

801 N. 4TH ST.  
MODERN HOLDINGS LLC COA  
R08413-001-007-000  
ZONED CBD  
LAND USE: RESIDENTIAL

723 N. 4TH ST.  
VICTOR PROPERTIES LLC  
R08413-015-016-000  
ZONED CBD  
LAND USE: BUSINESS

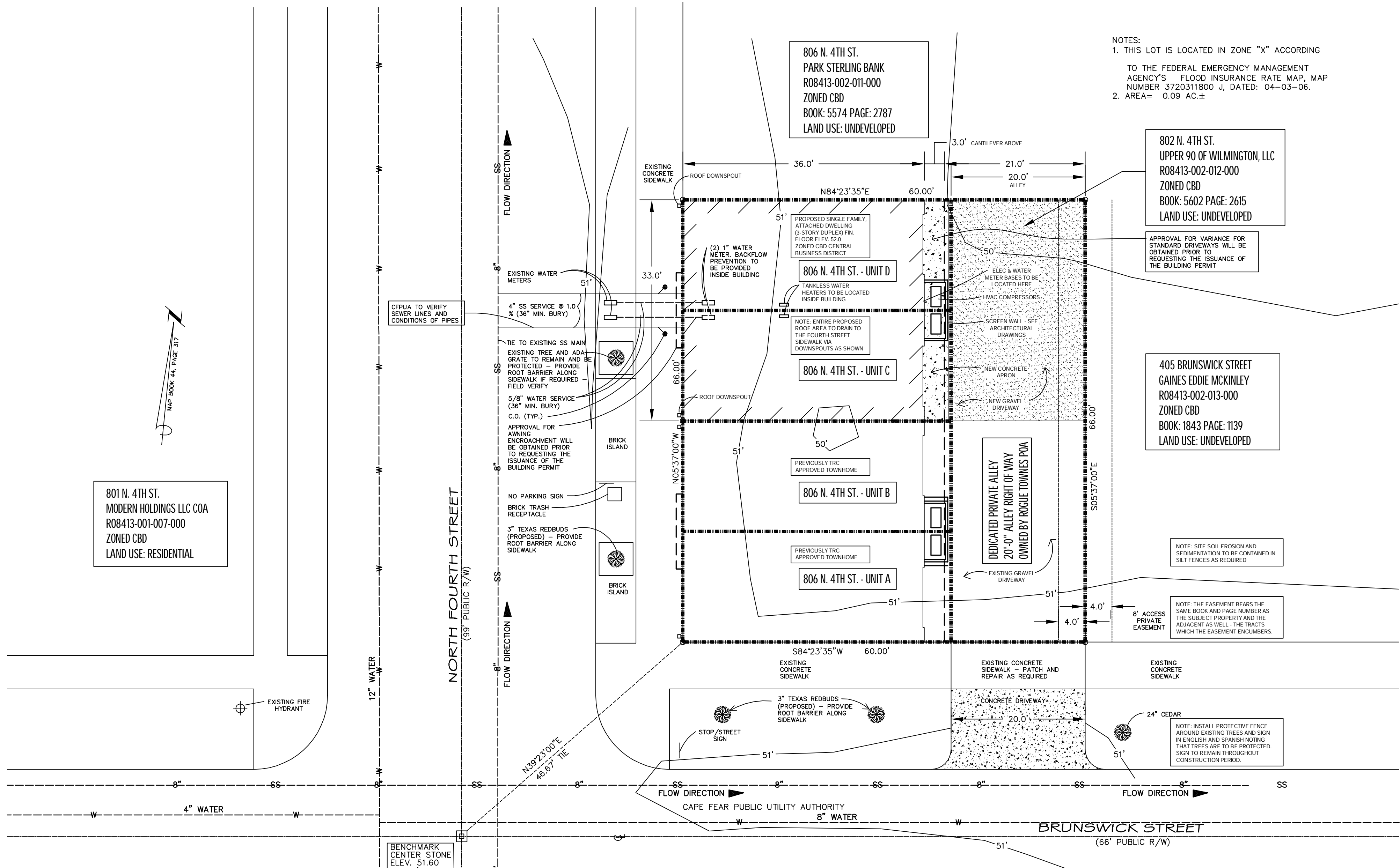
806 N. 4TH ST.  
PARK STERLING BANK  
R08413-002-011-000  
ZONED CBD  
BOOK: 5574 PAGE: 2787  
LAND USE: UNDEVELOPED

802 N. 4TH ST.  
UPPER 90 OF WILMINGTON, LLC  
R08413-002-012-000  
ZONED CBD  
BOOK: 5602 PAGE: 2615  
LAND USE: UNDEVELOPED

405 BRUNSWICK STREET  
GAINES EDDIE MCKINLEY  
R08413-002-013-000  
ZONED CBD  
BOOK: 1843 PAGE: 1139  
LAND USE: UNDEVELOPED

806 N. 4TH ST. - UNIT D  
806 N. 4TH ST. - UNIT C  
806 N. 4TH ST. - UNIT B  
806 N. 4TH ST. - UNIT A

722 N. 4TH ST.  
GRAHAM JAMES E JR. EMP PSP TRUST  
R08413-002-014-000  
ZONED CBD  
LAND USE: UNDEVELOPED



- NOTES:
1. THIS LOT IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, MAP NUMBER 3720311800 J, DATED: 04-03-06.
  2. AREA= 0.09 AC.±

GENERAL NOTES

1. THIS PLAN PROPOSES THE CONSTRUCTION OF A 3 STORY, TOWNHOME BUILDING (2 UNITS) AT PROPERTY ADDRESS 802 NORTH FOURTH STREET, WILMINGTON, NORTH CAROLINA 28401. THE PROPERTY IS ZONED CBD (CENTRAL BUSINESS DISTRICT) AND IDENTIFIED BY PID: R04813-002-012-000.
2. THE BOUNDARY DATA SHOWN WAS SURVEYED FROM DB 5602, PG 2615 AND MAP BOOK 11, PAGE 11. ADJOINING PROPERTY INFORMATION IS SHOWN HEREON.
3. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CITY OF WILMINGTON.
4. ALL UNDERGROUND UTILITIES WITHIN STREET RIGHT-OF-WAYS SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUB MATERIAL, CURB AND GUTTER, OR SIDEWALK.
5. THE CONTRACTOR SHALL ARRANGE FOR THE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE CONSTRUCTION INCLUDING TEST HOLES TO PHYSICALLY LOCATE UNDERGROUND UTILITIES AS NECESSARY. RESULTS OF TEST PITS SHALL BE PROVIDED TO THE ENGINEER FOR CONFIRMATION PRIOR TO CONSTRUCTION.
6. THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, AS SHOWN HEREON, ARE APPROXIMATE ONLY. NO GUARANTEE IS HEREIN MADE OR IMPLIED THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN. IT SHALL BE THE CONTRACTOR'S AND/OR THE OWNER'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES AND TO VERIFY THE TYPE, SIZE, LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING THE WORK.
7. PUBLIC STREETS ARE DESIGNED TO THE CITY OF WILMINGTON TECHNICAL STANDARDS AND SPECIFICATIONS.
8. THIS PLAN MAKES NO REPRESENTATION AS TO SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
9. THE APPROVAL OF THESE PLANS SHALL NOT RELIEVE THE OWNER/DEVELOPER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, & FEDERAL REQUIREMENTS.
10. ALL CONSTRUCTION SHALL CONFORM TO CITY OF WILMINGTON TECHNICAL STANDARDS AND SPECIFICATIONS.
11. APPROVAL OF THIS PLAN DOES NOT GRANT APPROVAL TO TRESPASS ON THE OFF SITE PROPERTY.
12. ALL WORK MUST COMPLY WITH NORTH CAROLINA STATE BUILDING AND HANDICAPPED ACCESSIBILITY CODE VOL. 1C.
13. THIS PROJECT IS NOT WITHIN A FLOOD PLAIN.
14. CONSTRUCTION OF UTILITIES SHALL MEET ALL REQUIREMENTS AND SPECIFICATIONS OF THE CAPE FEAR PUBLIC UTILITY AUTHORITY.
15. 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.
16. 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.
17. CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT(48) HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
18. ANY BROKEN OR MISSING SIDEWALK PANELS, BRICK PAVERS IN THE SIDEWALK AREA OR CURB WILL BE REPLACED, CONFORMANCE WITH CITY OF WILMINGTON REQUIREMENTS AND SPECIFICATIONS.
19. SILT FENCE SHALL BE PLACED ALONG THE PROPERTY LINE TO SURROUND THE ENTIRE PARCEL.
20. TOPOGRAPHIC DATUM NGVD '29.
21. ALL ROOF RUNOFF SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTY OWNERS AND DIRECTED TOWARD THE CITY STREET. (VIA GUTTER AND DOWN SPOUTS)
22. SITE INVENTORY IS NOT REQUIRED DUE TO THE SITE DISTURBANCE BEING LESS THAN ONE(1) ACRE PER YEAR.
23. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
24. TRASH DISPOSAL WILL BE CURB-SIDE PICKUP.
25. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING AT 1-800-632-4949.
26. IF EXISTING SANITARY LATERAL IS LOCATED CONTRACTOR SHALL NOTIFY ENGINEER FOR MODIFICATION TO SANITARY LATERAL CONNECTION.
27. SOLID WASTE WILL BE ENCLOSED WITHIN THE PROPOSED STRUCTURE.
28. HVAC EQUIPMENT, AIR CONDITION WINDING UNITS, AND OTHER ELECTRICAL EQUIPMENT SHALL NOT BE LOCATED ON THE STREET FRONTS AND SHALL BE SCREENED FROM THE RIGHT-OF-WAY.
29. UTILITY METERS AND TRANSFORMERS THAT CANNOT BE CONCEALED FROM THE PUBLIC RIGHT OF WAY SHALL BE SCREENED WITH AN OPAQUE FENCE OR WALL.
30. A TREE REMOVAL PERMIT IS NOT REQUIRED.
31. A FEDERAL, STATE, AND LOCAL PERMITS ARE REQUIRED PRIOR TO FULL CONSTRUCTION RELEASE. THIS INCLUDES BUT IS NOT LIMITED TO: STATE STORM WATER, STATE UTILITY EXTENSION PERMITS, WETLAND DISTURBANCE PERMITS, CITY STORM WATER, TREE PROTECTION PERMITS, ETC.
32. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER.
33. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 910.341.588 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN, BUT MAY BE REQUIRED.
34. IF THE EXISTING SIDEWALK IS DAMAGED DURING CONSTRUCTION, CONTRACTOR TO REPLACE THE SIDEWALK TO A THICKNESS OF 6".
35. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
36. PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 332-6550 FOR INFORMATION.
37. IF THE CONTRACTOR DESIRES CFPWA 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.
38. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USF COCHRAN OR ASSC.
39. THE EXISTING SANITARY SEWER CLEANOUT SHOWN WITHIN THE SIDEWALK WILL BE LEVEL WITH THE NEW CONCRETE.
40. IF GARAGES ARE PROVIDED, SHOULD THEY EVER BE MODIFIED SUCH THAT A VEHICLE CANNOT PARK WITHIN THE GARAGE, THEN THE DRIVEWAY APRON SHALL BE REMOVED AND THE AREA RESTORED WITH THE APPROPRIATE CURBING.

SITE DATA TABULATIONS:

PROPERTY OWNER	UPPER 90 OF WILMINGTON, LLC
PROPERTY ADDRESS:	802 NORTH FOURTH WILMINGTON, NC 28401
PROPERTY ZONING	CBD
ADJACENT PARCELS ZONING	CBD
PROPOSED USE	SINGLE FAMILY, ATTACHED
SETBACKS	
REQUIRED	
NEW BUILDINGS SHALL BE CONSTRUCTED AS A SETBACK NO GREATER THAN 5 FEET FROM THE PUBLIC RIGHT-OF-WAY.	
EXISTING BUILDING SIZE	NONE
PROPOSED BUILDING SIZE:	
FRONT SETBACK	0.5 FT
SIDE SETBACK	0.5' TO BUILDING FACE
REAR SETBACK	12.4' FROM DECK
TOTAL SITE AREA	0.07 AC/3,181 SF
SQUARE FOOTAGE CALCULATIONS:	
EXISTING BUILDING SIZE	VACANT LOT
PROPOSED BUILDING SIZE:	
GARAGE LEVEL	1,186 SF
2ND FLOOR	1,169 SF
3RD FLOOR	1,147 SF
TOTAL SQUARE FOOTAGE	3,502 SF
NUMBER OF STORIES	3
NUMBER OF UNITS	2
NUMBER OF BEDROOMS PER UNIT	2
NUMBER OF BUILDINGS	1 (TOWNHOMES)
BUILDING HEIGHT:	
HEIGHT REQUIREMENT(MIN./BY-RIGHT/MAX.)	24 FT/60 FT/70 FT
BUILDING HEIGHT PROVIDED	38 FT
[PER CITY CODE SEC. 18-196.(e).(4).d]	
EXISTING IMPERVIOUS AREA	NONE
PROPOSED IMPERVIOUS AREA	
PROPOSED GRAVEL DRIVEWAY	672 SF
PROPOSED BUILDING FOOTPRINT	1,980 SF
PERCENT OF IMPERVIOUS AREA	60%
LOT COVERAGE:	
REQUIRED	NONE
PROVIDED	60%
OFF STREET PARKING:	
MINIMUM PARKING REQUIRED	0
MAXIMUM PARKING REQUIRED	0
TOTAL PARKING PROVIDED	2
CAMA LAND USE CLASSIFICATION	URBAN
OVERLAY DISTRICTS:	
FLOOD PLAIN-OVERLAY DISTRICT	NO
SPECIAL HIGHWAY OVERLAY DISTRICT	NO
DAWSON-WOOSTER CORRIDOR REGULATIONS	NO
WRIGHTSVILLE AVE. CORRIDOR REGULATIONS	NO
SOUTH 17TH ST./INDEPENDENCE BLVD	NO
CORRIDOR REGULATIONS	NO
HISTORIC DISTRICT-OVERLAY	NO
CONSERVATION OVERLAY DISTRICT	NO
UTILITY OWNERSHIP:	
WATER MAIN UTILITY	CFPUA
SANITARY SEWER MAIN UTILITY	CFPUA
UTILITY DEMAND:	
WATER DEMAND PER 'NC RULES GOVERNING PUBLIC WATER SYSTEMS.	
WATER - 400 GPD (ESTIMATED CURRENT USE)	
[400 GPD PER CONNECTION, 1 SINGLE FAMILY CONNECTION]	
WATER: 800 GPD (PROPOSED USE)	
[400 GPD PER CONNECTION, DUPELX: 2 CONNECTIONS]	
SEWER DEMAND PER NORTH CAROLINA ADMINISTRATIVE CODE.	
SEWER: 240 GPD (ESTIMATED CURRENT USE)	
[120 GPD PER BEDROOM, 1 UNITS WITH 2 BEDROOMS]	
SEWER: 480 GPD (PROPOSED USE)	
[120 GPD PER BEDROOM, 2 UNITS WITH 2 BEDROOMS]	

SITE PLAN OF WORKLIVE RECLAMATION PHASE TWO

BEING LOT 5 AS RECORDED IN MAP BOOK 11, PAGE 11 AND BOOK 5602, PAGE 2615 OF THE NEW HANOVER COUNTY REGISTRY CITY OF WILMINGTON IDENTIFIED BY PID: R08413-002-012-000 WILMINGTON TOWNSHIP - WILMINGTON - NEW HANOVER COUNTY - NORTH CAROLINA SCALE: 1" = 10' DECEMBER 03, 2014

EXCLUSIVELY FOR: UPPER 90 OF WILMINGTON, LLC 500 SERECIA COURT WILMINGTON, NORTH CAROLINA 28412

PREPARED BY: www.romerama.com

2305 PARHAM DRIVE WILMINGTON, NORTH CAROLINA 28403 910.228.3137 CONTACT: ROB ROMERO

Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

**INTRACOASTAL ENGINEERING, PLLC**  
91 Pelican Point Road  
Wilmington, North Carolina 28409  
Phone: 910.409.3567  
License Number P-0662  
Charlie@intracoastalengineering.com

SITE PLAN

C-1

- LEGEND
- ⊕ FIRE HYDRANT
  - EXISTING MONUMENT
  - EXISTING IRON
  - SET IRON
  - ✱ SET "X" IN BRICK
  - ⊙ STORM DRAIN MANHOLE
  - ⊚ STORM DRAIN DROP INLET
  - ▬ STORM DRAIN CURB INLET
  - ⊙ SANITARY SEWER CLEAN OUT
  - ☆ NEW STREET LIGHT POLE
  - ⊙ OLD STREET LIGHT POLE
  - EXISTING FENCE
  - CENTER LINE
  - ROAD RIGHT OF WAY LINE
  - SUBJECT BOUNDARY LINE
  - ADJACENT PROPERTY LINE
  - CONTOUR LINE





**GENERAL NOTES**

- DIMENSIONS TO WALLS ARE TO FACE OF STUD.
- CONSULT ARCHITECT IF VARIATIONS IN DIMENSIONS OCCUR.
- UNLESS NOTED OTHERWISE, ALL EXTERIOR FRAME WALLS TO BE 2X6 WOOD STUD FRAMING @16" O.C. WITH 1/2" C.D.X. PLYWOOD SHEATHING ON EXTERIOR AND 5/8" GYP. BD. ON INTERIOR. FILL CAVITY WITH R-19 BATT INSULATION OR EQUAL.
- UNLESS NOTED OTHERWISE, ALL INTERIOR FRAME WALLS TO BE 2X4 WOOD STUD FRAMING @16" O.C. 5/8" GYP. BD. ON BOTH SIDES.
- FILL ALL BATHROOM WALLS WITH SOUND BATT INSULATION.
- NOTE: UNITS TO BE HEATED & COOLED WITH MINI-SPLIT DUCT-LESS SYSTEMS - COORDINATE WITH HVAC SUBCONTRACTOR.
- NOTE: TANKLESS WATER HEATERS TO BE USED IN EACH UNIT.

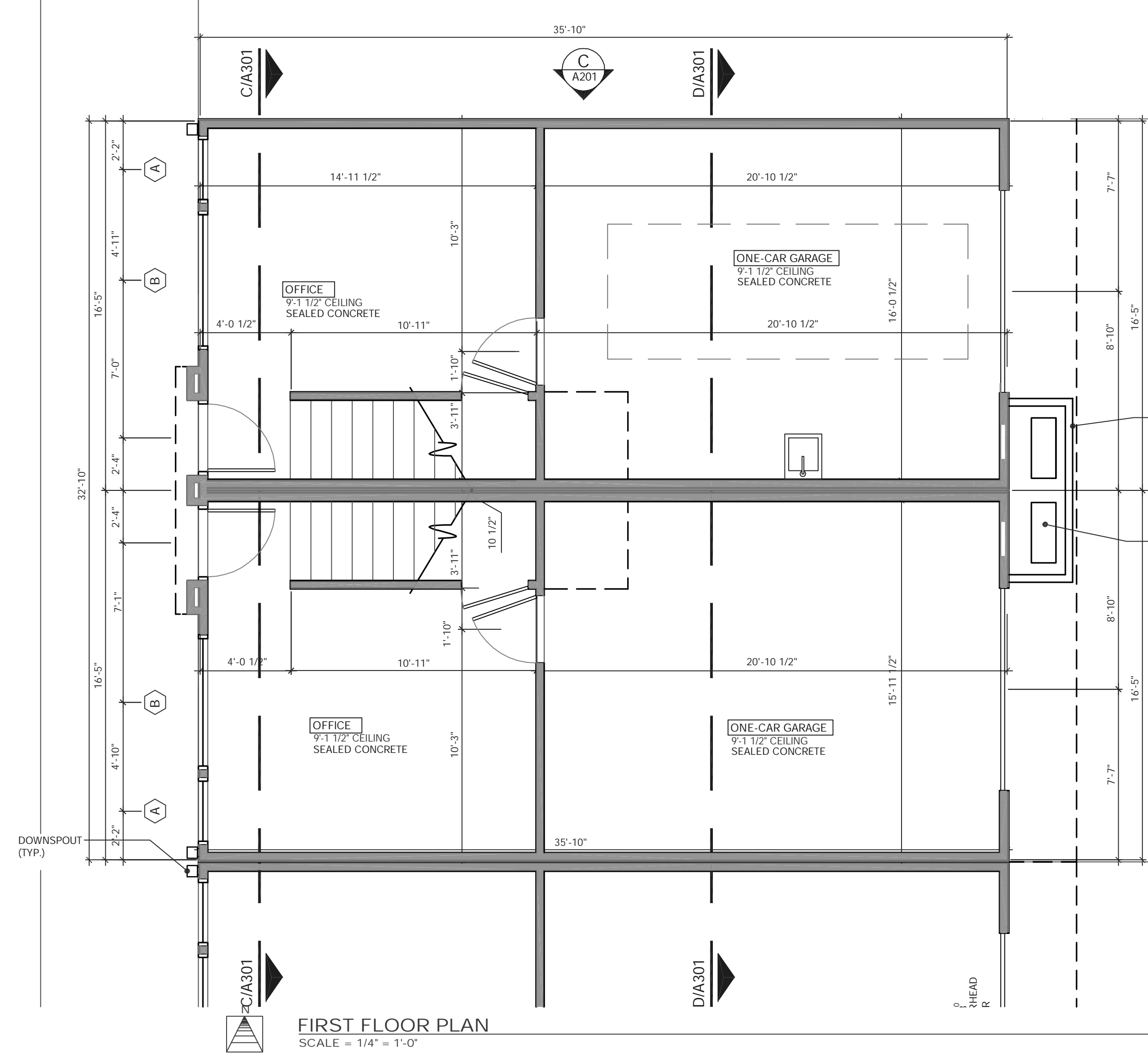
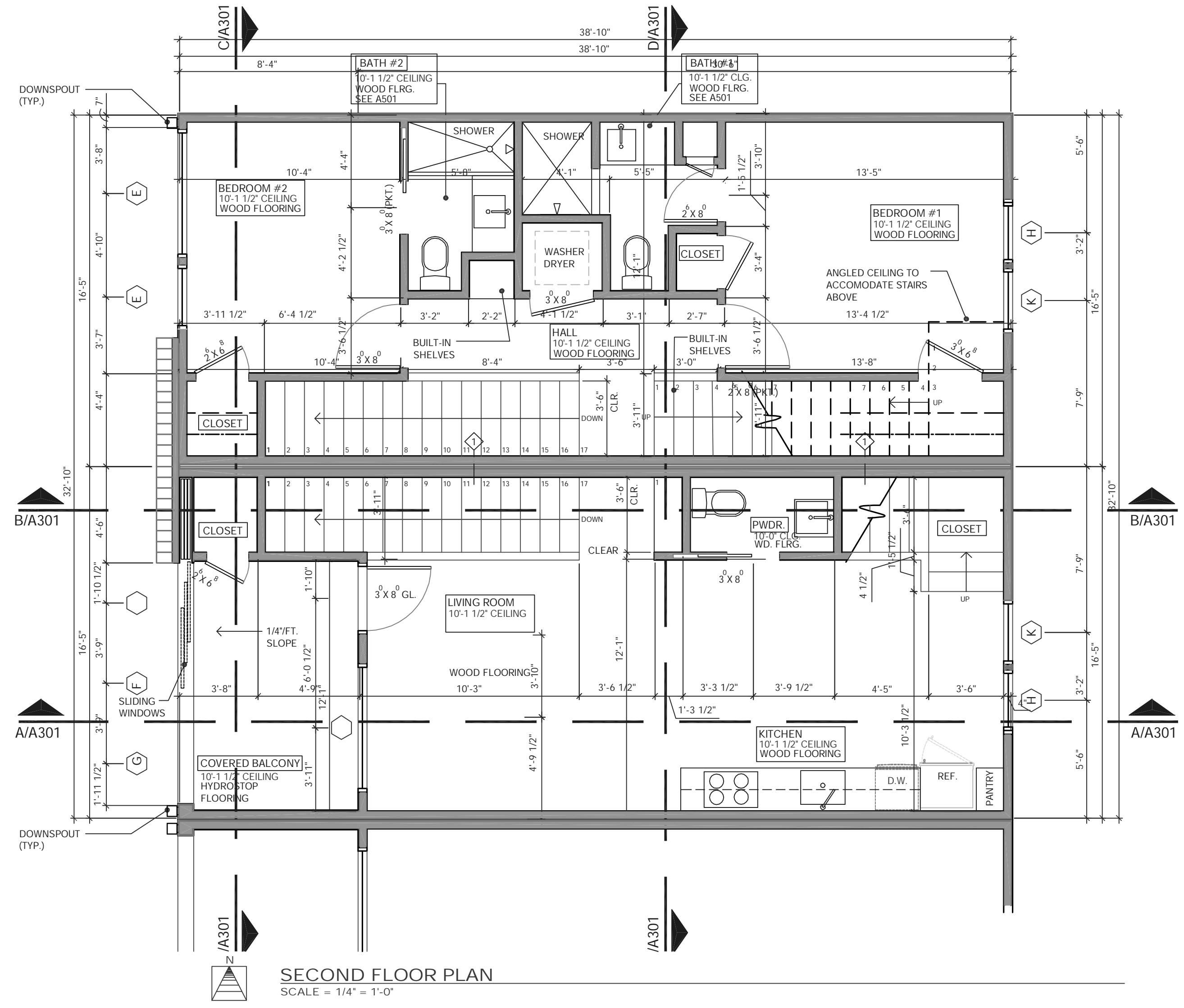
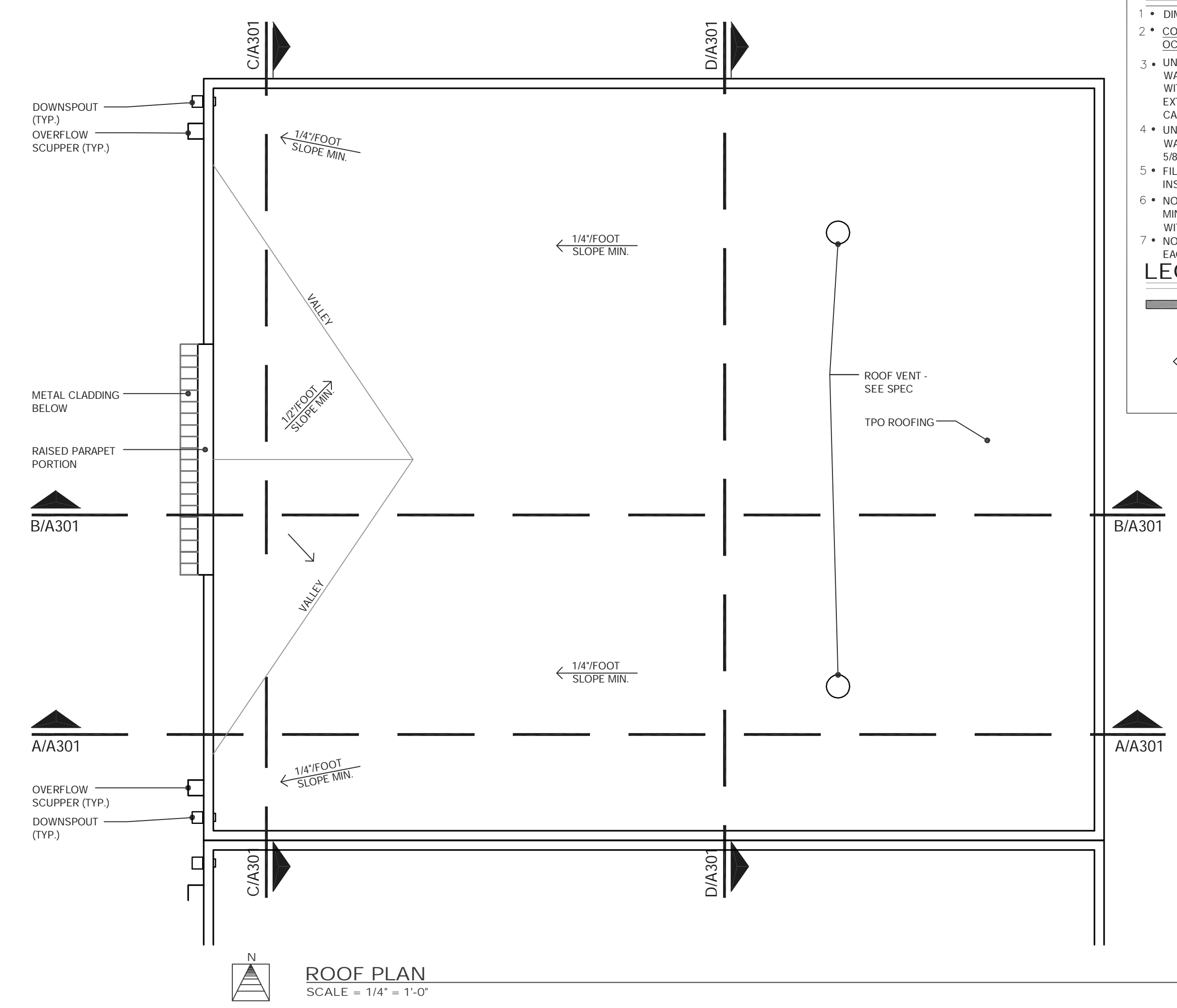
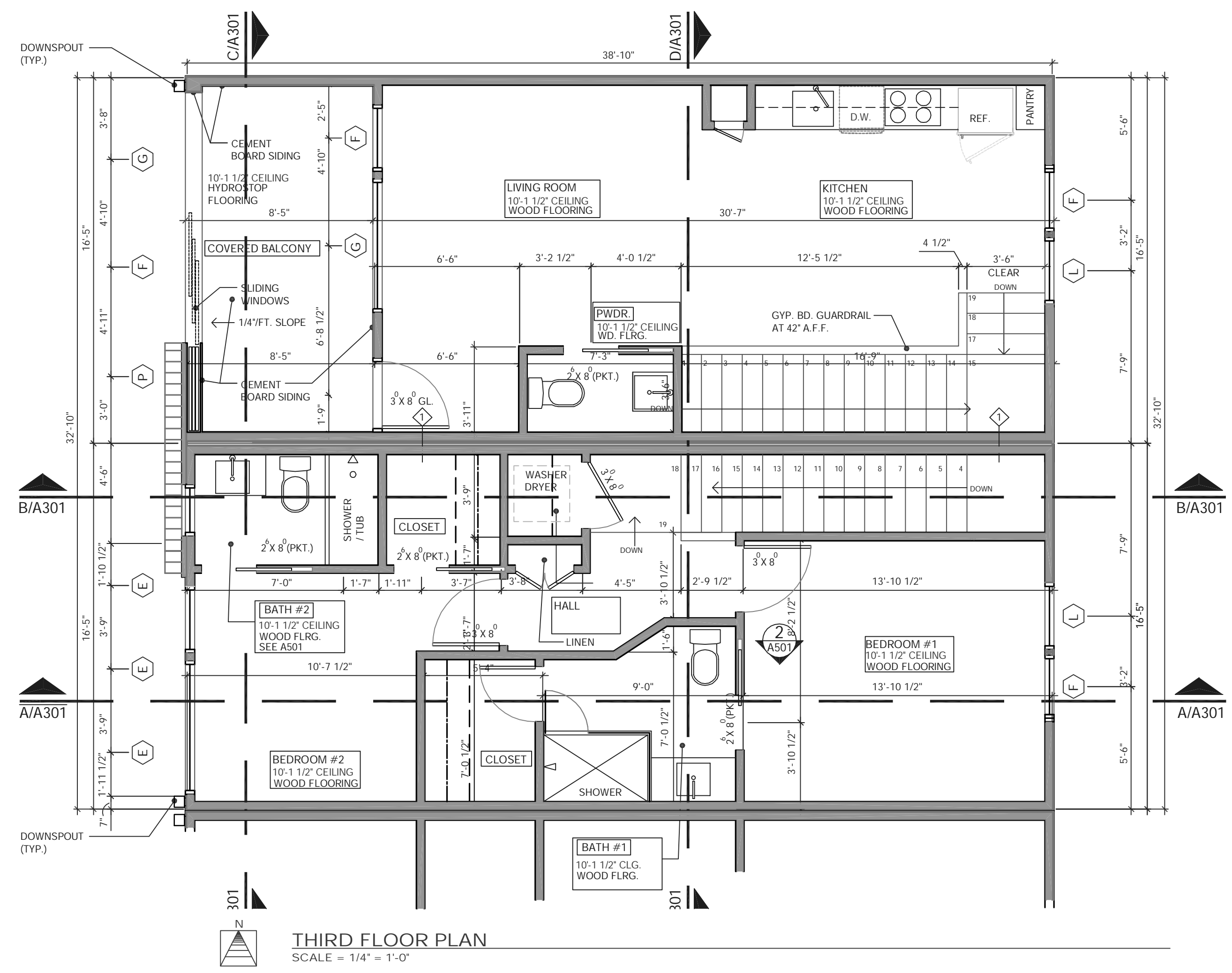
**LEGEND**

- 2X WOOD FRAMED WALL
- CAST-IN-PLACE CONCRETE
- US36 WALL - ONE-HOUR RATED WALL - SEE G-2 FOR UL DETAILS. IN GARAGE - USE TYPE "X" GYP. BD. ON CEILINGS AND WALLS
- ROOF VENT - SEE SPEC
- TPO ROOFING



www.romerama.com

DESIGNED BY ROMERAMA ARCHITECTURE, P.A.  
 2305 PARHAM DRIVE  
 WILMINGTON, NORTH CAROLINA 28403  
 CONTACT: ROB ROMERO, rob@romerama.com



**UNIT D**

AREA CALCULATIONS	
HEATED	AREA
FIRST FLOOR	247 SF
SECOND FLOOR	644 SF
THIRD FLOOR	504 SF
TOTAL	1395 SF
UNHEATED	AREA
BALCONY	138 SF
GARAGE	346 SF

**UNIT C**

AREA CALCULATIONS	
HEATED	AREA
FIRST FLOOR	247 SF
SECOND FLOOR	644 SF
THIRD FLOOR	643 SF
TOTAL	1415 SF
UNHEATED	AREA
BALCONY	138 SF
GARAGE	346 SF

WORKLIVE RECLAMATION --- PHASE TWO

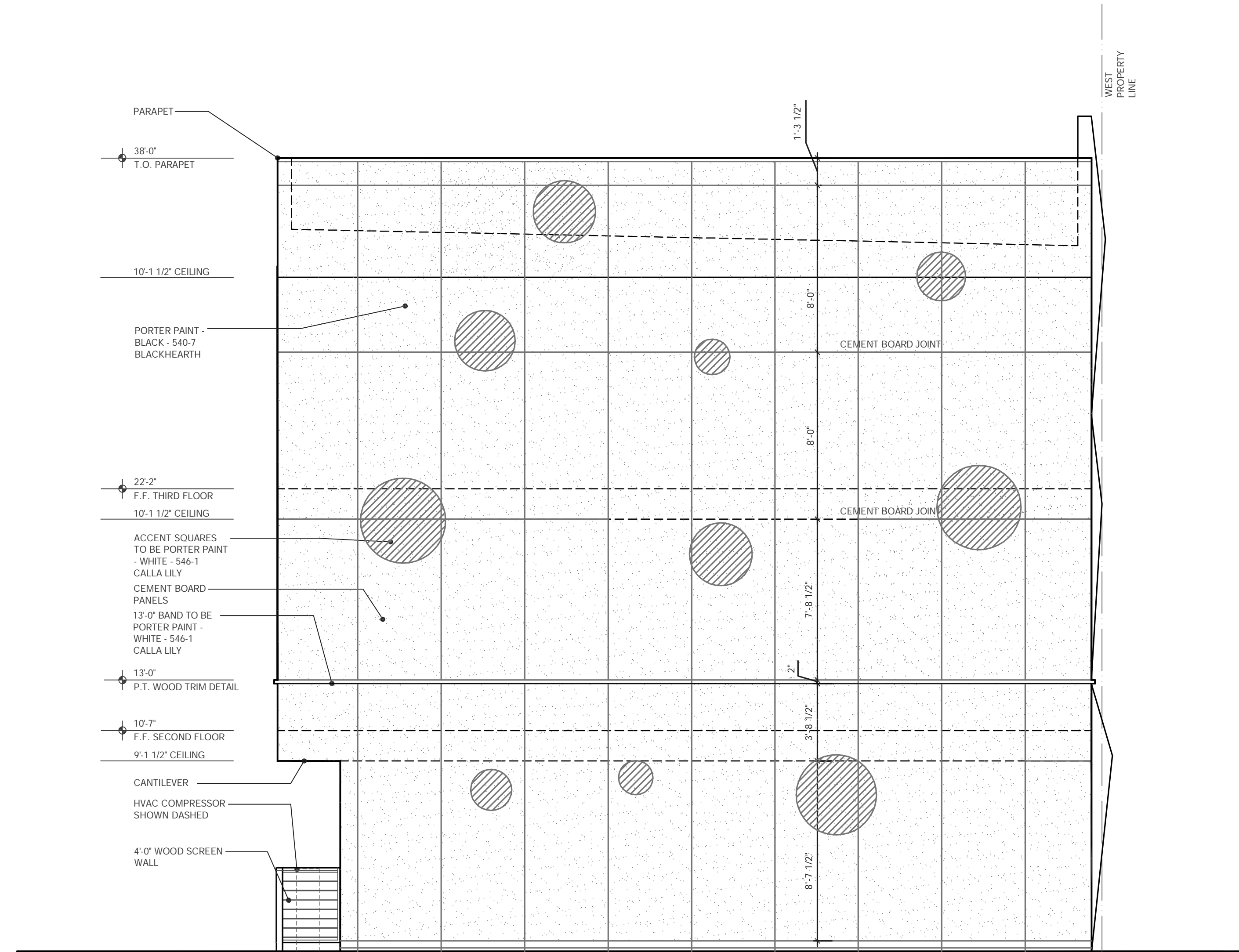
A 101 FLOOR PLANS

ISSUED FOR TRC SUBMISSION  
 10.23.2014  
 12.03.2014

802 NORTH FOURTH STREET  
 WILMINGTON, NORTH CAROLINA 28401







**A SOUTH ELEVATION**  
SCALE = 1/4" = 1'-0"



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--- PHASE TWO  
802 NORTH FOURTH STREET  
WILMINGTON, NORTH CAROLINA 28401

ELEVATIONS  
ISSUED FOR TRC SUBMISSION  
ISSUED FOR TRC SUBMISSION

A 202  
10.23.2014  
12.03.2014