

SPENCER EDWARD G JR  
PID: R06108-006-026-000  
ZONED: R-15

SHAVER RITA HOCKADAY  
PID: R06108-006-025-000  
ZONED: R-15  
SINGLE FAMILY RESIDENCE

SPEARS NIKKI  
PID: R06108-006-024-000  
ZONED: R-15  
SINGLE FAMILY RESIDENCE

JOSEPH G. PRIEST  
PID #: R06108-006-022-000  
ZONED: R-15  
SINGLE FAMILY RESIDENCE

JOSEPH G. PRIEST  
PID: R06108-006-021-000  
ZONED: RO  
SINGLE FAMILY RESIDENCE

JOSEPH G. PRIEST  
PID: R06108-006-020-000  
ZONED: RO  
SINGLE FAMILY RESIDENCE

GOOD FIN PROPERTIES LLC  
PID: R06108-006-017-000  
ZONED: RO  
SINGLE FAMILY RESIDENCE

BALYOZ JOHN  
PID: R06108-006-018-000  
ZONED: RO  
SINGLE FAMILY RESIDENCE

H.C. PARKING SIGN

COVERED OYSTER WASH

HVAC/MECHANICAL  
SEE LANDSCAPE PLAN FOR  
PROPOSED SCREENING

1.5" WATER SERVICE  
36" MIN BURY

RELOCATE EX. DI  
RIM: 48.10  
INV: 46.67

EX. 5/8" WATER SERVICE TO BE  
RE-LOCATED AND PROVIDED FEBCO  
MODEL#860 BACKFLOW PREVENTER.  
CONTRACTOR TO VERIFY EX. 5/8"  
SERVICE TO BE ACCEPTABLE. ENGINEER  
TO BE NOTIFIED IF SERVICE INCREASE IS  
REQUIRED.

CONTROL POINT

EX. 15" RCP

CONCRETE C & G

20' X 70' SIGHT TRIANGLE

EX. SS SERVICE

CFPUA STANDARD 6" X 12"  
CAST IRON BOX AND  
COVER TO BE INSTALLED.

EX. CI

TOP: 50.0  
RIM: 49.6  
INV: 46.35

REMOVE EX. APRON AND C&G

20' X 70' SIGHT TRIANGLE

MATCH EX. GRADE ±49.65

STOP SIGN/STREET NAME SIGN

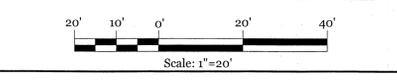
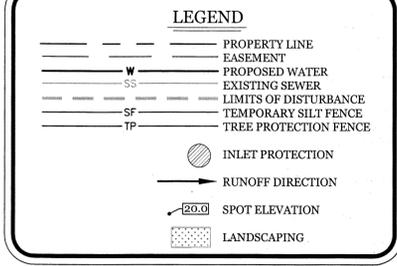
US HWY #76 - OLEANDER DRIVE

(100' R/W)

51st STREET

(60' R/W)

(FORMERLY WASHBURN STREET)



SITE DATA		R06108-006-019-000
PARCEL ID:		
ZONING:		RO-RESIDENTIAL OFFICE
CAMA LAND USE CLASSIFICATION:		WATERSHED RESOURCE PROTECTION
PROJECT ADDRESS		5039 OLEANDER DR WILMINGTON, NC 28403
TOTAL ACREAGE IN PROJECT BOUNDARY		15,983 S.F. (.37 AC.)
SETBACKS:		
FRONT:	REQUIRED: 55'	PROPOSED: 55'
SIDE:	REQUIRED: 10'	PROPOSED: 10' L / 30.9' R
REAR:	REQUIRED: 25'	PROPOSED: 83.8'
BUILDING SIZE IN SQUARE FEET		2,099 S.F. FOOTPRINT
BUILDING HEIGHT		25 FT.
CALCULATION FOR BUILDING COVERAGE		
PROPOSED COVERAGE		2,099 S.F. + 15,983 S.F. = 13.1 %
TOTAL DISTURBED AREA:		±0.37 AC
TOTAL IMPERVIOUS BEFORE & AFTER DEVELOPMENT		
BEFORE DEVELOPMENT		
TOTAL		0 S.F. + 15,983 S.F. = 0%
AFTER DEVELOPMENT		
BUILDINGS		2,099 S.F.
CONCRETE SIDEWALKS		697 S.F.
CONCRETE PARKING		299 S.F.
PERVIOUS GRAVEL DRIVE/PARKING		5,746 S.F. 100% CREDIT
TOTAL		3,095 S.F. + 15,983 S.F. = 19.4%
OFFSITE IMPERVIOUS (NEWLY CONSTRUCTED)		
CONCRETE SIDEWALKS		373 S.F.
DRIVEWAY APRON		542 S.F.
PARKING REQUIRED		
1 SPACE / 400 SF =		6 SPACES
PARKING PROVIDED		6 SPACES (1 H.C.)
PARKING LOT INTERIOR LANDSCAPING		
REQUIRED		6,122 S.F. * 8% = 489.8 S.F.
PROVIDED		907 S.F.
*PARKING LOT INTERIOR SHADING TO BE SHOWN ON LANDSCAPE PLAN*		
STREET YARD LANDSCAPING		
REQUIRED		76' * 18' = 1,368 S.F.
PROVIDED		1,450 S.F.
FOUNDATION PLANTINGS		
REQUIRED		420 SF * 12% = 50.4 S.F.
PROVIDED		51 S.F.
WATER AND SEWER DEMAND: (2,099 SF)		
SEWER: @ 75 GPD/100 SF =		1,575 GPD
WATER: @ 75 GPD/100 SF =		1,575 GPD

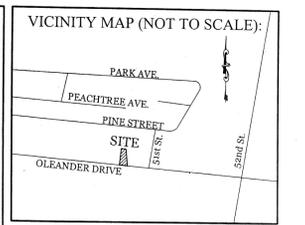
- DEVELOPMENT NOTES:**
1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH CITY OF WILMINGTON ZONING ORDINANCE.
  2. PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & CITY OF WILMINGTON REGULATIONS.
  3. NO WETLANDS EXIST ON THIS SITE.
  4. THIS LOT IS LOCATED IN ZONE X ACCORDING TO FIRM MAP 37203146003, DATED APRIL 3, 2006.

- UTILITY NOTES:**
1. EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS. EXISTING MAINS ARE SHOWN PER CPFA GIS.
  2. ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CPFA TECHNICAL SPECIFICATIONS & STANDARDS.
  3. SOLID WASTE DISPOSAL BY ROLL OUT CARTS FOR CURBSIDE PICKUP. CARTS WILL BE STORED INSIDE BUILDING.

- SPECIAL USE CONDITIONS:**
1. THE APPLICANT SHALL FULLY COMPLY WITH ALL OF THE SPECIFIC REQUIREMENTS STATED IN THE LAND DEVELOPMENT CODE FOR THE PROPOSED USE AS WELL AS ANY ADDITIONAL CONDITIONS STATED BELOW.
  2. IF ANY SECTION, SUBSECTION, PARAGRAPH, SENTENCE, CLAUSE PHRASE OR PORTION OF THIS PERMIT IS FOR ANY REASON HELD INVALID OR UNCONSTITUTIONAL BY ANY COURT OF COMPETENT JURISDICTION, THIS SPECIAL USE PERMIT SHALL BE WELL AND VOID AND OF NO EFFECT.
  3. THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN ACCORDANCE WITH THE SITE AND BUILDING ELEVATIONS RECEIVED ON 8/25/15.
  4. THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL OTHER SUPPLEMENTAL REGULATIONS AND REQUIREMENTS IMPOSED BY THE LAND DEVELOPMENT CODE OR ANY OTHER APPLICABLE FEDERAL, STATE, OR LOCAL LAW, ORDINANCE OR REGULATION. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT OR HIGHER STANDARD SHALL APPLY.
  5. THE SIX (6) TO TEN (10)-FOOT TALL WOODEN FENCE REQUIRED ALONG THE ALLEY NORTH OF OLEANDER DRIVE SHALL PROVIDE AN OPENING FOR PEDESTRIAN ACCESS TO/FROM THE ALLEY. THIS OPENING SHALL BE ACHIEVED BY OFFSETTING A SECTION OF THE FENCE SO THAT A SOLID VISUAL OBSTRUCTION IS MAINTAINED ALONG THE ENTIRE LENGTH OF THE ALLEY. REQUIRED VEGETATION SHALL BE LOCATED SO AS NOT TO OBSTRUCT PEDESTRIAN ACCESS.
  6. APPROVAL OF THIS SPECIAL USE PERMIT DOES NOT CONSTITUTE TECHNICAL APPROVAL OF THE SITE PLAN. ALL TECHNICAL REVIEW COMMITTEE COMMENTS SHALL BE FOLLOWED PRIOR TO ISSUANCE OF A CONSTRUCTION RELEASE OR FINAL ZONING APPROVAL.
  7. ALL CITY, STATE AND FEDERAL REGULATIONS SHALL BE MET.

- GENERAL TRAFFIC NOTES:**
1. A. 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 COFW TECH STDS)
  2. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
  3. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. NOTE THIS ON THE PLAN AND CONTACT 341-8888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
  4. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
  5. 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]
  6. CONTACT TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
  7. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30' TO 10'.

- FIRE & SAFETY NOTES:**
1. CONSTRUCTION TYPE: V-B
  2. BUILDING WILL NOT BE SPRINKLED
  3. PARKING AND LANDSCAPING CANNOT BLOCK FIRE HYDRANTS.
  4. ALL WEATHER ACCESS ROAD MUST BE MAINTAINED AROUND CONSTRUCTION SITE AT ALL TIMES.
  5. HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FIRE FLOW REQUIREMENTS OF STRUCTURE.
  6. IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.



**REVISIONS**

NO.	DATE	DESCRIPTION

**INTRACOASTAL ENGINEERING, PLLC**  
5725 Oleander Dr. Unit E-7  
Wilmington, North Carolina 28403  
Phone: 910.859.8983  
Email: Charlie@intracoastalengineering.com  
License Number P-0662

**SITE, GRADING, DRAINAGE, AND UTILITY PLAN FOR INTRACOASTAL SEAFOOD WILMINGTON, NC**

Charles D. Carter  
5-2-16

**CLIENT INFORMATION:**

G. PHILLIP DAVID  
1516 DAWSON STREET  
WILMINGTON, NC 28401  
(910) 251-8088 Office  
(910) 251-8430 Fax

DRAWN: JAE	SHEET SIZE: 24X36
CHECKED: CDC	DATE: 5/23/16
APPROVED: CDC	SCALE: 1" = 20'
PROJECT NUMBER: 2015-041	

DRAWING NUMBER: **C-1**

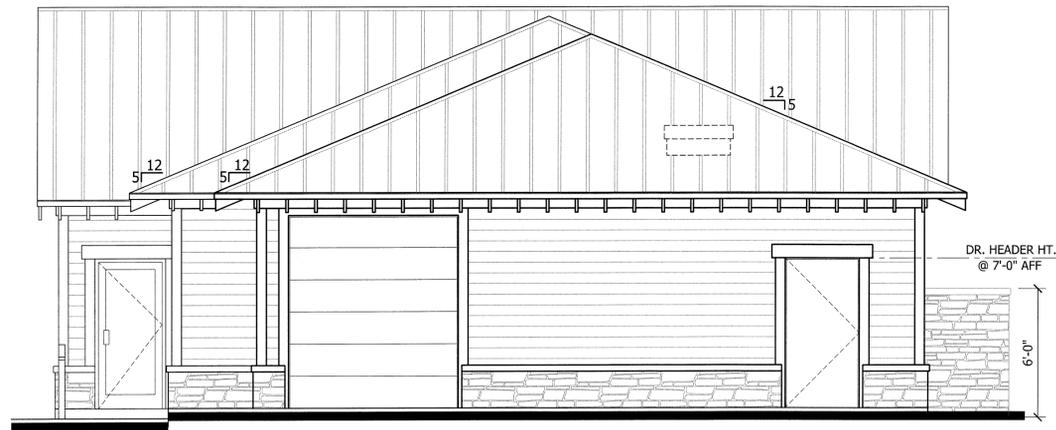
**CITY OF WILMINGTON**  
NORTH CAROLINA  
Public Services • Engineering Division  
APPROVED DRAINAGE PLAN  
Date: 5-25-16 Permit # 2016017  
Signed: [Signature]

**Approved Construction Plan**

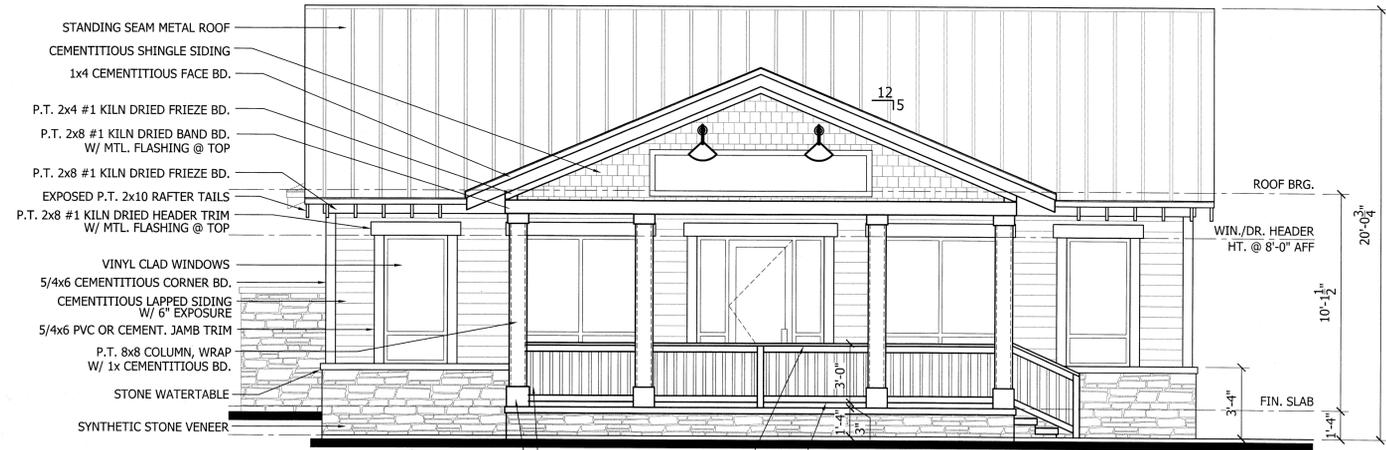
Name: [Signature] Date: 5/23/16  
Planning: [Signature]  
Public Utilities: [Signature]  
Traffic: [Signature] 5-24-16  
Fire: [Signature] 5-25-16

RECEIVED  
MAY 20 2016  
PLANNING DIVISION





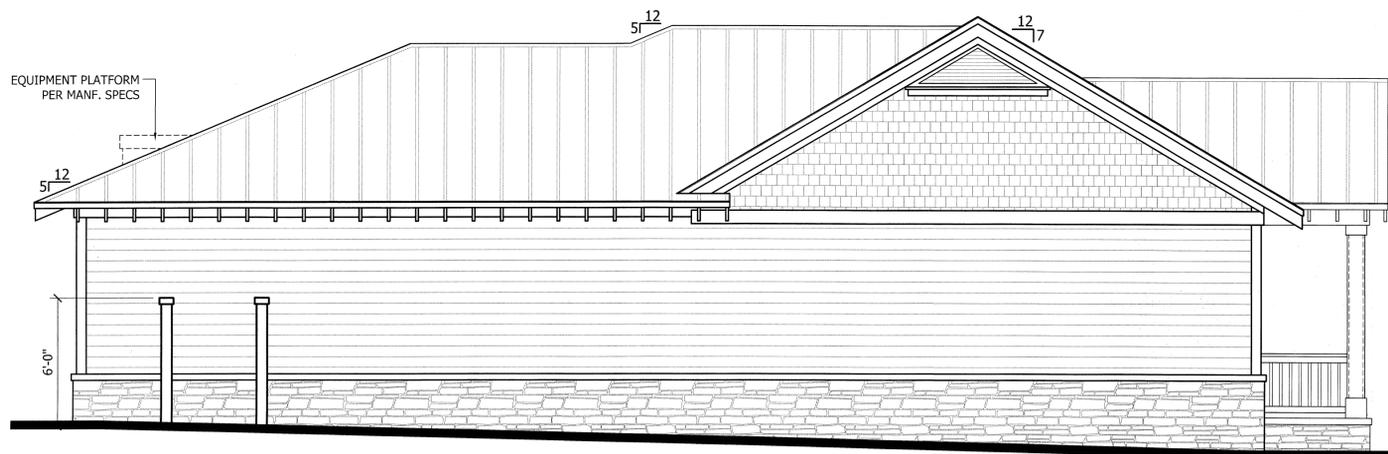
**B REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



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



**C RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**D LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

Approved Construction Plan	
Name	Date
Planning	5/23/16
Public Utilities	N/A
Traffic	W. J. Anderson 5-24-16
Fire	Stawler 5-25-16

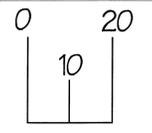


SPENCER EDWARD G. JR.  
PID: R06108-006-026-000  
ZONED: R-15

GOOD FIN PROPERTIES LLC  
PID: R06108-006-017-000  
ZONED: RO

Revision #: 1  
Date: 5/20/2016

Scale:  
1" = 20'



Landscape Plan:  
Intracoastal Seafood

51st STREET  
(FORMERLY WASHBURN STREET)

SITE DATA  
PARCEL ID: R06108-006-019-000  
ZONING: RO-RESIDENTIAL OFFICE  
CAMA LAND USE CLASSIFICATION: WATERSHED RESOURCE PROTECTION  
PROJECT ADDRESS: 5039 OLEANDER DR WILMINGTON, NC 28403

TOTAL ACREAGE IN PROJECT BOUNDARY: 15,983 S.F. (.37 AC.)

SETBACKS:  
FRONT: REQUIRED: 55' PROPOSED: 55'  
SIDE: REQUIRED: 10' PROPOSED: 10'L / 30.9'R  
REAR: REQUIRED: 25' PROPOSED: 83.8'

BUILDING SIZE IN SQUARE FEET: 2,099 S.F. FOOTPRINT  
BUILDING HEIGHT: 25 FT.

CALCULATION FOR BUILDING COVERAGE  
PROPOSED COVERAGE: 2,099 S.F. ÷ 15,983 S.F. = 13.1 %

TOTAL DISTURBED AREA: ±0.37 AC

TOTAL IMPERVIOUS BEFORE & AFTER DEVELOPMENT  
BEFORE DEVELOPMENT: 0 S.F. ÷ 15,983 S.F. = 0%

AFTER DEVELOPMENT  
BUILDINGS: 2,099 S.F.  
CONCRETE SIDEWALKS: 697 S.F.  
CONCRETE PARKING: 299 S.F.  
PERVIOUS GRAVEL DRIVE/PARKING: 5,746 S.F. 100% CREDIT  
TOTAL: 3,095 S.F. ÷ 15,983 S.F. = 19.4%

OFFSITE IMPERVIOUS (NEWLY CONSTRUCTED)  
CONCRETE SIDEWALKS: 373 S.F.  
DRIVEWAY APRON: 542 S.F.

PARKING REQUIRED: 1 SPACE / 400 SF = 6 SPACES  
PARKING PROVIDED: 6 SPACES (1 H.C.)

PARKING LOT INTERIOR LANDSCAPING  
REQUIRED: 6,122 S.F. \* 8% = 489.8 S.F.  
PROVIDED: 907 S.F.

\*PARKING LOT INTERIOR SHADING TO BE SHOWN ON LANDSCAPE PLAN\*

STREET YARD LANDSCAPING  
REQUIRED: 76' \* 18 = 1,368 S.F.  
PROVIDED: 1,450 S.F.

FOUNDATION PLANTINGS  
REQUIRED: 420 SF \* 12% = 50.4 S.F.  
PROVIDED: 51 S.F.

WATER AND SEWER DEMAND: (2,099 SF)  
SEWER: @ 75 GPD/100 SF = 1,575 GPD  
WATER: @ 75 GPD/100 SF = 1,575 GPD

6,045 SF PARKING x 20' = 120,900 SF Req'd. SHADING  
2828 SF SHADING PROVIDED.

	per Creative Code:	Provided:
Oleander Dr. Primary Streetyard:	684 sf	
76 x 18'w = 1368sf Req'd. landscape		4 New, 1 Ex.
3 understorey trees per 600sf = 7 trees	4	
6 shrubs per 600sf = 14 shrubs	10	

A rain/freeze sensor shall be used if there is an irrigation system.  
USING THE CREATIVE STANDARD OF THE CODE 50% OF THE STREETYARDS SHALL BE PLANTED AS CALLED OUT.

Owner:  
G. Phillip David  
1516 Dawson St.  
Wilmington, NC 28401  
910-251-8088

All planted and retained living material required to meet the provisions of the City of Wilmington Land Development Code, shall be perpetually protected and maintained to professionally accepted standards by joint and several responsibility of the owner, tenant and respective agents of the property on which the material is located.

The areas within the triangular sight distance shall be maintained free of all obstructions between 30' and 10'.

PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

COMMON NAME	SIZE	QTY
SHRUB, EVERGREEN BROADLEAF		
ABELIA, 'ROSE CREEK'	3 GAL.	6
BOXWOOD WINTERGREEN	3 GAL.	7
CAMELLIA SASANQUA KANJURO	7 GAL.	1
HOLLY, YAUPON, DWARF	3 GAL.	15
LIGUSTRUM, VAREGATED	3 GAL.	14
WAXMYRTLE	15 GAL.	18
YEW, JAPANESE UPRIGHT	7 GAL.	13
SABAL MINOR PALM	7 GAL.	6
TREE, DECIDUOUS		
CAPE MYRTLE MUSKOGEE	2" CAL. 8'Ht.	4
MAPLE, TRIDENT	25" CAL.	4
OAK, SAWTOOTH	25" CAL.	2

ALL PLANTED AREAS TO BE BROWN DYED MULCH EXCEPT REAR BUFFER TO BE PINESTRAW.

CITY OF WILMINGTON  
NORTH CAROLINA  
Public Services • Engineering Division  
APPROVED DRAINAGE PLAN  
Date: 5-25-16 Permit #: 2016017  
Signed: [Signature]

Approved Construction Plan  
Name: [Signature] Date: 5/23/16  
Planning: [Signature]  
Public Utilities: a/jt  
Traffic: W. J. [Signature] 5-24-16  
Fire: S. [Signature] 5-25-16

JIM@FREEMANLANDSCAPE.COM 910-796-1166

Landscape Design by: James Freeman - NCLC# 71  
Freeman Landscape, Inc.

