIOUS SIDEWALKS | 2,506.13 | 0.44 |
| OTHER | 12,055.03 | 2.11 |
| TOTAL | 308,534.03 | 54.11 |

OFF STREET PARKING CALCULATIONS:
EXISTING PARKING SPACES = APPROXIMATELY 192 SPACES BASED ON INFORMATION PROVIDED BY WHA
MINIMUM PARKING REQUIRED (LOTS 1-3 COMBINED) = (1.5 * 184 UNITS) + (2 * 32 UNITS) = 340 SPACES
MAXIMUM PARKING ALLOWED (LOTS 1-3 COMBINED) = 2.5 * 216 UNITS = 540 SPACES
NUMBER OF PROPOSED PARKING SPACES (LOTS 1-3 COMBINED) = 340 SPACES
MINIMUM NUMBER OF REQUIRED HANDICAPPED SPACES PER ADA STANDARDS FOR ACCESIBLE DESIGN (301 TO 400 TOTAL PARKING SPACES) = 8 SPACES
NUMBER OF PROPOSED HANDICAPPED SPACES (LOTS 1-3 COMBINED) = 10 SPACES
BICYCLE PARKING CALCULATIONS:
MINIMUM SPACES REQUIRED (LOTS 1-3 COMBINED) = 5 * (X340-25) PARKING SPACES / 100 PARKING SPACES] = 20 SPACES (ROUNDED UP TO THE NEAREST 5 SPACES)
MINIMUM NUMBER OF PROPOSED BICYCLE/SCOOTER PARKING SPACES IN COMMUNITY BUILDING = 35 SPACES
CAMA LAND USE CLASSIFICATION: URBAN (499,553.24 SF = 11.376 ACRES) &
CONSERVATION AREA (74,677.67 SF = 1.714 ACRES)
THIS SITE IS NOT WITHIN A SPECIAL HIGHWAY OVERLAY DISTRICT OR ANY OTHER ZONING OVERLAY DISTRICT PER THE CITY OF WILMINGTON ZONING MAP (MAP 3117-4)
THIS SITE IS WITHIN THE CITY OF WILMINGTON 1945 CORPORATE LIMITS

Approved Construction Plan

| Name | Date |
|---|---|
| Planning | |
| Traffic | |
| Fire | |

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

| REV NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | REVISED PER CITY OF WILMINGTON TRC. | 3-10-11 |
| 2 | REVISED TO LABEL PERVIOUS CONCRETE BMP. | 3-14-11 |
| 3 | REVISED PER CITY OF WILMINGTON TO SHOW GREENFIELD ST. DRIVEWAY AS CITY STANDARD & ADJUST PARKING SPACES #133-210 & 317-323. REVISED STORM PIPE ALONG SOUTHERN PORTION OF SITE. | 4-21-11 |
| 4 | REVISED PER CITY OF WILMINGTON. | 5-13-11 |
| 5 | REVISED PER CLIENT TO ADJUST LAYOUT TO ADD GUARD HOUSE. | 6-7-11 |
| 6 | REVISED PER NCDOT TO SHOW LOCATION OF EXISTING STOP SIGNS. REVISED PER CITY OF WILMINGTON TO NOT SHOW PROPOSED FENCING & ADJUST PARKING. | 7-5-11 |
| 7 | REVISED PER CITY OF WILMINGTON. | 7-25-11 |
| 8 | REVISED PER NCDOT TO ADD SIGNS. | 8-4-11 |
| 9 | REVISED PER CITY OF WILMINGTON ENGINEERING DEPARTMENT. | 8-11-11 |
| 10 | REVISED PER CITY OF WILMINGTON FIRE & LIFE SAFETY. | 8-12-11 |
| 11 | REVISED TO ADD IMPERVIOUS AREA, REMOVE EXISTING IMPERVIOUS AREA, & SHOW EXISTING IMPERVIOUS AREA TO OVERLAY. | 5-22-12 |
| 12 | REVISED TO ADD IMPERVIOUS AREA, REMOVE EXISTING IMPERVIOUS AREA, & SHOW EXISTING IMPERVIOUS AREA TO OVERLAY. | 8-13-12 |
| 13 | REVISED PER CITY OF WILMINGTON ENGINEERING. | 9-19-12 |
| 14 | REVISED PER CLIENT TO ADD DRIVEWAY OFF GREENFIELD ST. & RELOCATE 3 PARKING SPACES. | 6-7-17 |
| 15 | REVISED PER TRC COMMENTS. | 6-30-17 |
| 16 | REVISED TO ADD NOTES. | 8-3-17 |
| 17 | REVISED PER TRC COMMENTS. | 8-30-17 |

SITE PLAN
1400 S. 2ND STREET
SOUTH FRONT APARTMENTS
WILMINGTON TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

DATE: 1-19-11
SCALE: 1"=50'
DRAWN: JCB
CHECKED: JBM
PROJECT NO: 198

FINAL DRAWING FOR REVIEW PURPOSES ONLY


MALPASS ENGINEERING & SURVEYING, P.C.
1134 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
Phone 910-392-5243
Fax 910-392-5203 License No. C-2320


Owner: SOUTH FRONT LLC
10 S. CARDINAL DR.
WILMINGTON, NC 28403
PHONE: 910-251-5030

SHEET NO: 2A OF: 5

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