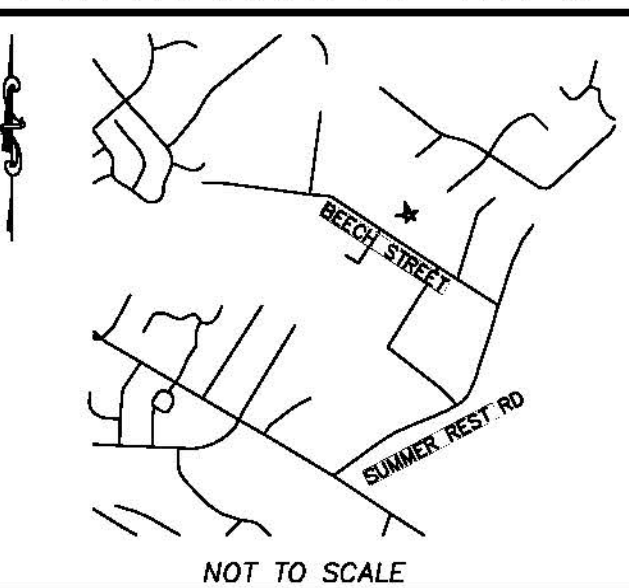


LOCATION MAP



CITY OF
WILMINGTON
NORTH CAROLINA
Public Services Engineering Division
APPROVED DRAINAGE PLAN

Date: _____ Permit # _____

Signed: _____

Approved Construction Plan

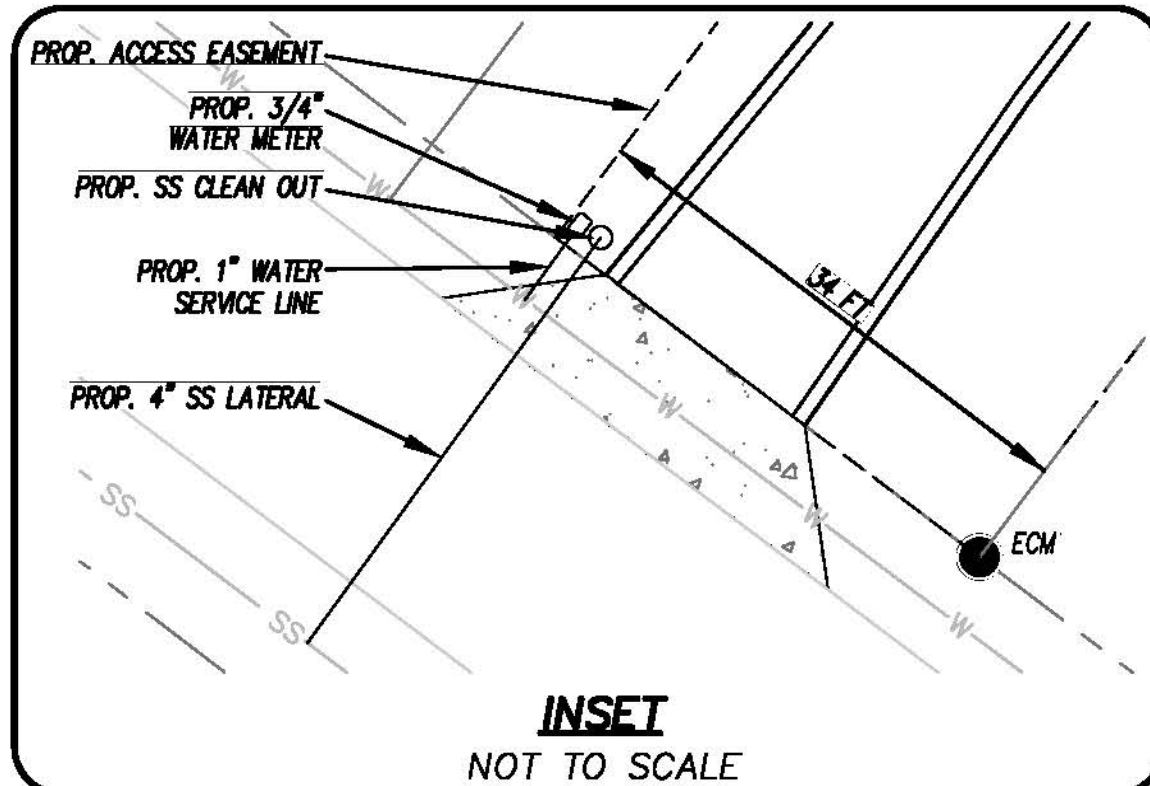
Date: 3/30/21

2021016

SWP #: 2021014

PO, CW, ES, MB, BM

For each open utility cut of
City streets, a \$325 permit
shall be required from the
City prior to occupancy
and/or project acceptance.



INSET

NOT TO SCALE

GENERAL NOTES:

1. NEW HANOVER COUNTY PARCEL NUMBER:
PID R05710-002-014-000
2. TOTAL PROJECT AREA: 60,139 SF (1.38 AC)
3. DEEDBOOK & PAGE: 5899 / 299
4. EXISTING ZONING DISTRICT: R-20
5. CAMA LAND CLASSIFICATION: RESIDENTIAL
6. THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM
COMMUNITY PANEL NUMBER 3720315700K, EFFECTIVE DATE
8/28/18
7. SITE ADDRESS: (PROPOSED 214) & 216 BEECH STREET
8. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED
TO CSD ENGINEERING BY PORT CITY GEOMATICS, LTD
VERTICAL DATUM = 88
9. STORMWATER DRAINS TO NE CAPE FEAR RIVER, SC; SW 18-74-(61)
10. LAND OWNER - JOEL & JAYNA CRITTENDEN
216 BEECH STREET
WILMINGTON, NC 28405

WATER & SEWER USAGE NOTES:

CURRENT WATER USAGE - 0 GPD PROPOSED WATER USAGE - 480 GPD
CURRENT SEWER USAGE - 0 GPD PROPOSED SEWER USAGE - 480 GPD
4 BEDROOMS X 120 GPD = 480 GPD

SITE & BUILDING DATA:

LOT A-1 (216 BEECH STREET):

TOTAL LOT AREA = 43,603 SF (1.00 AC)
EXISTING IMPERVIOUS:
BUILDING = 3,767 SF
CONCRETE = 3,137 SF
PROPOSED IMPERVIOUS:
ASPHALT DRIVEWAY = 3,010 SF
TOTAL: = 9,914 SF

9,914 / 43,603 = 0.227 OR 23% IMPERVIOUS

SETBACKS:

	REQUIRED	PROVIDED
FRONT	30 FT	58.9 FT
SIDE	15 FT	13.2 FT (WEST), 179 FT (EAST)
REAR	25 FT	9.9 FT

LOT A-2 (214 BEECH STREET):

TOTAL LOT AREA = 60,139 SF (1.38 AC)
EXISTING IMPERVIOUS:
BUILDING = 5,632 SF
ROOF COVER = 1,239 SF
CONCRETE = 6,390 SF
PROPOSED IMPERVIOUS:
ASPHALT DRIVEWAY = 2,119 SF
TOTAL: = 15,380 SF

15,380 / 60,139 = 0.255 OR 26% IMPERVIOUS

SETBACKS:

	REQUIRED	PROVIDED
FRONT	30 FT	112 FT
SIDE	15 FT	23.0 FT (WEST), 60.7 FT (EAST)
REAR	25 FT	79.1 FT

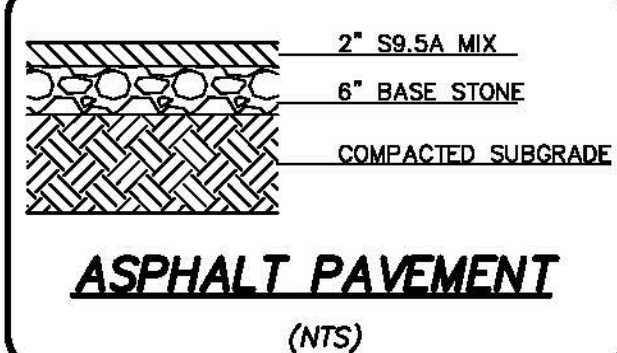
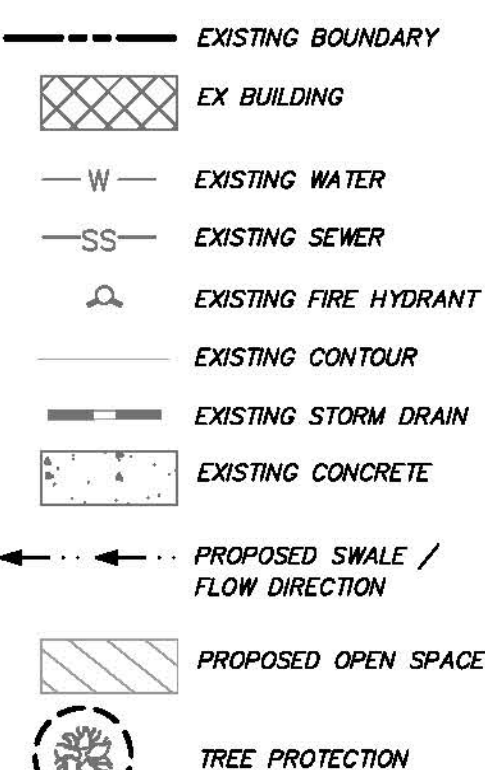
OPEN SPACE:

(# OF UNITS X 1306.8 SF / 43,603; 2 X 1306.8 = 2,613.6 SF
2,613.6 SF REQ'D; 4,861 SF PROVIDED)

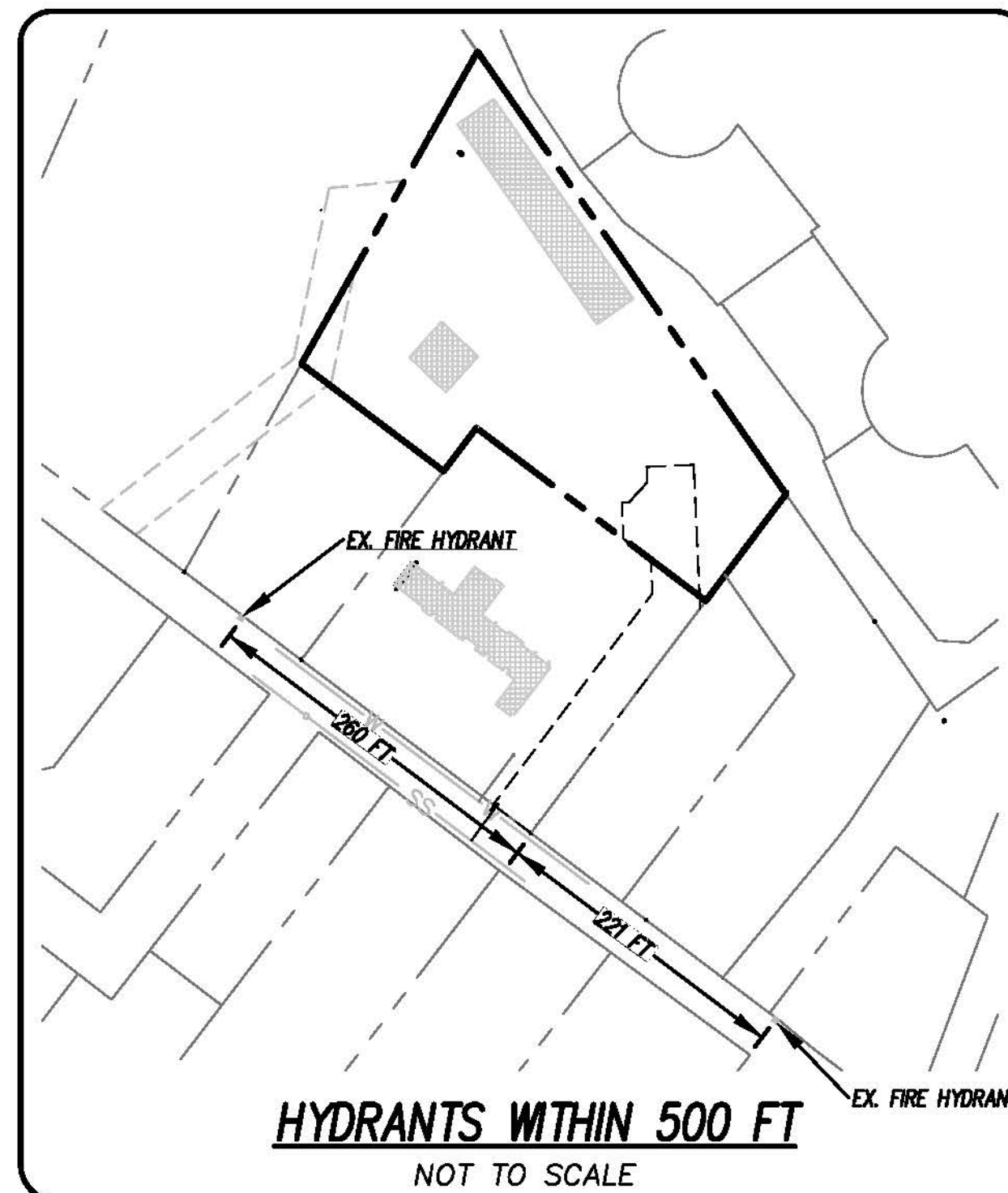
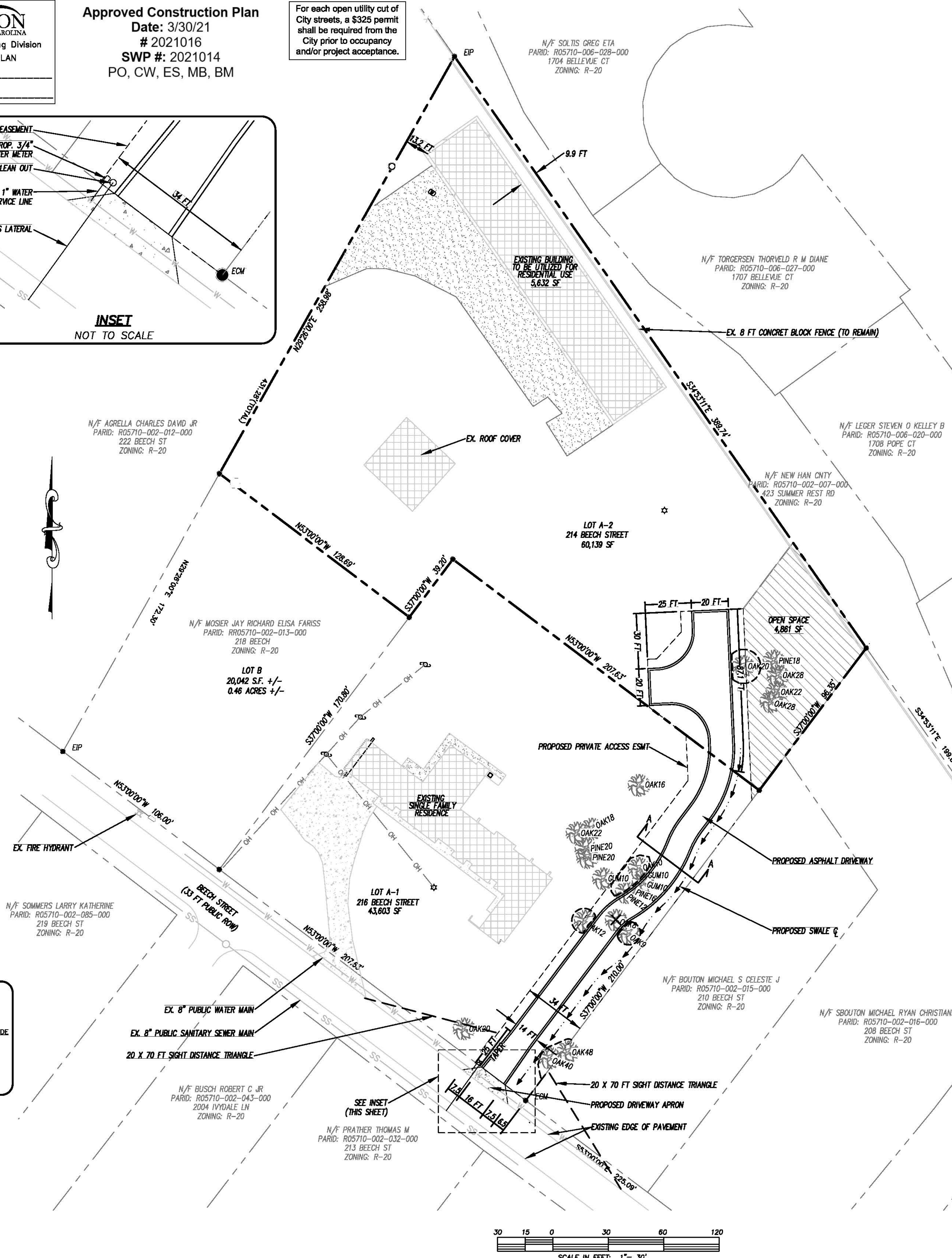
APPROVED VARIANCES (BADV-1-720)

1. PRIVATE ACCESS DRIVE WIDTH (2" REDUCTION OF THE REQ'D 16')
2. WIDTH OF THE PRIVATE DRIVE AT RIGHT-OF-WAY (7" REDUCTION OF
THE 23" PAVEMENT WIDTH)
3. WIDTH OF DRIVEWAY APRON TAPERS (5.5' REDUCTION FROM THE 13'
TAPER REQ'D)
4. PAYMENT-IN-LIEU FOR SIDEWALKS.

LEGEND



ASPHALT PAVEMENT
(NTS)



DEVELOPMENT NOTES:

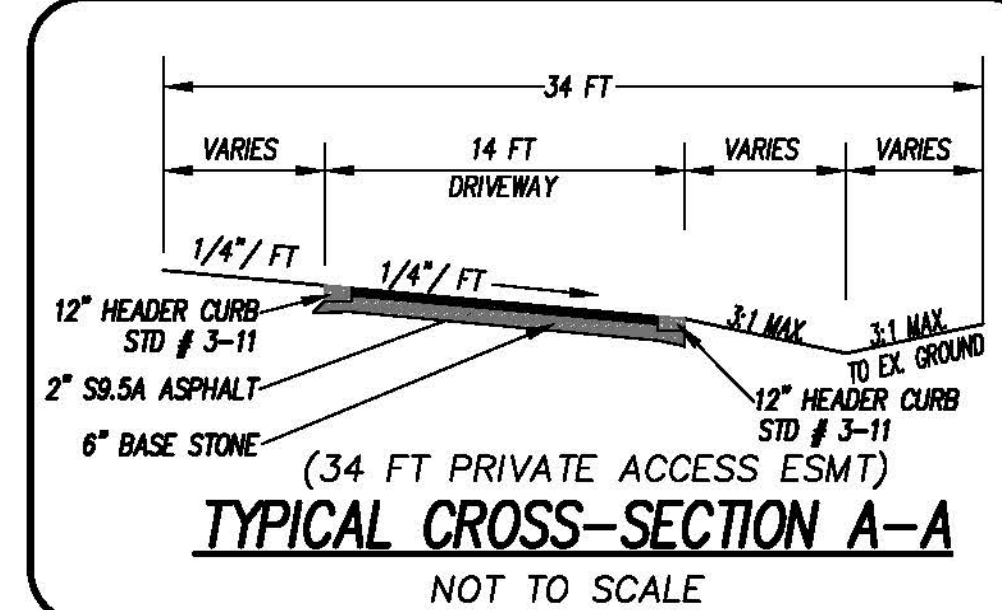
1. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOD AT 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB AND CLUTTER, 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 TRASH TOTES
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.

TRAFFIC ENGINEERING NOTES:

1. ANY REQUIRED INSTALLATION OR RELOCATION OF TRAFFIC SIGNS IS THE RESPONSIBILITY OF THE PROJECT DEVELOPER. PLEASE COORDINATE WITH CITY TRAFFIC SIGNS AND MARKINGS MANAGER OR SUPERVISOR PRIOR TO INSTALLATION OF ANY TRAFFIC SIGNS OR MARKINGS IN PUBLIC ROW.
2. ALL TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
3. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
4. CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN THE ROW.
5. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
6. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30 INCHES - 10 FT.

FIRE & LIFE SAFETY NOTES:

1. ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES OR CHANGES CONCERNING THE PROJECT.



CSD
ENGINEERING

LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

SITE PLAN
214 & 216 BEECH STREET

SITE PLAN for
214 & 216 BEECH STREET
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: JOEL & JAYNA CRITTENDEN
216 BEECH STREET
WILMINGTON, NC 28405

REV.	DATE	BY	REMARKS
1	3/22/21	JSM	SEALED PER TRC COMMENTS
2	3/12/21	JSM	REVISED PER TRC COMMENTS
1	2/19/21	JSM	REVISED PER TRC COMMENTS

DATE: 12/15/20

HORZ. SCALE: 1" = 30'
VERT. SCALE: N/A

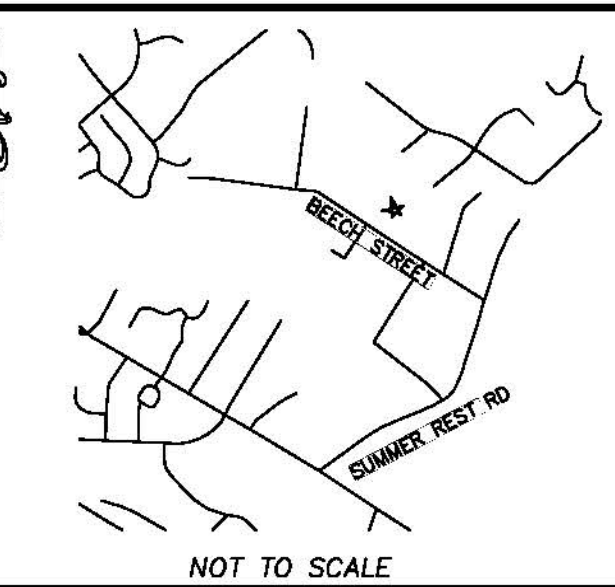
DRAWN BY: JSM

CHECKED BY: HSR

PROJECT NO.: 20-0540

Sheet No. 1 of 3

LOCATION MAP



CITY OF
WILMINGTON
NORTH CAROLINA

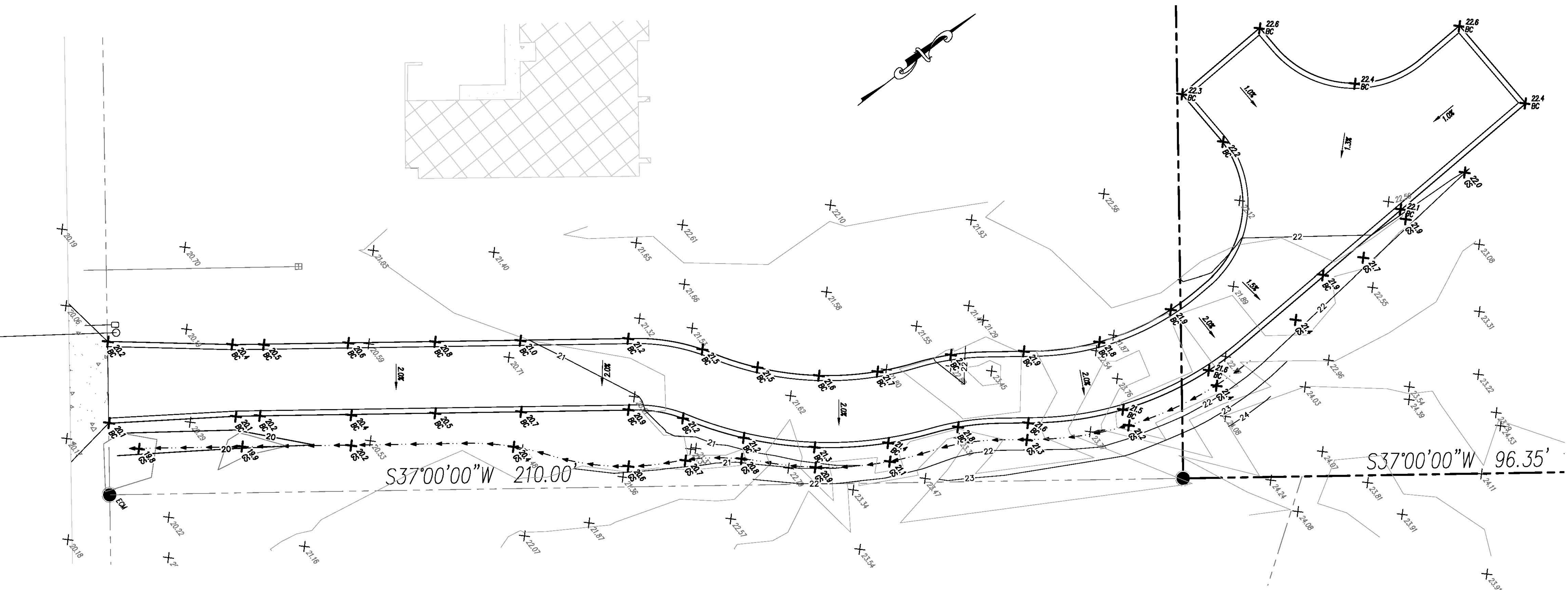
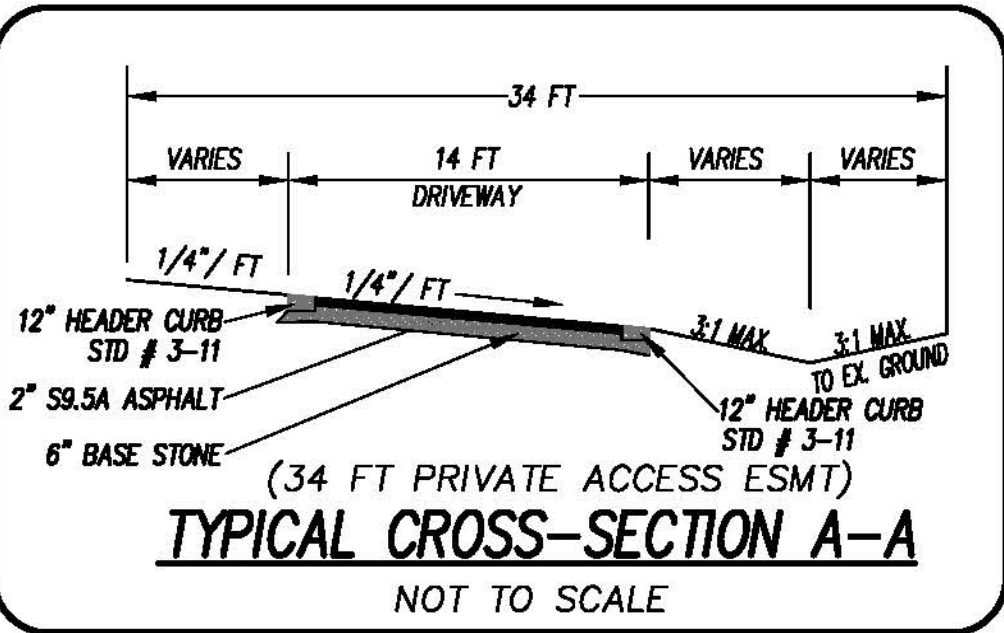
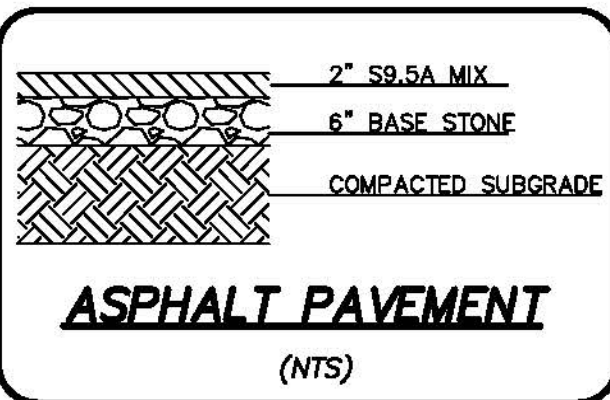
Public Services Engineering Division
APPROVED DRAINAGE PLAN

Date: _____ Permit # _____

Signed: _____

Approved Construction Plan
Date: 3/30/21
2021016
SWP #: 2021014
PO, CW, ES, MB, BM

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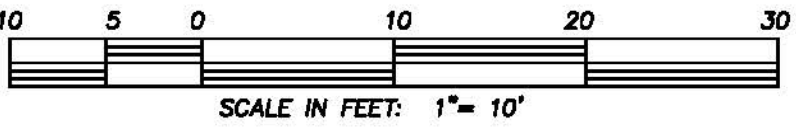


DRIVEWAY GRADING DETAIL
SCALE IN FEET: 1"= 10"

LEGEND

- EXISTING BOUNDARY
- EX BUILDING
- CONTOUR
- EXISTING STORM DRAIN
- PROPOSED CONCRETE
- +21.16 EXISTING GRADE ELEVATION
- +21.16 EP PROPOSED ELEVATION
- PROPOSED SWALE / FLOW DIRECTION

GRADING KEY
BC - BACK OF CURB
GS - GRADE SHOT



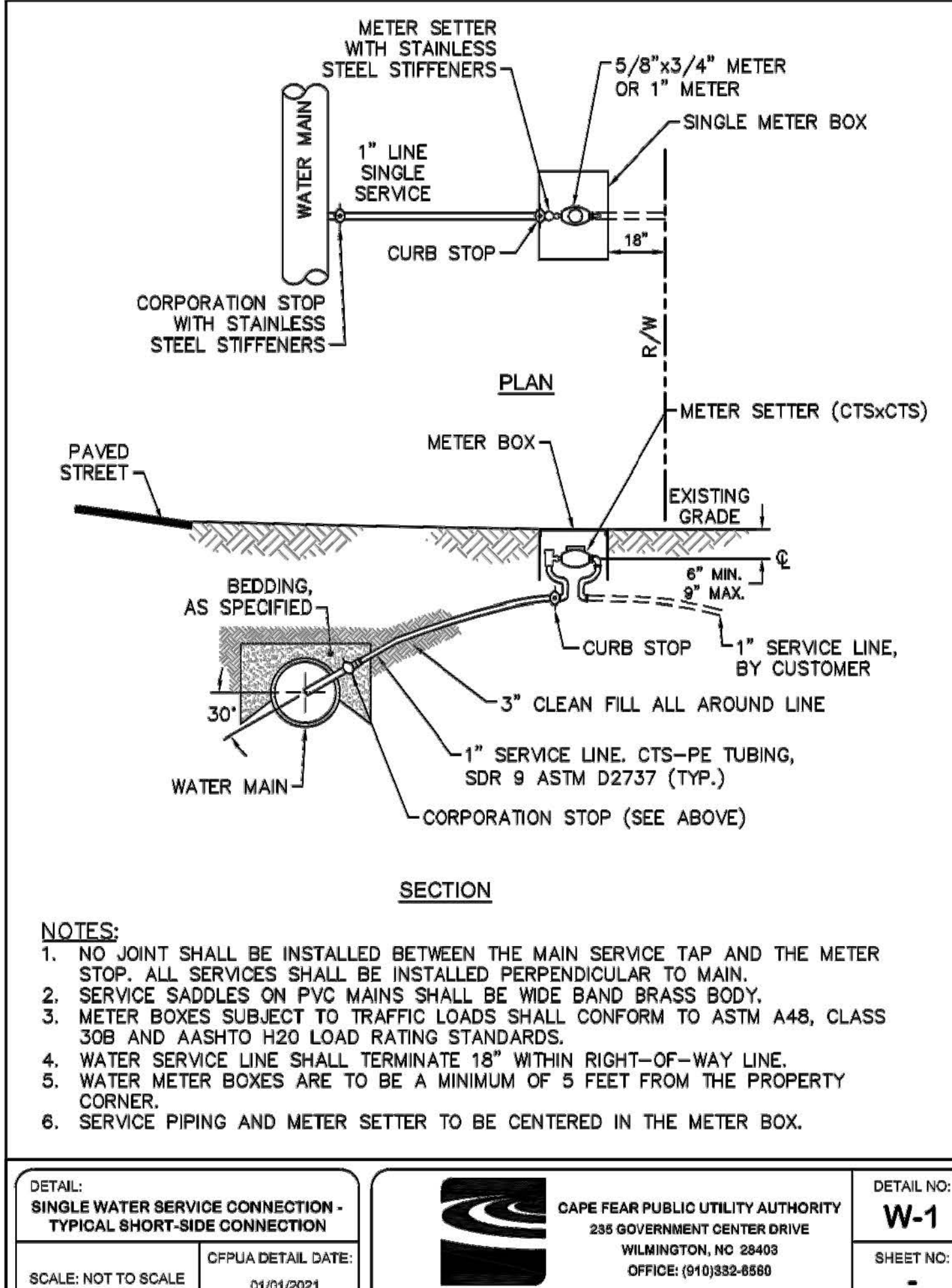
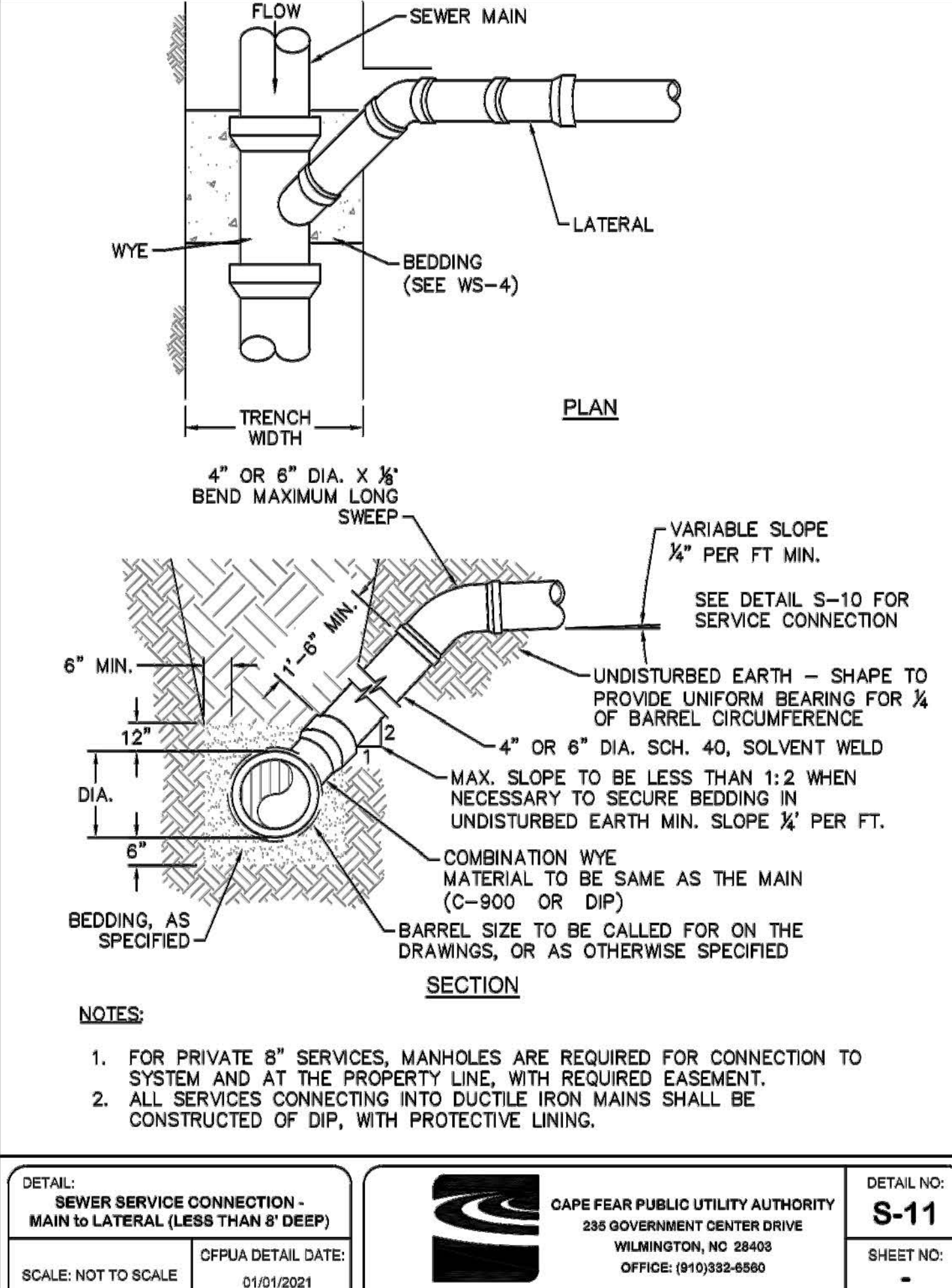
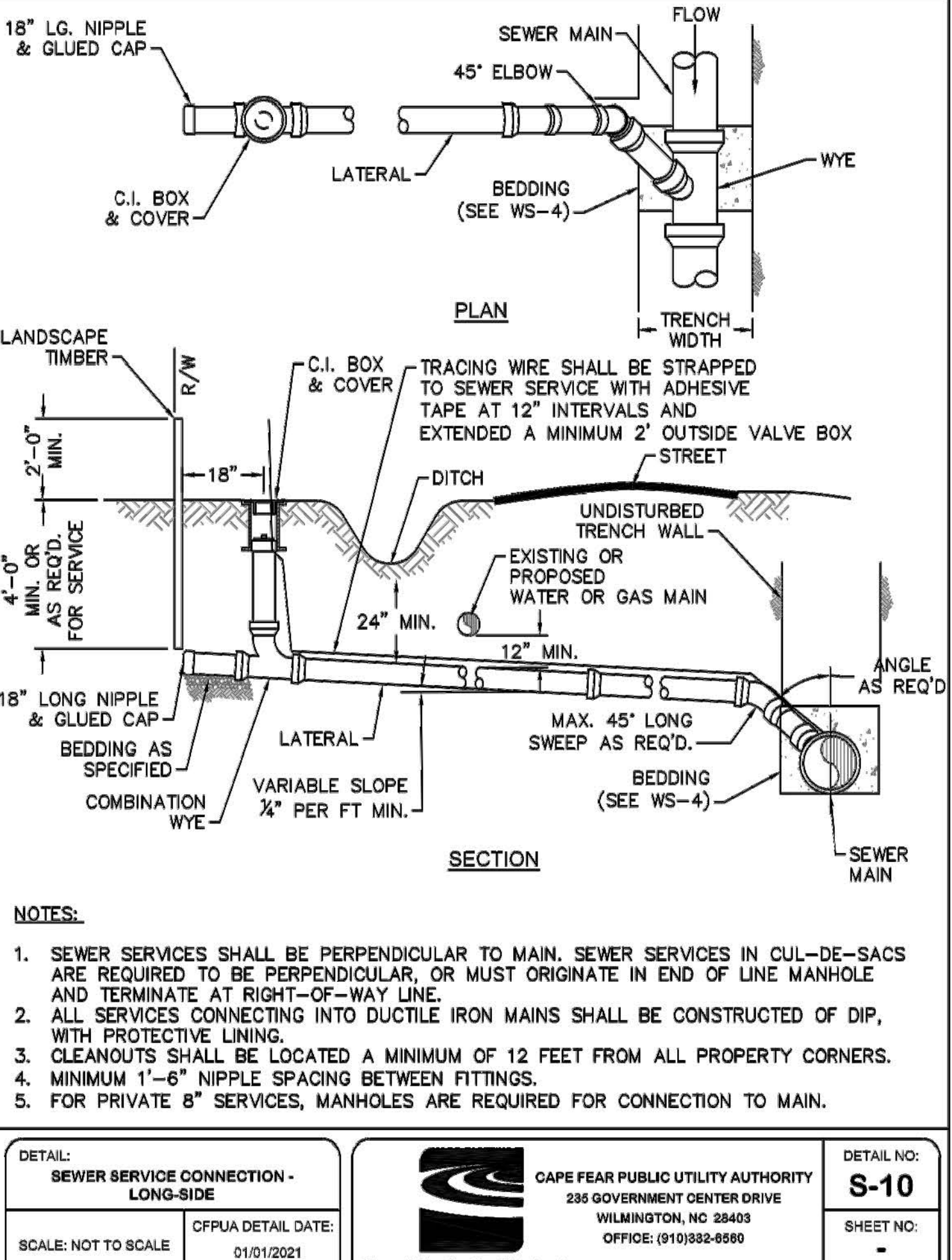
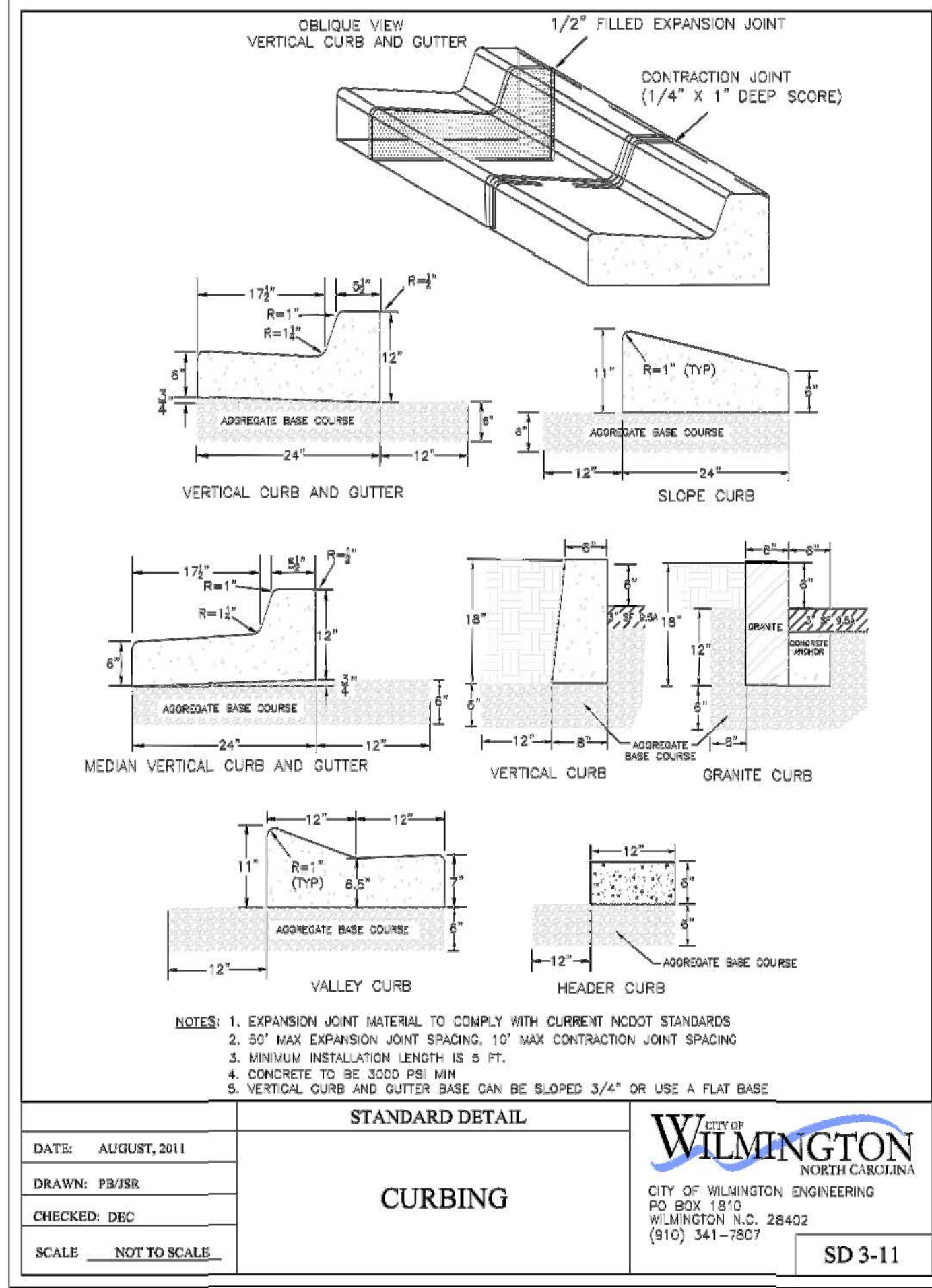
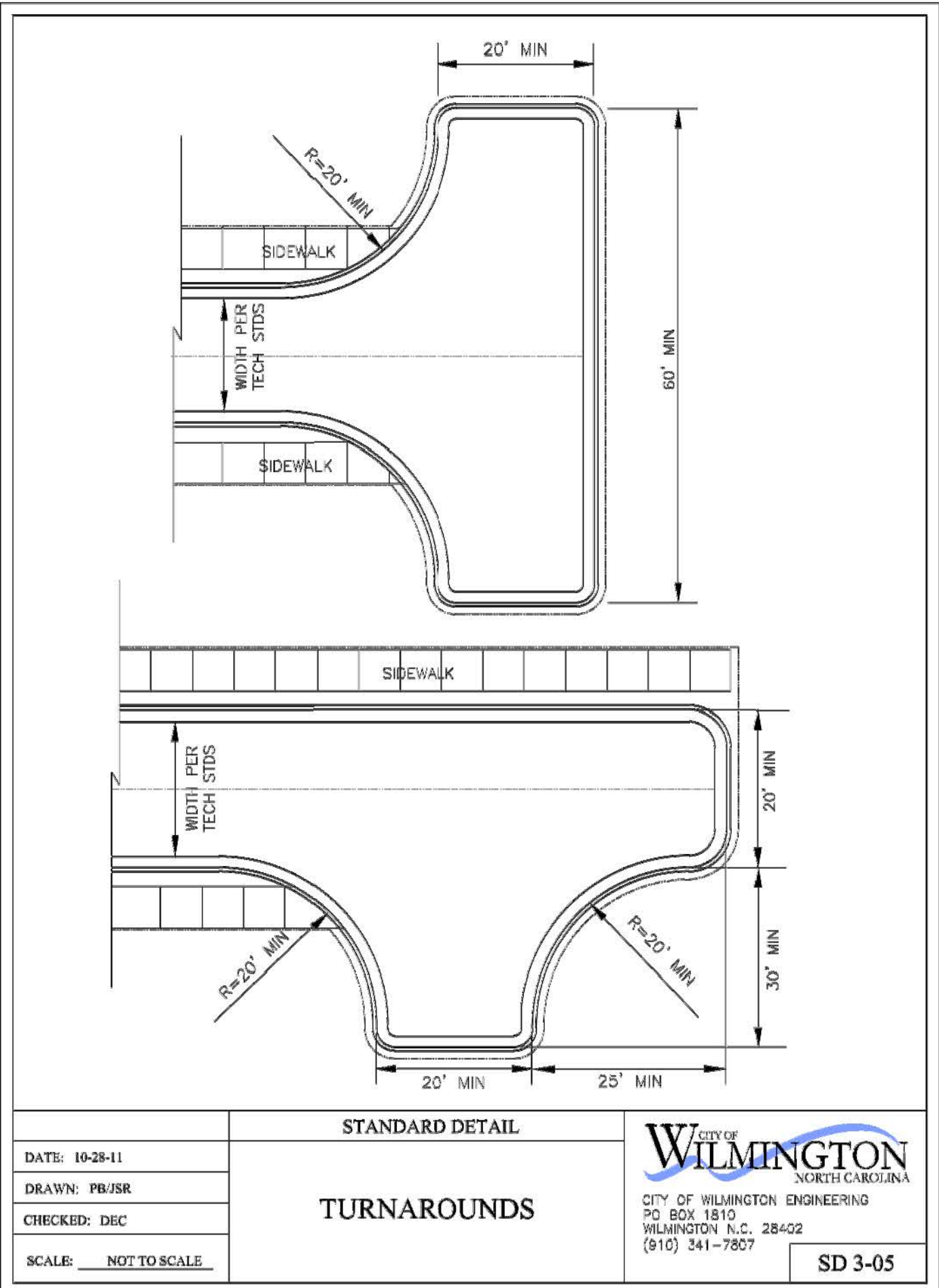
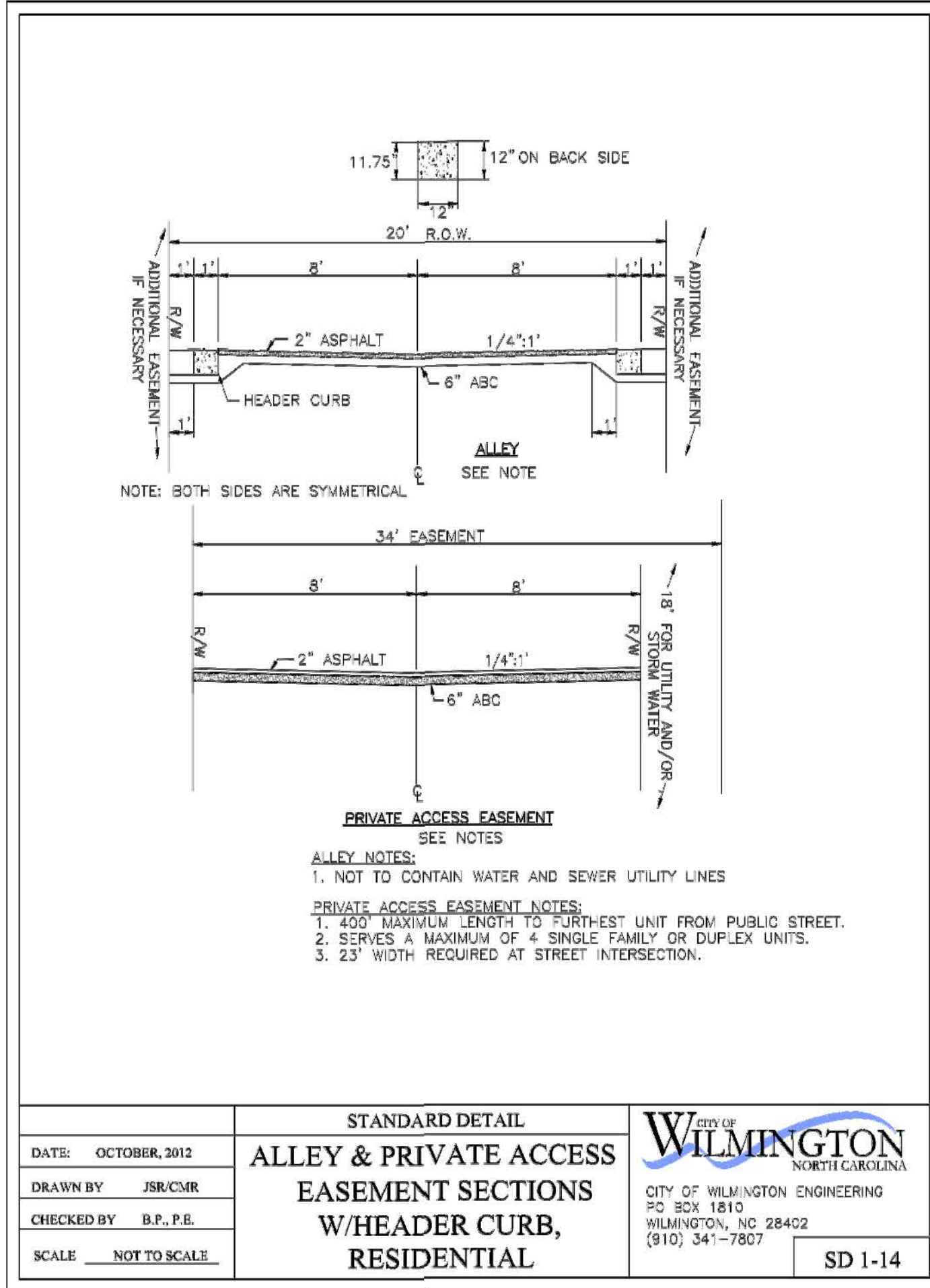
CSD
ENGINEERING
LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL
P.O. BOX 4041
WILMINGTON, NC 28408
(910) 791-4441

GRADING PLAN
214 & 216 BEECH STREET

SITE PLAN for
214 & 216 BEECH STREET
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA
OWNER: JOEL & JAYNA CRITTENDEN
216 BEECH STREET
WILMINGTON, NC 28405

REV. NO.	DATE	BY	REMARKS
1	3/20/21	JSM	SEALED

DATE: 2/19/21
HORZ. SCALE: 1"= 10'
VERT. SCALE: N/A
DRAWN BY: JSM
CHECKED BY: HSR
PROJECT NO.: 20-0540



For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

CITY OF WILMINGTON NORTH CAROLINA

Public Services Engineering Division

APPROVED DRAINAGE PLAN

Date: _____ Permit # _____

Signed: _____

Approved Construction Plan

Date: 3/30/21

2021016

SWP #: 2021014

PO, CW, ES, MB, BM



LICENSE # C-2710

ENGINEERING

LAND PLANNING

COMMERCIAL / RESIDENTIAL

P.O. BOX 4041

WILMINGTON, NC 28406

(910) 791-4441

STANDARD DETAILS

214 & 216 BEECH STREET

SITE PLAN for

214 & 216 BEECH STREET

LOCATED IN CITY OF WILMINGTON

NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: JOEL & JAYNA CRITTENDEN

216 BEECH STREET

WILMINGTON, NC 28405

REV.	DATE	BY	REMARKS
1	3/22/21	JSM	SEALED

DATE: 2/19/21

HORIZ. SCALE: N/A

VERT. SCALE: N/A

DRAWN BY: JSM

CHECKED BY: HSR

PROJECT NO.: 20-0540