

SITE DATA TABLE	
PIN	05413-015-005-000
OWNER	DTSC, LLC
OWNER ADDRESS	401 CHESTNUT ST, SUITE A WILMINGTON, NC 28401
SITE ADDRESS	102 WRIGHT ST. WILMINGTON, NC 28401
ZONING	UMK URBAN MIXED USE
CURRENT LAND USE	VACANT
ACREAGE	80,213 SF = 1.84 AC.
REQUIRED SETBACKS	0' - ALL SIDES
EXISTING BLDG.	0
EX. GRAVEL DRIVE	10,500 SF
TOTAL EX. IMPERVIOUS	10,500 SF
EX. IMPERVIOUS TO BE REMOVED	10,500 SF
REMAINING EX. IMPERVIOUS	0 SF
PROPOSED UNITS	4 3-STORY UNITS
INFORMATION PER UNIT	
TOTAL BUILDING FOOTPRINT	4,186 SF
BUILDING HEIGHT	34'
COMMERCIAL SPACE	4800 SF
2-BEDROOM UNITS	5
1-BEDROOM UNITS	3
STUDIO UNITS	8
TOTAL PROJECT BEDROOMS	21
SF PER FLOOR	4,186 SF
TOTAL BUILDING SF (FOOTPRINT)	16,744 SF
IMPERVIOUS PAVEMENT	14,800 SF
CONCRETE SIDEWALK	2,175 SF
CONCRETE CURB AND GUTTER	3,814 SF
TOTAL IMPERVIOUS	37,743 SF
PERVIOUS CONCRETE (PARKING)	13,880 SF
LOT COVERAGE/PROP. BUILT-UPON AREA	37,743 SF = 86 AC = 83.0%
ADA PARKING SPACES PROVIDED	91 (INCLUDING ADA) *SEE NOTE 11
BI-CYCLE PARKING REQUIRED/PROVIDED	4/20
DISTURBED AREA	85,620 SF = 1.97 AC.
BUILDING CONSTRUCTION TYPE	WOOD FRAMED, NC TYPE V-B
CAMA LAND USE DESIGNATION	URBAN
ESTIMATED TRIP GENERATION	
RESIDENTIAL - GENERAL OFFICE	422 TOTAL, 288AM PEAK, 578PM PEAK
COMMERCIAL - GENERAL OFFICE	26 TOTAL, 40AM PEAK, 48PM PEAK
COMMERCIAL - RETAIL	106 TOTAL, 168AM PEAK, 78PM PEAK
DEVELOPED AREA	70,485 SF = 1.6 AC.

- THIS PROPERTY LIES INSIDE THE 1945 CORPORATE LIMITS.
- THERE ARE NO CONSERVATION RESOURCES ON THE SITE.
- THERE ARE NO LOCAL, STATE OR FEDERALLY RECOGNIZED HISTORIC STRUCTURES OR ARCHAEOLOGICAL RESOURCES ON THIS SITE.
- THERE ARE NO WETLANDS ON THIS SITE.
- NO ENDANGERED SPECIES OR CRITICAL HABITAT OCCUR ON THIS SITE.
- EXISTING SIDEWALK ON MEARES ST. NO ADDITIONAL TRANSIT FACILITIES EXIST.
- ALL UTILITY AND EQUIPMENT WILL BE CONTAINED ON THE SITE.
- ALL PERIMETER SIDEWALKS TO BE 5' WIDE TO BE CONSISTENT WITH EXISTING SIDEWALKS ON THE BLOCK.
- INTERIOR SIDEWALKS TO BE 4' WIDE.
- PERVIOUS CONCRETE PARKING IS GETTING 100% PERVIOUS CREDIT.
- PERMITTED PARKING: 64 UNITS x 2.5 = 160 SPACES
4800 SF COMMERCIAL / 200 SF PER = 24 SPACES
TOTAL SPACES ALLOWED: 184

SURVEY BY HANOVER DESIGN SERVICE, P.A.
1123 FLORAL PARKWAY
WILMINGTON, NC 28403

NOTE: TREE PROTECTION FENCING IS REQUIRED AT A RATE OF ONE FOOT PER DIAMETER INCH AROUND THE PROTECTED TREES. REFER TO DRAWING MEASUREMENTS OF TREES.

TREE RETENTION, REMOVAL AND PLANTINGS
1.6 ACRES DEVELOPED. 1.6 x 15 TREES PER ACRE = 24 TREES REQUIRED

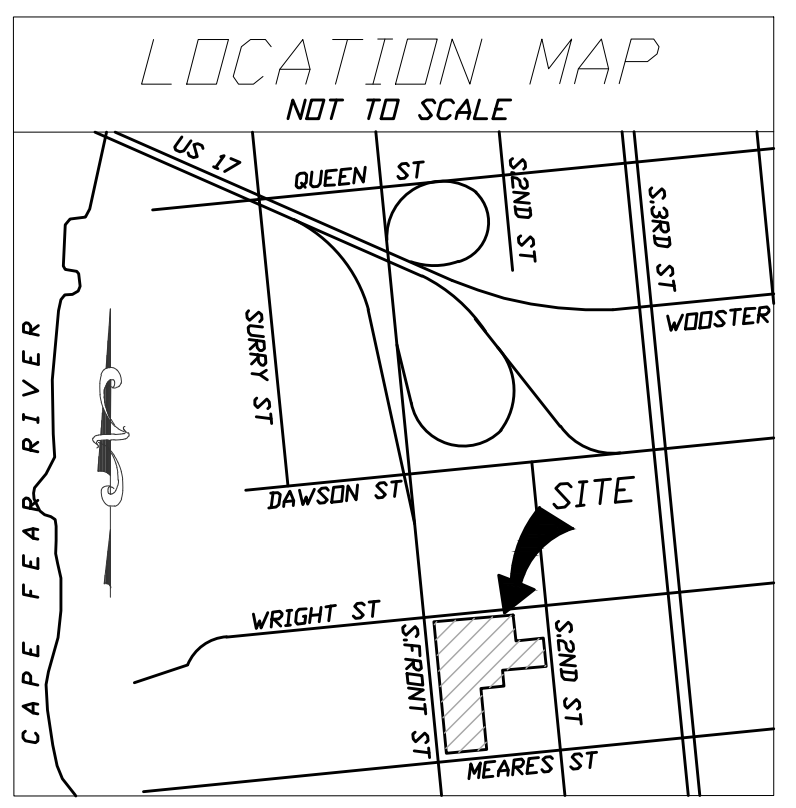
ON-SITE TREE REMOVAL	
THREE DEAD TREES TO BE REMOVED:	(2) 18" OAKS, (1) 14" OAK

SIGNIFICANT TREES TO BE REMOVED:						
TYPE	DBH	QTY	% MITIGATION	MULTIPLIER	DIVISION #	EQUATION
OAK	25"	1	100 (1.0)	2	3	25x1x2=50/3=16.6
REGULATED TREES TO BE REMOVED:						
TYPE	DBH	QTY	% MITIGATION	MULTIPLIER	DIVISION #	EQUATION
OAK	21"	1	100 (1.0)	1	3	
OAK	17"	1	100 (1.0)	1	3	
OAK	15"	2	100 (1.0)	1	3	
OAK	14"	2	100 (1.0)	1	3	
OAK	12"	2	100 (1.0)	1	3	
OAK	10"	1	100 (1.0)	1	3	
OAK	8"	1	100 (1.0)	1	3	

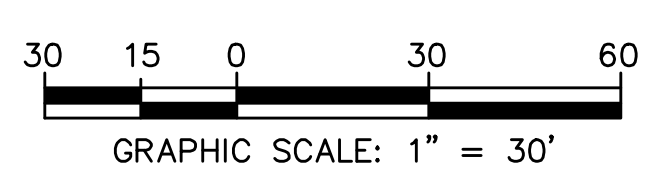
MITIGATION - 17 TREES REQUIRED - SEE SHEET L1

ON-SITE TREE PRESERVATION				
REGULATED TREES TO BE PRESERVED				
TYPE	DBH	QTY	CREDIT FACTOR	CREDITS
OAK	22"	2	4	8
OAK	20"	2	4	8
OAK	19"	2	4	8
OAK	18"	2	4	8
OAK	17"	3	3	9
OAK	14"	1	3	3
OAK	12"	2	3	6
OAK	11"	2	2	4
OAK	10"	2	2	4
OAK	9"	3	2	6
OAK	8"	3	2	6
PECAN	11"	1	2	2
ADDITIONAL TREES TO BE PRESERVED				
TYPE	DBH	QTY	CREDIT FACTOR	CREDITS
OAK	6"	1	2	2

OFF-SITE TREES
SIGNIFICANT TREES REMOVED: (1) 25" DISEASED ELM (PER AARON REESE)
SIGNIFICANT TREES TO BE PRESERVED:
26" OAK: 1
25" OAK: 1
DOCUMENTED TREES TO BE PRESERVED:
17" OAKS: 2
9" OAKS: 3



LEGEND	
---	PROPERTY LINE
- - - -	ADJACENT PROPERTY LINE
---	PRIVACY FENCE
---	PERVIOUS CONCRETE DRAINAGE AREA
---	DRAINAGE AREA
⊕	OBSERVATION WELL
---	TREE PROTECTION FENCING
---	TEMPORARY SILT FENCING
---	TEMPORARY INLET PROTECTION



FOR REGULATORY REVIEW - NOT FOR CONSTRUCTION

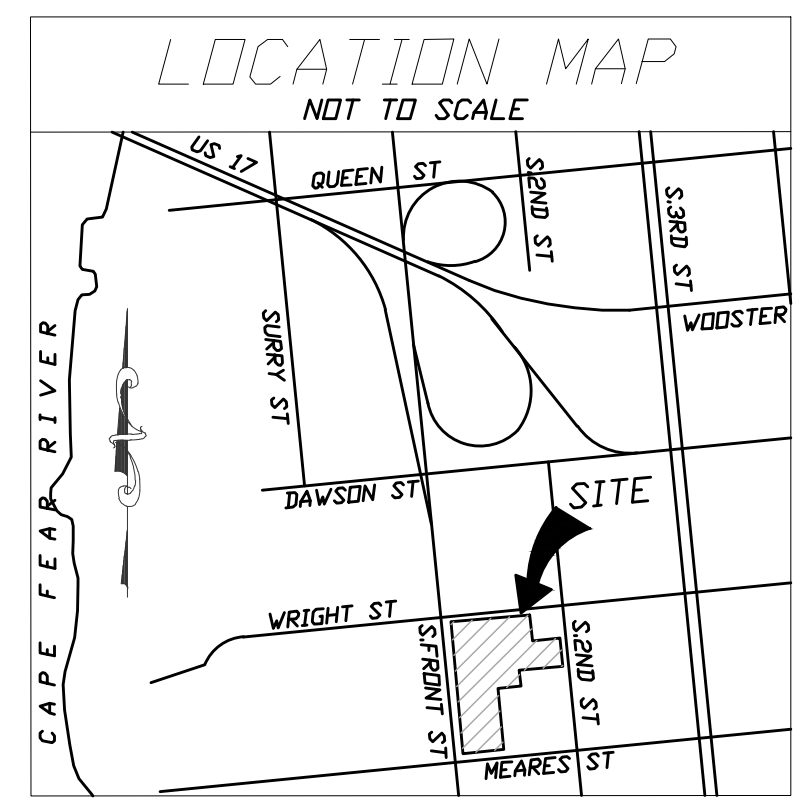
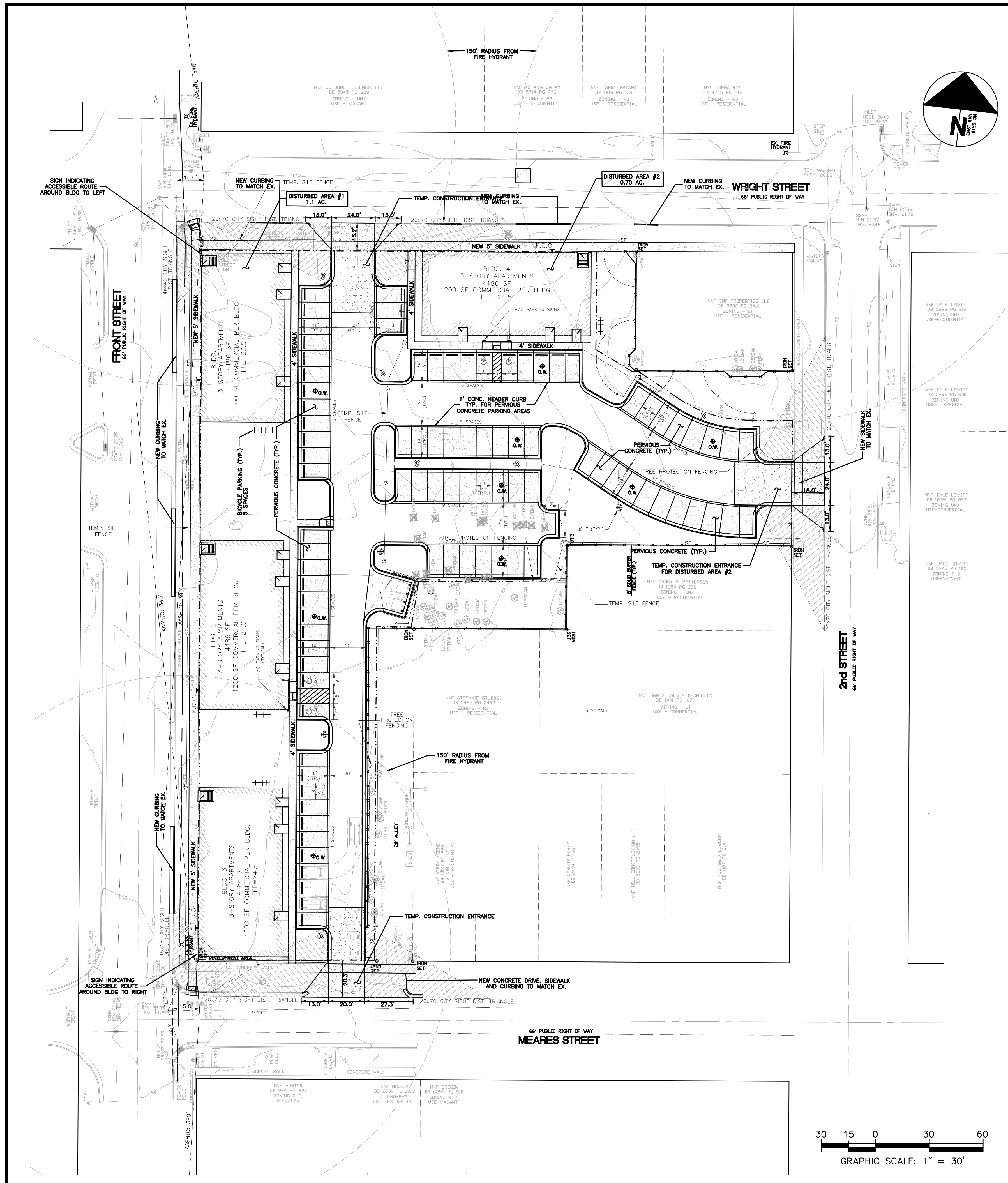
REV. NO.	DESCRIPTION	DATE

102 WRIGHT STREET - OWNER: DTSC LLC
THE BLOCK ON FRONT
WILMINGTON NORTH CAROLINA

EXISTING CONDITIONS, SITE
INVENTORY & DEMOLITION

RIGHT ANGLE
ENGINEERING, P.C.
212 PRINCESS STREET
WILMINGTON, NC 28401
(910) 251-8544 FAX (910) 251-2208 FIRM: C-0829

DATE: 12/20/22
Scale: 1"=30'
Drawn: NNC
Checked: WSL
Project No: HA0121
Sheet No: C1



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CURRENT LAND USE	VACANT
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REQUIRED SETBACKS	0' - ALL SIDES
EXISTING BLDG.	0
EX. GRAVEL DRIVE	10,500 SF
TOTAL EX. IMPERVIOUS	10,500 SF
EX. IMPERVIOUS TO BE REMOVED	10,500 SF
REMAINING EX. IMPERVIOUS	0 SF
PROPOSED UNITS	4 3-STORY UNITS
INFORMATION PER UNIT	
TOTAL BUILDING FOOTPRINT	4,188 SF
BUILDING HEIGHT	34'
COMMERCIAL SPACE	4800 SF
2-BEDROOM UNITS	3
1-BEDROOM UNITS	3
STUDIO UNITS	8
TOTAL BEDS	21
TOTAL PROJECT BEDROOMS	84
SF PER FLOOR	4,188 SF
TOTAL BUILDING SF (FOOTPRINT)	18,744 SF
IMPERVIOUS PAVEMENT	14,900 SF
CONCRETE CURB AND GUTTER	2,170 SF
TOTAL IMPERVIOUS	37,743 SF
PERVIOUS CONCRETE (PARKING)	15,880 SF
LOT COVERAG/PROP. BUILT-UPON AREA	37,743 SF = .86 AC = 63.9%
ADA PARKING SPACES PROVIDED	4 (2 REGULAR / 2 VAN SPACES)
TOTAL PARKING SPACES PROVIDED	91 (INCLUDING ADA) *SEE NOTE 11
BUILDING CONSTRUCTION TYPE	WOOD FRAMED, NC TYPE V-B
CAMA LAND USE DESIGNATION	URBAN
ESTIMATED TRIP GENERATION	
RESIDENTIAL	422 TOTAL 298AM PEAK, 376PM PEAK
COMMERCIAL - GENERAL OFFICE	28 TOTAL 40AM PEAK, 46PM PEAK
COMMERCIAL - RETAIL	708 TOTAL 108AM PEAK, 78PM PEAK
DEVELOPED AREA	70,455 SF = 1.6 AC.

- NOTES:
1. THE CONSTRUCTION SITE IS NOT LOCATED IN A FEMA FLOOD HAZARDOUS ZONE.
 2. FIRM # 3720311700K, JUNE 2, 2006
 3. THERE ARE NO WETLANDS ON THE SITE.
 4. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING SHALL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
 5. ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
 6. NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT, AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION METHODS.
 7. 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.
 8. IF THE CONTRACTOR DESIRES WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE METER BOX. ANY BACKFLOW PREVENTION DEVICES REQUIRED WILL NEED TO BE ON THE LIST OF DEVICES APPROVED BY USFCOCHR OR ASSE.
 9. ANY IRRIGATION SYSTEM SUPPLY BY CFPUA WATER SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REGULATIONS.
 10. CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING OR GRADING.
 11. THE BELLSOUTH CONTACT IS STEVE DAYVAULT. HE IS THE BUILDING INDUSTRY CONSULTANT (910) 392-8712. PLEASE CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
 12. ALL PLANTED AND RETAINED LIVING MATERIAL REQUIRED TO MEET THE PROVISIONS OF THE CITY OF WILMINGTON LAND DEVELOPMENT CODE, SHALL BE PERPETUALLY PROTECTED AND MAINTAINED TO PROFESSIONAL ACCEPTED STANDARDS BY JOINT AND SEVERAL RESPONSIBILITY OF THE OWNER, TENANT AND RESPECTIVE AGENTS OF THE PROPERTY ON WHICH THE MATERIAL IS LOCATED.
 13. ANY PLANT MATERIAL THAT WAS PREVIOUSLY INSTALLED ON THE SITE TO MEET THE PROVISIONS OF THE CITY OF WILMINGTON LAND DEVELOPMENT CODE THAT HAS NOT BEEN MAINTAINED MUST BE REPLACED.
 14. AS PART OF THE FINAL ZONING INSPECTION FOR THIS PROJECT, A SURVEY OF THE SITE LANDSCAPING WILL BE CONDUCTED. PLANT MATERIAL THAT HAS NOT BEEN MAINTAINED MUST BE REPLACED BEFORE A FINAL ZONING APPROVAL IS ISSUED.
 15. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
 16. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 17. A RAIN/FREEZE SENSOR SHALL BE INSTALLED AS PART OF ANY IRRIGATION SYSTEM USED ON THE SITE.
 18. CONTACT TRAFFIC ENGINEERING AT 910-341-7888 48 HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE PROPERLY LOCATED.
 19. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. NOTE THIS ON THE PLAN AND CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
 20. TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
 21. CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
 22. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCOCHR OR ASSE.
 23. CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
 24. CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
 25. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
 26. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
 27. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 28. PROJECT SHALL COMPLY WITH CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 910-343-3910 FOR INFORMATION.
 29. PARKING SPACES NOT REQUIRED FOR STORAGE FACILITIES. SIX ARE PROVIDED WITH TWO BEING ADA.
 30. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER. UNDERGROUND TERMINAL FACILITIES FOR STREET LIGHTING ALONG ALL PUBLIC STREETS ABUTTING THE SUBJECT SITE SHALL BE INSTALLED BY THE DEVELOPER.
 31. IMMEDIATELY NOTIFY CITY OF WILMINGTON TRAFFIC ENGINEERING AT 910-341-7888 IF ANY TRAFFIC SIGNAL FACILITIES OR CITY-OWNED STREETLIGHT FACILITIES ARE DAMAGED.
 32. DAMAGED FACILITIES SHALL BE REPLACED BY AN APPROVED CONTRACTOR, ACCORDING TO STANDARD NCDOT REPLACEMENT SCHEDULES AND CURRENT NCDOT DESIGN STANDARDS.
 33. ALL REPAIR/REPLACEMENT OF TRAFFIC SIGNAL INFRASTRUCTURE SHALL BE COORDINATED WITH THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION.
 34. WATER AND SEWER IS AVAILABLE FROM CFPUA.
 35. UNDERGROUND FIRE LINE(S) MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPT. FROM PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT WILMINGTON FIRE DEPT. DIVISION OF FIRE AND LIFE SAFETY AT 910-341-0696.
 36. NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
 37. EXISTING WATER AND SEWER BY CFPUA.
 38. EXISTING STORMWATER SYSTEM BY CITY OF WILMINGTON.
 39. SOLID WASTE DISPOSAL WILL NOT BE PROVIDED TO UNITS.
 40. ANY REQUIRED INSTALLATION OR RELOCATION OF TRAFFIC SIGNS/PAVEMENT MARKINGS IS THE RESPONSIBILITY OF THE PROJECT DEVELOPER. PLEASE COORDINATE WITH CITY TRAFFIC SIGNS AND PAVEMENT MARKINGS MANAGER/SUPERVISOR PRIOR TO INSTALLATION/RELOCATION OF ANY TRAFFIC SIGNS OR MARKINGS IN PUBLIC ROW.
 41. CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN ROW.

1. THIS PROPERTY LIES INSIDE THE 1945 CORPORATE LIMITS.
2. THERE ARE NO CONSERVATION RESOURCES ON THE SITE.
3. THERE ARE NO LOCAL, STATE OR FEDERALLY RECOGNIZED HISTORIC STRUCTURES OR ARCHAEOLOGICAL RESOURCES ON THE SITE.
4. THERE ARE NO WETLANDS ON THIS SITE.
5. NO ENDANGERED SPECIES OR CRITICAL HABITAT OCCUR ON THIS SITE.
6. EXISTING SIDEWALK ON MEARES ST. NO ADDITIONAL TRANSIT FACILITIES EXIST.
7. ALL UTILITY AND EQUIPMENT WILL BE CONTAINED ON THE SITE.
8. ALL PERVIOUS SIDEWALKS TO BE 5' WIDE TO BE CONSISTENT WITH EXISTING SIDEWALKS ON THE BLOCK.
9. INTERIOR SIDEWALKS TO BE 4' WIDE.
10. PERVIOUS CONCRETE PARKING IS GETTING 100% PERVIOUS CREDIT.
11. PERMITTED PARKING: 64 UNITS x 2.5 = 160 SPACES
4800 SF COMMERCIAL / 200 SF PER = 24 SPACES
TOTAL SPACES ALLOWED: 184

SURVEY BY HANOVER DESIGN SERVICE, P.A.
1123 FLORENCE PARKWAY
WILMINGTON, NC 28403
910-343-8002

LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PRIVACY FENCE
	PERVIOUS CONCRETE DRAINAGE AREA
	DRAINAGE AREA
	OBSERVATION WELL
	TREE PROTECTION FENCING
	TEMPORARY SILT FENCING
	TEMPORARY INLET PROTECTION

- FIRE & LIFE SAFETY NOTES:
- Contractor shall maintain an all-weather access for emergency vehicles at all times during construction
 - A hydrant must be within 150' of the FDC (measured as the truck drives for practical use)
 - FDC must be within 40' of fire apparatus placement
 - Landscaping or parking cannot block or impede the FDC or fire hydrants. A 3-foot clear space shall be maintained around the circumference of the hydrant and FDC
 - Additional fire protection and/or accessibility requirements may be required due to any special circumstances concerning the project.
 - Private Underground Fire Lines require a separate underground fire line permit from the Wilmington Fire and Life Safety Division 910-343-0696
 - Contractor shall submit a Radio Signal Strength Study for all commercial buildings that demonstrates that existing emergency responder radio signal levels meet the requirements of Section 510 of the 2018 NC Fire Code
 - All isolation valves within the "Hot Box" and between the "Hot Box" and the riser room, must be electrically supervised.
 - Prior to any clearing, grading or construction activity, tree protection fencing will be installed around protected trees or groves of trees. No construction workers, tools, materials or vehicles are permitted within the tree protection fencing.
 - Any new proposed hydrants must be brought into service prior to combustibles being delivered to the jobsite.

102 WRIGHT STREET - OWNER: DTSC LLC
THE BLOCK ON FRONT

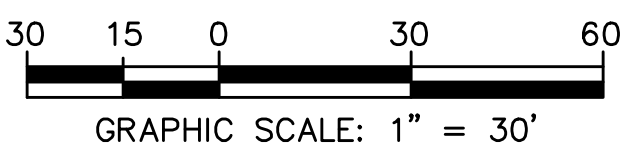
WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

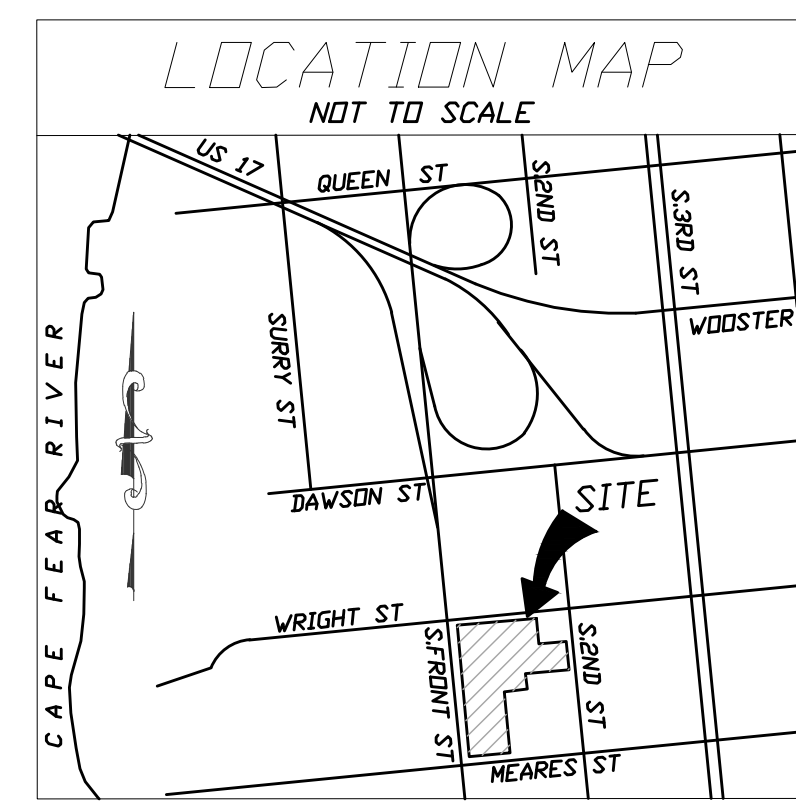
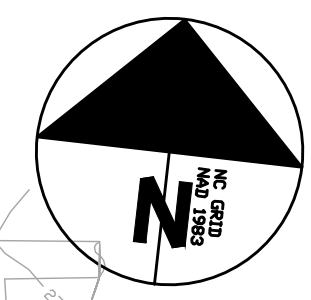
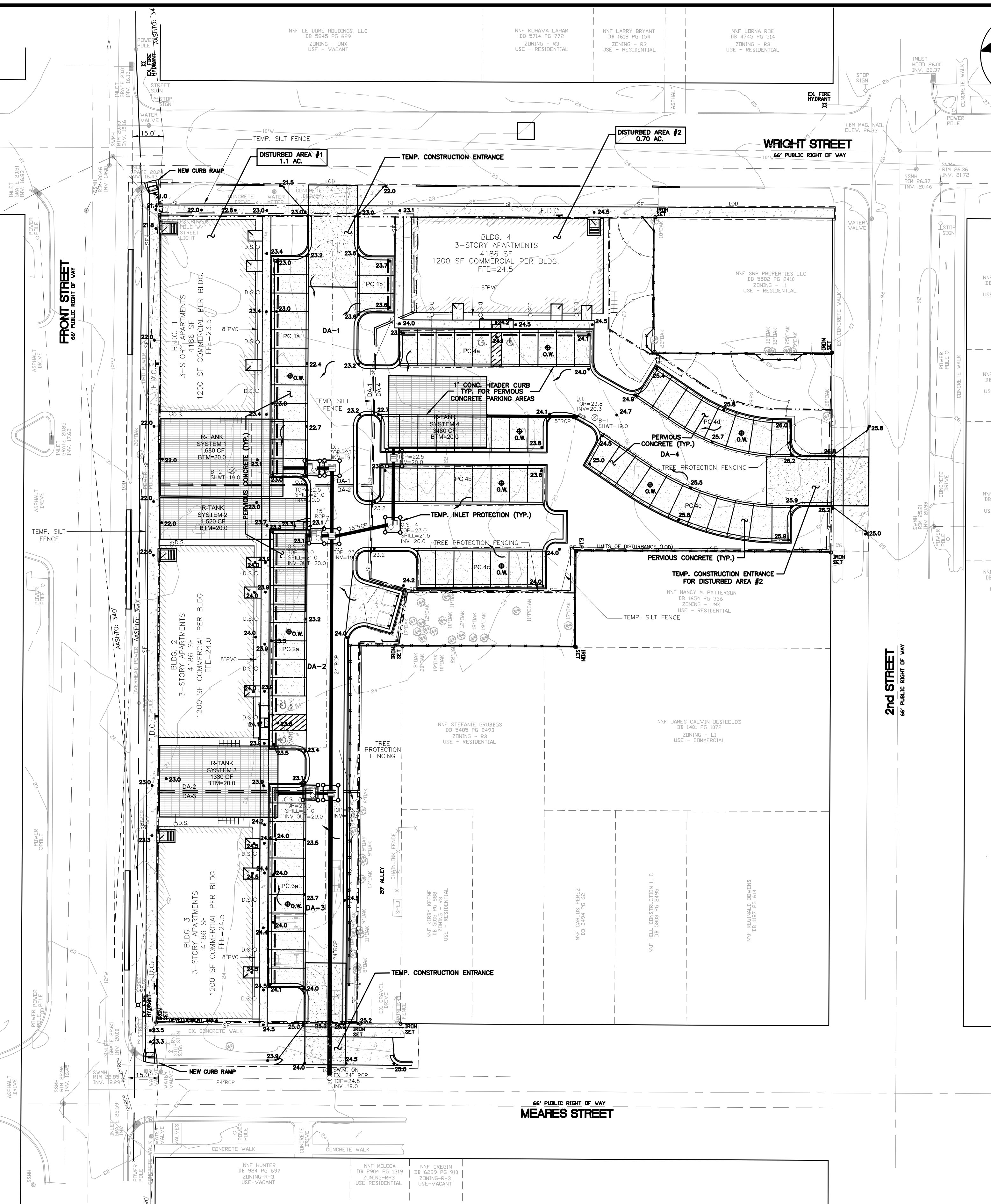
DATE: 12/20/22
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Drawn: NNC
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Project No: HA0121
Sheet No: C2

RIGHT ANGLE ENGINEERING, P.C.
212 PRINCESS STREET
WILMINGTON, NC 28401
(910) 251-8544 FAX (910) 251-2208 FIRM: C-0829

FOR REGULATORY REVIEW - NOT FOR CONSTRUCTION

REV. NO.	DESCRIPTION	DATE



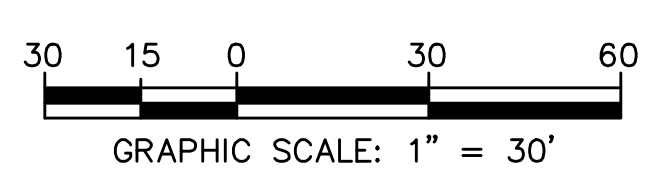


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	WILMINGTON, NC 28401
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CURRENT LAND USE	VACANT
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ESTIMATED TRIP GENERATION	
RESIDENTIAL	422 TOTAL, 290PM PEAK, 370PM PEAK
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COMMERCIAL - RETAIL	108 TOTAL, 10AM PEAK, 70PM PEAK
DEVELOPED AREA	70,485 SF = 1.6 AC.

- NOTES:
- THE CONSTRUCTION SITE IS NOT LOCATED IN A FEMA FLOOD HAZARDOUS ZONE.
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 - ANY PLANT MATERIAL THAT WAS PREVIOUSLY INSTALLED ON THE SITE TO MEET THE PROVISIONS OF THE CITY OF WILMINGTON LAND DEVELOPMENT CODE THAT HAS NOT BEEN MAINTAINED MUST BE REPLACED.
 - AS PART OF THE FINAL ZONING INSPECTION FOR THIS PROJECT, A SURVEY OF THE SITE LANDSCAPING WILL BE CONDUCTED. PLANT MATERIAL THAT HAS NOT BEEN MAINTAINED MUST BE REPLACED BEFORE A FINAL ZONING APPROVAL IS ISSUED.
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 - A RAIN/FREEZE SENSOR SHALL BE INSTALLED AS PART OF ANY IRRIGATION SYSTEM USED ON THE SITE.
 - CONTACT TRAFFIC ENGINEERING AT 910-341-7888 48 HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE PROPERLY LOCATED.
 - A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET, NOTE THIS ON THE PLAN AND CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
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 - ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCOCHR OR ASSE.
 - CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
 - CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
 - ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
 - TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
 - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 - PROJECT SHALL COMPLY WITH CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 910-343-3911 FOR INFORMATION.
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 - IMMEDIATELY NOTIFY CITY OF WILMINGTON TRAFFIC ENGINEERING AT 910-341-7888 IF ANY TRAFFIC SIGNAL FACILITIES OR CITY-OWNED STREETLIGHT FACILITIES ARE DAMAGED.
 - DAMAGED FACILITIES SHALL BE REPLACED BY AN APPROVED CONTRACTOR, ACCORDING TO STANDARD NCDOT REPLACEMENT SCHEDULES AND CURRENT NCDOT DESIGN STANDARDS.
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 - NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
 - EXISTING WATER AND SEWER BY CFPUA.
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LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PRIVACY FENCE
	PERVIOUS CONCRETE DRAINAGE AREA
	DRAINAGE AREA
	OBSERVATION WELL
	TREE PROTECTION FENCING
	TEMPORARY SILT FENCING
	TEMPORARY INLET PROTECTION

SYSTEM	STORAGE VOLUME	LENGTH	WIDTH	BOTTOM ELEV.	O.S. SPILLWAY ELEV.	MODULE HEIGHT
DA-1	1680 CF	60	38	21.0	21.0	1 (9.5")
DA-2	1520 CF	98	21	20.0	21.0	1 (9.5")
DA-3	1512 CF	58	35	20.0	21.0	1 (9.5")
DA-4	3000 CF	60	35	20.0	21.5	2 (19")



FOR REGULATORY REVIEW - NOT FOR CONSTRUCTION

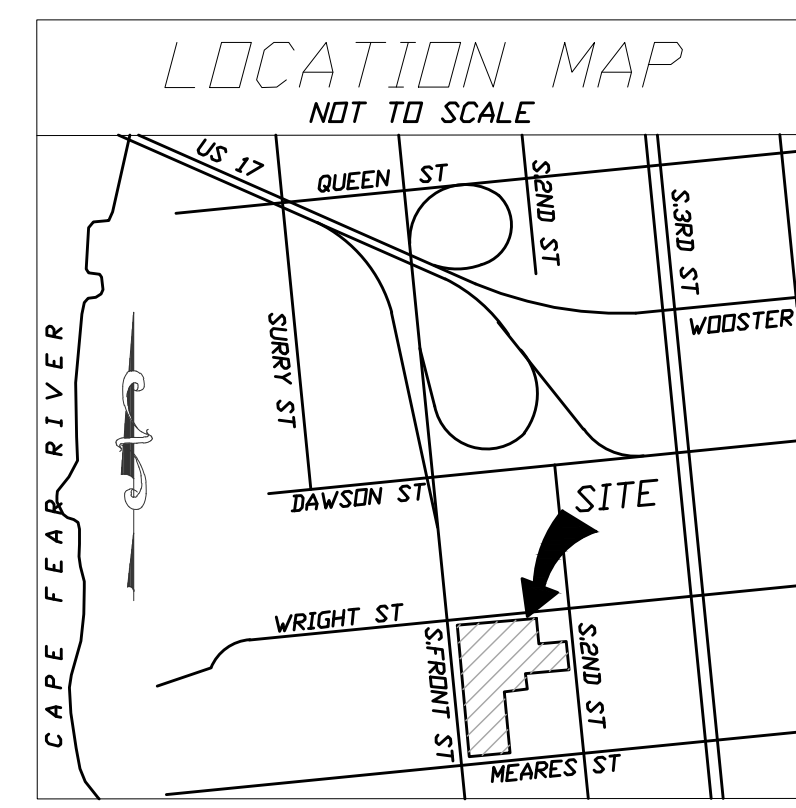
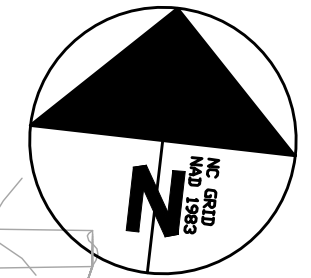
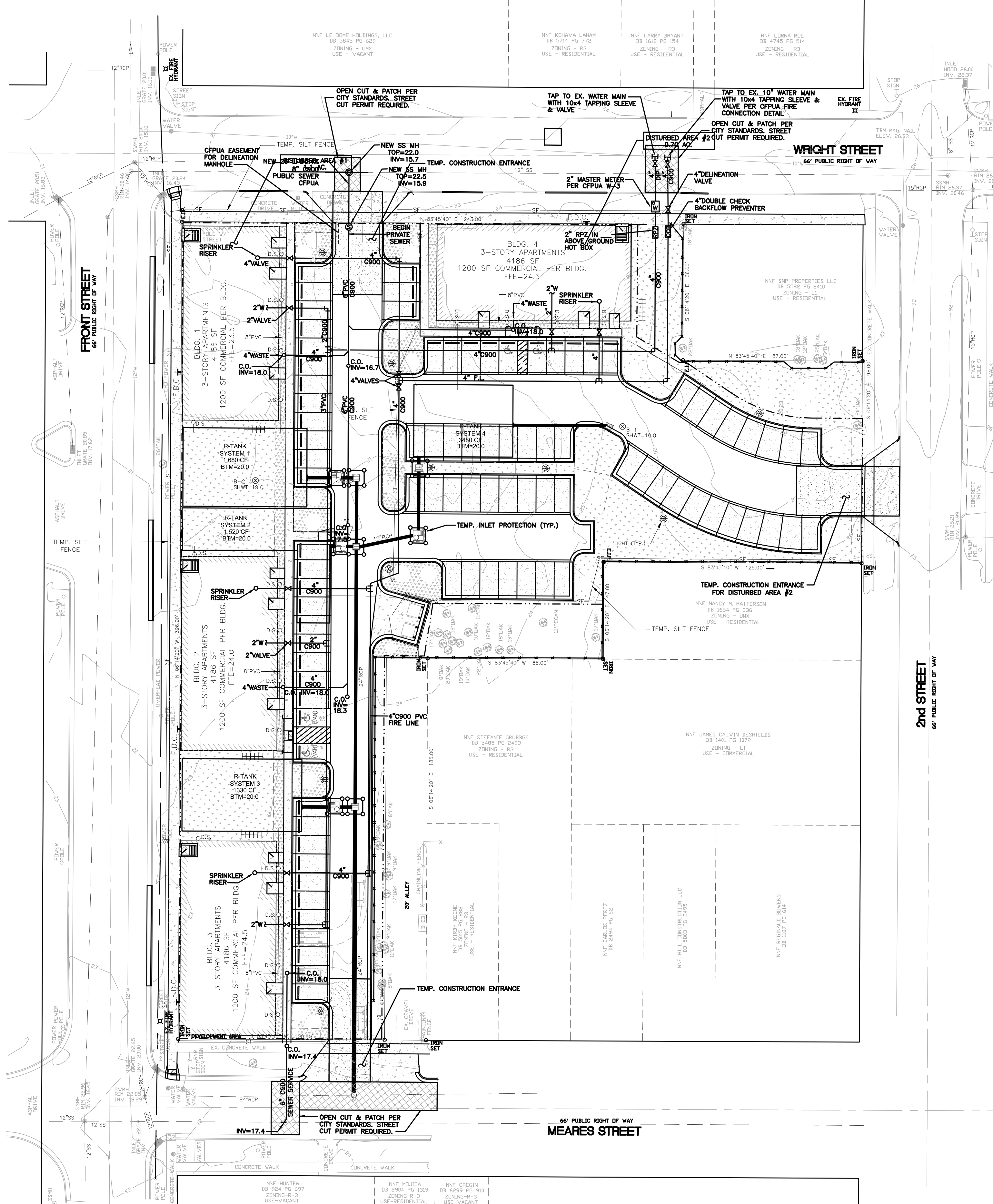
REV. NO.	DESCRIPTION	DATE

102 WRIGHT STREET - OWNER: DTSC LLC
THE BLOCK ON FRONT
 WILMINGTON NORTH CAROLINA

EROSION CONTROL, GRADING
 AND STORMWATER PLAN

RIGHT ANGLE
 ENGINEERING, P.C.
 212 PRINCESS STREET
 WILMINGTON, NC 28401
 (910) 251-8544 FAX (910) 251-2208 FIRM: C-0829

DATE: 12/20/22
 Scale: 1"=30'
 Drawn: NNC
 Checked: WSL
 Project No: HA0121
 Sheet No: **C3**



SITE DATA TABLE	
PIN	RS413-015-005-000
OWNER	DTSC, LLC
OWNER ADDRESS	401 CHESTNUT ST., SUITE A
SITE ADDRESS	102 WRIGHT ST.
	WILMINGTON, NC 28401
ZONING	UMX - URBAN MIXED USE
CURRENT LAND USE	VACANT
ACREAGE	80,213 SF = 1.84 AC.
REQUIRED SETBACKS	0' - ALL SIDES
EXISTING BLDG.	10,500 SF
EX. GRAVEL DRIVE	10,500 SF
TOTAL EX. IMPERVIOUS	10,500 SF
EX. IMPERVIOUS TO BE REMOVED	10,500 SF
REMAINING EX. IMPERVIOUS	0 SF
PROPOSED UNITS	4 3-STORY UNITS
INFORMATION PER UNIT	
TOTAL BUILDING FOOTPRINT	4,186 SF
BUILDING HEIGHT	34'
COMMERCIAL SPACE	4,800 SF
2-BEDROOM UNITS	5
1-BEDROOM UNITS	3
STUDIO UNITS	8
TOTAL BEDS	21
TOTAL PROJECT BEDROOMS	84
SF PER FLOOR	4,186 SF
TOTAL BUILDING SF (FOOTPRINT)	16,744 SF
IMPERVIOUS PAVEMENT	14,500 SF
CONCRETE SIDEWALK	2,175 SF
CONCRETE CURB AND GUTTER	3,924 SF
TOTAL IMPERVIOUS	37,743 SF
PERVIOUS CONCRETE (PARKING)	13,850 SF
TOTAL COVERED/PERVIOUS	37,743 SF = 86 AC = 63.6K
ADA PARKING SPACES PROVIDED	(2) 2 REGULAR / 2 VAN SPACES
BICYCLE PARKING REQUIRED/PROVIDED	1/20
ESTIMATED TRIP GENERATION	
RESIDENTIAL	422 TOTAL, 298PM PEAK, 370PM PEAK
COMMERCIAL - GENERAL OFFICE	28 TOTAL, 49AM PEAK, 48PM PEAK
COMMERCIAL - RETAIL	106 TOTAL, 168AM PEAK, 78PM PEAK
DEVELOPED AREA	70,485 SF = 1.6 AC.

- NOTES:**
- THE CONSTRUCTION SITE IS NOT LOCATED IN A FEMA FLOOD HAZARDOUS ZONE.
 - FIRM # 3720311700K, JUNE 2, 2006
 - THERE ARE NO WETLANDS ON THE SITE.
 - PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING SHALL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
 - ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING OR ARCHAEOLOGICAL RESOURCES OCCUR ON THIS SITE.
 - NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT, AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION METHODS.
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 - ANY IRRIGATION SYSTEM SUPPLY BY CFPWA WATER SHALL COMPLY WITH THE CFPWA CROSS CONNECTION CONTROL REGULATIONS.
 - CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING OR GRADING.
 - THE BELLSOUTH CONTACT IS STEVE DAYVAULT. HE IS THE BUILDING INDUSTRY CONSULTANT (910) 392-8712. PLEASE CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
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LEGEND	
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	ADJACENT PROPERTY LINE
	PRIVACY FENCE
	PERVIOUS CONCRETE DRAINAGE AREA
	DRAINAGE AREA
	OBSERVATION WELL
	TREE PROTECTION FENCING
	TEMPORARY SILT FENCING
	TEMPORARY INLET PROTECTION

SURVEY BY HANOVER DESIGN SERVICE, P.A.
1123 FLORAL PARKWAY
WILMINGTON, NC 28403
910-343-8002

102 WRIGHT STREET - OWNER: DTSC LLC
THE BLOCK ON FRONT
WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

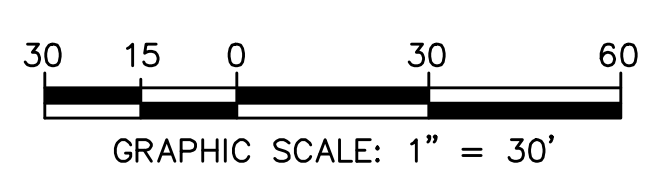
UTILITY PLAN

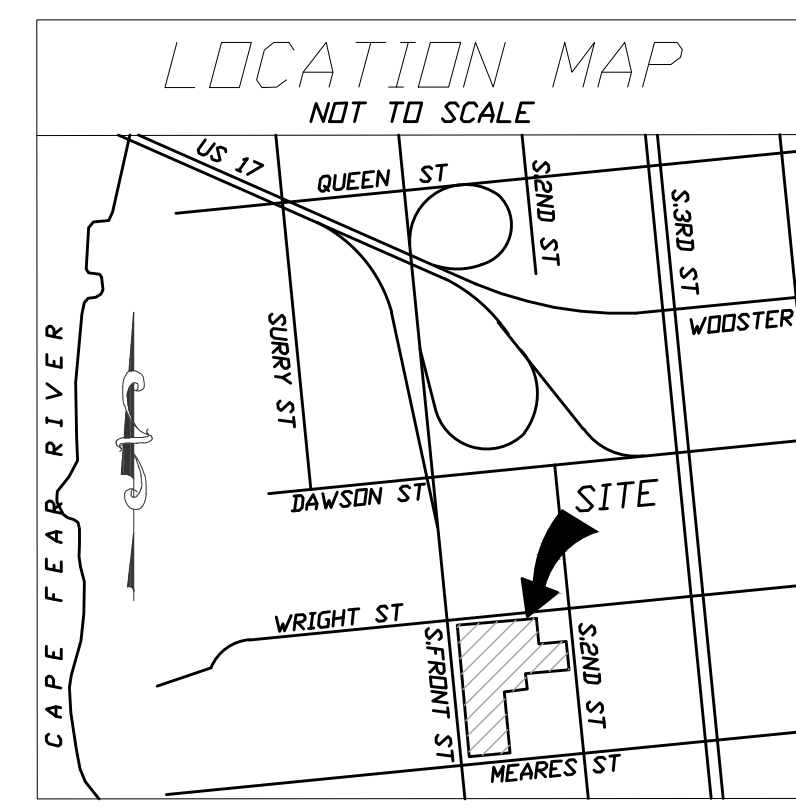
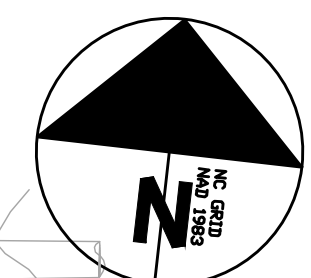
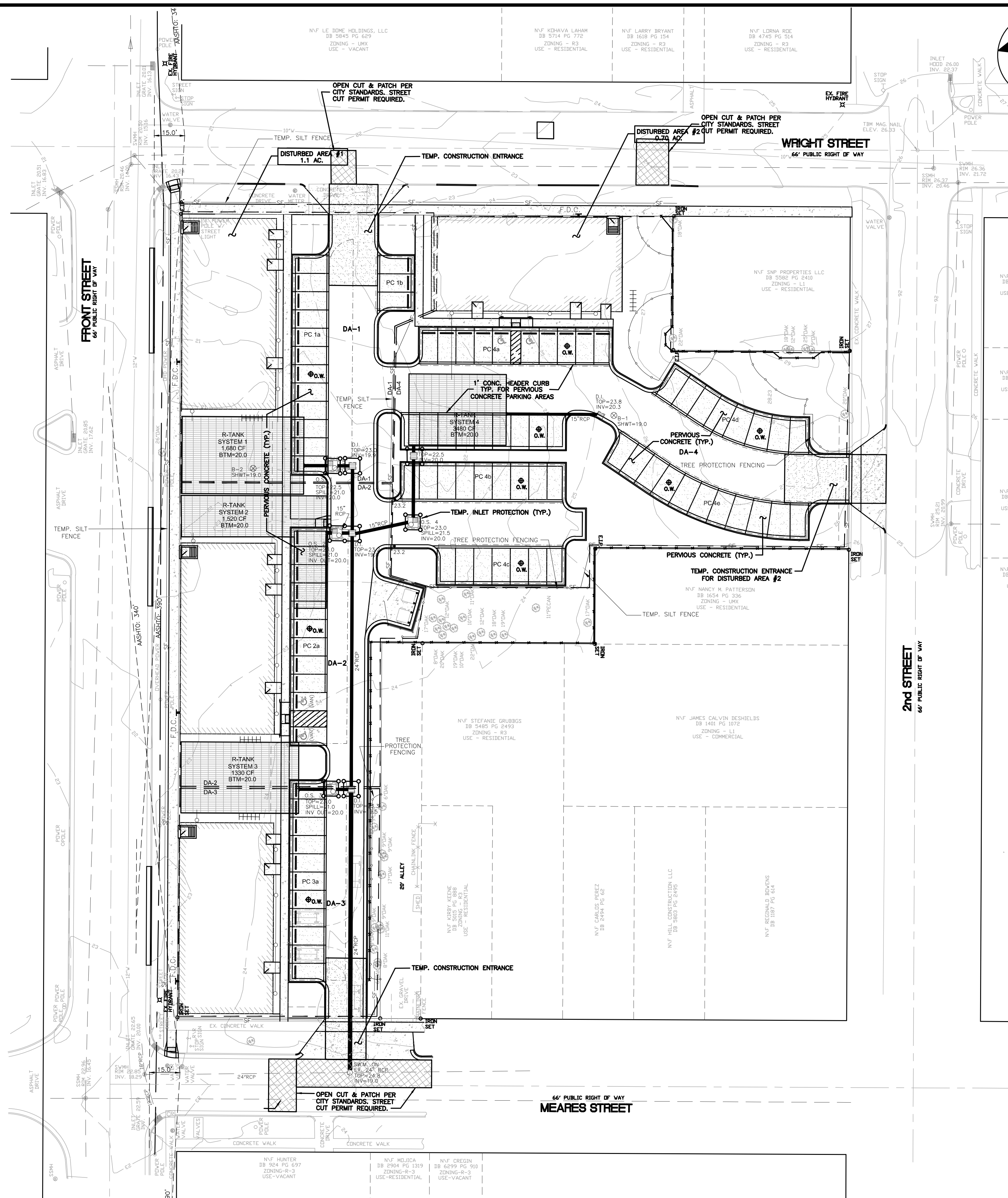
RIGHT ANGLE ENGINEERING, P.C.
212 PRINCESS STREET
WILMINGTON, NC 28401
(910) 251-8544 FAX (910) 251-2208 FIRM: C-0829

DATE: 12/20/22
Scale: 1"=30'
Drawn: NNC
Checked: WSL
Project No: HA0121
Sheet No: **C4**

FOR REGULATORY REVIEW - NOT FOR CONSTRUCTION

REV. NO.	DESCRIPTION	DATE





SITE DATA TABLE	
PN	RS413-015-005-000
OWNER	DTSC, LLC
OWNER ADDRESS	401 CHESTNUT ST., SUITE A
	WILMINGTON, NC 28401
SITE ADDRESS	102 WRIGHT ST.
	WILMINGTON, NC 28401
ZONING	UMX - URBAN MIXED USE
CURRENT LAND USE	VACANT
ACREAGE	80,213 SF = 1.84 AC.
REQUIRED SETBACKS	- ALL SIDES
EXISTING BLDG.	0
EX. GRAVEL DRIVE	10,500 SF
TOTAL EX. IMPERVIOUS	10,500 SF
REMAINING EX. IMPERVIOUS	10,500 SF
PROPOSED UNITS	4 3-STORY UNITS
INFORMATION PER UNIT	
TOTAL BUILDING FOOTPRINT	4,186 SF
BUILDING HEIGHT	34'
COMMERCIAL SPACE	4800 SF
2-BEDROOM UNITS	5
1-BEDROOM UNITS	3
SUITS	8
TOTAL UNITS	21
TOTAL PROJECT BEDROOMS	84
SF PER FLOOR	1,993 SF
TOTAL BUILDING SF (FOOTPRINT)	16,744 SF
IMPERVIOUS PAVEMENT	14,900 SF
CONCRETE SIDEWALK	2,175 SF
CONCRETE CURB AND GUTTER	3,924 SF
TOTAL IMPERVIOUS	37,743 SF
PERVIOUS CONCRETE (PARKING)	13,880 SF
LOT COVERAGE/PROP. BUILT-UPON AREA	37,743 SF = .86 AC = 63.9%
TOTAL PARKING SPACES PROVIDED	91 (INCLUDING ADA) *SEE NOTE 11
ADA PARKING SPACES PROVIDED	(4) 2 REGULAR / 2 VAN SPACES
BICYCLE PARKING REQUIRED/PROVIDED	4/20
DISTURBED AREA	85,620 SF = 1.97 AC.
BUILDING CONSTRUCTION TYPE	WOOD FRAMED, NC TYPE V-B
CAMA LAND USE DESIGNATION	URBAN
ESTIMATED TRIP GENERATION	
RESIDENTIAL	422 TOTAL, 290AM PEAK, 370PM PEAK
COMMERCIAL - GENERAL OFFICE	28 TOTAL, 40AM PEAK, 40PM PEAK
COMMERCIAL - RETAIL	108 TOTAL, 160AM PEAK, 70PM PEAK
DEVELOPED AREA	70,485 SF = 1.6 AC.

- NOTES:
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 - NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
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	TEMPORARY SILT FENCING
	TEMPORARY INLET PROTECTION

102 WRIGHT STREET - OWNER: DTSC LLC
THE BLOCK ON FRONT
 WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

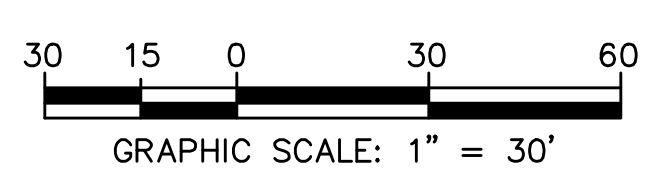
DRAINAGE AREAS MAP

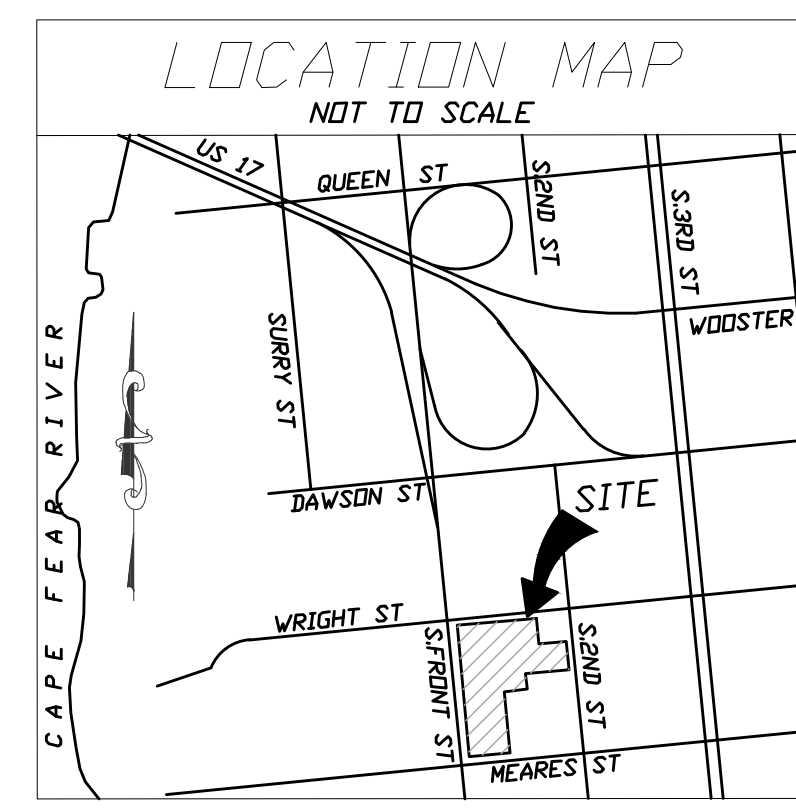
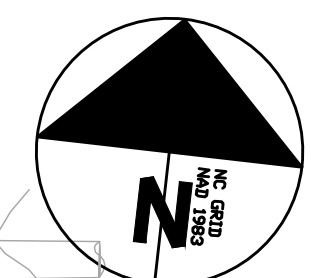
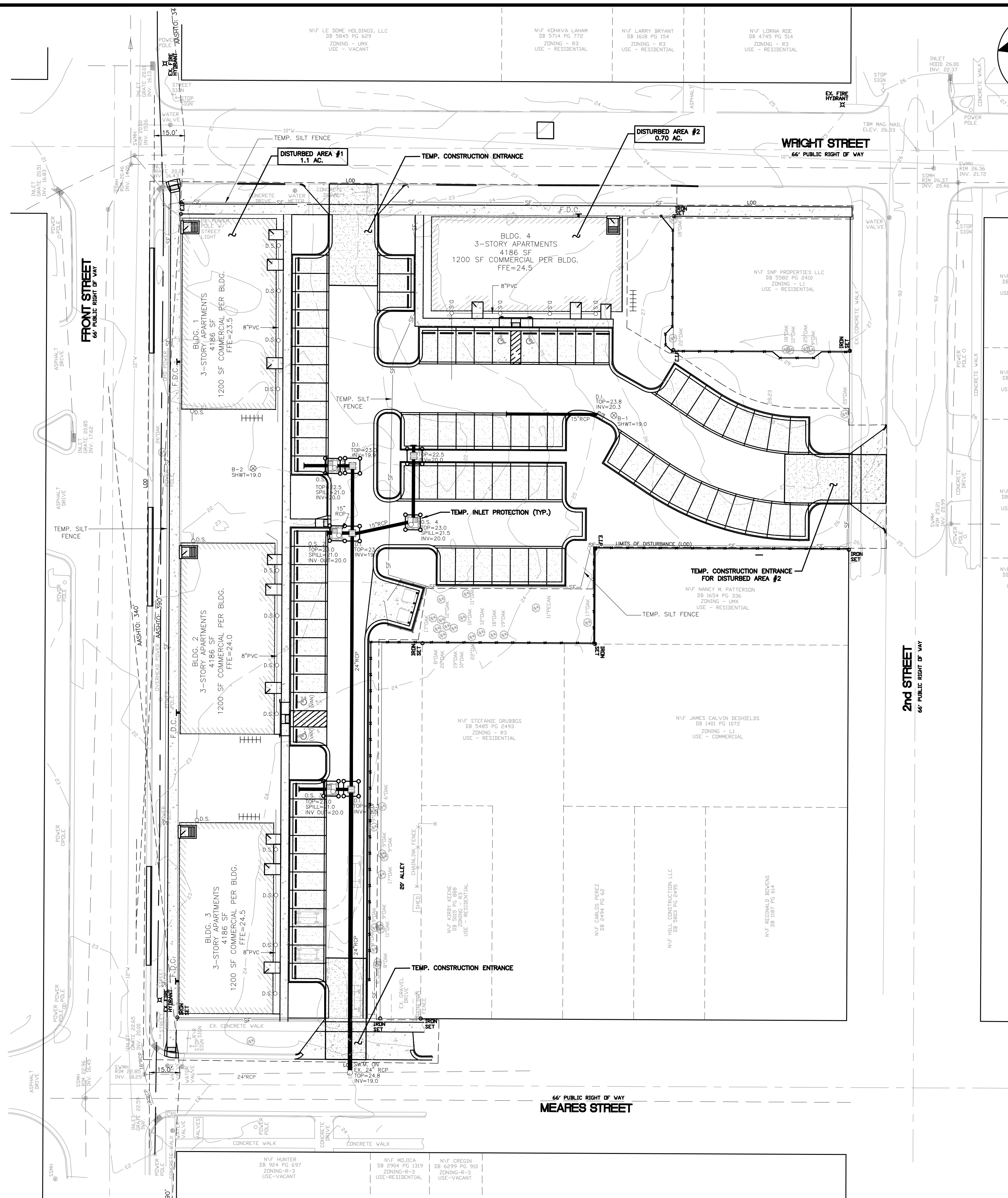
RIGHT ANGLE ENGINEERING, P.C.
 212 PRINCESS STREET
 WILMINGTON, NC 28401
 (910) 251-8544 FAX (910) 251-2208 FIRM: C-0829

DATE: 12/20/22
 Scale: 1" = 30'
 Drawn: NNC
 Checked: WSL
 Project No: HA0121
 Sheet No: C5

FOR REGULATORY REVIEW - NOT FOR CONSTRUCTION

REV. NO.	DESCRIPTION	DATE





SITE DATA TABLE	
PN	05413-015-005-000
OWNER	DTSC, LLC
OWNER ADDRESS	401 CHESTNUT ST., SUITE A WILMINGTON, NC 28401
SITE ADDRESS	102 WRIGHT ST. WILMINGTON, NC 28401
ZONING	UMX - URBAN MIXED USE
CURRENT LAND USE	VACANT
ACREAGE	80,213 SF = 1.84 AC.
REQUIRED SETBACKS	- ALL SIDES
EXISTING BLDG.	0
EX. GRAVEL DRIVE	10,500 SF
TOTAL EX. IMPERVIOUS	10,500 SF
REMAINING EX. IMPERVIOUS	10,500 SF
PROPOSED UNITS	4 3-STORY UNITS
INFORMATION PER UNIT	
TOTAL BUILDING FOOTPRINT	4,186 SF
BUILDING HEIGHT	34'
COMMERCIAL SPACE	4800 SF
2-BEDROOM UNITS	5
1-BEDROOM UNITS	3
SUITS UNITS	21
TOTAL PROJECT BEDROOMS	84
SF PER FLOOR	4,186 SF
TOTAL BUILDING SF (FOOTPRINT)	16,744 SF
IMPERVIOUS PAVEMENT	14,900 SF
CONCRETE SIDEWALK	2,175 SF
CONCRETE CURB AND GUTTER	3,924 SF
TOTAL IMPERVIOUS	37,743 SF
PERVIOUS CONCRETE (PARKING)	13,880 SF
LOT COVERAGE/PROP. BUILT-UPON AREA	37,743 SF = .86 AC = 63.9%
TOTAL PARKING SPACES PROVIDED	91 (INCLUDING ADA) *SEE NOTE 11
ADA PARKING SPACES PROVIDED	(4) 2 REGULAR / 2 VAN SPACES
BICYCLE PARKING REQUIRED/PROVIDED	4/20
DISTURBED AREA	85,620 SF = 1.97 AC.
BUILDING CONSTRUCTION TYPE	WOOD FRAMED, INC. TYPE V-B
CAMA LAND USE DESIGNATION	URBAN
ESTIMATED TRIP GENERATION	
RESIDENTIAL	422 TOTAL, 290PM PEAK, 370PM PEAK
COMMERCIAL - GENERAL OFFICE	28 TOTAL, 40AM PEAK, 40PM PEAK
COMMERCIAL - RETAIL	108 TOTAL, 10AM PEAK, 70PM PEAK
DEVELOPED AREA	70,485 SF = 1.6 AC.

- NOTES:**
- THE CONSTRUCTION SITE IS NOT LOCATED IN A FEMA FLOOD HAZARDOUS ZONE.
 - FIRM # 3720311700K, JUNE 2, 2006
 - THERE ARE NO WETLANDS ON THE SITE.
 - PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING SHALL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
 - ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING OR STAGING OF MATERIALS WILL OCCUR IN THESE AREAS.
 - NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT, AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION METHODS.
 - 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.
 - IF THE CONTRACTOR DESIRES WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE METER BOX. ANY BACKFLOW PREVENTION DEVICES REQUIRED WILL NEED TO BE ON THE LIST OF DEVICES APPROVED BY USFCOCHR OR ASSE.
 - ANY IRRIGATION SYSTEM SUPPLY BY CFPUA WATER SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REGULATIONS.
 - CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING OR GRADING.
 - THE BELLSOUTH CONTACT IS STEVE DAYVAULT. HE IS THE BUILDING INDUSTRY CONSULTANT (910) 392-8712. PLEASE CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
 - ALL PLANTED AND RETAINED LIVING MATERIAL REQUIRED TO MEET THE PROVISIONS OF THE CITY OF WILMINGTON LAND DEVELOPMENT CODE, SHALL BE PERPETUALLY PROTECTED AND MAINTAINED TO PROFESSIONAL ACCEPTED STANDARDS BY JOINT AND SEVERAL RESPONSIBILITY OF THE OWNER, TENANT AND RESPECTIVE AGENTS OF THE PROPERTY ON WHICH THE MATERIAL IS LOCATED.
 - ANY PLANT MATERIAL THAT WAS PREVIOUSLY INSTALLED ON THE SITE TO MEET THE PROVISIONS OF THE CITY OF WILMINGTON LAND DEVELOPMENT CODE THAT HAS NOT BEEN MAINTAINED MUST BE REPLACED.
 - AS PART OF THE FINAL ZONING INSPECTION FOR THIS PROJECT, A SURVEY OF THE SITE LANDSCAPING WILL BE CONDUCTED. PLANT MATERIAL THAT HAS NOT BEEN MAINTAINED MUST BE REPLACED BEFORE A FINAL ZONING APPROVAL IS ISSUED.
 - ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
 - ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 - A RAIN/FREEZE SENSOR SHALL BE INSTALLED AS PART OF ANY IRRIGATION SYSTEM USED ON THE SITE.
 - CONTACT TRAFFIC ENGINEERING AT 910-341-7888 48 HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE PROPERLY LOCATED.
 - A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. NOTE THIS ON THE PLAN AND CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
 - TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
 - CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
 - ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCOCHR OR ASSE.
 - CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
 - CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
 - ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
 - TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
 - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 - PROJECT SHALL COMPLY WITH CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 910-343-3911 FOR INFORMATION.
 - PARKING SPACES NOT REQUIRED FOR STORAGE FACILITIES. SIX ARE PROVIDED WITH TWO BEING ADA.
 - ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER. UNDERGROUND TERMINAL FACILITIES FOR STREET LIGHTING ALONG ALL PUBLIC STREETS ABUTTING THE SUBJECT SITE SHALL BE INSTALLED BY THE DEVELOPER.
 - IMMEDIATELY NOTIFY CITY OF WILMINGTON TRAFFIC ENGINEERING AT 910-341-7888 IF ANY TRAFFIC SIGNAL FACILITIES OR CITY-OWNED STREETLIGHT FACILITIES ARE DAMAGED.
 - DAMAGED FACILITIES SHALL BE REPLACED BY AN APPROVED CONTRACTOR, ACCORDING TO STANDARD NCDOT REPLACEMENT SCHEDULES AND CURRENT NCDOT DESIGN STANDARDS.
 - ALL REPAIR/REPLACEMENT OF TRAFFIC SIGNAL INFRASTRUCTURE SHALL BE COORDINATED WITH THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION.
 - WATER AND SEWER SERVICES ARE NOT REQUIRED FOR THIS DEVELOPMENT.
 - UNDERGROUND FIRE LINES MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPT. FROM PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT WILMINGTON FIRE DEPT. DIVISION OF FIRE AND LIFE SAFETY AT 910-341-0696.
 - NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
 - EXISTING WATER AND SEWER BY CFPUA.
 - EXISTING STORMWATER SYSTEM BY CITY OF WILMINGTON.
 - SOLID WASTE DISPOSAL WILL NOT BE PROVIDED TO UNITS.

LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PRIVACY FENCE
	PERVIOUS CONCRETE DRAINAGE AREA
	DRAINAGE AREA
	OBSERVATION WELL
	TREE PROTECTION FENCING
	TEMPORARY SILT FENCING
	TEMPORARY INLET PROTECTION

102 WRIGHT STREET - OWNER: DTSC LLC
THE BLOCK ON FRONT
 WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

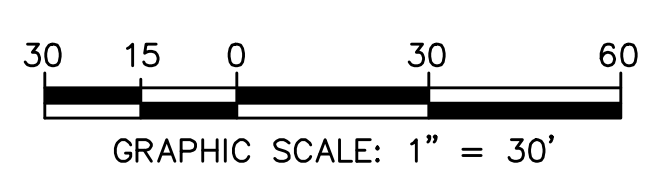
EROSION CONTROL PLAN

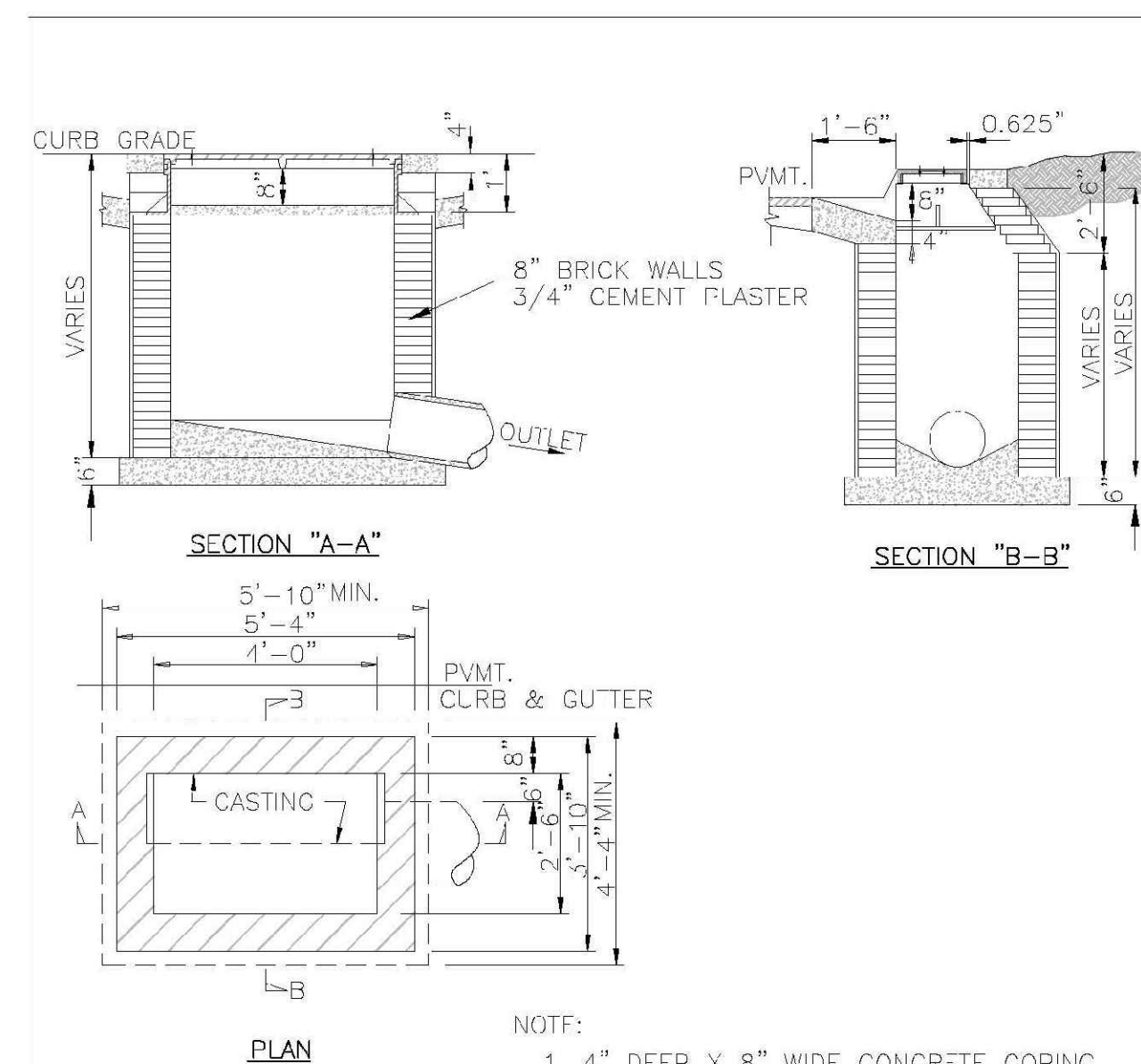
RIGHT ANGLE ENGINEERING, P.C.
 212 PRINCESS STREET
 WILMINGTON, NC 28401
 (910) 251-8544 FAX (910) 251-2208 FIRM: C-0829

DATE: 12/20/22
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 Project No: HA0121
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FOR REGULATORY REVIEW - NOT FOR CONSTRUCTION

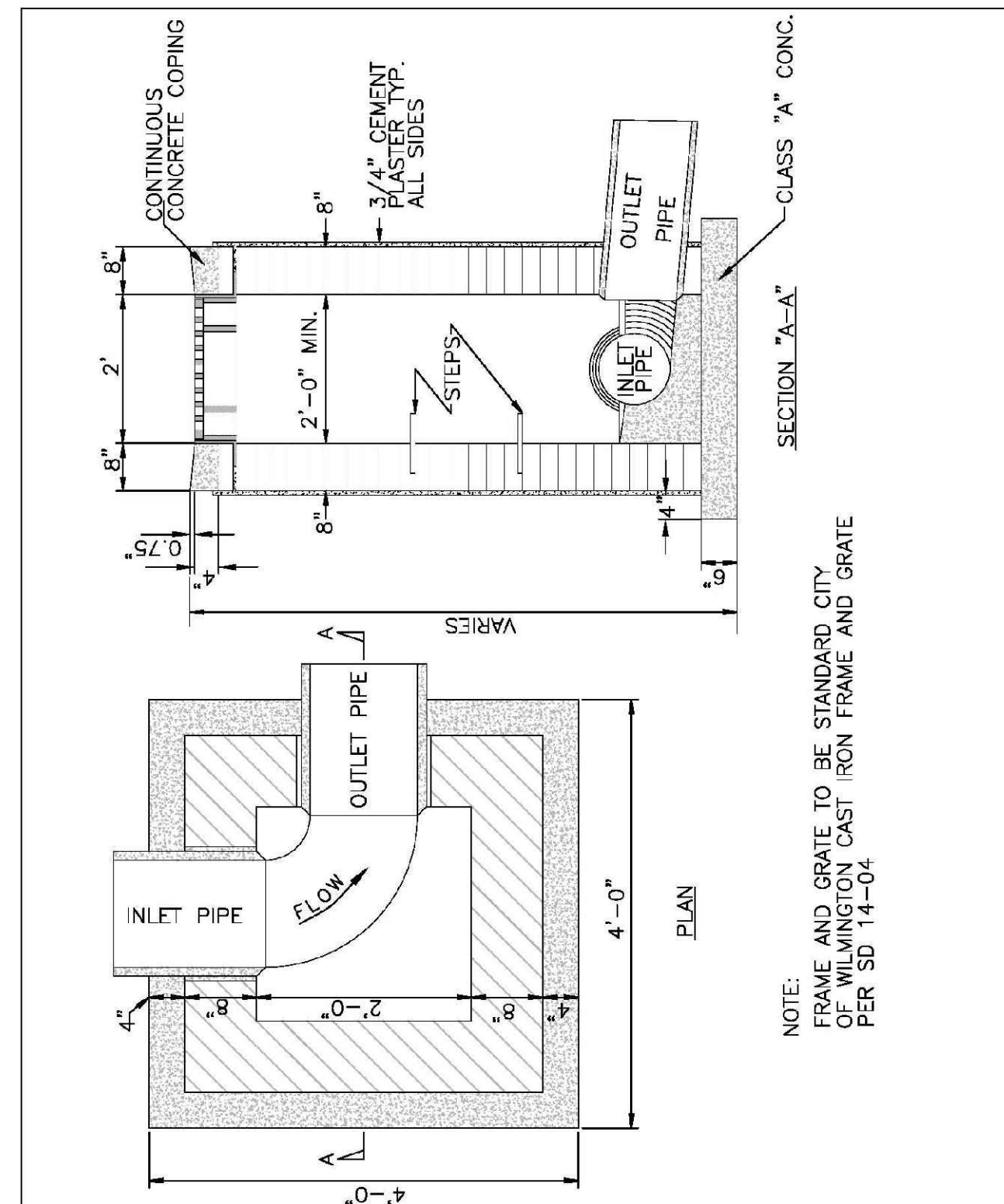
REV. NO.	DESCRIPTION	DATE





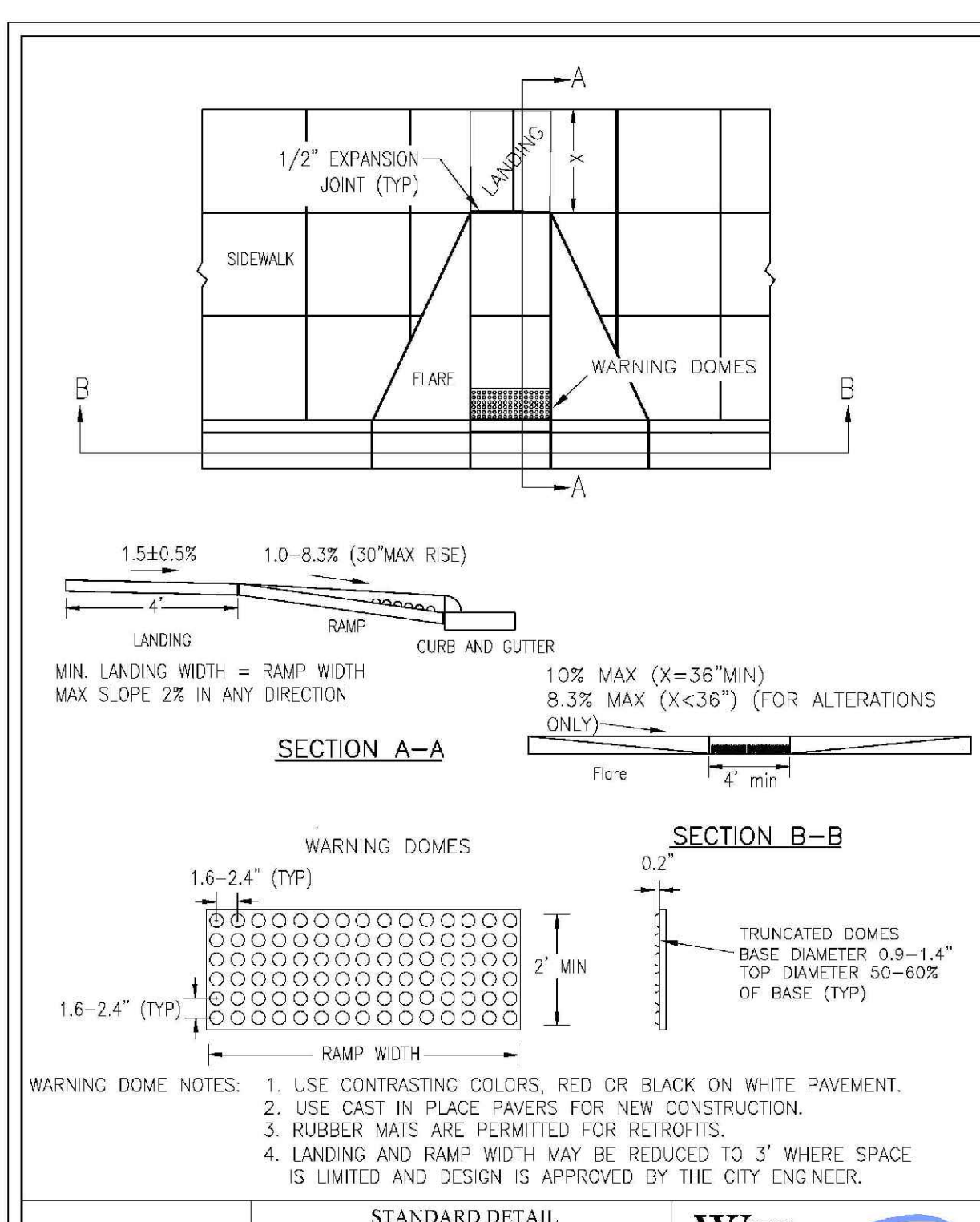
- NOTE:
1. 4" DEEP X 8" WIDE CONCRETE COPING ALL AROUND BASIN CASTING.
 2. ALL CONCRETE TO BE CLASS "A"
 3. FOR CASTING DETAIL SEE SD 2-16

DATE: 2006	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 2-01
DRAWN BY JSR/CMR	CATCH BASIN		
CHECKED BY B.P., P.E.			
SCALE NOT TO SCALE			

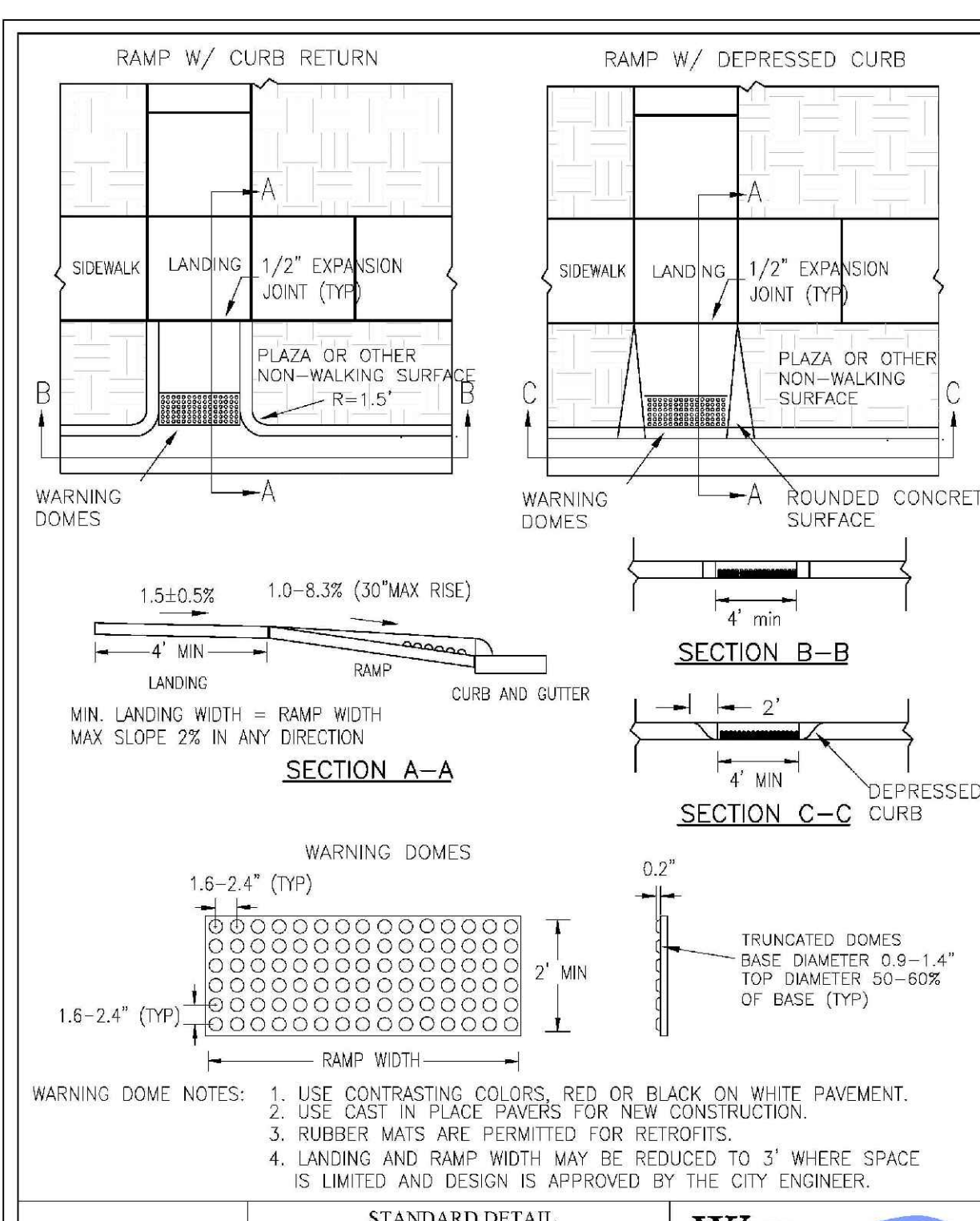


NOTE:
FRAME AND GRATE TO BE STANDARD CITY OF WILMINGTON CAST IRON FRAME AND GRATE PER SD 14-04

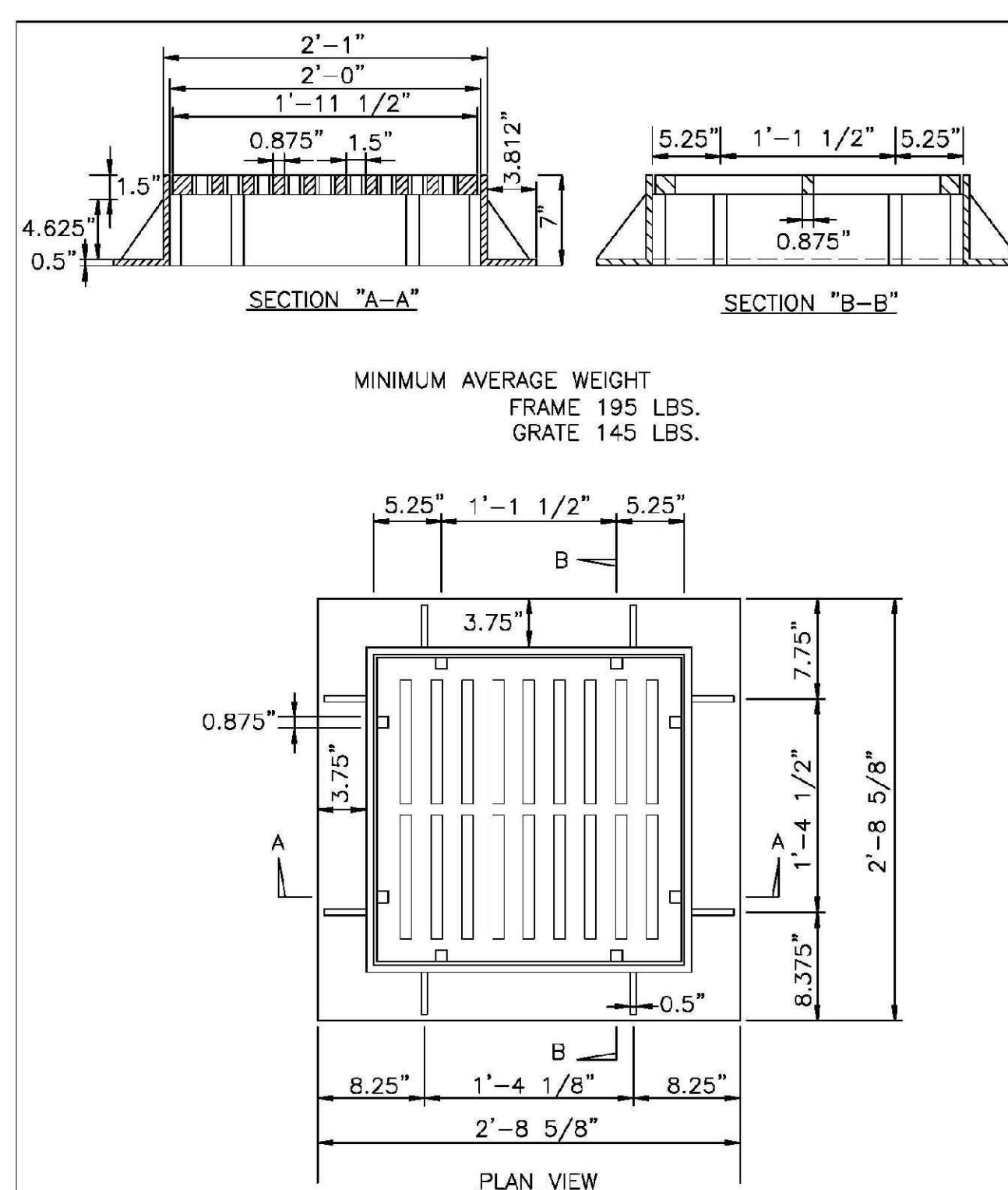
DATE: 2001	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 2-02
DRAWN BY JSR	DROP INLET		
CHECKED BY B.P., P.E.			
SCALE NOT TO SCALE			



DATE: DECEMBER, 2010	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 3-07
DRAWN BY P/JSR	PERPENDICULAR CURB RAMP ADJACENT TO WALKING SURFACE		
CHECKED BY DEC			
SCALE NOT TO SCALE			

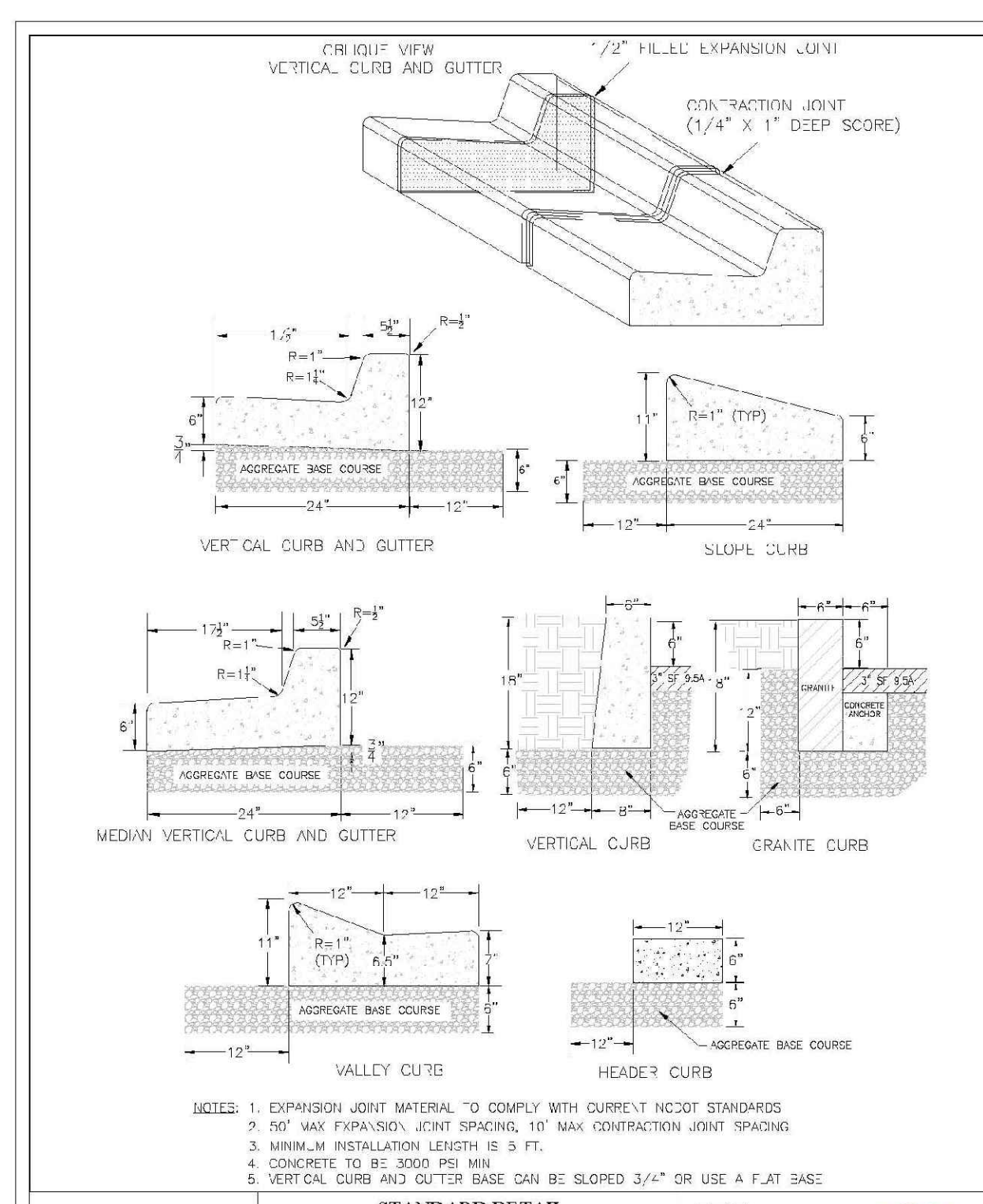


DATE: DECEMBER, 2010	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD3-08
DRAWN BY P/JSR	PERPENDICULAR CURB RAMP ADJACENT TO PLAZA		
CHECKED BY DEC			
SCALE NOT TO SCALE			



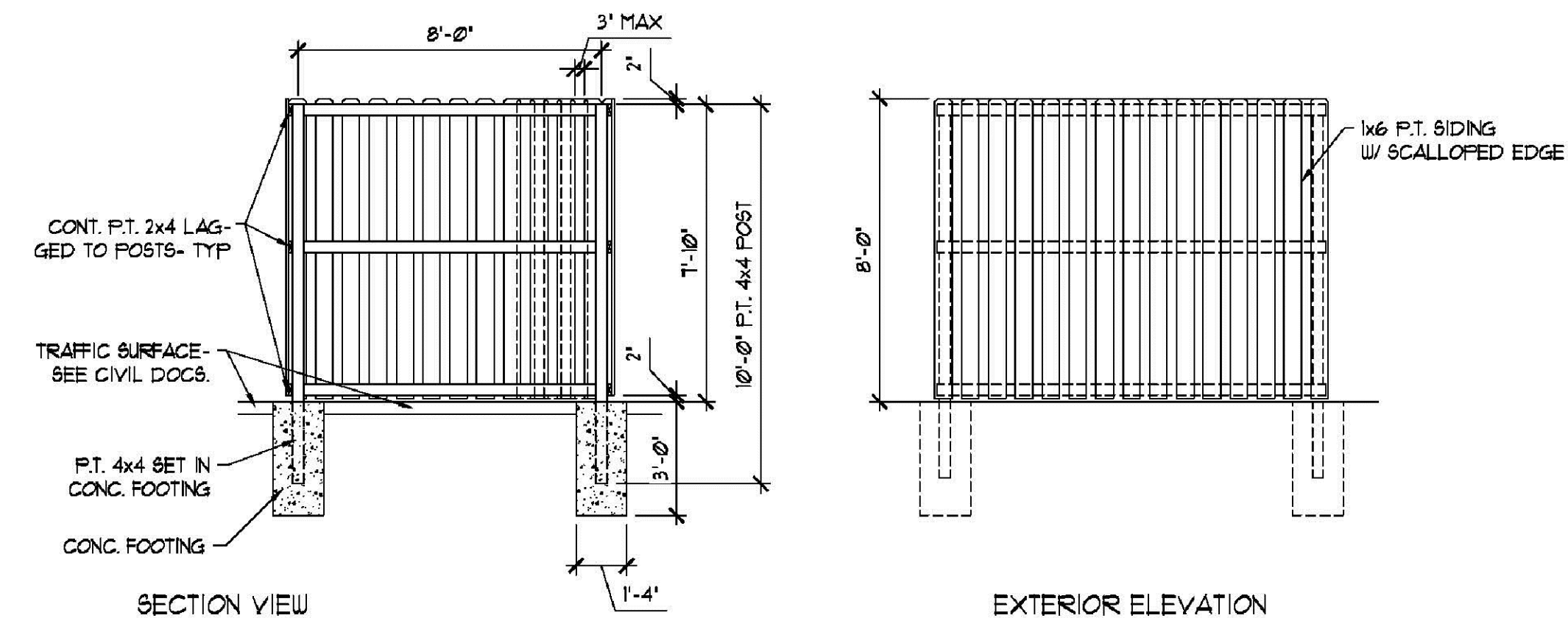
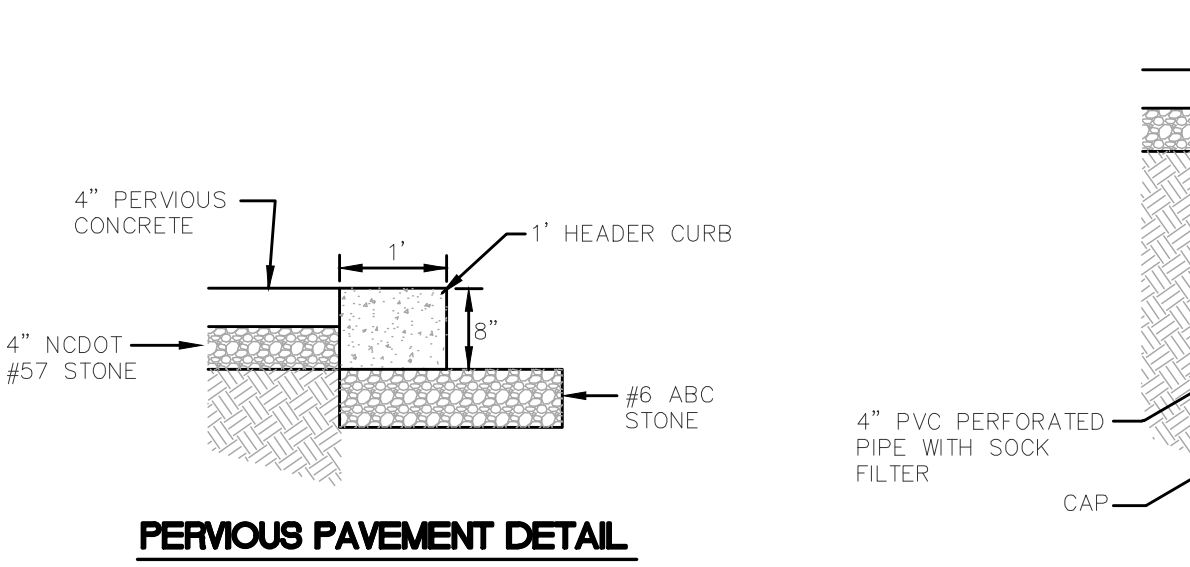
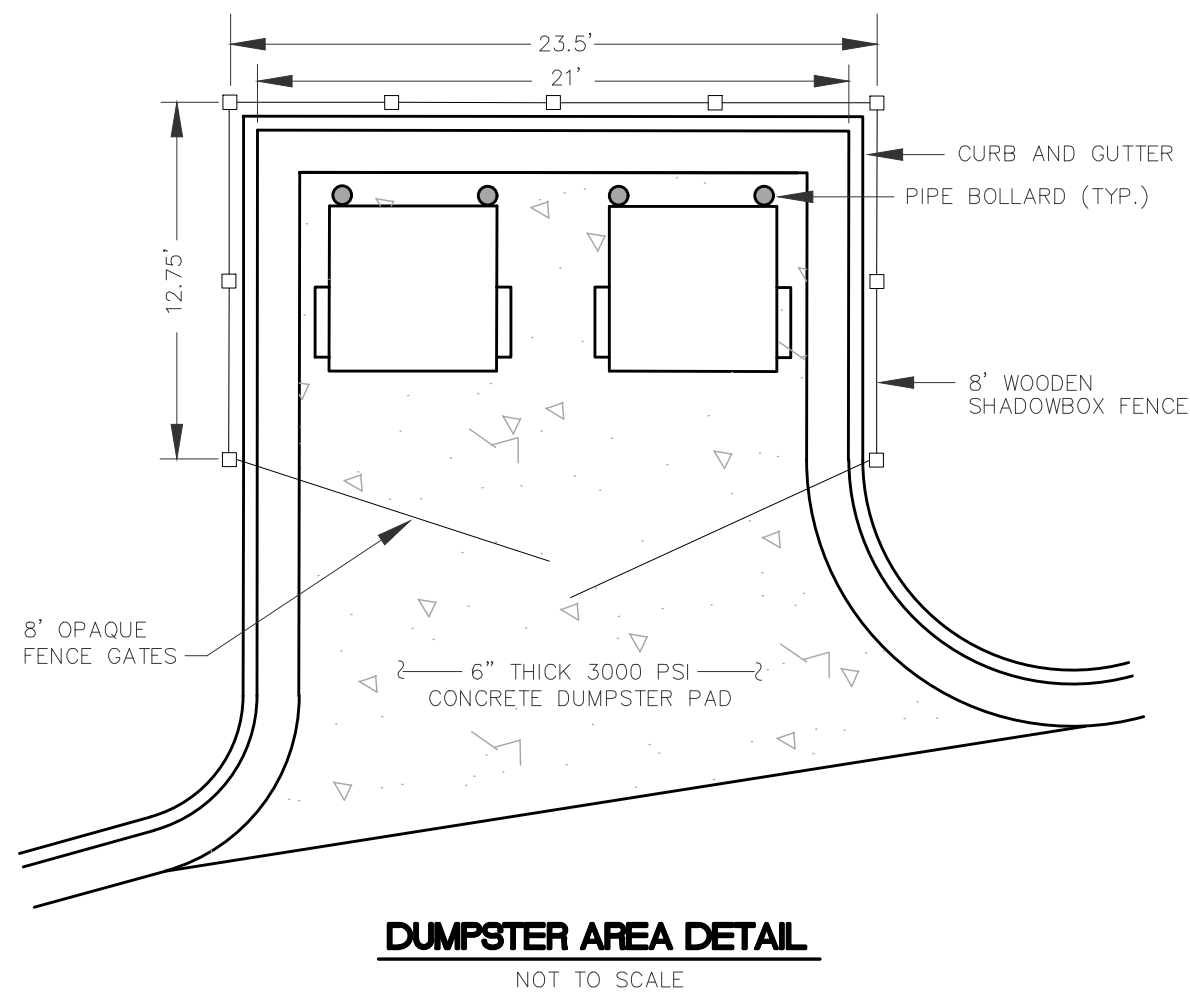
MINIMUM AVERAGE WEIGHT
FRAME 195 LBS.
GRATE 145 LBS.

DATE: 2001	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 14-04
DRAWN BY JSR/CMR	DROP INLET CASTINGS		
CHECKED BY B.P., P.E.			
SCALE NOT TO SCALE			

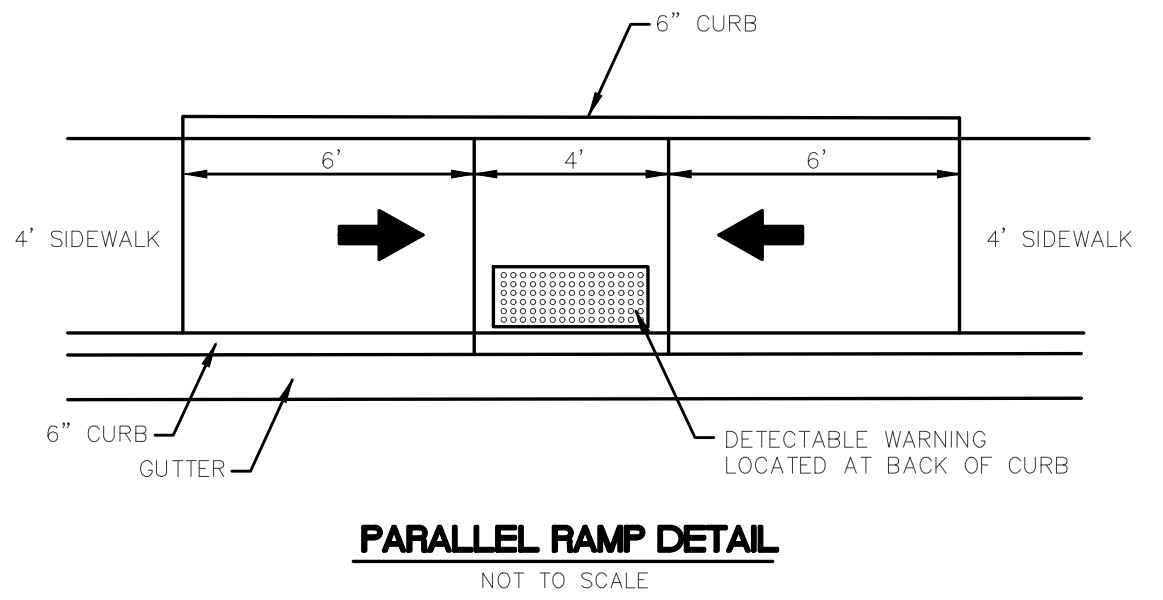


- NOTE:
1. EXPANSION JOINT MATERIAL TO COMPLY WITH CURRENT NCSD2 STANDARDS
 2. 1/2" MAX EXPANSION JOINT SPACING, 1/2" MAX CONTRACTION JOINT SPACING
 3. MINIMUM INSTALLATION LENGTH IS 9 FT.
 4. CONCRETE TO BE 3000 PSI MIN
 5. VERTICAL CURB AND GUTTER BASE CAN BE SLOPED 3/4" OR USE A FLAT BASE

DATE: AUGUST, 2011	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 3-11
DRAWN BY P/JSR	CURBING		
CHECKED BY DEC			
SCALE NOT TO SCALE			



DUMPSTER ELEVATIONS
NOT TO SCALE



PARALLEL RAMP DETAIL
NOT TO SCALE

102 WRIGHT STREET - OWNER: DTSC LLC
THE BLOCK ON FRONT
WILMINGTON NEW HANOVER NORTH CAROLINA

DETAILS

RIGHT ANGLE ENGINEERING, P.C.
212 PRINCESS STREET
WILMINGTON, NC 28401
(910) 251-8544 FAX (910) 251-2208 FIRM: C-0829

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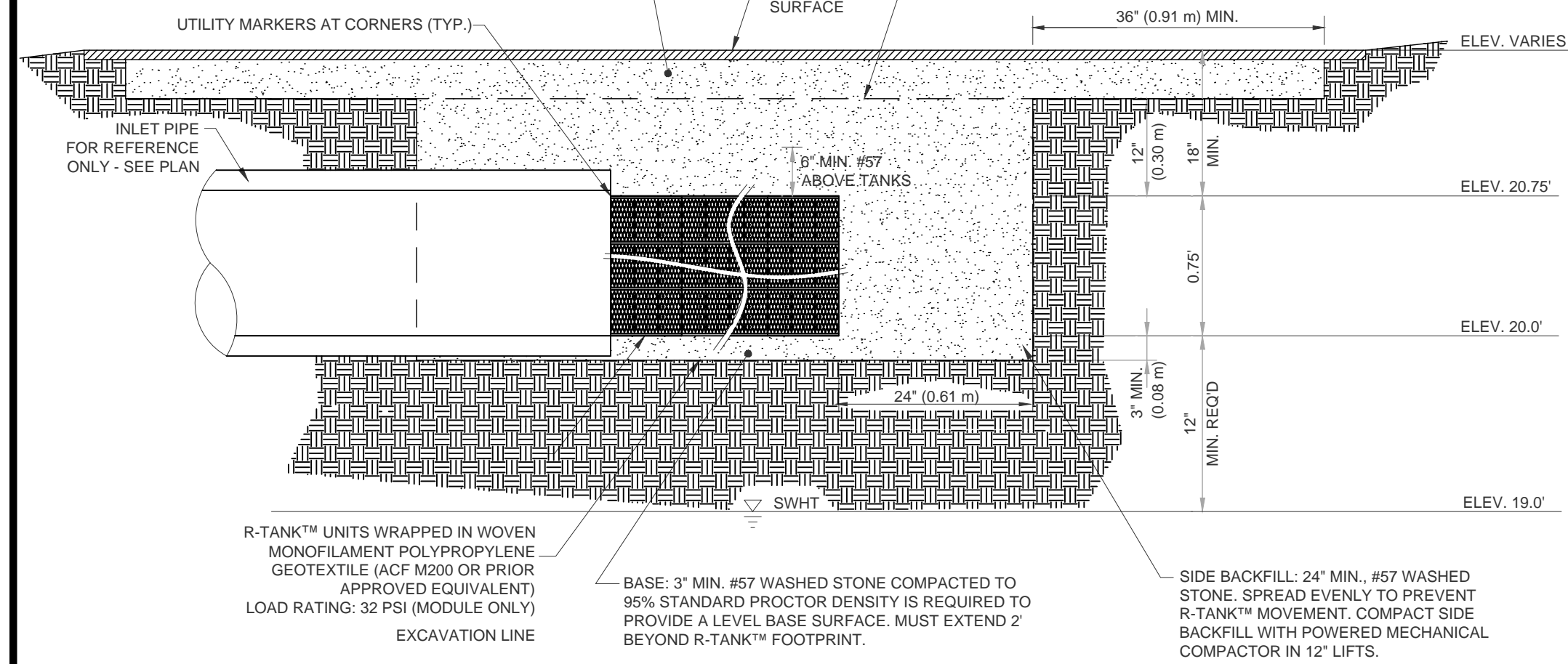
D3

FOR REGULATORY REVIEW - NOT FOR CONSTRUCTION

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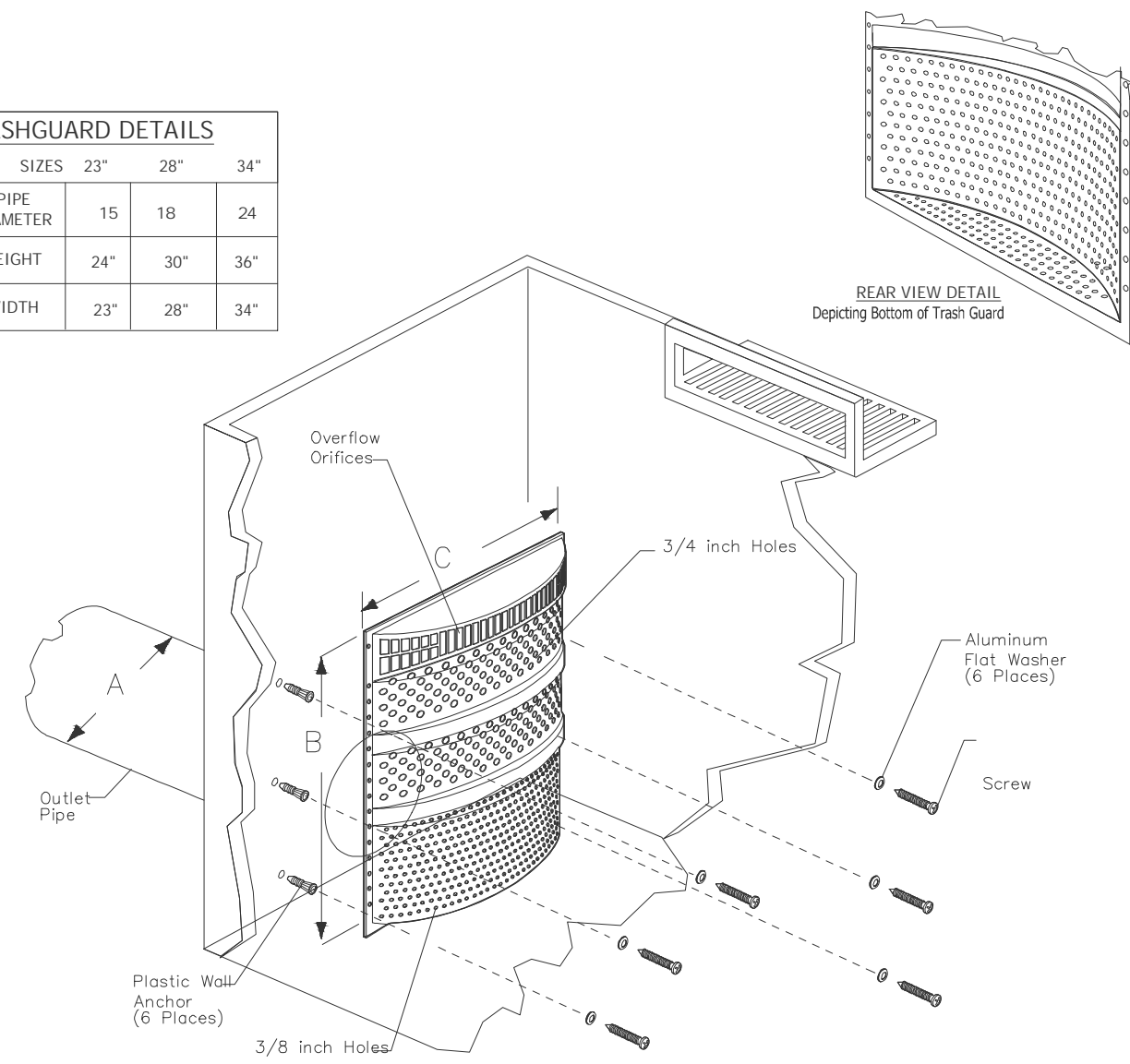
TOP BACKFILL: 18" MIN. STRUCTURAL FILL (24" RECOMMENDED, SIMILAR TO SIDE BACKFILL). MATERIAL ABOVE THE GEOGRID MAY VARY BASED ON INTENDED USE, BUT IN NO CASE SHOULD THE CLAY CONTENT EXCEED 10%. A MIN. 12" COVER MUST BE MAINTAINED BETWEEN BACKFILL EQUIPMENT AND THE TOP OF THE R-TANK™ SYSTEM AT ALL TIMES. FOR BEST RESULTS, PUSH OUT 14" TO MAINTAIN A MIN. 12" COVER REFER TO THE R-TANK™ INSTALLATION GUIDE FOR LISTING OF ACCEPTABLE EQUIPMENT. TOTAL HEIGHT OF TOP BACKFILL SHOULD NOT EXCEED 7'. CONTACT ACF ENVIRONMENTAL IF MORE THAN 7' OR LESS THAN 24" OF TOP BACKFILL IS REQUIRED (FROM TOP OF TANK TO TOP OF PAVEMENT).

NOTES:
 FOR COMPLETE MODULE DATA, SEE APPROPRIATE R-TANK™ 'SD' SHEET (SINGLE MODULE, DOUBLE MODULE, TRIPLE MODULE, QUAD MODEL, OR PENTA MODEL) INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF H20 LOADING PER THE 1983, 13TH EDITION OF THE AMERICAN ASSOCIATION OF STATE, HIGHWAY AND TRAFFIC OFFICIALS (AASHTO) STANDARD SPECIFICATIONS PRE-TREATMENT STRUCTURES NOT SHOWN
 GEOGRID (TENSAR BX-1200 OR EQUAL) PLACED 12" ABOVE THE R-TANK™ SYSTEM. OVERLAP ADJACENT PANELS BY 18" MIN. GEOGRID SHOULD EXTEND 3' BEYOND THE EXCAVATION FOOTPRINT.



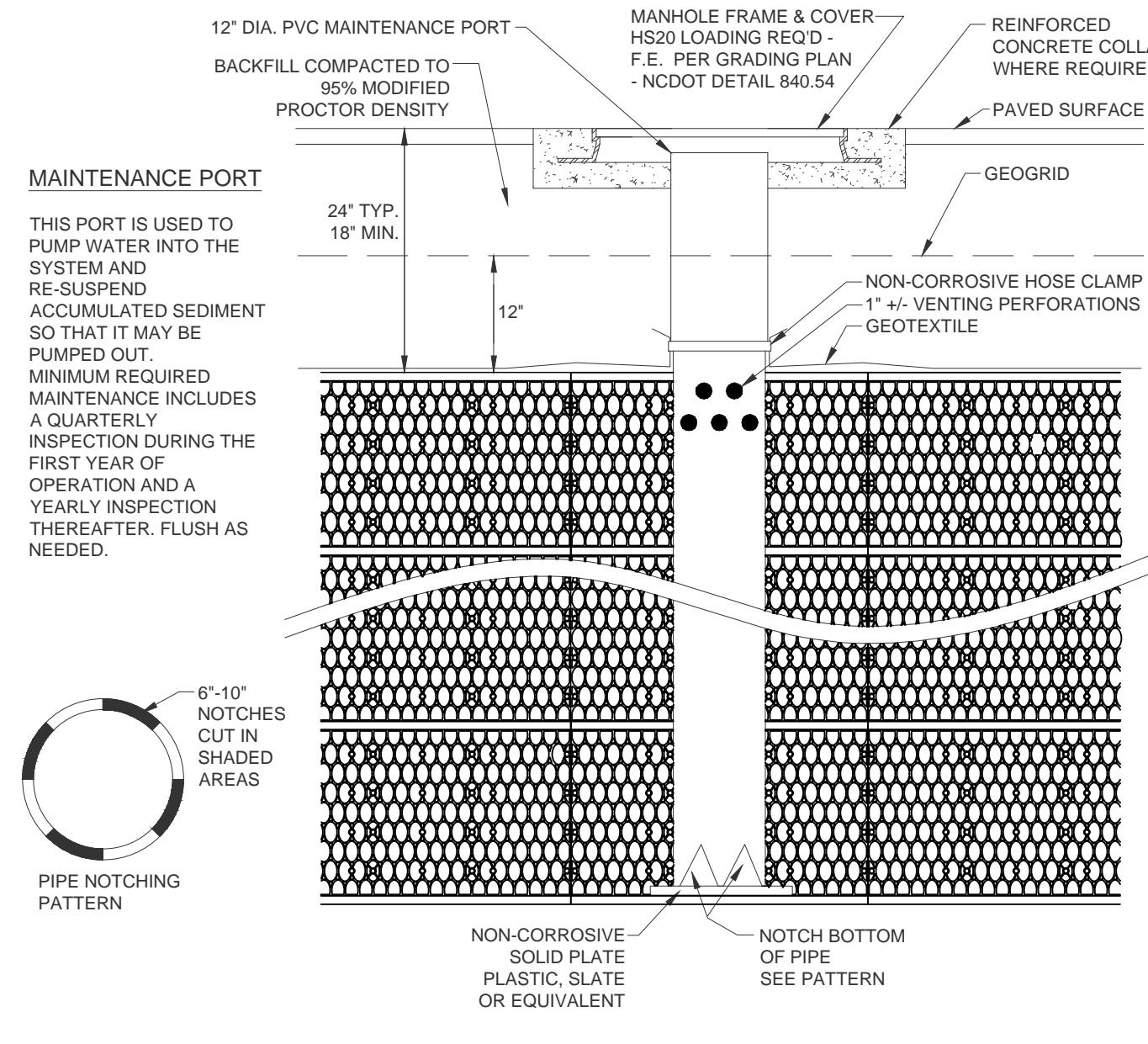
INFILTRATION GALLERY H2O LOADS
NOT TO SCALE

TRASHGUARD DETAILS			
SIZES	23"	28"	34"
A PIPE DIAMETER	15	18	24
B HEIGHT	24"	30"	36"
C WIDTH	23"	28"	34"

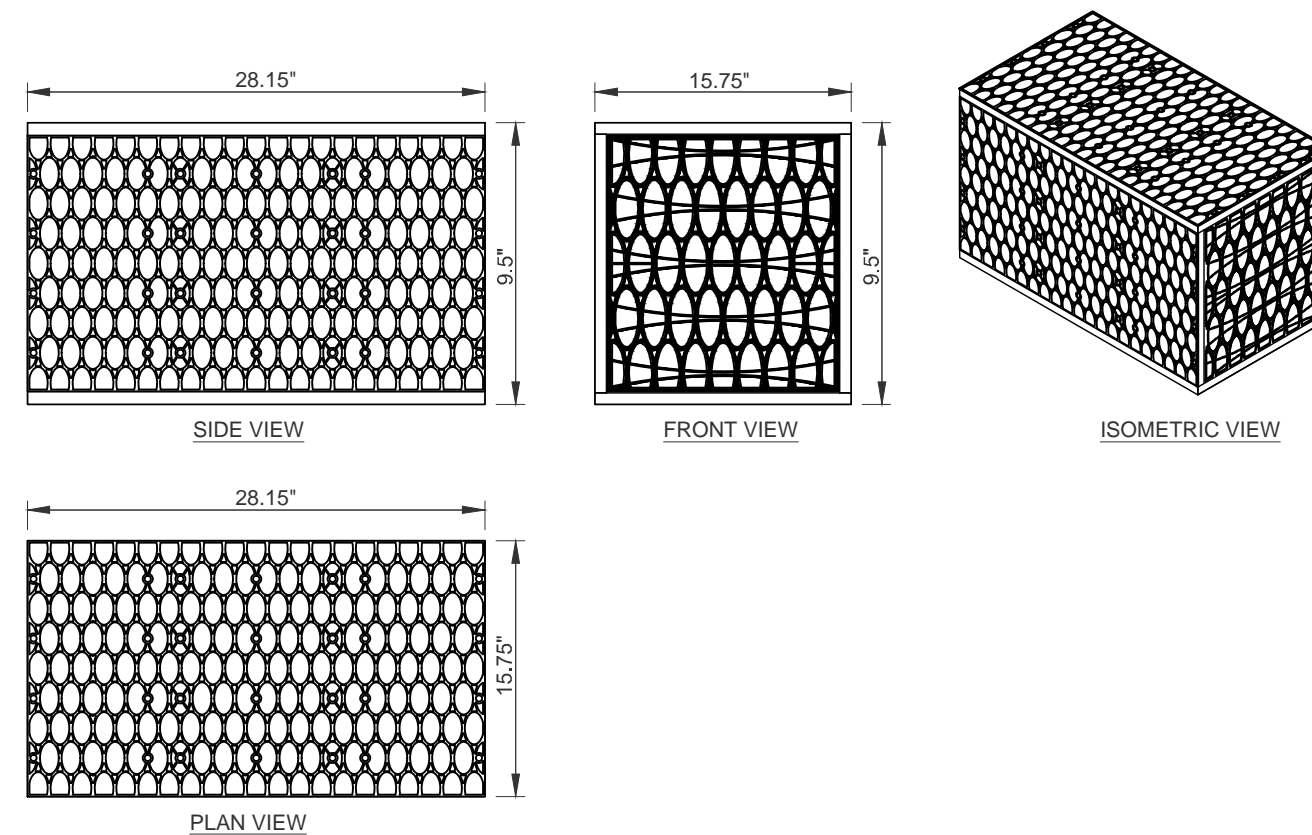


TRASH GUARD IN INLET STRUCTURE
NOT TO SCALE

SYSTEM	STORAGE VOLUME	LENGTH	WIDTH	BOTTOM ELEV.	O.S. SPILLWAY ELEV.	MODULE HEIGHT
DA-1	1430 CF	53.3	38	20.0	21.0	1 (9.5")
DA-2	911 CF	53.3	18.3	20.0	21.0	1 (9.5")
DA-3	1423 CF	54	35	20.0	21.0	1 (9.5")
DA-4	2400 CF	48	35	20.0	21.5	2 (19")



INFILTRATION GALLERY - MAINTENANCE PORT
NOT TO SCALE



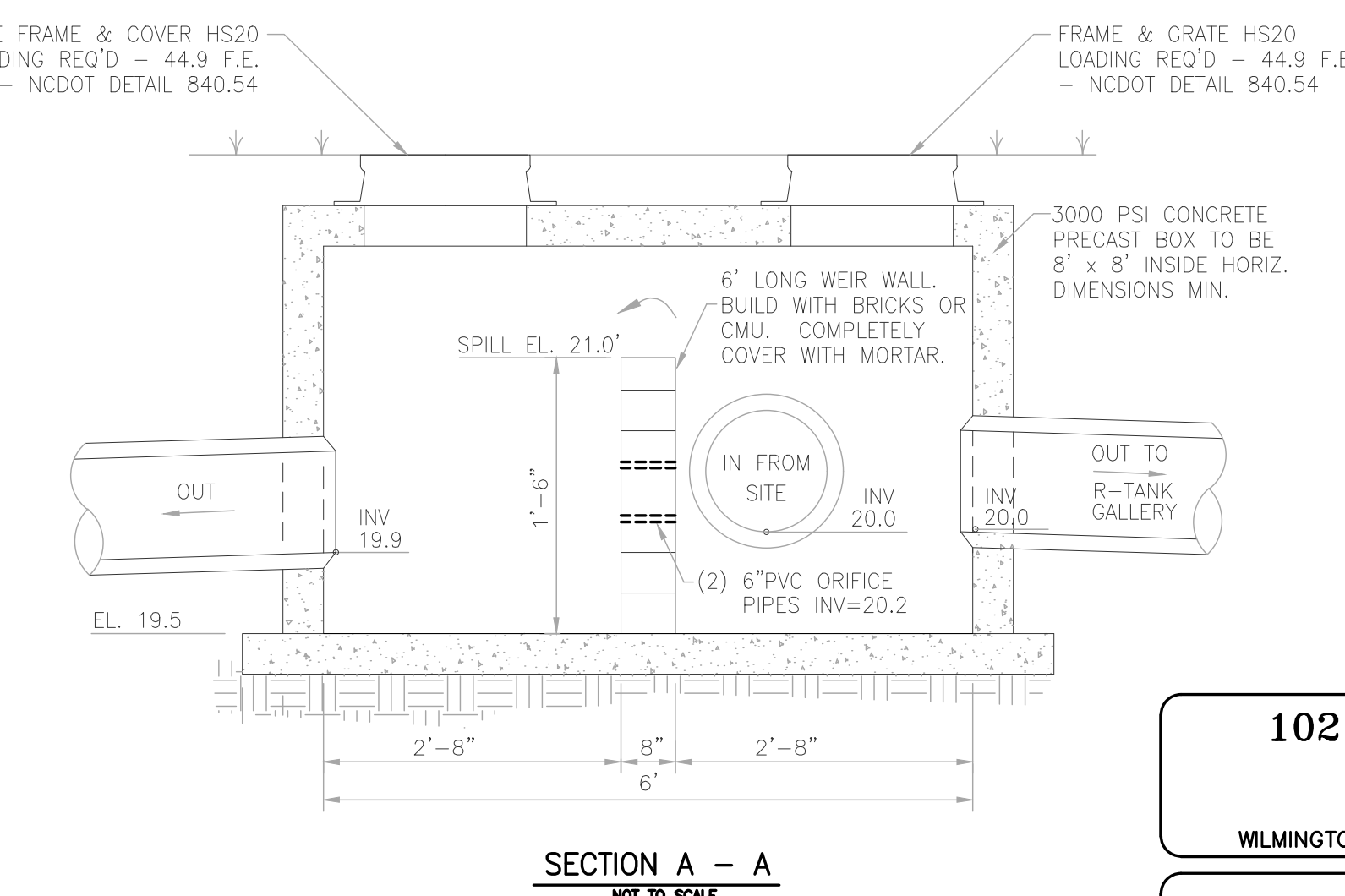
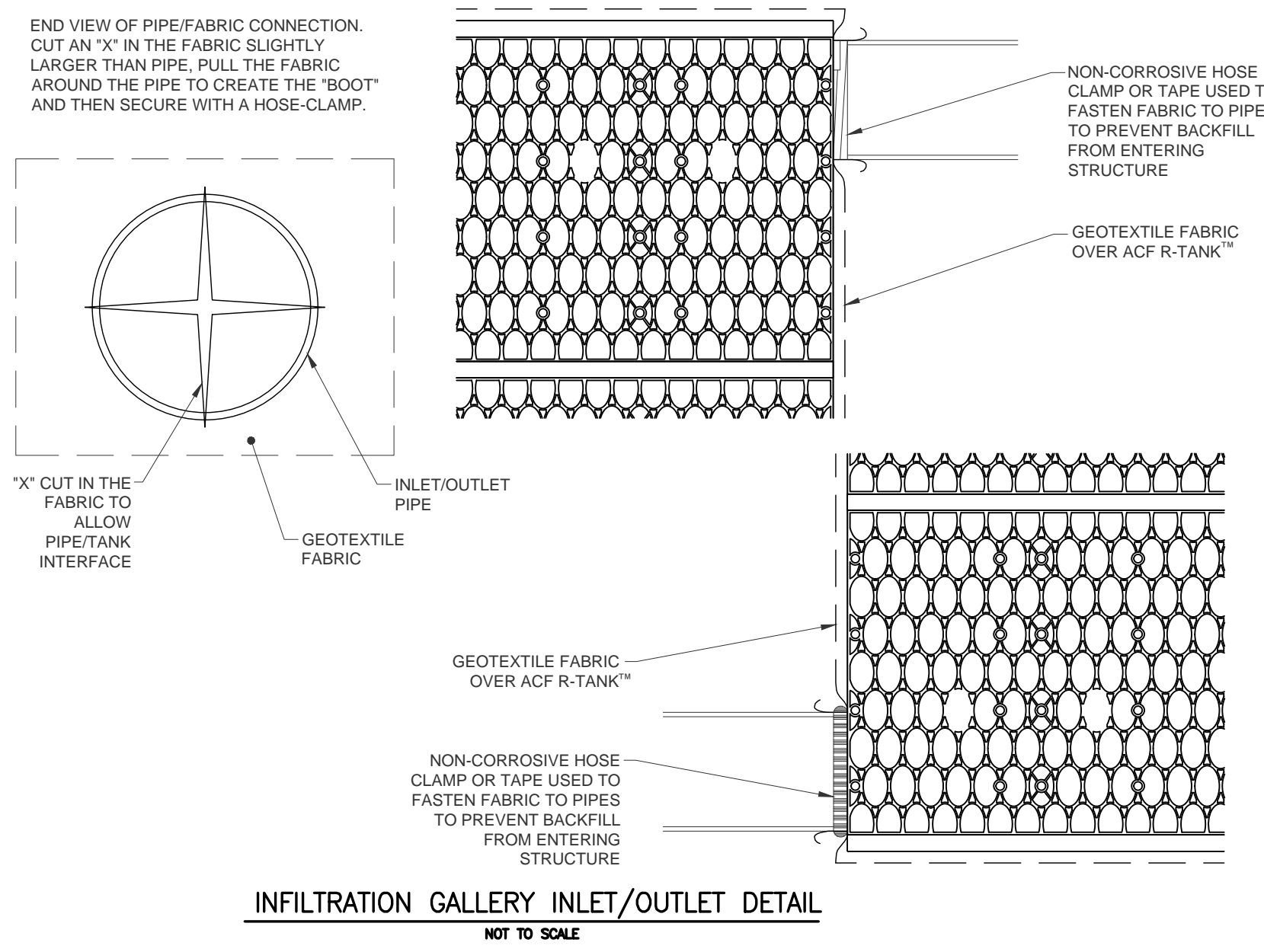
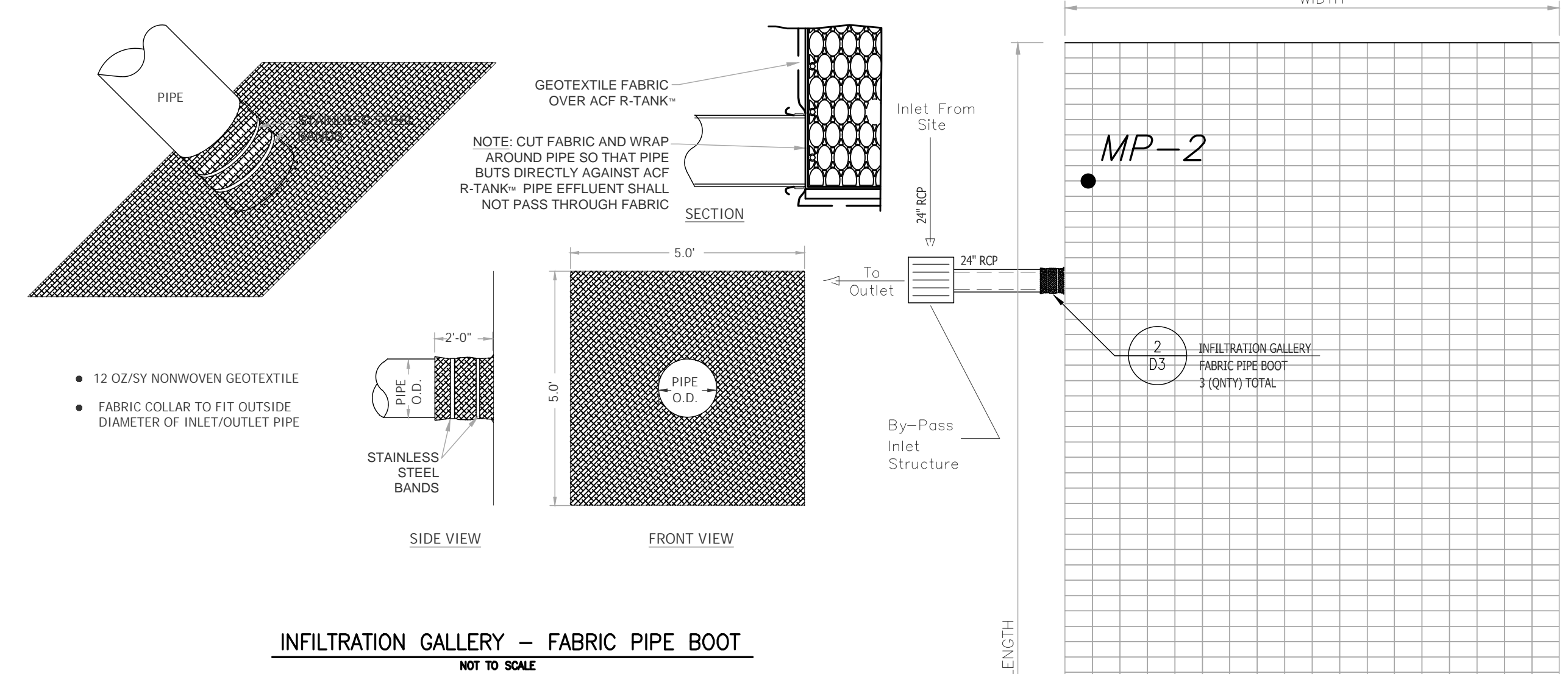
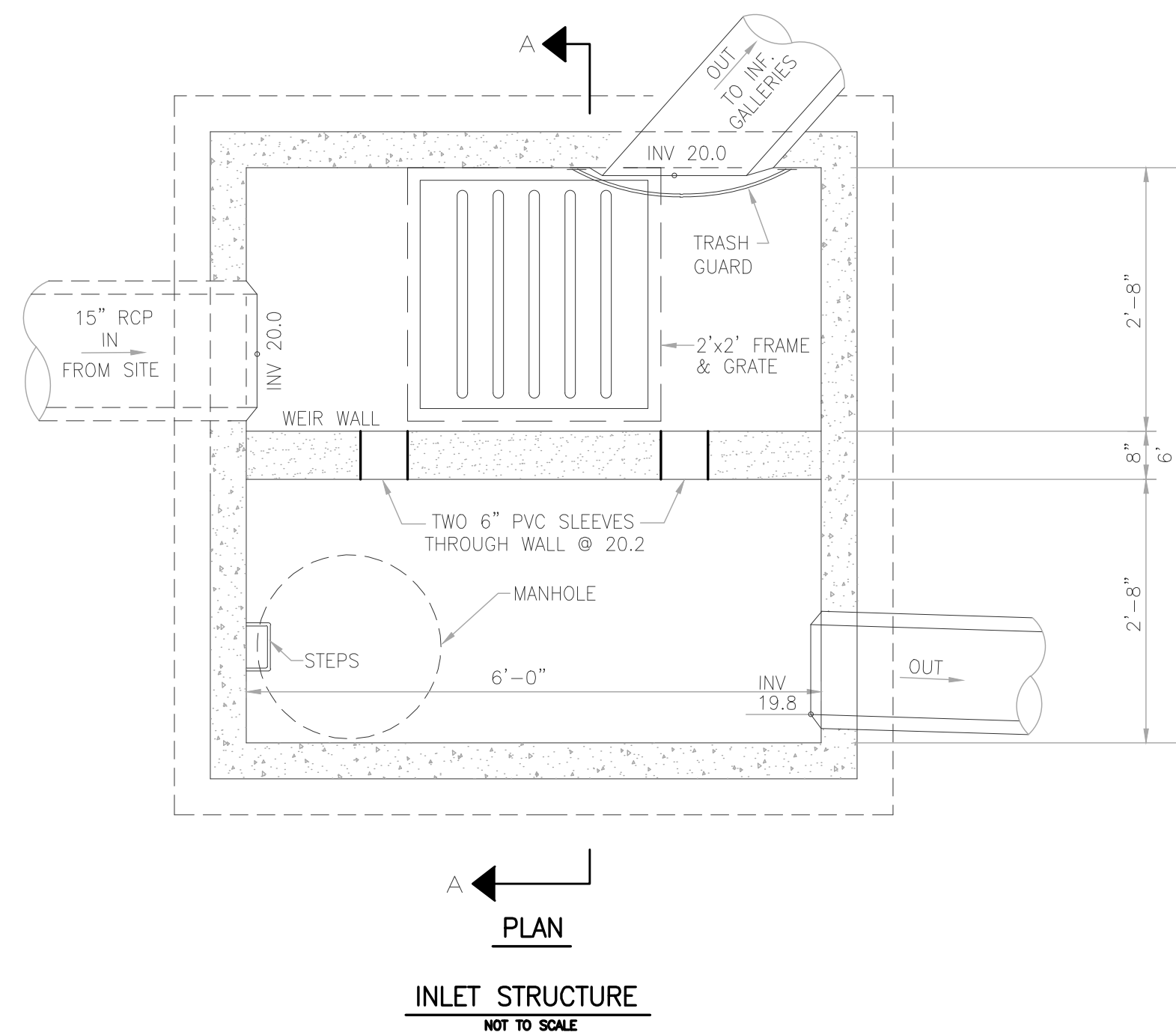
MODULE DATA - R-TANK S.D.

GEOMETRY: LENGTH = 28.15 IN. (715 MM)
 WIDTH = 15.75 IN. (400 MM)
 HEIGHT = 8.5" IN. (214.3 MM)
 STORAGE VOLUME = 2.42 CF (68.5 L)
 VOID INTERNAL VOLUME: 95%
 VOID SURFACE AREA: 90%

LOAD RATING: 40 PSI (MODULE ONLY)
 HS25 (WITH ACF COVER SYSTEM)

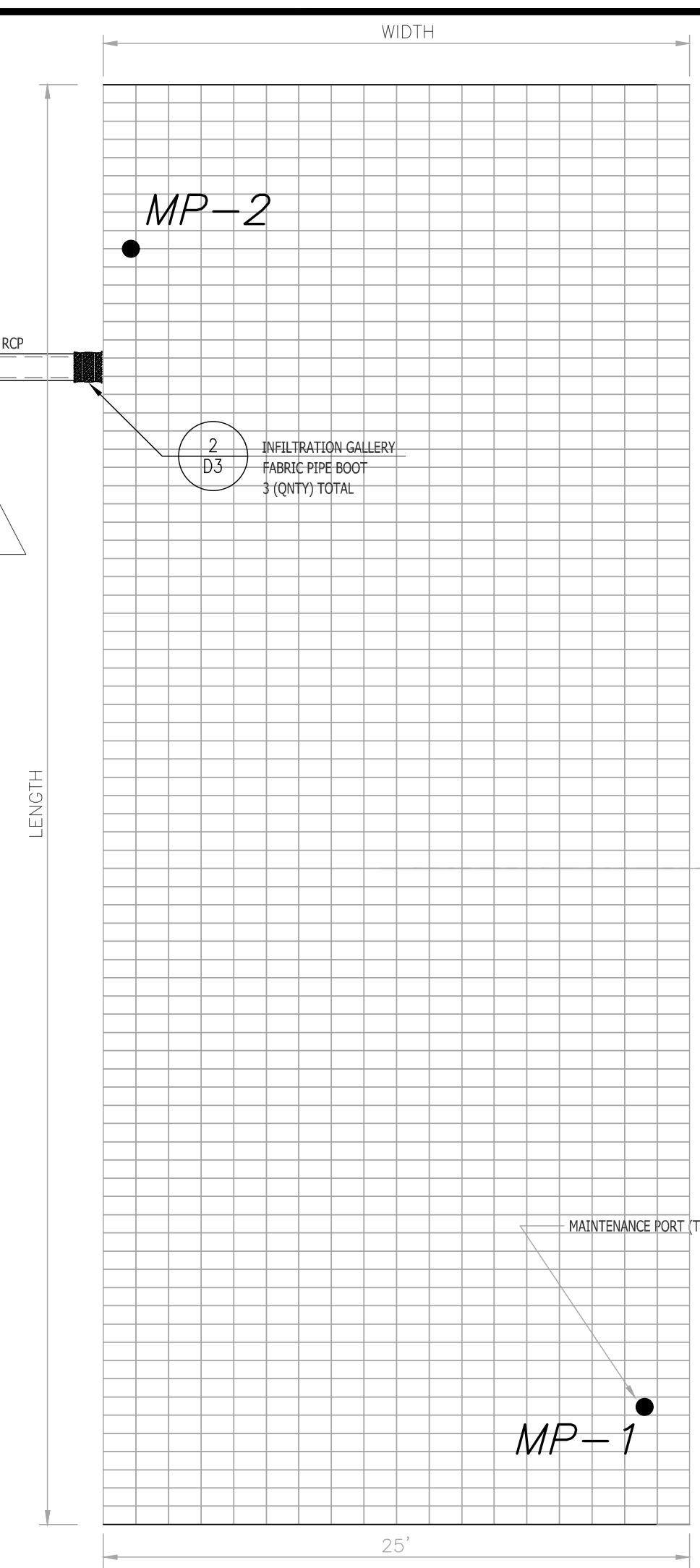
MATERIAL: 85% RECYCLED POLYPROPYLENE

INFILTRATION GALLERY - SINGLE MODULE
NOT TO SCALE



FOR REGULATORY REVIEW - NOT FOR CONSTRUCTION

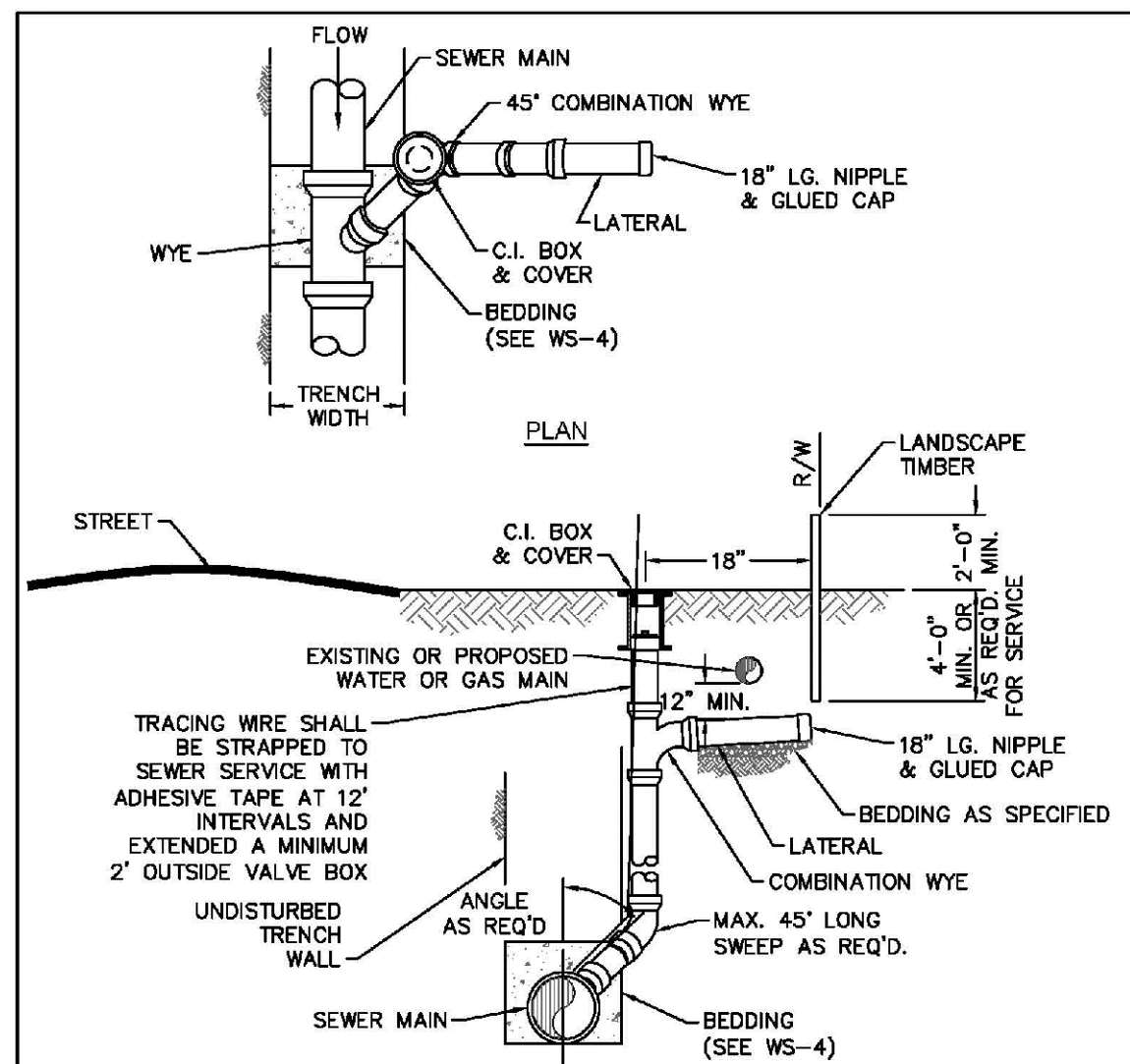
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102 WRIGHT STREET - OWNER: DTSC LLC
 THE BLOCK ON FRONT
 WILMINGTON NEW HANOVER NORTH CAROLINA

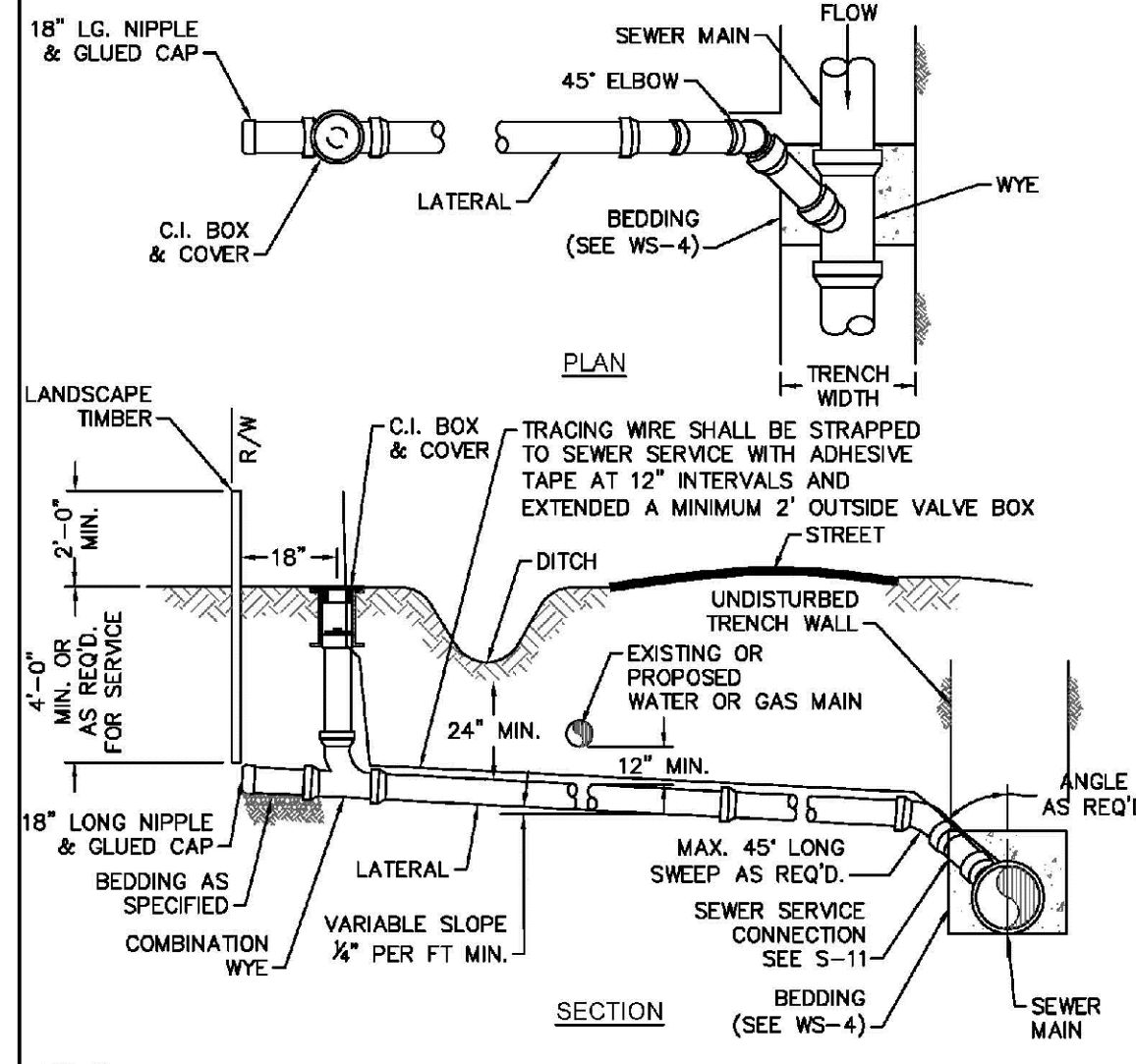
DATE: 12/16/22
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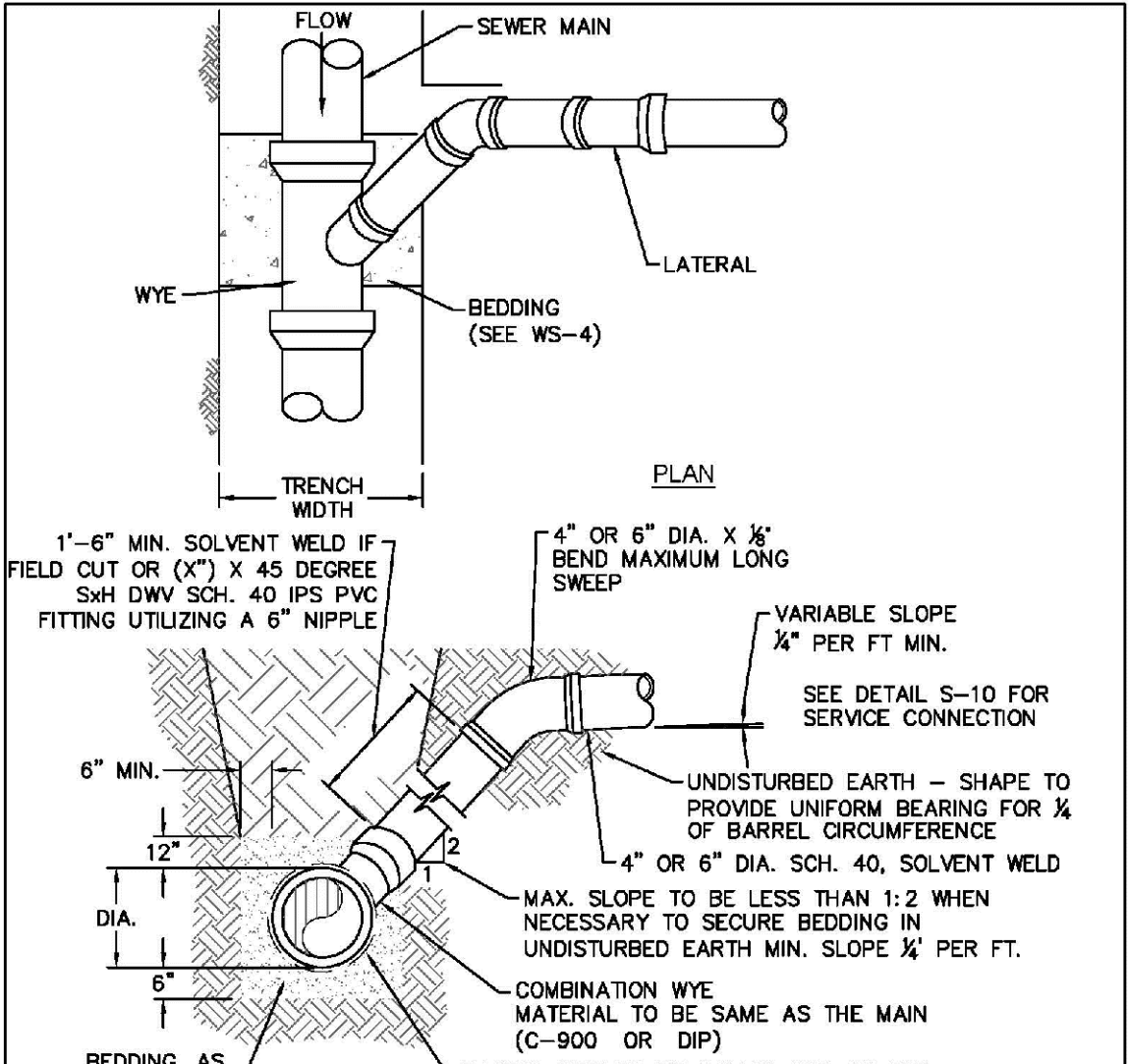
- NOTES:**
- SEWER SERVICES SHALL BE PERPENDICULAR TO MAIN. SEWER SERVICES IN OUL-DE-SACS ARE REQUIRED TO BE PERPENDICULAR, OR MUST ORIGINATE IN END OF LINE MANHOLE AND TERMINATE AT RIGHT-OF-WAY LINE.
 - ALL SERVICES CONNECTING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF DIP, WITH PROTECTIVE LINING.
 - CLEANOUTS SHALL BE LOCATED A MINIMUM OF 6 FEET FROM ALL PROPERTY CORNERS.
 - FOR PRIVATE 8" SERVICES, MANHOLES ARE REQUIRED FOR CONNECTION TO MAIN.
 - A MINIMUM PIPING LENGTH OF 1' 6" SHALL BE USED BETWEEN FITTINGS.

DETAIL: SEWER SERVICE CONNECTION - SHORT-SIDE	CAPE FEAR PUBLIC UTILITY AUTHORITY 235 GOVERNMENT CENTER DRIVE WILMINGTON, NC 28403 OFFICE: (910) 332-6560	DETAIL NO: S-9
SCALE: NOT TO SCALE	CFPUA DETAIL DATE: 01/01/2022	SHEET NO: -



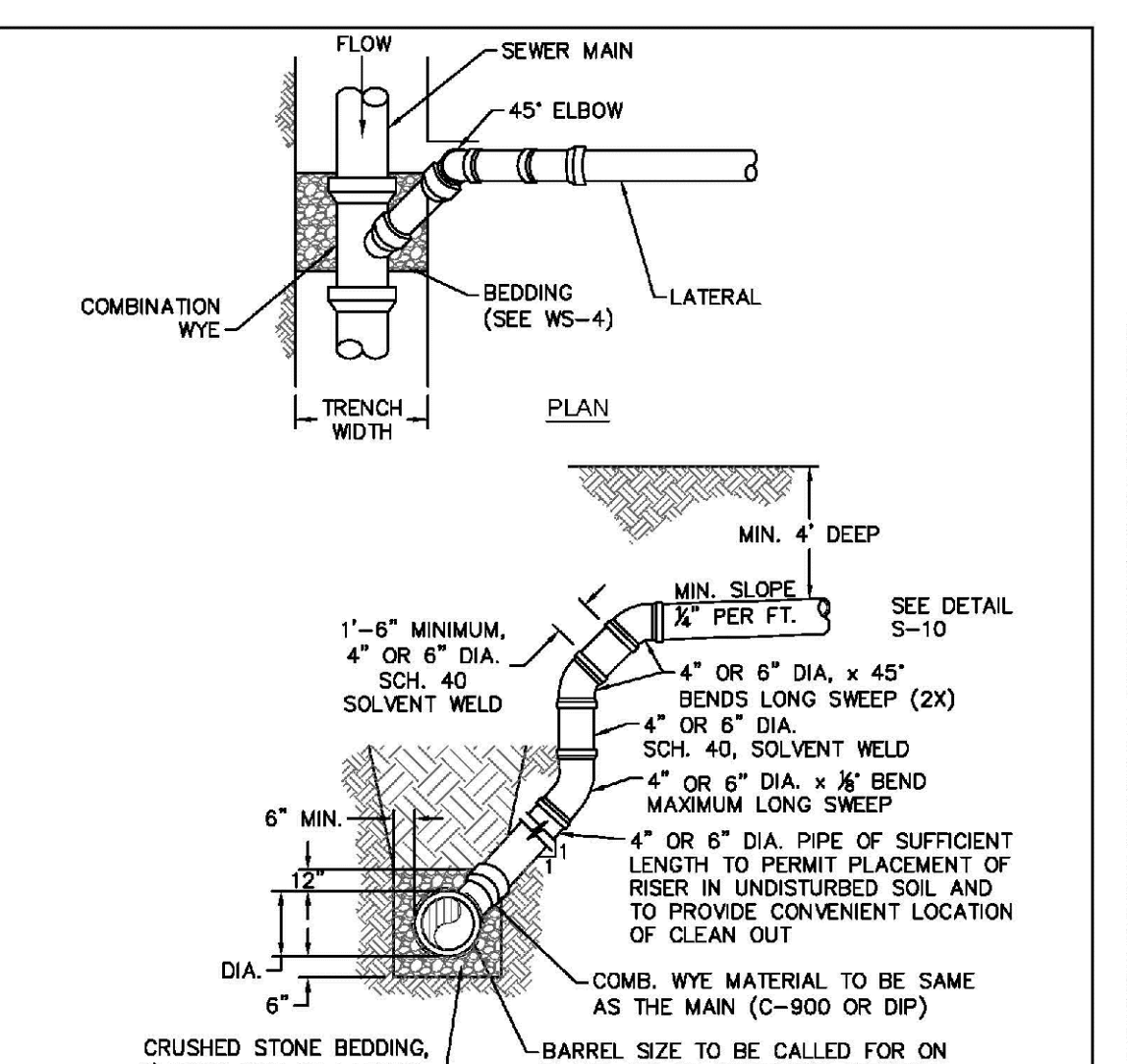
- NOTES:**
- SEWER SERVICES SHALL BE PERPENDICULAR TO MAIN. SEWER SERVICES IN OUL-DE-SACS ARE REQUIRED TO BE PERPENDICULAR, OR MUST ORIGINATE IN END OF LINE MANHOLE AND TERMINATE AT RIGHT-OF-WAY LINE.
 - ALL SERVICES CONNECTING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF DIP, WITH PROTECTIVE LINING.
 - CLEANOUTS SHALL BE LOCATED A MINIMUM OF 6 FEET FROM ALL PROPERTY CORNERS.
 - MINIMUM 1'-6" NIPPLE SPACING BETWEEN FITTINGS.
 - FOR PRIVATE 8" SERVICES, MANHOLES ARE REQUIRED FOR CONNECTION TO MAIN.

DETAIL: SEWER SERVICE CONNECTION - LONG-SIDE	CAPE FEAR PUBLIC UTILITY AUTHORITY 235 GOVERNMENT CENTER DRIVE WILMINGTON, NC 28403 OFFICE: (910) 332-6560	DETAIL NO: S-10
SCALE: NOT TO SCALE	CFPUA DETAIL DATE: 01/01/2022	SHEET NO: -



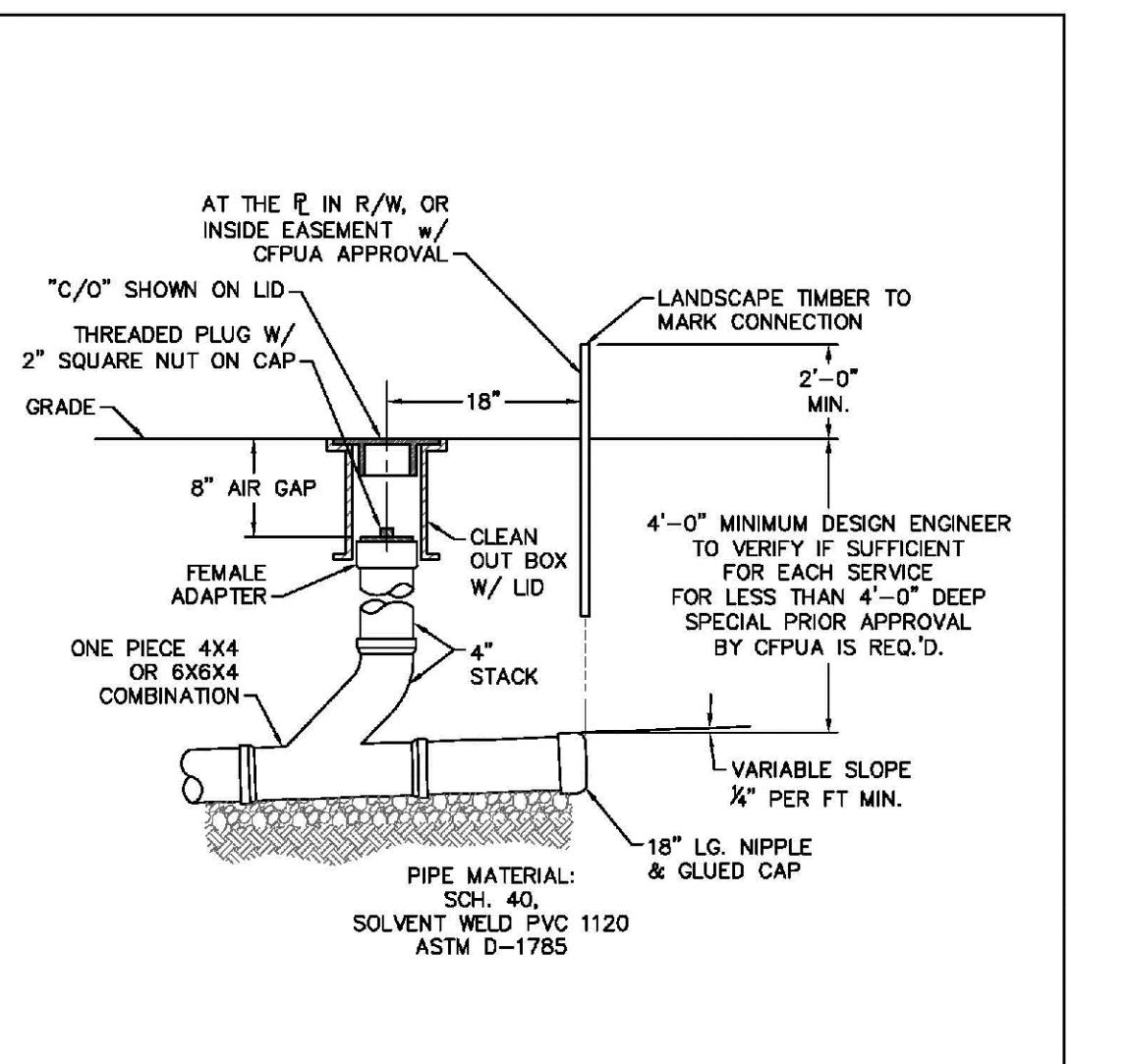
- NOTES:**
- FOR PRIVATE 8" SERVICES, MANHOLES ARE REQUIRED FOR CONNECTION TO SYSTEM AND AT THE PROPERTY LINE, WITH REQUIRED EASEMENT.
 - ALL SERVICES CONNECTING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF DIP, WITH PROTECTIVE LINING.

DETAIL: SEWER SERVICE CONNECTION - MAIN TO LATERAL (LESS THAN 8' DEEP)	CAPE FEAR PUBLIC UTILITY AUTHORITY 235 GOVERNMENT CENTER DRIVE WILMINGTON, NC 28403 OFFICE: (910) 332-6560	DETAIL NO: S-11
SCALE: NOT TO SCALE	CFPUA DETAIL DATE: 01/01/2022	SHEET NO: -



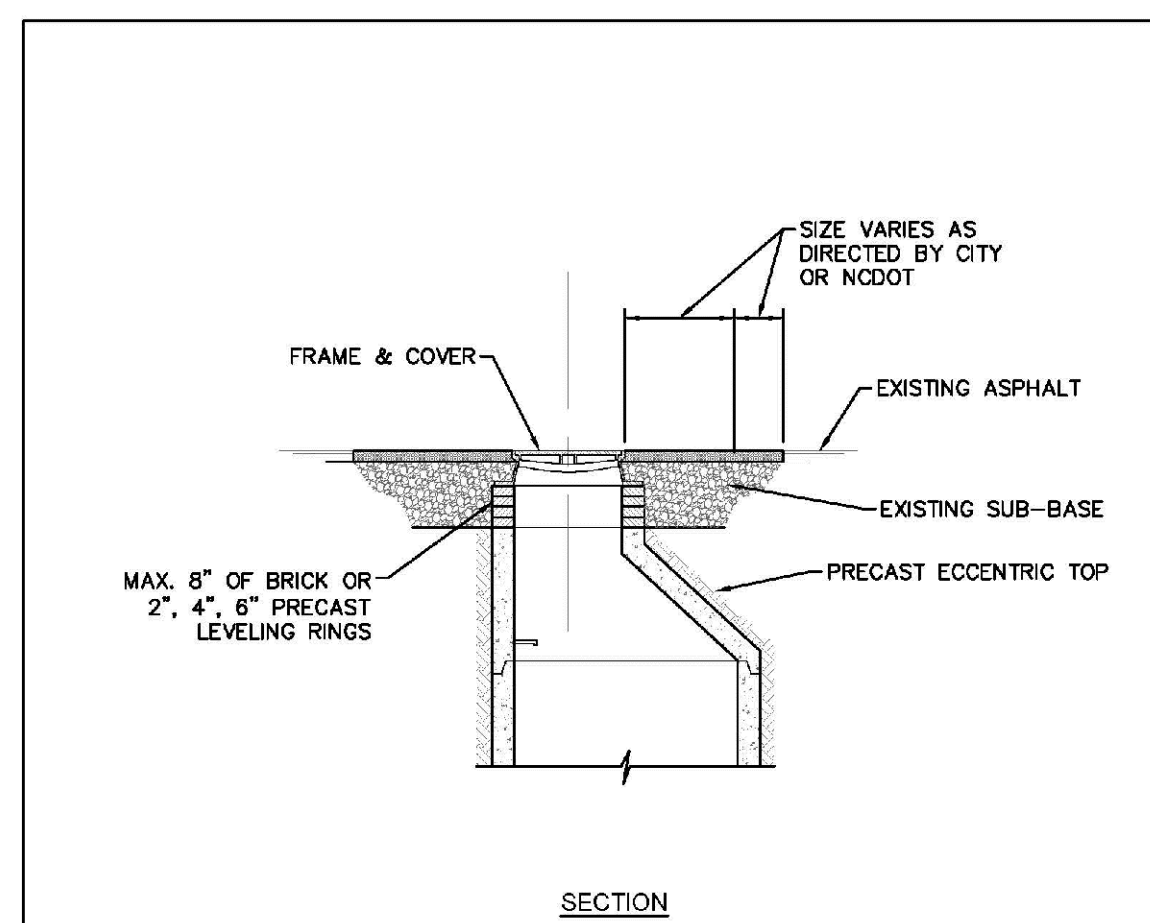
- NOTES:**
- SPECIAL CARE SHALL BE TAKEN DURING BACKFILL OPERATIONS. THE RISER SHALL BE PLUMB AND TRUE AT ALL TIMES, AND REST ON FIRM, STABLE FOUNDATION.
 - FOR PRIVATE 8" SERVICES, MANHOLES ARE REQUIRED FOR CONNECTION TO SYSTEM AND AT THE PROPERTY LINE, WITH REQUIRED EASEMENT.
 - ALL SERVICES CONNECTING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF DIP, WITH PROTECTIVE LINING.
 - 1'-6" MINIMUM NIPPLE SPACING BETWEEN FITTINGS.

DETAIL: SEWER SERVICE CONNECTION - MAIN TO LATERAL (GREATER THAN 8' DEEP)	CAPE FEAR PUBLIC UTILITY AUTHORITY 235 GOVERNMENT CENTER DRIVE WILMINGTON, NC 28403 OFFICE: (910) 332-6560	DETAIL NO: S-12
SCALE: NOT TO SCALE	CFPUA DETAIL DATE: 01/01/2022	SHEET NO: -



- NOTES:**
- FOR PRIVATE 8" SERVICES, MANHOLES ARE REQUIRED FOR CONNECTION TO SYSTEM AND AT THE PROPERTY LINE, WITH REQUIRED EASEMENT.
 - CLEANOUTS SHALL BE LOCATED A MINIMUM OF 6 FEET FROM ALL PROPERTY CORNERS.

DETAIL: SEWER SERVICE CONNECTION - TYPICAL CLEANOUT	CAPE FEAR PUBLIC UTILITY AUTHORITY 235 GOVERNMENT CENTER DRIVE WILMINGTON, NC 28403 OFFICE: (910) 332-6560	DETAIL NO: S-13
SCALE: NOT TO SCALE	CFPUA DETAIL DATE: 01/01/2022	SHEET NO: -



DETAIL: MANHOLE RIM ADJUSTMENTS	CAPE FEAR PUBLIC UTILITY AUTHORITY 235 GOVERNMENT CENTER DRIVE WILMINGTON, NC 28403 OFFICE: (910) 332-6560	DETAIL NO: S-15
SCALE: NOT TO SCALE	CFPUA DETAIL DATE: 01/01/2022	SHEET NO: -

FOR REGULATORY REVIEW
NOT FOR CONSTRUCTION

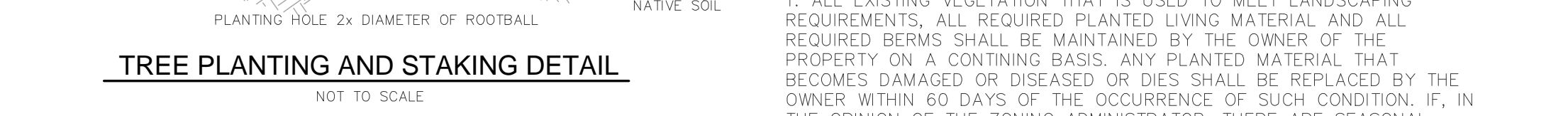
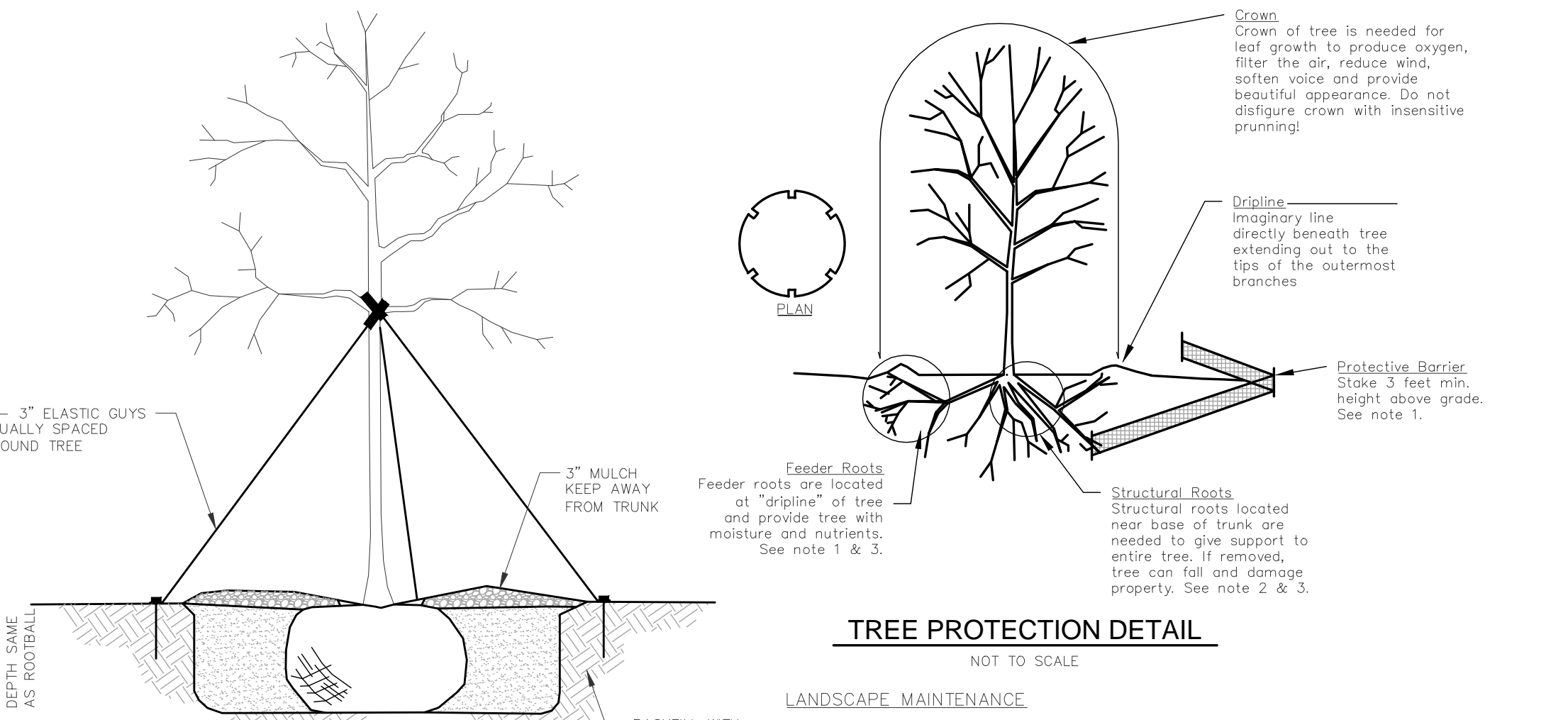
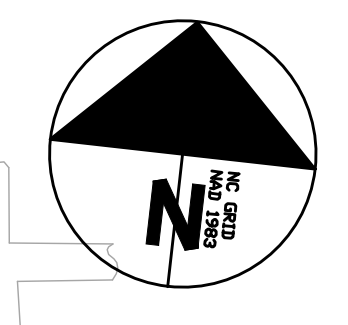
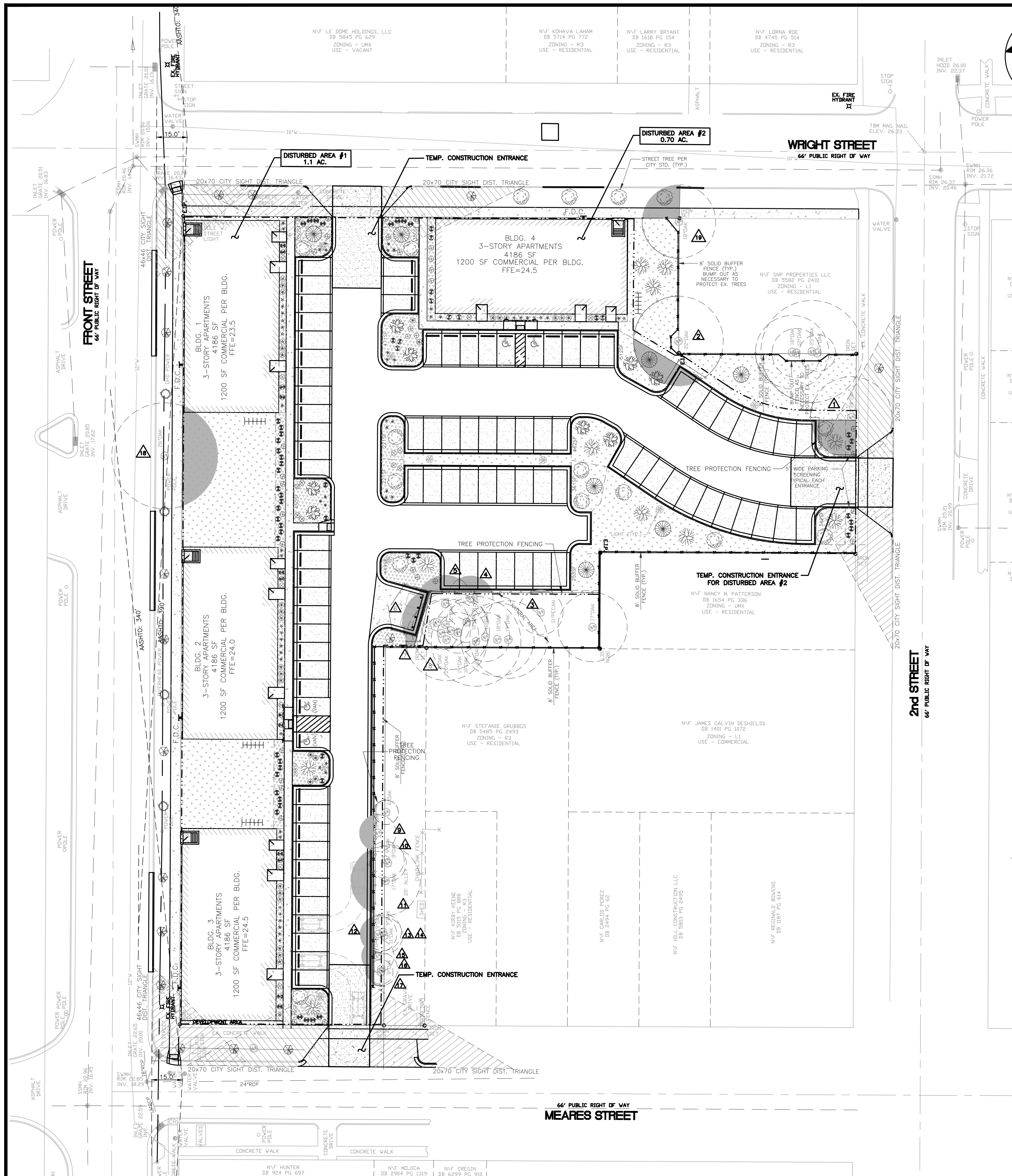
102 WRIGHT STREET - OWNER: DTSC LLC
THE BLOCK ON FRONT
WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

DATE: 12/16/22
Scale: AS SHOWN
Drawn: NNC
Checked: WSL
Project No: HA0121
Sheet No: D6

SEWER
DETAILS

RIGHT ANGLE
ENGINEERING, P.C.
212 PRINCESS STREET
WILMINGTON, NC 28401
(910) 251-8544 FAX (910) 251-2208 FIRM: C-0829

REV. NO.	DESCRIPTION	DATE



PRESERVED TREES WITH GREATER THAN 20% INTERFERENCE WITH CRZ				
ID #	DBH	CRZ SF	40% CRZ SF	INTERFERENCE SF
△	20"	1,256	502	327
△	22"	1,520	503	334
△	11"	380	152	8
△	11"	380	152	125
△	17"	908	363	206
△	17"	908	363	205
△	20"	1,256	502	97
△	19"	1,134	454	60
△	9"	255	102	91
△	9"	255	102	59
△	17"	908	363	256
△	9"	255	102	82
△	9"	255	102	45
△	9"	255	102	36
△	8"	201	80	64
△	8"	201	80	38
△	6"	113	45	14
△	26"	2,124	850	624
△	18"	1,018	407	231

LANDSCAPING LEGEND

SYMBOL	SPECIFICATION	QUANTITY							
		PARKING	PARKING SCREENING	FOUNDATION	STREETYARD	MITIGATION	ADDITIONAL	TOTAL	
LARGE CANOPY	DAIRYMAN OAK QUERCUS LAURIFOLIA HEIGHT 50-60 SPREAD 35-50	4			4	9*		17	
	SOUTHERN MAGNOLIA MAGNOLIA GRANDIFLORA HEIGHT 50-60 SPREAD 30-40	5				2	7		
	RIVER BIRCH BETAULA PULCHRA HEIGHT 50-60 SPREAD 30-35	5				6	11		
	HATFIELD OAK QUERCUS NIGRA HEIGHT 40-50 SPREAD 40-60	8					8		
SMALL CANOPY	GRABER HYDRILLIS LAGERSTROMIA INDICA HEIGHT 12-15 SPREAD 12-15	1			16		17		
	EASTERN RED BUD GEORGIA OAK HEIGHT 30-35 SPREAD 15-20				4		4		
SHRUBS	DWARF JAPANESE PITTOSPORUM PITTOSPORUM TOBIER "WHEELERS DWARF" HEIGHT 2.3 SPREAD 4-5	18	28	10			38		
	MEADOW THROAT AZALEA RHODODENDRON ALTAIUM JEWEL OF THE SOUTH HEIGHT 3-4 SPREAD 3-4	21		23			44		
	CAPE JASMINE GARDENIA ARBORESCENS "ELEPHANT HARDY" HEIGHT 2.3 SPREAD 2.3	6		10			16		
MEC.	IRONWOOD RHODAPHYS AFRICANA 'TODORF' HEIGHT 3-4 SPREAD 2-3	10	34	10			36		
○	TREE PROTECTION FENCING SEE NOTE # BELOW								
▨	MULCH								
△	CITY OF WILMINGTON SIGHT DISTANCE TRIANGLES								
△	IDENTIFICATION NUMBER OF TREES IN CRZ INTERFERENCE								
△	CRITICAL ROOT ZONE (CRZ)								
△	SHADEL POSITION SHOWING AREA OF CRZ INTERFERENCE								

ON-SITE TREE PRESERVATION

REGULATED TREES TO BE PRESERVED			
TYPE	DBH	QTY	CREDIT FACTOR
OAK	22"	2	4
OAK	20"	2	4
OAK	19"	2	4
OAK	18"	2	4
OAK	17"	3	3
OAK	14"	1	3
OAK	12"	2	3
OAK	11"	2	2
OAK	10"	2	2
OAK	9"	3	2
OAK	8"	3	2
PECAN	11"	1	2

ADDITIONAL TREES TO BE PRESERVED

TYPE	DBH	QTY	CREDIT FACTOR
OAK	6"	1	2

ON-SITE TREE REMOVAL

THREE DEAD TREES TO BE REMOVED: (2) 18" OAKS, (1) 14" OAK

SIGNIFICANT TREES TO BE REMOVED:					
TYPE	DBH	QTY	% MITIGATION	MULTIPLIER	DIVISION #
OAK	25"	1	100 (1.0)	2	3

REGULATED TREES TO BE REMOVED:

TYPE	DBH	QTY	% MITIGATION	MULTIPLIER	DIVISION #
OAK	21"	1	100 (1.0)	1	3
OAK	17"	1	100 (1.0)	1	3
OAK	15"	2	100 (1.0)	1	3
OAK	14"	2	100 (1.0)	1	3
OAK	12"	2	100 (1.0)	1	3
OAK	10"	1	100 (1.0)	1	3
OAK	8"	1	100 (1.0)	1	3

MITIGATION - 17 TREES REQUIRED - SEE LEGEND THIS SHEET

OFF-SITE TREES

SIGNIFICANT TREES REMOVED: (1) 25" DISEASED ELM (PER AARON REESE)

SIGNIFICANT TREES TO BE PRESERVED:

- 26" OAK: 1
- 25" OAK: 1

DOCUMENTED TREES TO BE PRESERVED:

- 17" OAKS: 2
- 9" OAKS: 3

FOUNDATION PLANTING CALCULATIONS:

LONG FACADE OF RESIDENTIAL BUILDINGS: 90' x 34' = 3060 x .12 = 367.2 SF REQUIRED FOUNDATION PLANTING. BUILDINGS 1, 2 AND 3: WIDTH OF FOUNDATION PLANTING AREA = 4.25'. 90 x 4.25' = 382.5 SF FOUNDATION PLANTING AREA PROVIDED.

BUILDING 4: WIDTH OF FOUNDATION PLANTING AREA = 4.45'. 90 x 4.45' = 400.5 SF FOUNDATION PLANTING AREA PROVIDED.

SHORT (WEST) FACADE OF BUILDING 4: 45.6' x 34' = 1550.4 x .12 = 186 SF REQUIRED FOUNDATION PLANTING. BUILDINGS 1, 2 AND 3: WIDTH OF FOUNDATION PLANTING AREA = 4.25'. LENGTH OF BED = 50' 50 x 4' = 200 SF FOUNDATION PLANTING AREA PROVIDED.

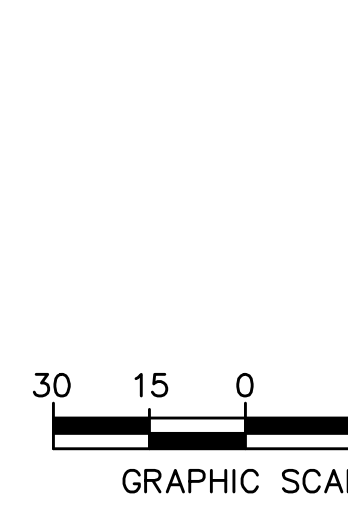
STREETYARD PLANTING CALCULATIONS:

FRONT STREET FRONTAGE = 410'. AT RATE OF 1 TREE PER 30', 14 TREES REQUIRED AND PROVIDED.

MEARES STREET FRONTAGE (EXCLUDING DRIVE) = 70.6'. 70.6 / 30 = 3 TREES REQUIRED AND PROVIDED.

WRIGHT STREET FRONTAGE (EXCLUDING DRIVE) = 200'. 200 / 30 = 7 TREES REQUIRED AND PROVIDED.

2ND STREET FRONTAGE (EXCLUDING DRIVE) = 57'. 57 / 30 = 2 TREES REQUIRED AND PROVIDED.



FOR REGULATORY REVIEW - NOT FOR CONSTRUCTION

REV. NO.	DESCRIPTION	DATE

102 WRIGHT STREET - OWNER: DTSC LLC
THE BLOCK ON FRONT
 WILMINGTON, NORTH CAROLINA

LANDSCAPING PLAN

Date: 12/20/22
 Scale: 1" = 30'
 Drawn: NNC
 Checked: WSL
 Project No: HA0121
 Sheet No: L1

RIGHT ANGLE ENGINEERING, P.C.
 212 PRINCESS STREET
 WILMINGTON, NC 28401
 (910) 251-8544 FAX (910) 251-2208 FIRM: C-0829