

LOCATION MAP



SITE & BUILDING DATA:

TOTAL LOT AREA = 13,992 SF (0.32 AC)
 PROPERTY ADDRESS IS 1002 N. 3RD STREET
 PID = R04809-036-004-000
 EXISTING ON-SITE DATA:
 EXISTING BUILDINGS ON SITE = 467 SF
 EXISTING ASPHALT = 11,466 SF
 TOTAL = 11,933 SF
 11,933 SF / 13,992 SF
 EXISTING 65% IMPERVIOUS
 PROPOSED IMPERVIOUS = 8,606 SF
 PROPOSED ASPHALT & CURBING = 4,376 SF
 TOTAL = 13,982 SF
 *12,098 SF MIN OF PERMEABLE PAVEMENT TO BE INSTALLED TO DECREASE OVERALL IMPERVIOUS TO PRE-DEVELOPMENT NUMBER OF 11,703 SF
 2,098 SF X 50% CREDIT = 1,049 REDUCTION
 12,098 - 1,049 = 11,049 SF
 PROPOSED IMPERVIOUS OFF-SITE
 SIDEWALK CONNECTIONS = 520 SF
 BUILDING DATA:
 NUMBER OF BUILDINGS = 4
 10 - 2 BEDROOM UNITS
 BUILDING HEIGHT = +/- 40 FT
 NUMBER OF STORES = 5
 SOURCE FOOTAGE PER FLOOR

| FLOOR | 1ST FLOOR | 2ND FLOOR | 3RD FLOOR | TOTAL |
|-------|-----------|-----------|-----------|--------|
| A | 636 | 1,548 | 1,248 | 3,432 |
| B | 854 | 2,322 | 1,872 | 5,148 |
| C | 854 | 2,322 | 1,872 | 5,148 |
| D | 636 | 1,548 | 1,248 | 3,432 |
| TOTAL | | | | 17,160 |

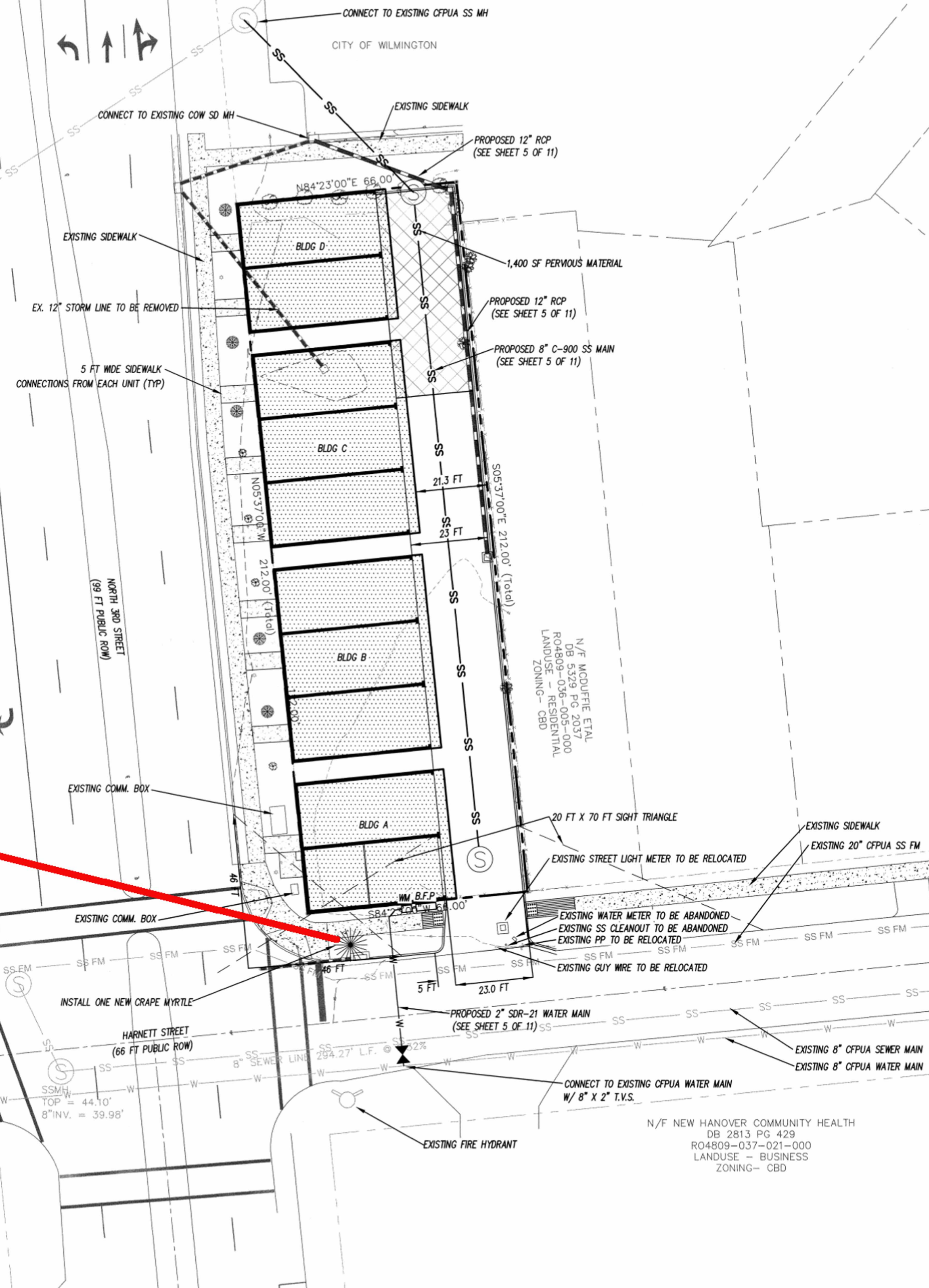
 BUILDING TYPE = RA
 BUILDING AREA: 8,606 SF
 LOT COVERAGE: 8,606 SF / 13,992 SF = 0.615
 PROPOSED 62% BUILDING LOT COVERAGE
 BUILDING SETBACKS:
 EX. BUILDING

| SETBACK | FRONT SETBACK | PROPOSED SETBACKS |
|---------------------|------------------------|-------------------|
| FRONT SETBACK: 0 FT | FRONT SETBACK: 0 FT | |
| SIDE SETBACK: 0 FT | SIDE SETBACK: 0 & 0 FT | |
| REAR SETBACK: 0 FT | REAR SETBACK: 21.3 FT | |

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

N/F 41N29 LLC
 DB 5875 PG 1188
 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



TRAFFIC ENGINEERING NOTES:

1. 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.
2. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
3. OPEN CUT NOTES:
 A. 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.
 B. CONTRACTOR TO COORDINATE WITH CITY OF WILMINGTON FOR ACCEPTABLE HOURS OF CONSTRUCTION AND TRAFFIC CONTROL DURING INSTALLATION OF UTILITIES IN CITY ROADS.
 C. SUITABLE COMPACTION AND APPROVED STONE & BASE COURSES TO BE INSTALLED IN PLACE OF OPEN CUT.
 D. OPEN CUT TO BE SAW CUT.
4. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NC DOT STANDARDS.
5. 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.
6. CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
7. TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
8. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
9. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
10. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREA SHALL BE WHITE.
11. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
12. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30 INCHES - 10 FT.

ENVIRONMENTAL NOTES:

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

DEVELOPMENT NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOD AT 1-800-632-6949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURBS AND GUTTERS, 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.
3. SOLID WASTE DISPOSAL WILL BE HANDLED BY THE CITY OF WILMINGTON.
4. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON ZONING ORDINANCE & SUBDIVISION REGULATIONS.
5. APPROVAL OF SITE PLAN DOES NOT CONSTITUTE APPROVAL OF PROPOSED SIGNAGE FOR THIS SITE. A SEPARATE SIGN PERMIT MUST BE OBTAINED.
6. APPLICABLE STREET FRONTAGES SHALL HAVE NATURAL VEGETATIVE SCREENING MEETING CITY REQUIREMENTS.
7. THE DEVELOPMENT SHALL COMPLY WITH ALL CITY TECHNICAL STANDARDS AND DEVELOPMENT REGULATIONS.
8. PRIMARY BUILDING ENTRANCES SHALL BE CLEARLY DEFINED AND SHALL BE RECESSED AT LEAST FIVE 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:

1. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPED FIRE HYDRANTS OR FDC'S. A 3FT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
2. CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
3. PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE FIRE LINE PERMIT FROM COW FIRE AND LIFE SAFETY DIVISION. 910-343-0896.

UTILITY NOTES:

1. PROJECT SHALL COMPLY WITH THE CITY OF WILMINGTON AND CPUPA 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.
2. IF THE CONTRACTOR DESIRES WATER FOR CONSTRUCTION USE/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.
3. ALL COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY CPUPA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE CPUPA AND APPROVED BY USDOCCORR OR ASSE. CALL 799-6064 FOR INFORMATION.
4. WHEN PVC WATER MAINS AND/OR POLYETHYLENE SERVICES ARE PROPOSED, THE PIPES ARE TO BE INSTALLED 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.
5. 30" MINIMUM COVER OVER ALL WATER MAINS.
6. ANY SEPARATE CONNECTION FOR IRRIGATION SHALL COMPLY WITH CITY AND CPUPA CROSS-CONNECTION REQUIREMENTS WITH APPROVED BACKFLOW PREVENTION DEVICES.
7. AT LOCATIONS WHERE WATER MAIN CROSSES UNDER SANITARY SEWER, DUCTILE IRON PIPE SHALL BE USED ALONG WITH PROVIDING 24" MINIMUM OF VERTICAL SEPARATION.
8. WATER SERVICES CAN NOT BE ACTIVATED ON NEW WATER MAINS UNTIL ENGINEER'S CERTIFICATION AND APPLICABLE CERTIFICATES HAVE BEEN PROVIDED TO INSPECT AND "FINAL APPROVAL" ISSUED.
9. UNDERGROUND UTILITIES - ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER. UNDERGROUND FACILITIES FOR STREET LIGHTING ALONG ALL PUBLIC STREETS ADJUTING THE SUBJECT SITE SHALL BE INSTALLED BY THE DEVELOPER.

LANDSCAPE NOTES:

1. STREET TREE PER 30 LF OF FRONTAGE.
 1.1. 3RD STREET FRONTAGE = 212 / 30 = 7.1 TREES. 8 EXISTING STREET TREES TO REMAIN
 1.2. HARNETT STREET FRONTAGE = 66 - 23 = 43; 43 / 30 = 1.4. 1 STREET TREE TO BE PLANTED ALONG HARNETT STREET.
2. INSTALL 1 GRAPE MYRTLE ALONG HARNETT ST.

PARKING NOTES:

1. NONE REQUIRED IN CBD

VARIANCE REQUESTS

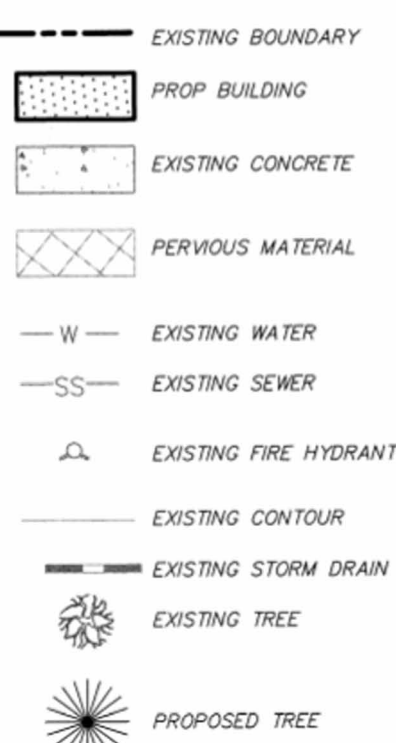
1. 6.5 FT OFFSET FROM PROPERTY LINE FOR DRIVEWAY
2. 60 FT DISTANCE FROM STREET INTERSECTION FOR DRIVEWAY (DRIVEWAY IS EXISTING, NEEDS IMPROVEMENTS)
3. 13 FT TAPER FOR DRIVEWAYS

GENERAL NOTES:

1. NEW HANOVER COUNTY PARCEL NUMBERS:
 PID = R04809-036-004-000
2. TOTAL PROJECT AREA: 13,992 SF (0.32 AC)
3. EXISTING ZONING DISTRICT: CBD
4. LAND CLASSIFICATION: URBAN
5. THIS SITE IS LOCATED WITHIN ZONE 7C ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 370331500K, EFFECTIVE DATE 6/2/06
6. SITE ADDRESS 1002 NORTH 3RD STREET
7. EXISTING IMPERVIOUS ON-SITE = 11,703 SF
8. ASBLUT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY BATEMAN CIVIL SURVEY COMPANY. VERTICAL DATUM = 88
9. STORMWATER DRAINS TO CAPE FEAR RIVER, SC 18-(71)
10. LAND OWNER - ENRIGHT, LLC
 500 SERICEA COURT
 WILMINGTON, NC 28412

THIS TREE TO
 BE ELIMINATED FROM
 LANDSCAPE PLAN

LEGEND



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 _____

STORMWATER MANAGEMENT PLAN

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

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

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



LICENSE # C-2710
 ENGINEERING
 LAND PLANNING
 COMMERCIAL / RESIDENTIAL
 P.O. BOX 4041
 WILMINGTON, NC 28406
 (910) 791-4441

SITE PLAN FOR
 TIME
 1002 N. 3RD STREET

LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA
 OWNER: ENRIGHT, LLC
 500 SERICEA CT
 WILMINGTON, NC 28412



| REV | DATE | BY | REMARKS |
|-----|----------|-----|---------------------|
| 1 | 12/9/16 | RLW | ADDITIONAL COMMENTS |
| 2 | 11/11/16 | RLW | ADDITIONAL COMMENTS |
| 3 | 10/24/16 | RLW | ADDITIONAL COMMENTS |

DATE: 8-24-16

HORIZ. SCALE: 1" = 20'

VERT. SCALE: N/A

DRAWN BY: RLW

CHECKED BY: HSR

PROJECT NO.: 16-370

Sheet No. 3 of 11