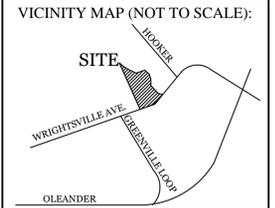


N/F
GREYMARSH CROSSING HOA
D.B. 1838 PG. 908
USE: HOA OPEN SPACE
ZONING: R-15

SITE DATA
 PARCEL ID: R05600-007-005-000
 CURRENT ZONING: R-15
 PROPOSED ZONING: R-7
 CAMA LAND USE CLASSIFICATION:
 WATERSHED RESOURCE PROTECTION/CONSERVATION
 PROJECT ADDRESS: 6037 WRIGHTSVILLE AVE
 WILMINGTON, NC 28403
 CURRENT OWNER: BETTY LOCKAMY
 6037 WRIGHTSVILLE AVE
 WILMINGTON, NC 28403
 TOTAL ACREAGE IN PROJECT BOUNDARY: 128,754 S.F. (2.96 AC.)
 BUILDING SIZE IN SQUARE FEET: 12,096 S.F. TOTAL (1,728 PER DUPLEX)
 BUILDING HEIGHT: 35' MAX
 BUILDING SETBACKS:
 FRONT: REQUIRED= 30' PROPOSED= 64.7'
 SIDE: REQUIRED= 10' PROPOSED= 74.7'L/29.6'R
 REAR: REQUIRED= 25' PROPOSED= 359'

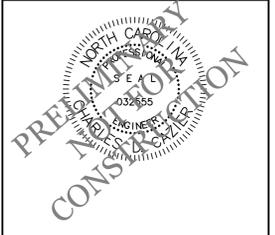


REVISIONS

NO.	DATE	DESCRIPTION

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

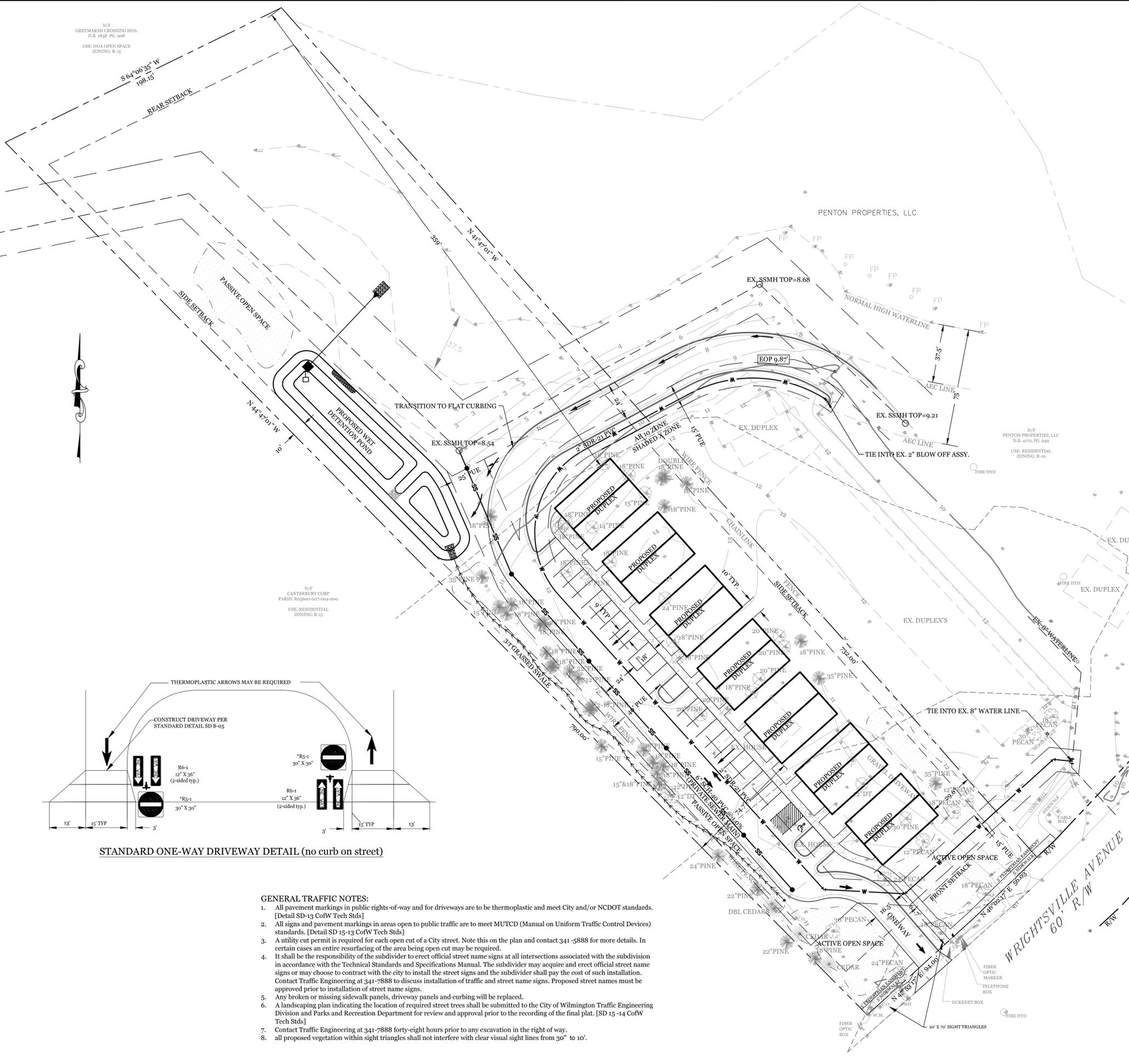
PRELIMINARY SITE PLAN FOR WESTPRONG PH-II WILMINGTON, NC



CLIENT INFORMATION:
 PENTON DEVELOPMENT LLC.
 6105 OLEANDER DRIVE SUITE 201
 WILMINGTON, NC 28403
 (910) 452-1410

DRAWN: JAE SHEET SIZE: 24 x 36
 CHECKED: CDC DATE: 10/14/2015
 APPROVED: CDC SCALE: 1" = 30'
 PROJECT NUMBER: 2015-044

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



CALCULATION FOR BUILDING COVERAGE
 PROPOSED COVERAGE: 12,096 S.F. ÷ 128,754 S.F. = 9.4 %

TOTAL IMPERVIOUS BEFORE & AFTER DEVELOPMENT

BEFORE DEVELOPMENT	AFTER DEVELOPMENT
BUILDINGS: 3,086 S.F.	BUILDINGS: 12,096 S.F.
GRAVEL DRIVEWAY: 2,251 S.F.	SIDEWALKS: 1,355 S.F.
TOTAL: 5,337 S.F. ÷ 128,754 S.F. = 4.1%	DRIVEWAYS: 29,340 S.F.
	TOTAL: 34,261 S.F. ÷ 128,754 S.F. = 26.6%

PARKING REQUIRED: 1.5 SPACES / 1BR UNIT @ 14 UNITS = 21 SPACES
PARKING PROVIDED: 26 SPACES

OPEN SPACE REQUIREMENTS: 0.03 AC. PER DWELLING UNIT
 .03 X 14 = 0.42 AC (MIN 50% ACTIVE OPEN SPACE)
 .042 AC PROVIDED (.022 AC ACTIVE OPEN SPACE)

DEVELOPMENT NOTES:
 1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.
 2. PROPOSED USES AT THIS TIME ARE ART GALLERY, TAP ROOM, AND BREWERY.
 3. PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.

UTILITY NOTES:
 1. EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS.
 2. ALL PROPOSED UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
 3. ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CFPWA TECHNICAL SPECIFICATIONS & STANDARDS.
 4. PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND N.C.D.E.N.R. HAS ISSUED THEIR "FINAL APPROVAL". CALL 343-3910 FOR INFORMATION.
 5. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USPOKCHOR OR ASSE.
 6. WATER & SEWER SERVICES CAN NOT BE ACTIVATED ON NEW MAINS UNTIL THE ENGINEER'S CERTIFICATION AND AS-BUILTS ARE RECEIVED AND "FINAL APPROVAL" ISSUED BY THE PUBLIC WATER SUPPLY SECTION OF NCDENR, AND "FINAL ENGINEERING CERTIFICATION" ISSUED BY DIVISION OF WATER QUALITY SECTION OF NCDENR.
 7. IF 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.
 8. FIRE HYDRANTS CANNOT BE FURTHER THAN 8' FROM THE CURB.
 9. PARKING AND LANDSCAPING CANNOT BLOCK FIRE HYDRANTS OR FDC'S.
 10. FDC'S CAN BE NO FURTHER THAN 40' FROM FIRE DEPT. VEHICLE PLACEMENT.
 11. FDC'S CAN BE NO FURTHER THAN 150' FROM A FIRE HYDRANT.
 12. ALL WEATHER ACCESS ROAD MUST BE MAINTAINED AROUND CONSTRUCTION SITE AT ALL TIMES.
 13. NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS BEING DELIVERED TO THE JOB SITE.
 14. HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FIRE FLOW REQUIREMENTS OF STRUCTURE.
 15. IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
 16. PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE UNDERGROUND FIRE LINE PERMIT FROM THE WILMINGTON FIRE AND LIFE SAFETY DIVISION 910-343-0696.
 17. WHEN PVC WATER MAINS AND SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED, SINGLE-STRAND COPPER WIRE INSTALLED & STRAPPED TO THE PIPES WITH DUCT TAPE. THIS IS TO BE ACCESSIBLE IN ALL VALVES AND METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
 18. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OR EXISTING UTILITIES DURING CONSTRUCTION. CALL 1-1-1-1100 AT 1-800-622-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB & GUTTER, 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.
 19. THE BELLSOUTH CONTACT IS STEVE DAYVAULT, BUILDING INDUSTRY CONSULTANT, AT 910-392-8712. CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
 20. THE PROCESS FOR TELEPHONE CABLE PLACEMENT: * FINAL GRADE WILL NEED TO BE ESTABLISHED. * POWER WILL PLACE THEIR CABLE FIRST - APPROXIMATELY 3' DEEP. * BELL SOUTH & CABLE TV WILL THEN PLACE THEIR CABLE AT APPROXIMATELY 2' DEEP.
 21. SOLID WASTE DISPOSAL IS DUMPSTER PICKUP BY PRIVATE CONTRACT AND TO BE LOCATED INSIDE LOADING DOCK ENCLOSURE.

STANDARD ONE-WAY DRIVEWAY DETAIL (no curb on street)

CONSTRUCT DRIVEWAY PER STANDARD DETAIL SD 8-05

Thermoplastic arrows may be required.

Materials: R6-1 12" X 36" (2-sided typ.), R5-1 30" X 30", R6-1 12" X 36" (2-sided typ.), R5-1 30" X 30".

- GENERAL TRAFFIC NOTES:**
- All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards. [Detail SD-13 CoW Tech Stds]
 - 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 CoW Tech Stds]
 - 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.
 - 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.
 - 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 CoW 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'.

