

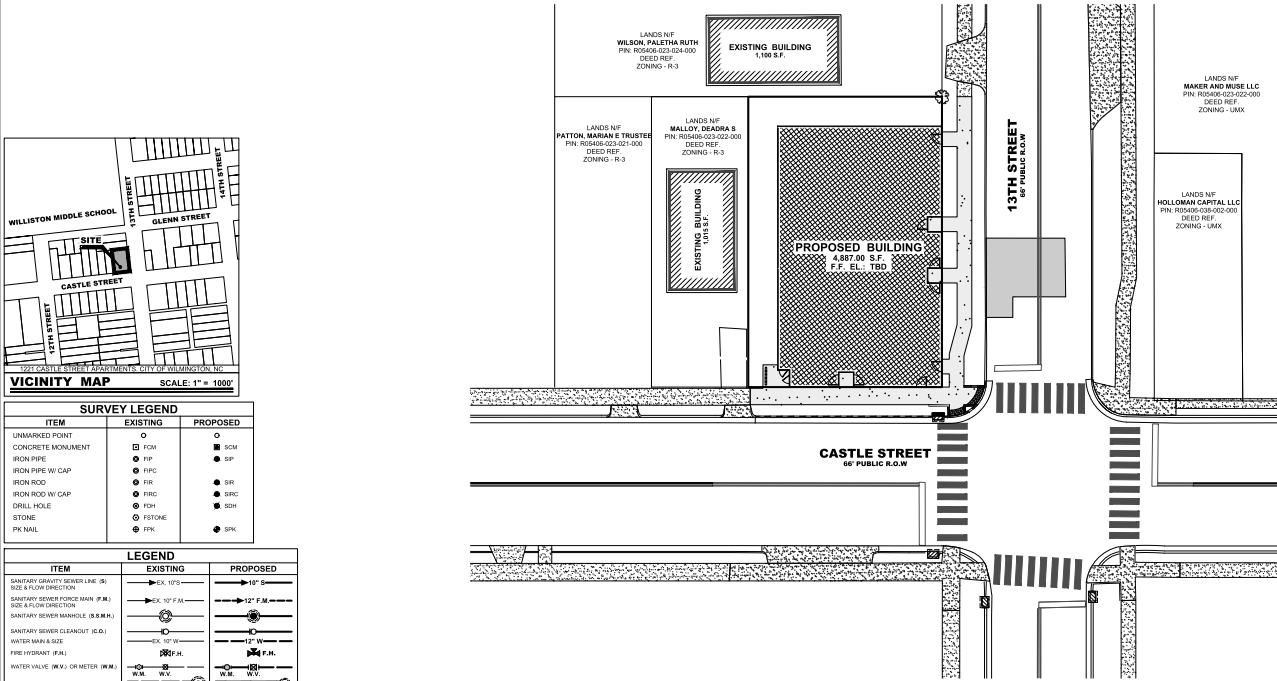
LAT: 34°13'45.46" LONG: 77°55'56.08"

SITE DATA

1. OWNER OF RECORD:	MASON GENERAL CONTRACTING LLC 341 S COLLEGE ROAD WILMINGTON, NC 28403 703.829.2360
2. ENGINEER:	BECKER KORMAN GROUP INC. 3333 JACOBIE DRIVE #120 WILMINGTON, NC 28403 910.341.7600
3. SURVEYOR:	BATEMAN CIVIL SURVEY, LLC 20 COVIL AVENUE WILMINGTON, NC 28403 803.772.9113 RS&M-023-023-000
4. PROPERTY MAP NUMBER:	EXISTING: UMXX - URBAN MIXED USE DISTRICT PROPOSED: UMXX - URBAN MIXED USE DISTRICT
5. ZONING MAP CLASSIFICATION:	OK, 11. PLS. 11 VACANT
6. DED. SUMMARY:	OK, 6568.16 SQ. 2051
7. ADJ. REFERENCE:	6.15 ACRES
8. PRESENT USE:	UMIX MIXED USE (MULTI FAMILY UNITS AND COMMERCIAL AREA)
9. PROPOSED USE:	6.15 ACRES
10. TOTAL SITE AREA:	8.16 ACRES
11. DISTURBED SITE AREA:	
12. PROPOSED BUILDING:	BUILDING: 4,910.45 S.F. (FOOTPRINT) FIRST FLOOR: 4,911.87 S.F. (4,000 S.F. RESIDENTIAL, 2,440 S.F. COMMERCIAL) SECOND FLOOR: 4,911.87 S.F. (4,000 S.F. RESIDENTIAL) THIRD FLOOR: 4,911.87 S.F. (4,000 S.F. RESIDENTIAL) REMAINING FLOOR AREA FOR STAIRS AND HALLWAYS TOTAL RS. 14,023.58 S.F. (TOTALS: 14,023.58 S.F. 3,000 S.F.) UMXX MIXED USE DISTRICT FRONT: 107' FT. MAX. SIDE: 5' FT. REAR: 5' FT.
13. SETBACKS:	A 10' TRANSITIONAL BUFFER WILL BE CONSTRUCTED PER EACH SECTION S-30.2.2 ALONG NORTHERN AND WESTERN PARCEL BOUNDARIES. NO OFF-STREET PARKING PROPOSED, NO SHADING, SCREENING, OR LANDSCAPE PLANTINGS REQUIRED. TYPE VB MAX HEIGHT: 45' MAX HEIGHT WITH ROOF DECK: 44.75 / 5.15 14. UTILITIES ITE CODE 230: LOW RISE RESIDENTIAL W GROUND-FLOOR COMMERCIAL WEEKDAY A.M. PEAK HOUR 8 TRIPS WEEKDAY P.M. PEAK HOUR 8 TRIPS ADJ VOLUME (24 HOUR VOLUME): 48 TRIPS CAPE FEAR PUBLIC UTILITY AUTHORITY GAS PEAK FUEL UTILITY AUTHORITY PEDESTAL NATURAL GAS DUNE ENERGY 4,911 S.F. BUILDING TOTAL / 4,634 S.F. PARCEL TOTAL = 0.75% COVERAGE PER CODE SECTION 16-4.4 A. NO MINIMUM PARKING REQUIREMENTS NO OFF-STREET PARKING PROPOSED IF PROPOSED BICYCLE PARKING SPACES URBAN PER NATIONAL WETLANDS MAPPING THERE ARE NO EXISTING WETLANDS ON SITE. 1201 CASTLE STREET, WILMINGTON, NC 28401 EXISTING: 0.87 (9 AC.) PROPOSED: 4.887 (9.12 AC.) BUILDING: 4.887 S.F. (11.11 AC.) BOWMAN: 100 S.F. (0.002 AC.) COMPLETED BY BATEMAN CIVIL SURVEY COMPANY INC OCTOBER
14. LANDSCAPE REQUIREMENT:	
15. TYPE OF CONSTRUCTION	
16. BUILDING / OF STORIES:	
17. NUMBER OF UNITS:	
18. ITE TRIP GENERATION:	
19. SOURCE OF WATER:	
20. SOURCE OF SEWER:	
21. SOURCE OF GAS:	
22. SOURCE OF ELECTRIC:	
23. BUILDING LOT COVERAGE:	
24. PARKING CALCULATIONS:	
25. BICYCLING PARKING:	
26. CAM/LAND CLASSIFICATION:	
27. WETLANDS:	
28. PROPOSED ADDRESS:	
29. IMPERVIOUS COVERAGE:	
30. TREE SURVEY:	

GENERAL NOTES:

- [illegible]



SURVEY LEGEND		
ITEM	EXISTING	PROPOSED
UNMARKED POINT	○	○
CONCRETE MONUMENT	◻	◼
IRON PIPE	◐	◑
IRON PIPE W/ CAP	◐	◑
IRON ROD	◐	◑
IRON ROD W/ CAP	◐	◑
DRILL HOLE	◐	◑
STONE	◐	◑
SPK NAIL	◐	◑

LEGEND		
ITEM	EXISTING	PROPOSED
SANITARY GRAVITY SEWER LINE (S)	— S — 12" —	— 12" —
10% FLOW COEFFICIENT (K)	— K —	— 12" F.M. —
SANITARY SEWER FORCE MAIN (SM)	— EX. 12" S.M. —	
10% FLOW COEFFICIENT (K)	— K —	
SANITARY SEWER MANHOLE (S.M.H.)	— (S.M.H.) —	
SANITARY SEWER CLEANOUT (S.C.O.)	— (S.C.O.) —	
WATER MAIN SIZE	— EX. 10" W.M. —	— 12" F.M. —
10% FLOW COEFFICIENT (K)	— K —	
10% FLOW COEFFICIENT (K) OR GREATER (K ₁)	— W.M. W.V. —	— W.M. W.V. —
STORM DRAIN LINE (S.D.R.)	— (S.D.R.) —	— 12" —
STORM DRAIN LINE (S.D.R. 10% K ₁)	— (S.D.R.) —	— 12" —
CATCH BASIN (C.B.)	— (C.B.) —	— (C.B.) —
UTILITY POLE OR OVERHEAD SERVICE (TELEPHONE & ELECTRIC ETC.)	— (E) —	— (E) —
UNDERGROUND ELECTRIC (E)	— (E) —	— (E) —
UNDERGROUND TELEPHONE (T)	— (T) —	— (T) —
UNDERGROUND GAS MAIN (G)	— (G) —	— (G) —
CONCRETE CURB & GUTTER	— (C) —	— (C) —
CONCRETE SIDEWALK, C&G (PAVING)	— (C) —	— (C) —
INTERLOCKED BUFFED ROAD DRIVE	— (R) —	— (R) —
INTERLOCKED BUFFED DRIVE	— (R) —	— (R) —
HERBICIDE TREAT OR RUBB	— (H) —	— (H) —
IRREF FENCE	— (F) —	— (F) —
CHAIN LINK FENCE	— (F) —	— (F) —
WOODEN FENCE	— (F) —	— (F) —

OWNERS CERTIFICATION

WE, MASON GENERAL CONTRACTING LLC., SEAN MCGEOGHEGAN HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE _____ DATE _____

ENGINEERS CERTIFICATION

I, MARK D. STRICKLAND JR., HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF NORTH CAROLINA AND THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF NORTH CAROLINA.

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C-903 - C-964	CPUSA CONSTRUCTION DETAILS
C-1001	LANDSCAPE PLAN

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ENGINEERINGDover
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North Carolina

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Raleigh
010 262 1222

Wilmington

910.341.7600

www.beckermorgan.com

NC License #: C-4743



PROJECT TITLE

**PORTSIDE
MIXED - USE**

1221 CASTLE STREET
CITY OF WILMINGTON
NEW HANOVER COUNTY, NC

SHEET TITLE

SITE CONCEPT



ISSUE BLOCK		
1.	10/29/25 AGENCY SUBMITTAL	
2.	01/29/26 AGENCY SUBMITTAL	
3.	02/20/26 AGENCY SUBMITTAL	
4.	03/05/26 AGENCY SUBMITTAL	
5.	03/20/26 AGENCY SUBMITTAL	
6.	01/01/26 AGENCY SUBMITTAL	
7.	05/11/26 AGENCY SUBMITTAL	
8.	05/16/26 FINAL SET	
MARK	DATE	DESCRIPTION
PROJECT NO. - 2025106.00		
PROJECT NO.:		2025106.00
DATE:		08/06/2025
SCALE:		1" = 20'
DRAWN BY: J.P.G.		PROJ. MGR.: T.H.M.S.

SHEET

C-001

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SITE-C2021-NC.0#