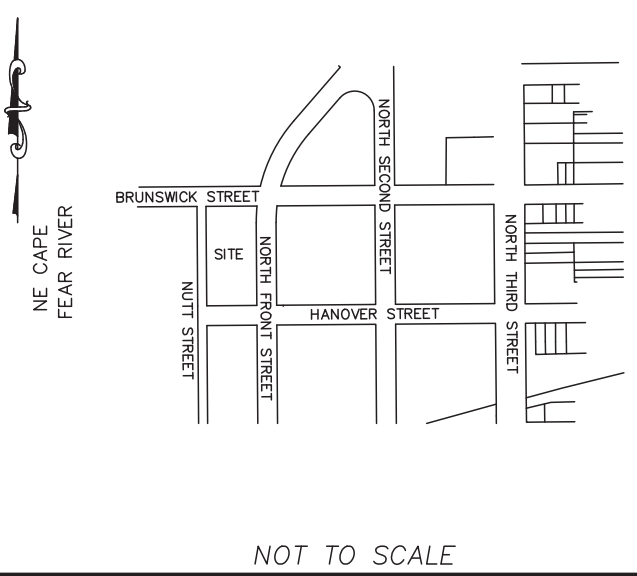


LOCATION MAP



NOT TO SCALE

GENERAL NOTES:

1. NEW HANOVER COUNTY PARCEL NUMBER: PID R04716-005-001-000
2. TOTAL PROJECT AREA: 55,330 SF (1.27 AC)
3. EXISTING ZONING DISTRICT: CBD
4. CAMA LAND CLASSIFICATION: DEVELOPED
5. THIS SITE IS LOCATED WITHIN ZONE "X & 0.2% FLOOD HAZARD" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720311800L, EFFECTIVE DATE 8/28/18
6. SITE ADDRESS: 1 HANOVER STREET
7. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY HANOVER DESIGN SERVICES; VERTICAL DATUM = 88
8. NO WETLANDS LOCATED ON SITE
9. STORMWATER DRAINS TO NE CAPE FEAR RIVER, SC; SW 18-74-(61)
10. LAND OWNER - IDEAL HOSPITALITY INVESTMENTS
130 CANAL ST. SUITE 101
POOLER, GA 31322

SITE & BUILDING DATA:

TOTAL LOT AREA = 55,330 SF (1.27 AC)

EXISTING IMPERVIOUS:

ASPHALT	= 1,572 SF
CONCRETE	= 1,410 SF
GRAVEL	= 19,463 SF
TOTAL	= 22,445 SF

22,445 / 55,330 = 0.4056 OR 41% IMPERVIOUS

PROPOSED IMPERVIOUS:

BUILDINGS	= 32,565 SF
ASPHALT	= 13,000 SF
CURBING	= 600 SF
SIDEWALK	= 6,793 SF
TOTAL	= 52,958 SF

52,958 / 55,330 = 0.957 OR 96% IMPERVIOUS

SETBACKS FOR CBD:

	REQUIRED	PROVIDED
FRONT	0 FT	0 FT
SIDE	0 FT	0 FT - EAST, 0 FT WEST
REAR	0 FT	0 FT

BUILDING DATA:

PROPOSED CONSTRUCTION TYPE = 1B
NUMBER OF BUILDINGS = 2
NUMBER OF GUEST ROOMS = 180 + 160 = 340

AREA HOTEL 1		AREA HOTEL 2	
1ST FLOOR LOBBY	16,282.5	1ST FLOOR LOBBY	16,282.5
2ND FLOOR	16,282.5	2ND FLOOR	16,282.5
3RD FLOOR	16,282.5	3RD FLOOR	16,282.5
4TH FLOOR	16,282.5	4TH FLOOR	16,282.5
5TH FLOOR	16,282.5	5TH FLOOR	16,282.5
6TH FLOOR	16,282.5	6TH FLOOR	16,282.5
7TH FLOOR	16,282.5	7TH FLOOR	16,282.5
TOTAL	113,977.5 SF	TOTAL	113,977.5 SF

BUILDING HEIGHT = NOT TO EXCEED 96 FT

BUILDINGS USE = HOTEL
BUILDINGS AREA: 32,565 SF (FOOTPRINT)
LOT COVERAGE: 32,565 SF / 55,330 SF = 0.588
PROPOSED 58% BUILDING LOT COVERAGE

SOILS ON SITE:

URBAN LAND; UR

LEGEND

- EXISTING BOUNDARY
- EXISTING WATER
- SS EXISTING SEWER
- EXISTING POWER POLE
- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING STORM WATER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING CONTOUR
- EXISTING STORM DRAIN
- PROPOSED CONCRETE
- PROPOSED BUILDING

KEYNOTES:

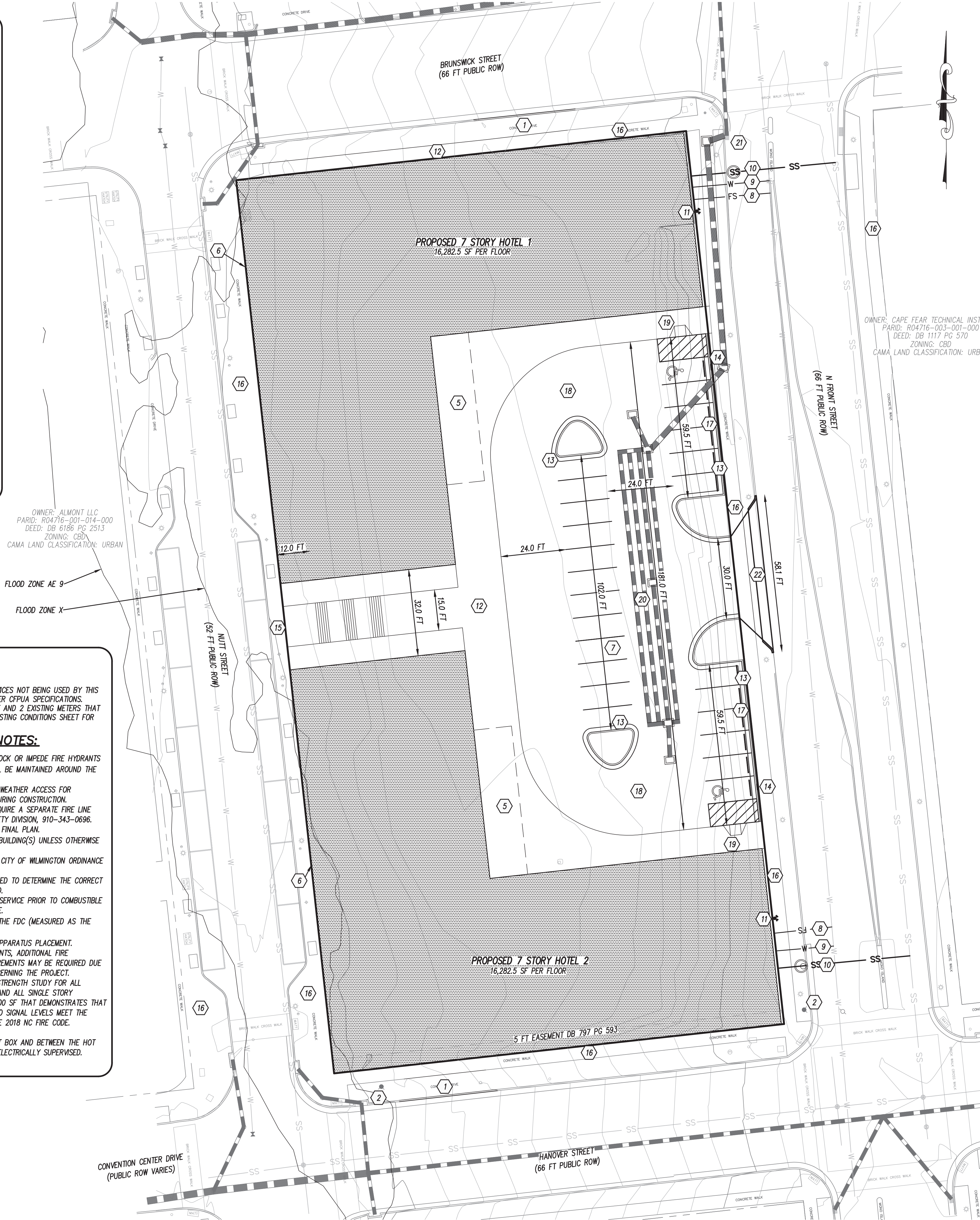
1. EX. DRIVEWAY (TO BE CLOSED)
2. EX. FIRE HYDRANT
3. EX. WATER LINE
4. EX. SEWER LINE
5. BUILDING CANOPY (QUEST DROP OFF)
6. PROP. DECORATIVE WALL (SEE ARCHITECTURAL DESIGN)
7. TYPICAL PARKING SPACE 8.5 X 18 FT
8. PROP. 8" FIRE LINE
9. PROP. 6" DOMESTIC LINE
10. PROP. 8" SEWER LATERAL
11. PROP. FDC
12. PROP. SIDEWALK
13. PROP. CURB AND GUTTER
14. HC SIGN
15. REMOVED EXISTING SIDEWALK PLANTER
16. EX. SIDEWALK
17. WHEEL STOPS (2.5 FT OFF CURB)
18. PROP. ASPHALT PAVING
19. HC RAMP WITH WARNING DOME
20. STORMWATER MANAGEMENT SYST. STORMFILTER
21. PROP. STORMWATER CONNECTION
22. PROP. DRIVEWAY CONNECTION

CFPUA NOTES:

1. ANY EXISTING WATER AND SEWER SERVICES NOT BEING USED BY THIS DEVELOPMENT MUST BE ABANDONED PER CFPUA SPECIFICATIONS.
2. SITE HAS 2 EXISTING SEWER CLEANOUT AND 2 EXISTING METERS THAT WILL NEED TO BE ABANDONED. SEE EXISTING CONDITIONS SHEET FOR LOCATIONS.

FIRE & LIFE SAFETY NOTES:

1. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS OR FDC'S. A 3 FT 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, 910-343-0696.
4. ALL FDC LOCATIONS TO BE SHOWN ON FINAL PLAN.
5. FDC MUST BE ON THE FRONT OF THE BUILDING(S) UNLESS OTHERWISE APPROVED.
6. FIRE HYDRANTS TO BE INSTALLED PER CITY OF WILMINGTON ORDINANCE AND CFPUA STANDARDS.
7. WATER FLOW ANALYSIS WILL BE REQUIRED TO DETERMINE THE CORRECT MAIN SIZE TO MEET FIRE FLOW DEMAND.
8. NEW HYDRANTS TO BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE.
9. HYDRANT MUST BE WITHIN 150 FT OF THE FDC (MEASURED AS THE TRUCK DRIVES).
10. FDC MUST BE WITHIN 40 FT OF FIRE APPARATUS PLACEMENT.
11. IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
12. CONTRACTOR SHALL SUBMIT A RADIO STRENGTH STUDY FOR ALL MULTI-STORY COMMERCIAL BUILDINGS AND ALL SINGLE STORY COMMERCIAL BUILDINGS EXCEEDING 7,500 SF THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.
13. FIRE INSTALLATION TO MEET NFPA 24
14. ALL ISOLATION VALVES WITHIN THE HOT BOX AND BETWEEN THE HOT BOX AND THE RISER ROOM, MUST BE ELECTRICALLY SUPERVISED.
15. STANDPIPES WILL BE REQUIRED.



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-LOCO AT 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB AND GUTTER, 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 LOCATED ON THE 1ST FLOOR, INTERNAL TO THE BUILDINGS, AND PICKED UP ON A REGULAR SCHEDULE.
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. STREET TREES MUST BE LOCATED A MINIMUM OF 15 FT FROM STREET LIGHTS.

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.

PARKING NOTES:

1. NO OFF-STREET PARKING REQUIREMENTS WITHIN CBD ZONING
2. 18 PARKING SPACES PROVIDED, INCLUDING 2 ACCESSIBLE SPACES.

TRAFFIC ENGINEERING NOTES:

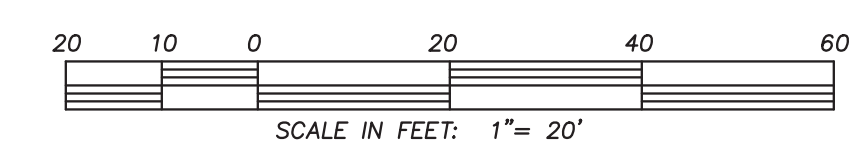
1. A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO RECORDING OF THE FINAL PLAT. PLAN SHALL ADHERE TO SD 15-14.
2. TRAFFIC CONTROL DEVICES (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 910-341-5899 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 CONSTRUCTION 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 NCDOT 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.
13. 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 EXISTING OR PROPOSED PUBLIC ROW.
14. NO PARKING SPACES, FENCES, WALLS, POSTS, LIGHTS, SHRUBS, TREES, OR OTHER TYPE OF OBSTRUCTIONS NOT SPECIFICALLY EXEMPTED SHALL BE PERMITTED IN THE SPACE BETWEEN 30 INCHES AND ABOVE GROUND AND 10 FEET ABOVE GROUND LEVEL WITHIN A TRIANGULAR SIGHT DISTANCE.

UTILITY NOTES:

1. PROJECT SHALL COMPLY WITH THE CITY OF WILMINGTON AND CFPUA 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 HE/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 CFPUA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE CFPUA AND APPROVED BY USFPCOHR OR ASSE. CALL 799-6064 FOR INFORMATION.
4. ALL TRACER WIRE FOR UTILITY IMPROVEMENTS TO BE INSTALLED PER CFPUA STANDARD SPECIFICATION SECTION 33-01-12.
5. 36" MINIMUM COVER OVER ALL WATER MAINS.
6. ANY SEPARATE CONNECTION FOR IRRIGATION SHALL COMPLY WITH CITY AND CFPUA 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 APPLICANT'S CERTIFICATION HAVE BEEN PROVIDED TO NODENR 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 ABUTTING THE SUBJECT SITE SHALL BE INSTALLED BY THE DEVELOPER.
10. CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN THE ROW.

TRIP ESTIMATION

434 ROOMS - HOTEL - ITE 310
AM = 230 PM = 260 24 HR VOLUME = 3,546



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

SITE PLAN for
HOTEL 1, HOTEL 2

SITE PLAN for
HOTEL 1, HOTEL 2
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA
OWNER: IDEAL HOSPITALITY INVESTMENTS
130 CANAL ST. SUITE 101
POOLER, GA 31322

PRELIMINARY

REV. NO.	DATE	BY	REMARKS
1	6/05/24	MRB	SITE PLAN UPDATED FOR VARIANCE

DATE: 6/11/24
HORZ SCALE: 1" = 20'
VERT. SCALE: N/A
DRAWN BY: JSM
CHECKED BY: HSR
PROJECT NO.: 07-0152