

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:	
TOTAL:	0 S.F. + 15,983 S.F. = 0%
AFTER DEVELOPMENT:	
BUILDINGS:	2,099 S.F.
CONCRETE SIDEWALKS:	607 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:	731 S.F.
PARKING LOT INTERIOR SHADING TO BE SHOWN ON LANDSCAPE PLAN	
STREET YARD LANDSCAPING:	
REQUIRED:	76' * 12' = 50.4 S.F.
PROVIDED:	52 S.F.
FOUNDATION PLANTINGS:	
REQUIRED:	420 SF * 12% = 50.4 S.F.
PROVIDED:	58 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

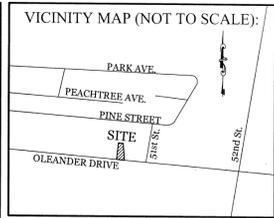
- DEVELOPMENT NOTES:**
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH CITY OF WILMINGTON ZONING ORDINANCE.
 - PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & CITY OF WILMINGTON REGULATIONS.
 - NO WETLANDS EXIST ON SITE.
 - THIS LOT IS LOCATED IN ZONE X ACCORDING TO FIRM MAP 3720314600J, DATED APRIL 3, 2006.

- UTILITY NOTES:**
- 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 CFWA GIS.
 - ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CFWA TECHNICAL SPECIFICATIONS & STANDARDS.
 - SOLID WASTE DISPOSAL BY ROLL OUT CARTS FOR CURBSIDE PICKUP. CARTS WILL BE STORED INSIDE BUILDING.

- SPECIAL USE CONDITIONS:**
- 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.
 - 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 NULL AND VOID AND OF NO EFFECT.
 - THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN ACCORDANCE WITH THE SITE AND BUILDING ELEVATIONS RECEIVED ON 8/25/15.
 - 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.
 - THE SIX (6) - 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.
 - 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.
 - ALL CITY, STATE AND FEDERAL REGULATIONS SHALL BE MET.

- GENERAL TRAFFIC NOTES:**
- 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]
 - ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 - A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. NOTE THIS ON THE PLAN AND CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
 - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 - 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]
 - CONTACT TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
 - ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30" TO 10'.

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



REVISIONS

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, AND DRAINAGE, AND UTILITY PLAN FOR INTRACOASTAL SEAFOOD WILMINGTON, NC

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

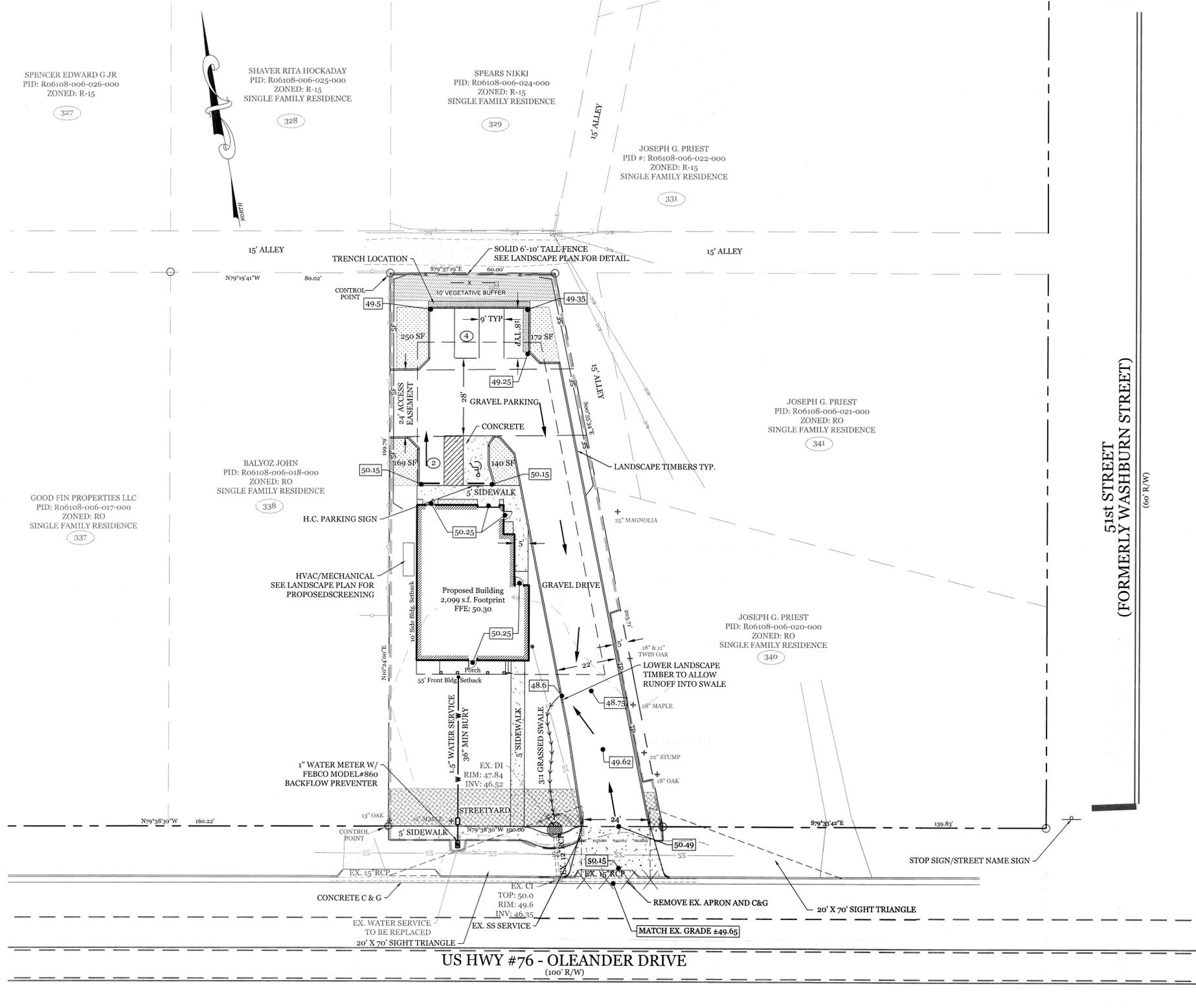
DRAWN: JAE	SHEET SIZE: 24X36
CHECKED: CDC	DATE: 3/16/16
APPROVED: CDC	SCALE: 1" = 20'
PROJECT NUMBER: 2015-041	

DRAWING NUMBER: **C-1** 1 OF 3

Public Services • Engineering Division
APPROVED DRAINAGE PLAN
 Date: _____ Permit # _____
 Signed: _____

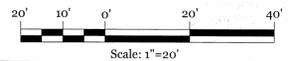
Approved Construction Plan

Name _____	Date _____
Planning _____	
Public Utilities _____	
Traffic _____	
Fire _____	



LEGEND

- PROPERTY LINE
- EASEMENT
- PROPOSED WATER
- EXISTING SEWER
- LIMITS OF DISTURBANCE
- TEMPORARY SILT FENCE
- TREE PROTECTION FENCE
- INLET PROTECTION
- RUNOFF DIRECTION
- SPOT ELEVATION
- LANDSCAPING



SPENCER EDWARD G JR
 PID: R06108-006-026-000
 ZONED: R-15
 327

SHAVER RITA HOCKADAY
 PID: R06108-006-025-000
 ZONED: R-15
 SINGLE FAMILY RESIDENCE
 328

SPEARS NIKKI
 PID: R06108-006-024-000
 ZONED: R-15
 SINGLE FAMILY RESIDENCE
 329

JOSEPH G. PRIEST
 PID #: R06108-006-022-000
 ZONED: R-15
 SINGLE FAMILY RESIDENCE
 331

BALYOZ JOHN
 PID: R06108-006-018-000
 ZONED: RO
 SINGLE FAMILY RESIDENCE
 338

GOOD FIN PROPERTIES LLC
 PID: R06108-006-017-000
 ZONED: RO
 SINGLE FAMILY RESIDENCE
 337

JOSEPH G. PRIEST
 PID: R06108-006-021-000
 ZONED: RO
 SINGLE FAMILY RESIDENCE
 341

JOSEPH G. PRIEST
 PID: R06108-006-020-000
 ZONED: RO
 SINGLE FAMILY RESIDENCE
 340

51st STREET (FORMERLY WASHBURN STREET)
 (60' R/W)

US HWY #76 - OLEANDER DRIVE
 (100' R/W)

