

REVISIONS		
No./Date	Description	By

- SITE INVENTORY NOTES:**
- PREPARER OF THE PLAN: TRIPP ENGINEERING, P.C.
 - APPLICANT NAME: PBW DEVELOPMENT, LLC
 - SITE ADDRESS OF THE DEVELOPMENT: 722 S. 5TH AVE.
 - PROPERTY OWNER: PBW DEVELOPMENT, LLC
 - DEVELOPER: PBW DEVELOPMENT, LLC
 - PROPERTY BOUNDARY: SEE PLAN
TAX PARCEL INFORMATION: R05409-019-012-000
 - ADJACENT PROPERTY OWNER INFORMATION: SEE PLAN
 - VICINITY MAP: SEE PLAN
 - TOPOGRAPHY: SEE PLAN
 - 100-YEAR FLOOD BOUNDARY: N/A
 - EXISTING DITCHES, CREEKS AND STREAMS: N/A
 - SOIL: B_h - BAYMADE-URBAN LAND COMPLEX
 - CAMA AEC: N/A
 - CAMA LAND CLASSIFICATION: URBAN
 - CONSERVATION RESOURCES: NONE
ASSOCIATED SETBACKS: N/A
 - HISTORIC OR ARCHAEOLOGICAL SITE: N/A
 - CEMETERIES, BURIAL SITES/GROUNDS: N/A
 - FORESTED AREAS, HABITAT AND DOMINANT SPECIES: N/A
 - WETLANDS: NONE
 - PROTECTED SPECIES OR HABITAT: N/A
 - EXISTING OR PROPOSED THOROUGHFARES, BIKE ROUTES, PEDESTRIAN SIDEWALKS OR TRAILS AND TRANSIT FACILITIES: SEE SITE PLAN
 - EXISTING TREES AS SHOWN ON PLAN

LEGEND

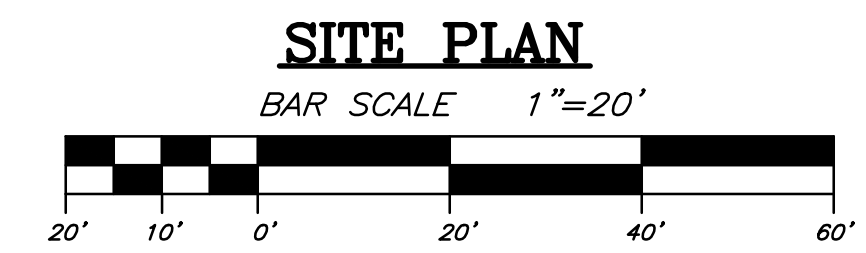
	EXISTING IRON
	SET IRON
	CONC. MONUMENT
	EXIST. FIRE HYDRANT
	EXIST. POWER POLE
	CENTER LINE
	R/W LINE
	ADJACENT PROPERTY LINE
	SUBJECT TRACT BOUNDARY LINE
	EXIST. GAS LINE
	EXIST. SANITARY SEWER LINE
	EXIST. STORM DRAINAGE LINE
	EXIST. WATER LINE
	EXIST. WOOD FENCE LINE
	EXIST. CHAIN LINK FENCE LINE
	ZONING BOUNDARY LINE

APPLICANT:
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Approved Construction Plan		
Name	Date	
Planning		
Traffic		
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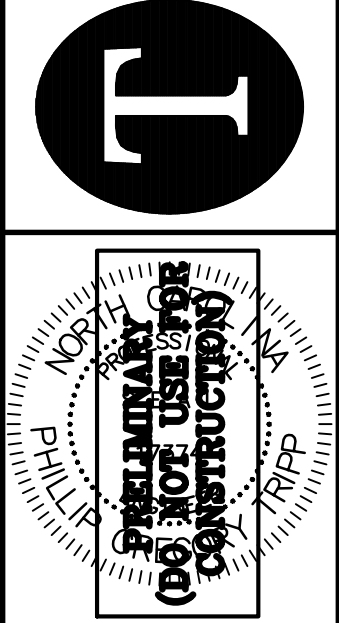
CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: _____ Permit # _____
Signed: _____

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



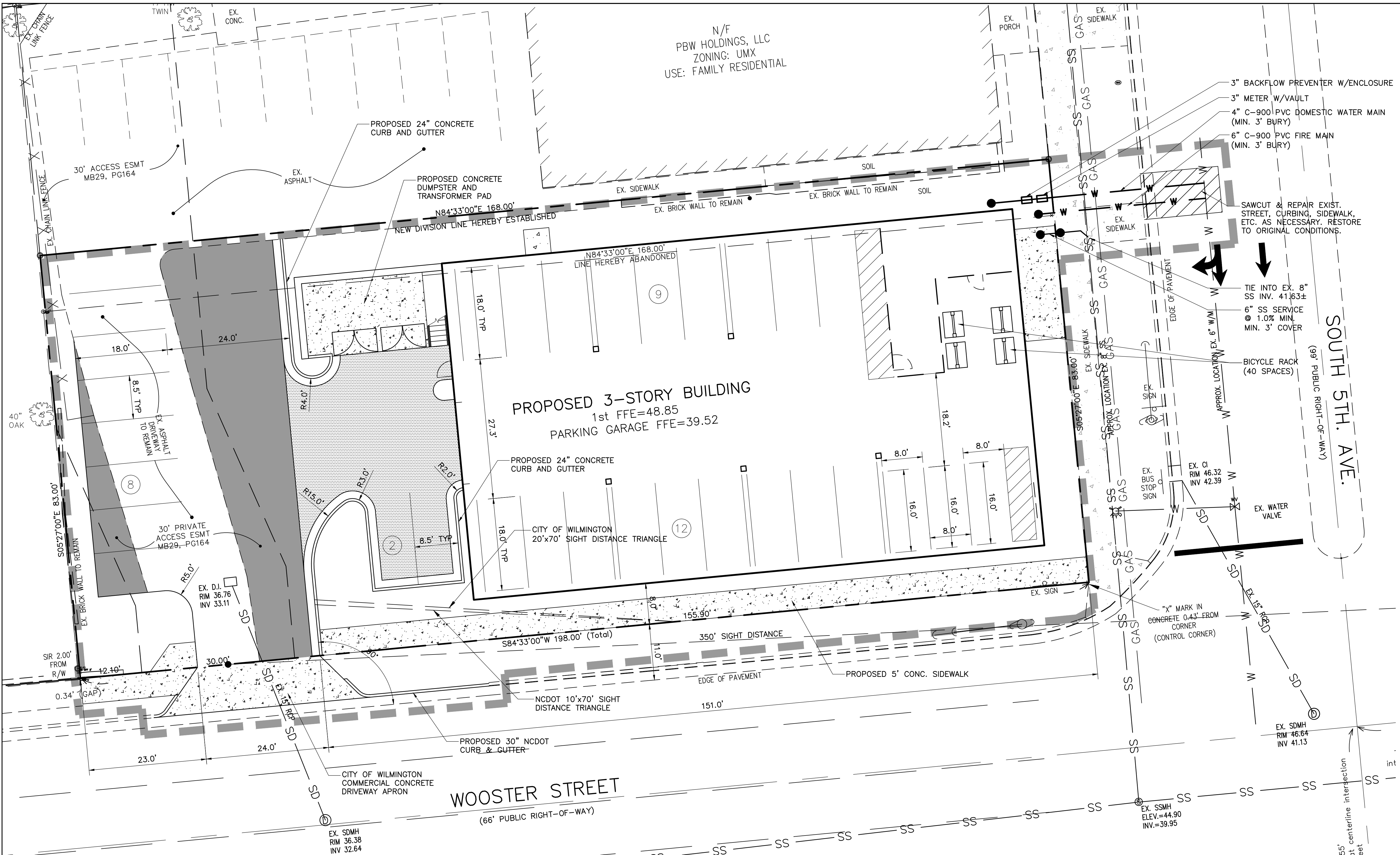
EXISTING CONDITIONS, SITE INVENTORY MAP, AND DEMOLITION PLAN
THE PEARL
722 S. 5TH AVENUE
WILMINGTON, NORTH CAROLINA

TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-6100
Fax 910-763-6631
© 2018 TRIPP ENGINEERING, P.C.



DATE 10-18-17
DESIGN PGT
DRAWN MLV

C1
SHEET 1 OF 4
17046



NOTES:
ZONING
 1) TOPOGRAPHY COMPLETED BY DANFORD & ASSOCIATES LAND SURVEYING, P.C.
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 7) SITE WILL NOT BE FENCED.
 8) BUILDING CONSTRUCTION TYPE II-B AND V-B.
SOLID WASTE
 1) SITE TO USE DUMPSTER AS SHOWN ON PLAN.
TRAFFIC
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 3) CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO ENSURE THAT ALL TRAFFIC SIGNALS FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
 4) CALL TRAFFIC ENGINEERING AT 910-341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.

TRAFFIC (CONT.)
 5) ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
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 18) THE CITY SHALL BE NOTIFIED IMMEDIATELY OF ANY TRAFFIC SIGNAL FACILITIES DAMAGED DURING CONSTRUCTION.
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 2) NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SITE DISTANCE.

LANDSCAPING (CONT.)
 3) 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.
 4) 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.
 5) 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 INSTRUCTIONS ON TREE PROTECTION METHODS.
CFPUA
 1) WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
 2) PROJECT SHALL COMPLY WITH THE CFPUA GROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.
 3) IF THE CONTRACTOR DESIRES CFPUA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPERS SIDE OF THE WATER METER BOX.
 4) ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH THE CFPUA'S CONNECTION CONTROL REGULATION. CALL 910-332-6419 FOR INFORMATION.
 5) ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USCFCOCHR OR ASSE.
 6) PUBLIC WATER AND SEWER EXISTING.
 7) CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-832-4949 PRIOR TO DOING AND DIGGING, CLEARING, OR GRADING.

CFPUA (CONT.)
 8) ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.
 9) CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
DRAINAGE
 1) SHEET FLOW TO EXISTING ON-SITE DROP INLET BEFORE DISCHARGING TO CITY DRAINAGE SYSTEM.
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LEGEND

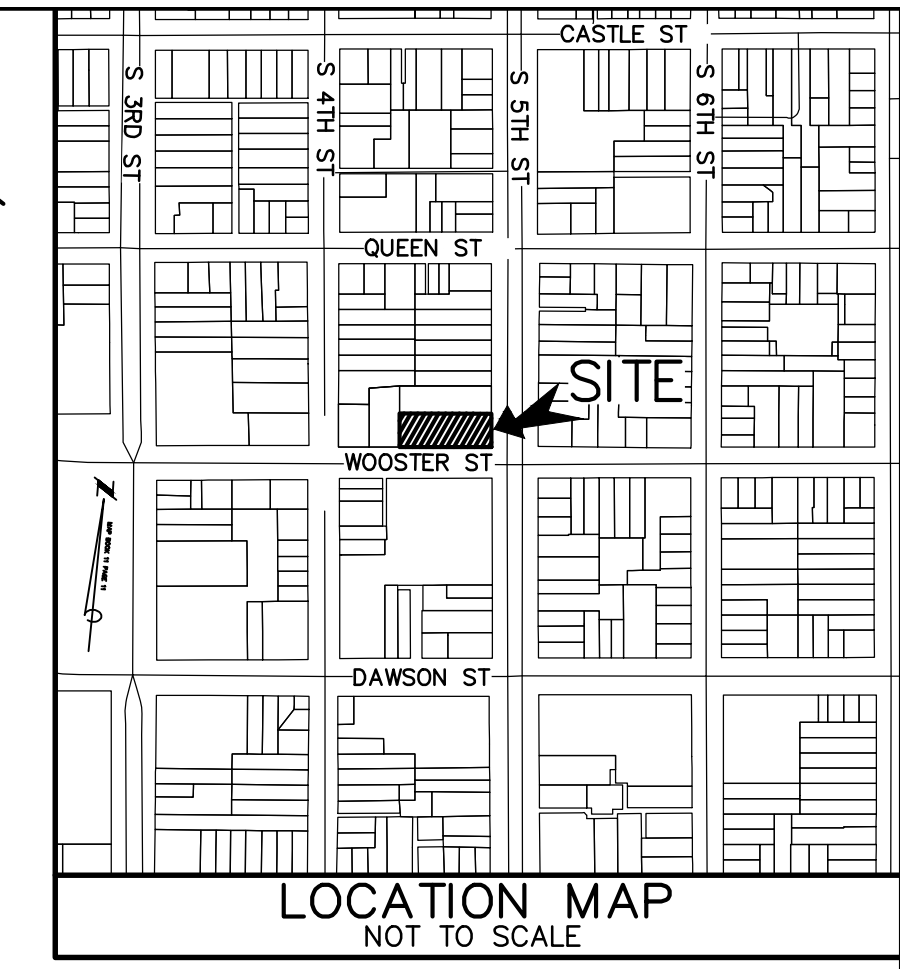
	EXIST. FIRE HYDRANT
	EXIST. POWER POLE
	CENTER LINE
	R/W LINE
	SUBJECT TRACT BOUNDARY LINE
	LIMITS OF DISTURBANCE
	PROPOSED SANITARY SEWER
	PROPOSED WATER
	PROPOSED ASPHALT AREA
	PROPOSED PERVIOUS CONCRETE AREA
	PROPOSED CONCRETE AREA

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Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

Signed: _____



SITE DATA:

PROPERTY OWNER	PBW DEVELOPMENT, LLC
PROJECT ADDRESS	722 S. 5TH AVENUE
PIN NUMBER	R05409-019-012-000
AREA NOT IN A FEMA 100-YEAR FLOOD ZONE	
ZONING DISTRICT	UMX - URBAN MIXED USE
DAWSON-WOOSTER OVERLAY DISTRICT	
CAMA LAND USE	URBAN
TRACT AREA	16,434 SF (0.377 AC)
DISTURBED AREA	0.43 AC
SETBACKS REQUIRED	FRONT: 0' REAR: 0' SIDE: 0'
PROPOSED BUILDING SETBACKS	FRONT: 8' REAR: 78' INTERIOR SIDE: 9' CORNER SIDE: 8'
BUILDING USE	RESIDENTIAL AND COMMERCIAL
PROPOSED BUILDING AREA (GROSS)	22,296 SF
BUILDING LOT COVERAGE (7,432/16,434)	45.2%
NUMBER OF UNITS (1-BEDROOM)	38
NUMBER OF PROPOSED BUILDINGS	1
BUILDING HEIGHT	45' J
NUMBER OF STORIES	3
SQUARE FEET PER FLOOR	7,432 SF
EXISTING IMPERVIOUS AREAS:	
EXISTING BUILDING	0 SF
EXISTING CONCRETE	5,340 SF
EXISTING BRICK WALL	460 SF
EXISTING ASPHALT	1,765 SF
EXISTING OLD/BROKEN ASPHALT	5,440 SF
EXISTING IMPERVIOUS AREA	13,005 SF (79.13%)
PROPOSED ONSITE IMPERVIOUS AREAS:	
PROPOSED BUILDING FOOTPRINT	7,432 SF
PROPOSED ASPHALT	2,240 SF
PROPOSED CONCRETE	200 SF
TOTAL PROPOSED IMPERVIOUS AREA	9,872 SF
EXISTING IMPERVIOUS TO REMAIN	1,570 SF
PROPOSED+EXISTING IMPERVIOUS AREA	11,442 SF (69.62%)
PROPOSED PERVIOUS CONCRETE	1,100 SF
PROPOSED OFFSITE IMPERVIOUS AREAS:	
PROPOSED DRIVEWAY INCLUDING CURBING	420 SF
PROPOSED SIDEWALK	890 SF
TOTAL IMPERVIOUS AREA	1,310 SF
TOTAL ONSITE + OFFSITE IMPERVIOUS AREA	12,752 SF
PARKING REQUIRED:	
MINIMUM	0
MAXIMUM	1
1 SPACE/DWELLING UNIT	38
1 SPACE/200 SF	1
TOTAL PARKING PROVIDED:	31
PUBLIC WATER AND SEWER BY CFPUA	
EXISTING WATER FLOW:	0 GPD
EXISTING SEWER FLOW:	0 GPD
PROPOSED WATER FLOW:	
(120 GPD/1-BEDROOM UNIT x 110%)	5,016 GPD
PROPOSED SEWER FLOW:	
(120 GPD/1-BEDROOM UNIT x 38 UNITS)	4,560 GPD
HANDICAP SPACES REQUIRED (26-50 SPACES= 2 HANDICAP SPACE)	PROPOSED
31 SPACES	2 SURFACE HANDICAP SPACES
BICYCLE PARKING REQUIRED (39 SPACES)	39 BICYCLE PARKS
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REVISIONS

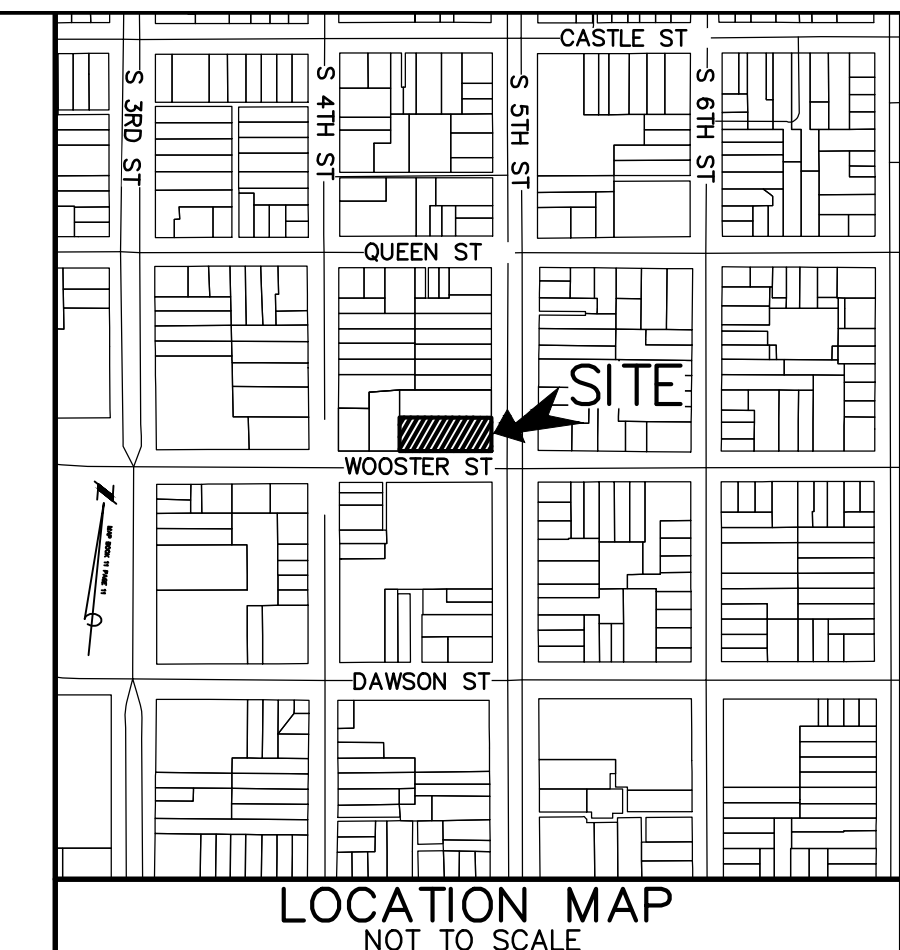
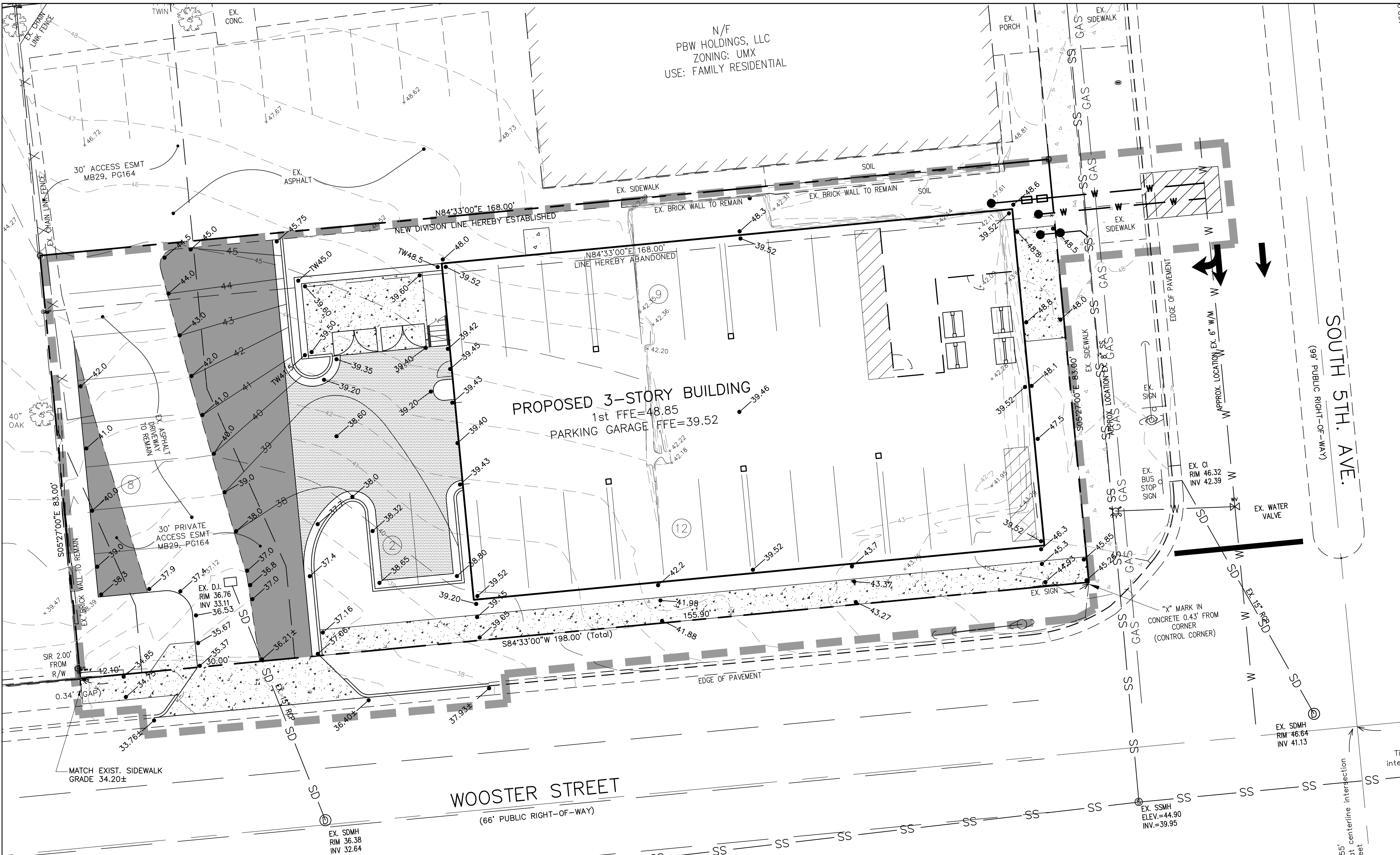
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TRIPP ENGINEERING, P.C.
 419 Chestnut Street
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 Phone 910-763-5100
 Fax 910-763-5631
 © 2015 TRIPP ENGINEERING, P.C.

SITE PLAN
 BAR SCALE 1"=10'
 10' 5' 0' 10' 20' 30'

DATE 10-18-17
 DESIGN PGT
 DRAWN MLV

SHEET 2 OF 4
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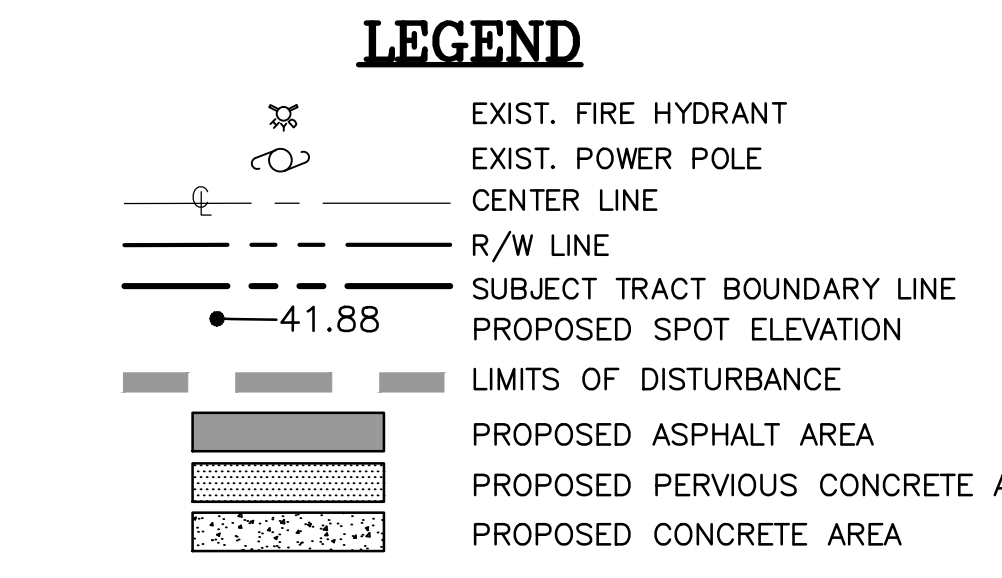
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SITE PLAN
 BAR SCALE 1"=10'

TRIPP ENGINEERING, P.C.
 419 Chestnut Street
 Wilmington, North Carolina 28401
 Phone 910-763-5100
 Fax 910-763-5631
 © 2018 TRIPP ENGINEERING, P.C.

REVISIONS

No.	Date	Description	By

THE PEARL
 722 S. 5TH AVENUE
 WILMINGTON, NORTH CAROLINA

DATE 10-18-17
 DESIGN PGT
 DRAWN MLV

C3
 SHEET 3 OF 4
 17046

