

**SITE DATA**

PARCEL ID: Ro4809-038-029-000

CURRENT ZONING: CBD

CAMA LAND USE CLASSIFICATION: URBAN

PROJECT ADDRESS: 401 BLADEN ST. WILMINGTON, NC 28401

CURRENT OWNER: DAVID LISLE 614 MARKET ST. WILMINGTON, NC 28401

TOTAL ACREAGE IN PROJECT BOUNDARY: 12,573 S.F. (±0.29 ac.)

TOTAL DISTURBED AREA: 0.33 ACRES

NUMBER OF BUILDINGS: 2

NUMBER OF RESIDENTIAL UNITS: 7 @ 3 BEDROOM

TOTAL BUILDING SIZE IN GFA: 12,675 S.F. \*See plan for individual building breakdowns\*

BUILDING HEIGHT: ±50 / 4 STORY (60' MAX. ALLOWED) 4th FLOOR IS ROOFTOP DECK

BUILDING SETBACKS:  
 FRONT: REQUIRED= 0' PROPOSED= VARIES/SEE PLAN  
 SIDE: REQUIRED= 0' PROPOSED= VARIES/SEE PLAN  
 REAR: REQUIRED= 0' PROPOSED= VARIES/SEE PLAN

CALCULATION FOR BUILDING COVERAGE:  
 PROPOSED COVERAGE: 4,650 S.F. ÷ 12,537 S.F. = 37.1%

PROPOSED ON-SITE IMPERVIOUS AREAS:  
 BUILDING FOOTPRINT: 4,650 S.F.  
 CONCRETE SIDEWALK, C&G, ETC.: 1,125 S.F.  
 TOTAL: 5,775 S.F. (46.1%)

PROPOSED ON-SITE PERVIOUS AREAS:  
 PERVIOUS CONCRETE PARKING: 3,630 S.F.

PROPOSED OFF-SITE IMPERVIOUS AREAS:  
 CONC. SIDEWALK / DRIVEWAY APRON \*INCLUDING REPLACEMENT SIDEWALK: 430 S.F.\*

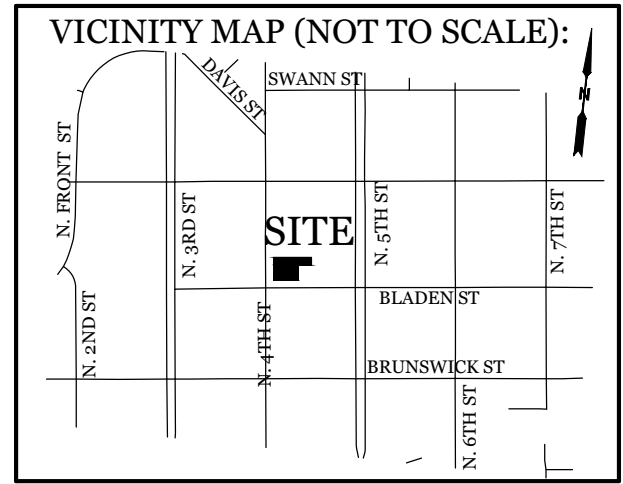
OFF STREET PARKING REQUIRED:  
 REQUIRED: NO MINIMUM REQUIRED  
 MIN: 18 SPACES  
 MAX: 2.5 Spaces/du=  
 PROPOSED: 6 SPACES (1 H.C. SPACE)

BICYCLE PARKING REQUIRED: (MIN. 5 PER 25-125 VEHICLE SPACES)  
 REQUIRED: 0 SPACES  
 PROVIDED: 0 SPACES

ESTIMATED TRIP GENERATION (Per Trip Generation Manual, 11th Edition):  
 8 RESIDENTIAL UNITS (ITE CODE 220)  
 AM PEAK: 3 PM PEAK: 4 DAILY: 47

EXISTING SEWER AND WATER DEMAND= 0 GPD

PROPOSED SEWER AND WATER DEMAND: 2,520 GPD



**REVISIONS**

4-12-22 REVISED BUILDING FOOTPRINT AND ASSOCIATED SIDEWALK.

6-23-22 REVISED BUILDING FOOTPRINT AND ASSOCIATED SIDEWALK.

4-3-23 REVISED BUILDING FOOTPRINT AND ASSOCIATED SIDEWALK.

7-25-23 REVISED SITE WITH NEW BUILDING DESIGNS.

**INTRACOASTAL ENGINEERING, PLLC**

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**SITE, GRADING, DRAINAGE, & UTILITIES PLAN**

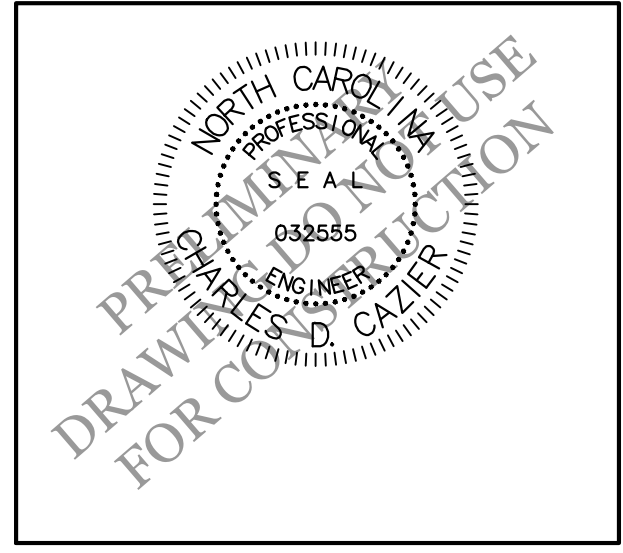
FOR

**THE MODERN**

401 BLADEN ST.

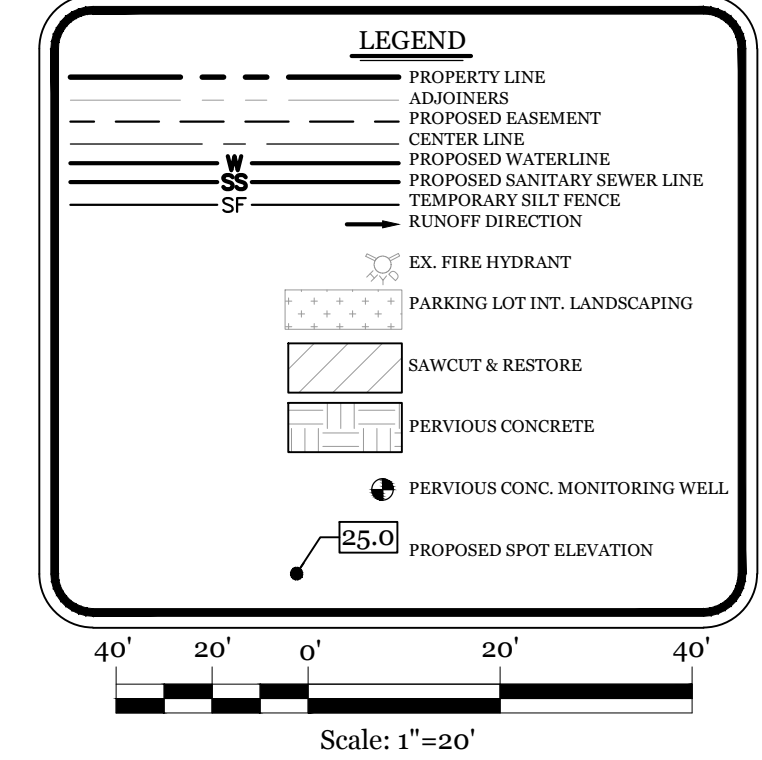
CITY OF WILMINGTON

NEW HANOVER COUNTY, NC



- DEVELOPMENT NOTES:**
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.
  - PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.
  - ALL ROOF RUNOFF TO BE DIRECTED TO PERVIOUS CONCRETE PARKING AREA.
  - PROPOSED VEGETATION TO BE REMOVED AT TIME OF FUTURE BUILDING AND SIDEWALK CONSTRUCTION.
- FIRE & SAFETY NOTES:**
- CONSTRUCTION TYPE: V-B
  - 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.
  - CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
  - HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FIRE FLOW REQUIREMENTS OF STRUCTURE.
  - IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
  - 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.
  - PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE UNDERGROUND FIRE LINE PERMIT FROM THE WILMINGTON FIRE AND LIFE SAFETY DIVISION 910-343-0666
  - ALL ISOLATION VALVES WITHIN THE "HOT BOX" AND BETWEEN THE "HOT BOX" AND THE RISER ROOM, MUST BE ELECTRICALLY SUPERVISED.
  - 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.
  - STANDPIPE(S) WILL BE REQUIRED BECAUSE THE FLOOR ELEVATION IS GREATER THAN 30' ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS
  - NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS BEING DELIVERED TO THE SITE.
- TRAFFIC NOTES:**
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS. [DETAIL SD 15-13 & SD 11-3 COFW TECH STDs]
  - ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS. [DETAIL SD 15-13 & SD 11-3 COFW TECH STDs]
  - 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 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.
  - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
  - 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. [SD 15 -14 COFW TECH STDs]
  - CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN ROW.
  - ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30' TO 10'.

- UTILITY NOTES:**
- EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS.
  - ALL PROPOSED UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
  - ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CPWA TECHNICAL SPECIFICATIONS & STANDARDS.
  - PROJECT SHALL COMPLY WITH CPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND N.C.D.E.N.R. HAS ISSUED THEIR "FINAL APPROVAL." CALL 332-6558 FOR INFORMATION.
  - ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCPCCHR OR ASSE.
  - IF CONTRACTOR DESIRES CPWA WATER FOR CONSTRUCTION, HE 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.
  - WHEN PVC WATER MAINS AND SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED, SINGLE-STRAND COPPER WIRE INSTALLED & STRAPPED TO THE PIPES WITH DUCT TAPE. THIS IS TO BE ACCESSIBLE IN ALL VALVES AND METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
  - SEWER GUARDS REQUIRED AT ALL MANHOLES. STAINLESS STEEL SEWER GUARDS REQUIRED AT MANHOLES LOCATED IN TRAFFIC AREAS.
  - SERVICES SHALL BE PERPENDICULAR TO MAIN AND TERMINATE AT RIGHT-OF-WAY LINE. SERVICES IN CUL-DE-SACS ARE REQUIRED TO BE PERPENDICULAR OR MUST ORIGINATE IN MANHOLE AND TERMINATE AT RIGHT-OF-WAY LINE.
  - ALL SERVICES TYING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF CLASS 50 D.I.P. WITH PROTECTO 401 CERAMIC EPOXY LINING.
  - MINIMUM 10' UTILITIES EASEMENT PROVIDED ALONG THE FRONTAGE OF ALL LOTS AND AS SHOWN FOR NEW DEVELOPMENTS.
  - NO FLEXIBLE COUPLINGS SHALL BE USED.
  - ALL STAINLESS STEEL FASTENERS SHALL BE 316.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OR EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB & GUTTER, 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.
  - THE BELLSOUTH CONTACT IS STEVE DAYVAULT, BUILDING INDUSTRY CONSULTANT, AT 910-392-8712. CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
  - THE PROCESS FOR TELEPHONE CABLE PLACEMENT: \* FINAL GRADE WILL NEED TO BE ESTABLISHED. \* POWER WILL PLACE THEIR CABLE FIRST - APPROXIMATELY 3' DEEP. \* BELLSOUTH & CABLE TV WILL THEN PLACE THEIR CABLE AT APPROXIMATELY 2' DEEP.
  - SOLID WASTE DISPOSAL IS COW CURBSIDE PICKUP. CARTS WILL BE STORED INSIDE A TRASH CLOSET IN EACH UNIT.
  - SHOULD ADDITIONAL SERVICES BE LOCATED DURING CONSTRUCTION, THEY MUST EITHER BE UTILIZED OR ABANDONED.
  - NO SITE LIGHTING IS PROPOSED. ANY FUTURE EXTERIOR SITE LIGHTING SHALL BE INSTALLED SO AS NOT TO SHINE DIRECTLY ONTO ADJACENT PARCELS.



**CLIENT INFORMATION:**

Lisle Architecture & Design, Inc.  
 David Lisle  
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 Wilmington, NC 28401  
 Ph. 910-763-6053

DRAWN: JAE SHEET SIZE: 24x36  
 CHECKED: CDC DATE: 7/25/2023  
 APPROVED: CDC SCALE: 1" = 20'  
 PROJECT NUMBER: 2023-016

DRAWING NUMBER: **C-1**

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