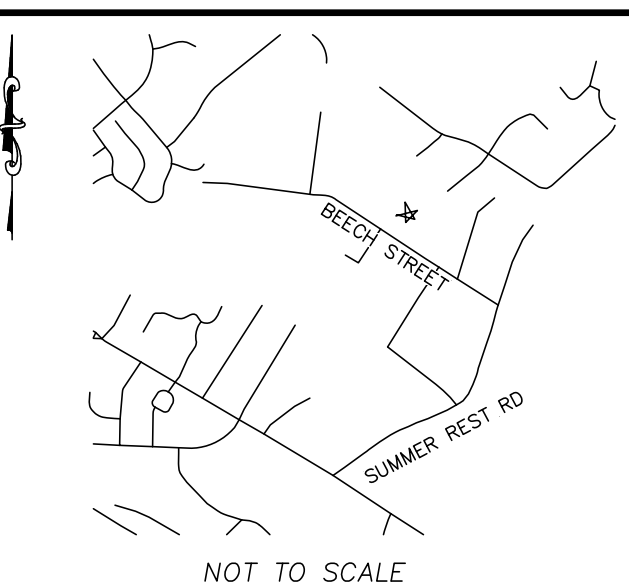


LOCATION MAP

CITY OF
WILMINGTON
NORTH CAROLINAPublic Services Engineering Division
APPROVED DRAINAGE PLAN

Date: _____ Permit # _____

Signed: _____

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

Fire _____

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

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 / 43,560); 2 X 1306.8 = 2,613.6 SF
2,613.6 SF REQ'D; 4,861 SF PROVIDED

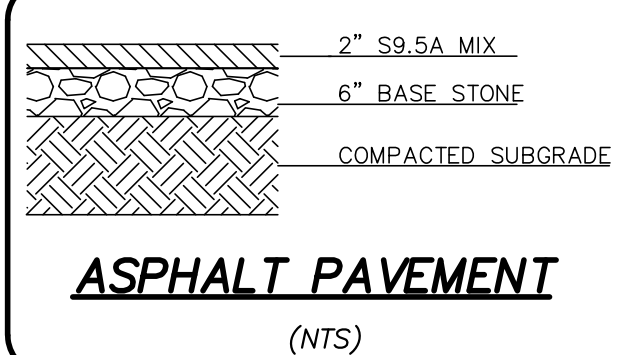
VARIANCES REQUESTED

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.

**** PLEASE REVIEW VARIANCE NARRATIVE PROVIDED ALONG WITH PLAN
SUBMISSION TO PLANNING / ENGINEERING DEPTS.

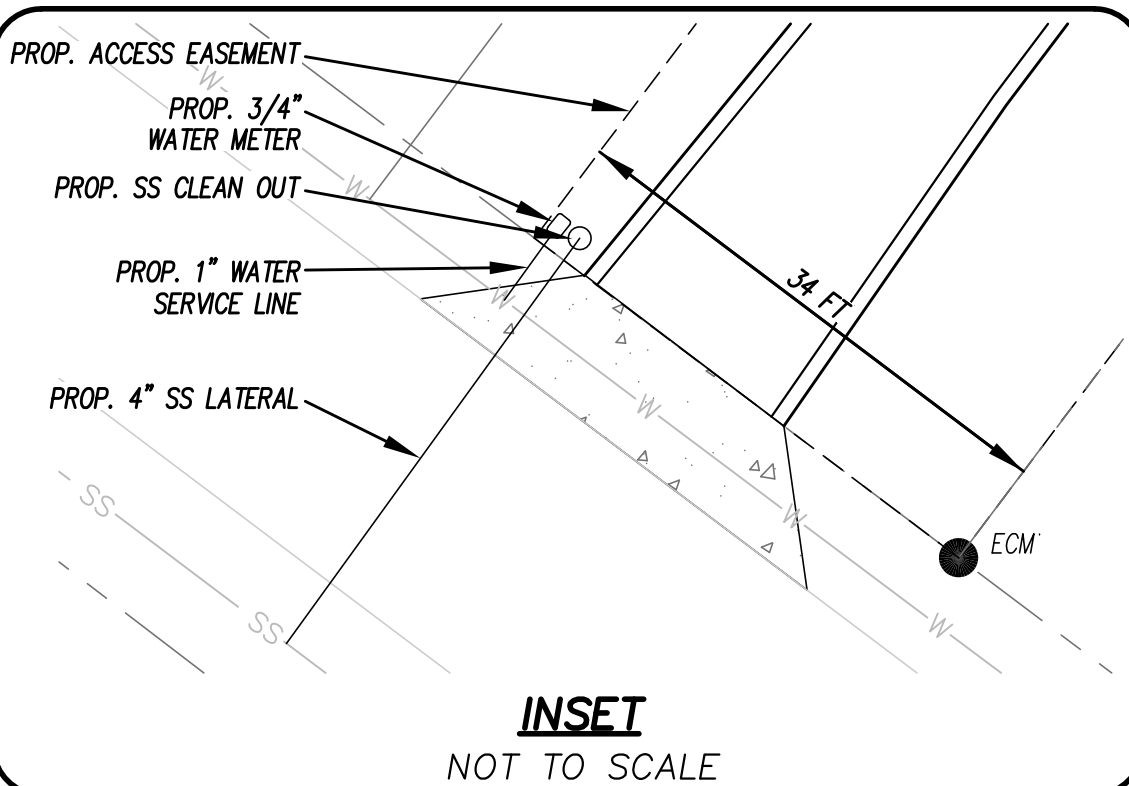
LEGEND

- EXISTING BOUNDARY
- EX BUILDING
- EXISTING WATER
- EXISTING SEWER
- EXISTING FIRE HYDRANT
- EXISTING CONTOUR
- EXISTING STORM DRAIN
- EXISTING CONCRETE
- PROPOSED SWALE / FLOW DIRECTION
- PROPOSED OPEN SPACE



ASPHALT PAVEMENT

(NTS)



N/F AGRELLA CHARLES DAVID JR
PARID: R05710-002-012-000
222 BEECH ST
ZONING: R-20

N/F MOSIER JAY RICHARD ELISA FARISS
PARID: R05710-002-013-000
218 BEECH
ZONING: R-20

LOT B
20,042 S.F. +/-
0.46 ACRES +/-

N/F SOMMERS LARRY KATHERINE
PARID: R05710-002-085-000
219 BEECH ST
ZONING: R-20

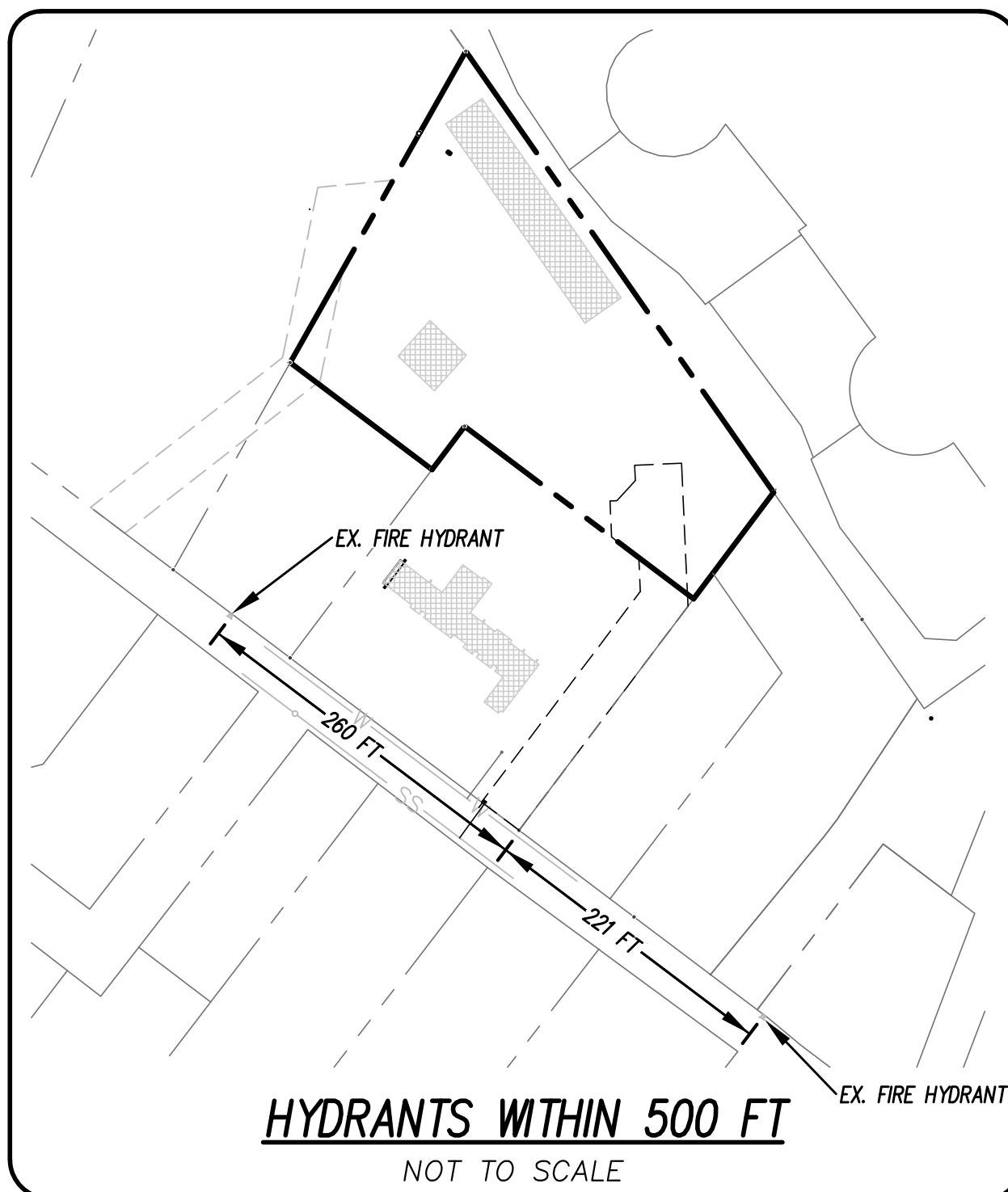
BEECH STREET
(33 FT PUBLIC ROW)

LOT A-1
216 BEECH STREET
43,603 SF

N/F BUSCH ROBERT C JR
PARID: R05710-002-043-000
2004 IVYDALE LN
ZONING: R-20

N/F PRATHER THOMAS M
PARID: R05710-002-032-000
213 BEECH ST
ZONING: R-20

30 15 0 30 60 120
SCALE IN FEET: 1"= 30'



DEVELOPMENT NOTES:

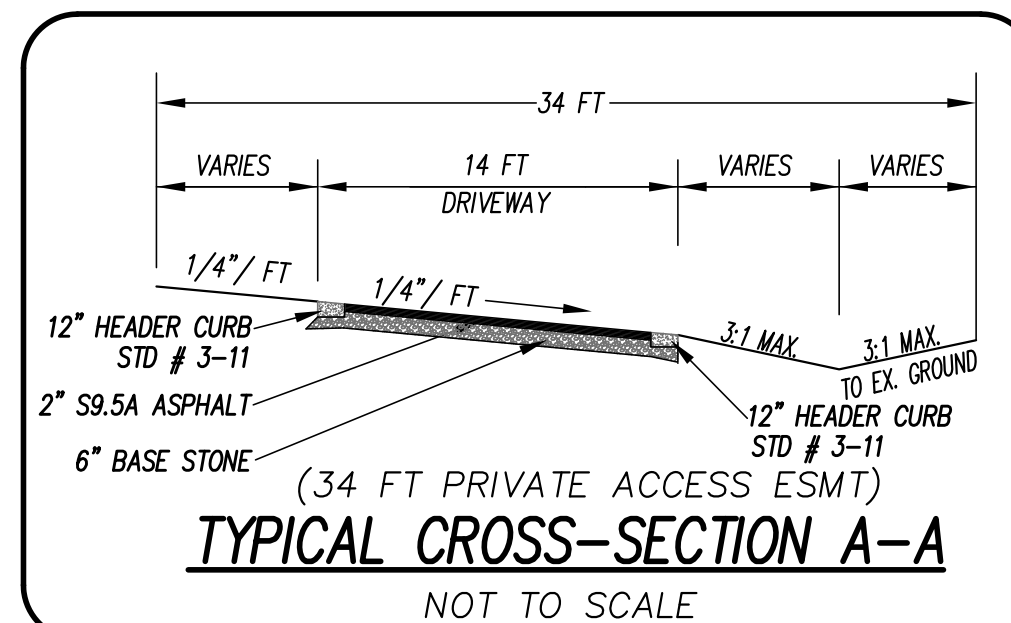
1. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB AND CUTTER, 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**
ENGINEERINGLICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIALP.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441SITE PLAN
214 & 216 BEECH STREETSITE PLAN for
214 & 216 BEECH STREETLOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINAOWNER: JOEL & JAYNA CRITTENDEN
216 BEECH STREET
WILMINGTON, NC 28405

PRELIMINARY

REV.	DATE	BY	REMARKS
1	2/19/21	JSM	REVISED PER IRC COMMENTS

DATE: 12/15/20

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

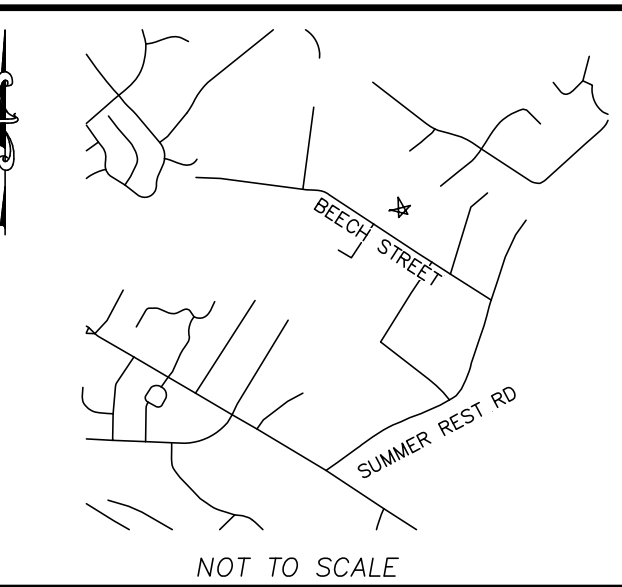
DRAWN BY: JSM

CHECKED BY: HSR

PROJECT NO.: 20-0540

Sheet No. **1** of **3**

LOCATION MAP



Public Services Engineering Division
APPROVED DRAINAGE PLAN

Date: _____ Permit # _____

Signed: _____

Approved Construction Plan

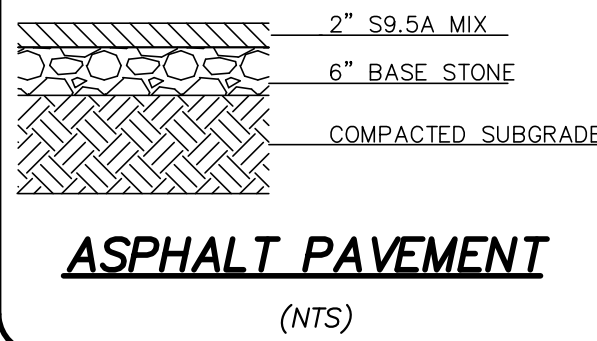
Name _____ Date _____

Planning _____

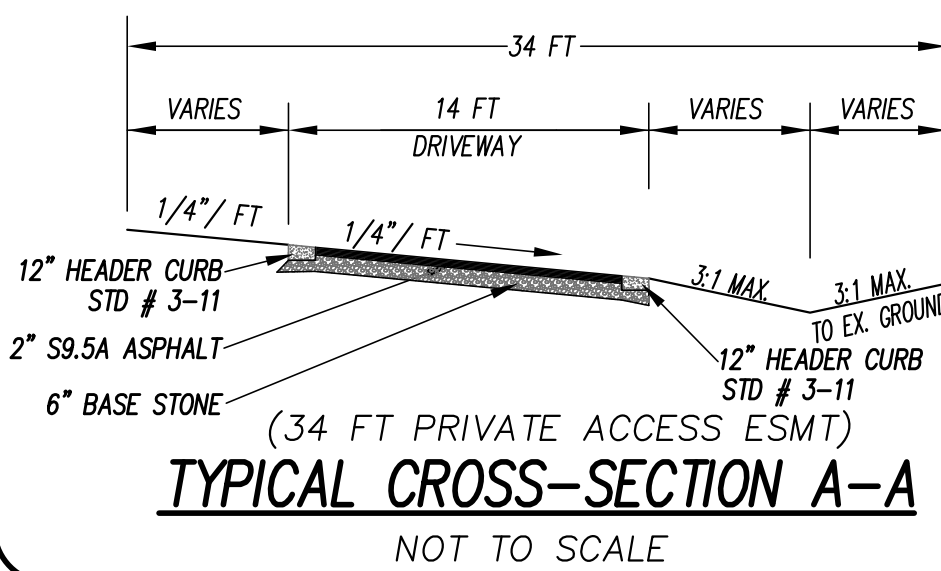
Traffic _____

Fire _____

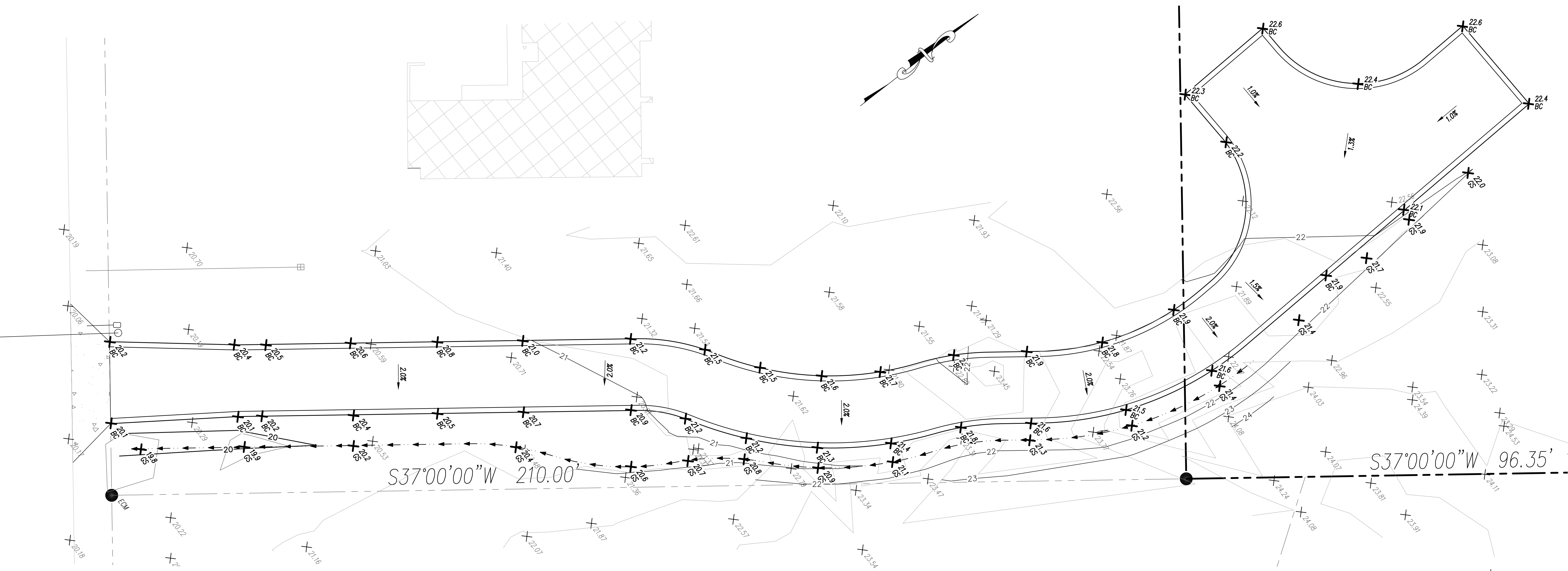
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.



ASPHALT PAVEMENT
(NTS)



TYPICAL CROSS-SECTION A-A
NOT TO SCALE



DRIVEWAY GRADING DETAIL

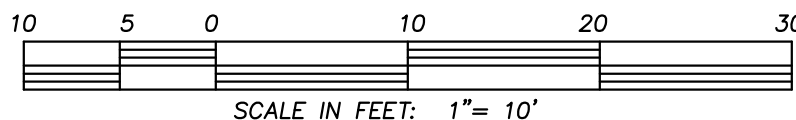
SCALE IN FEET: 1" = 10'

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



SCALE IN FEET: 1" = 10'



LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
WILMINGTON, NC 28406
(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

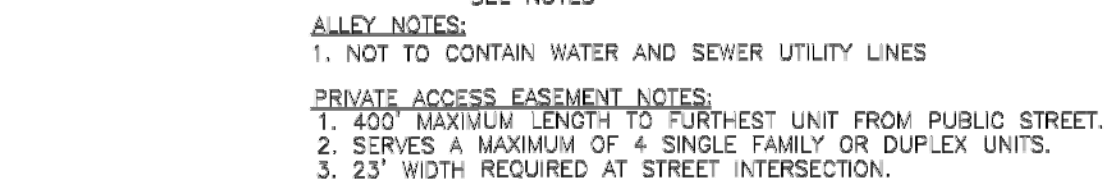
OWNER: JOEL & JAYNA CRITTENDEN
216 BEECH STREET
WILMINGTON, NC 28405

PRELIMINARY

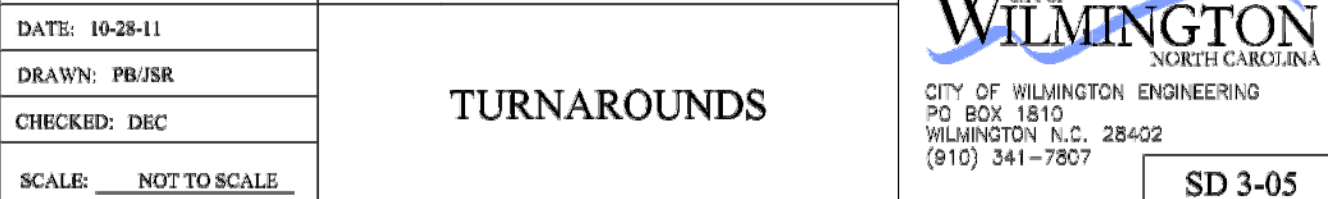
REV. NO.	DATE	BY	REMARKS

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

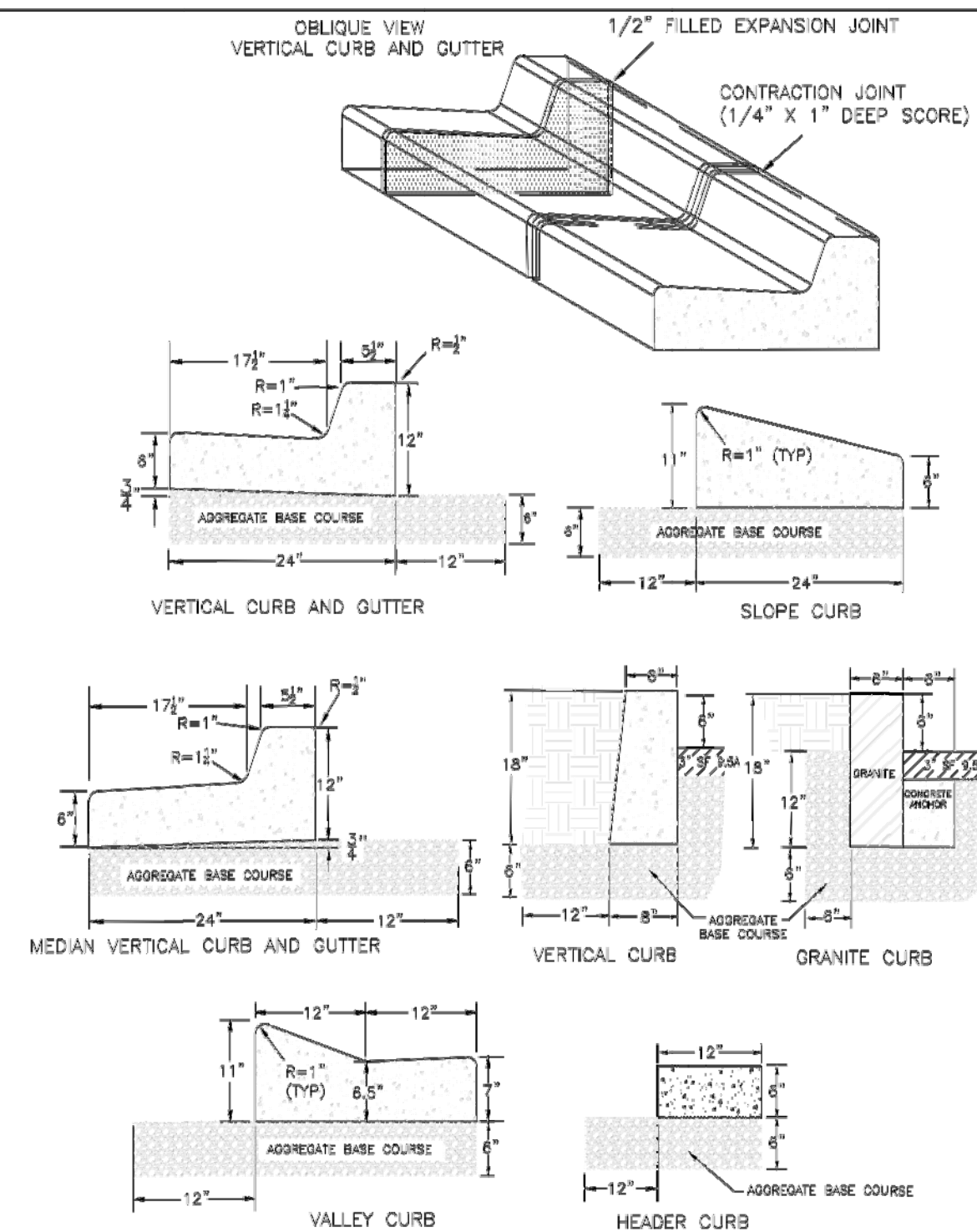
Sheet No. **2** of **3**



CITY OF
WILMINGTON
NORTH CAROLINA



TURNAROUNDS



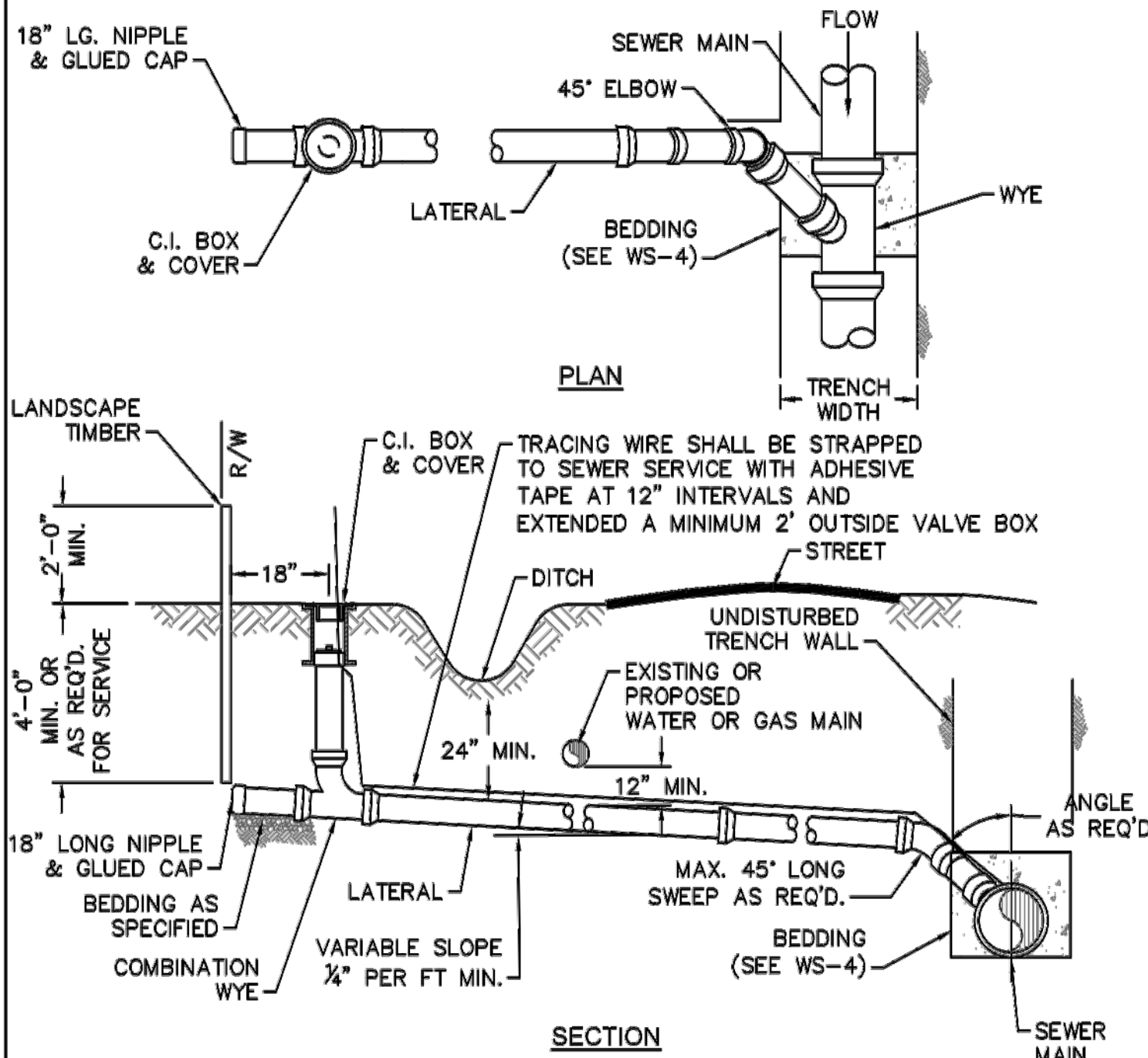
NOTES:

1. EXPANSION JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS
2. 50' MAX EXPANSION JOINT SPACING, 10' MAX CONTRACTION JOINT SPACING
3. MINIMUM INSTALLATION LENGTH IS 5 FT.
4. CONCRETE TO BE 3000 PSI MIN
5. VERTICAL CURB AND GUTTER BASE CAN BE SLOPED 3/4" OR USE A FLAT



CITY OF
WILMINGTON
NORTH CAROLINA

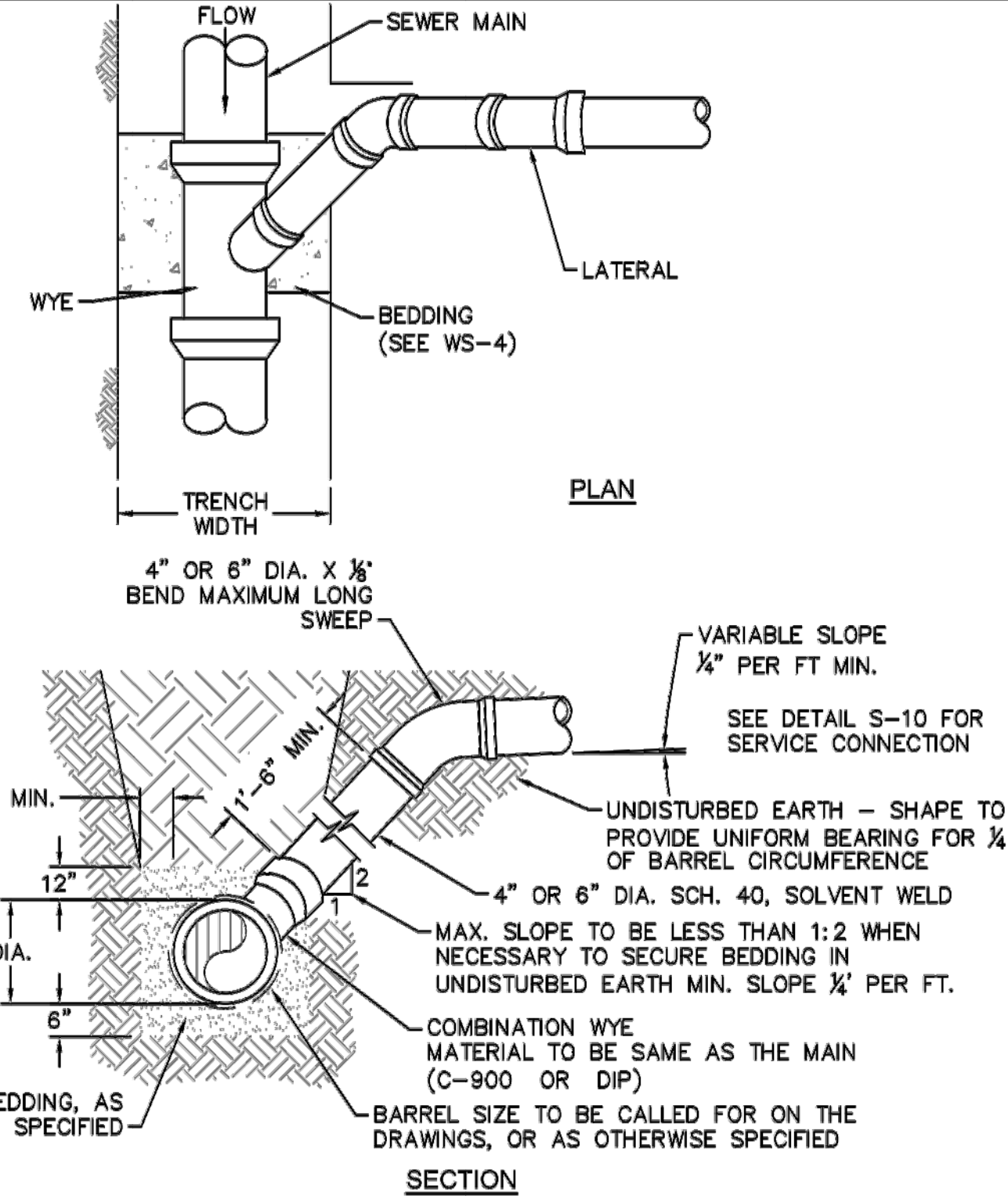
CURBING



1. SEWER SERVICES SHALL BE PERPENDICULAR TO MAIN. SEWER SERVICES IN CUL-DE-SACS ARE REQUIRED TO BE PERPENDICULAR, OR MUST ORIGINATE IN END OF LINE MANHOLE AND TERMINATE AT RIGHT-OF-WAY LINE.
2. ALL SERVICES CONNECTING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF DIP, WITH PROTECTIVE LINING.
3. CLEANOUTS SHALL BE LOCATED A MINIMUM OF 12 FEET FROM ALL PROPERTY CORNERS.
4. MINIMUM 1'-6" NIPPLE SPACING BETWEEN FITTINGS.
5. FOR PRIVATE 8" SERVICES, MANHOLES ARE REQUIRED FOR CONNECTION TO MAIN.

Stewardship. Sustainability. Service.

S-10
SHEET NO.

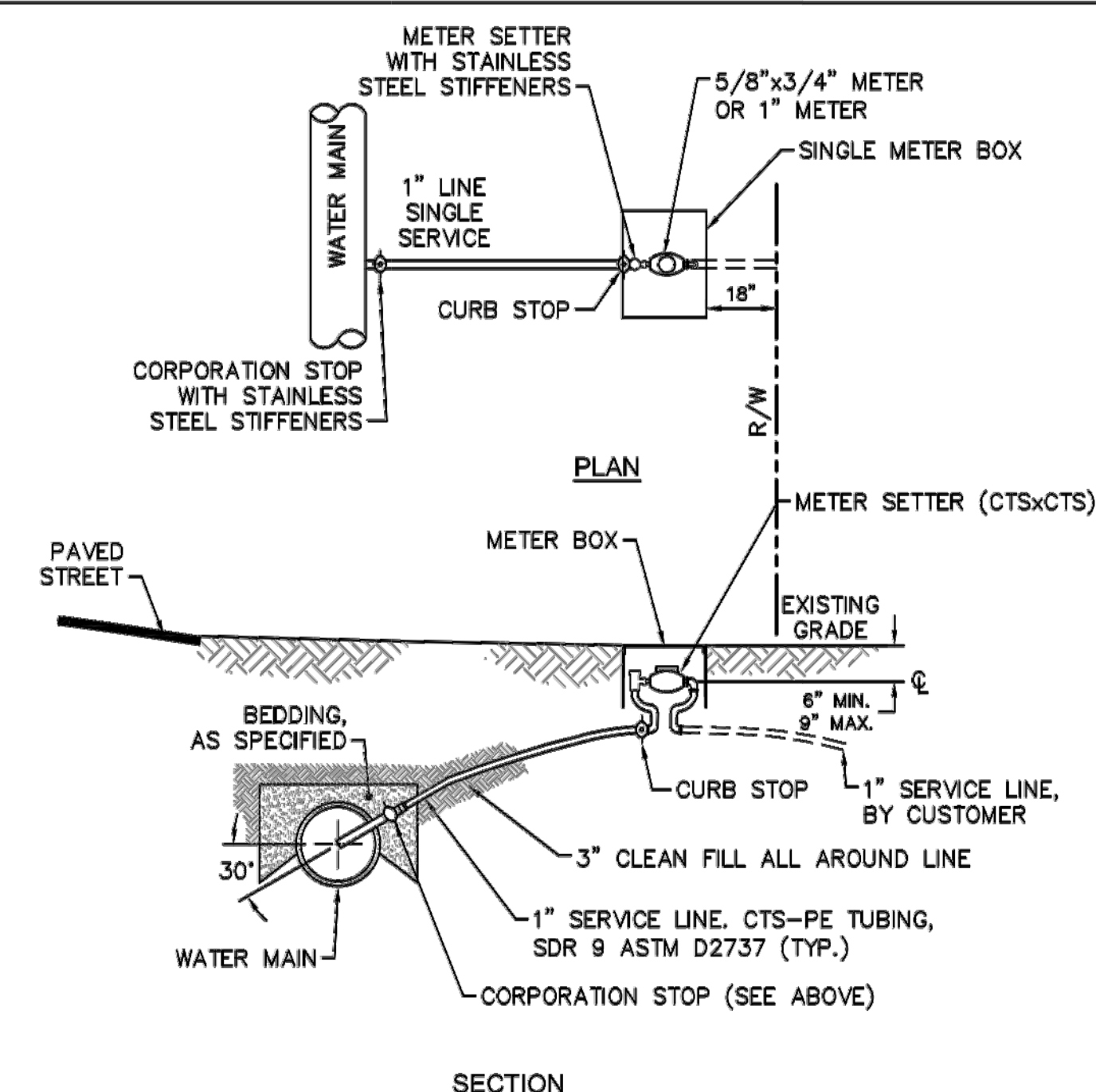


1. FOR PRIVATE 8" SERVICES, MANHOLES ARE REQUIRED FOR CONNECTION TO SYSTEM AND AT THE PROPERTY LINE, WITH REQUIRED EASEMENT.
2. ALL SERVICES CONNECTING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF DIP, WITH PROTECTIVE LINING.



Stewardship. Sustainability. Service.

S-11
SHEET NO



1. NO JOINT SHALL BE INSTALLED BETWEEN THE MAIN SERVICE TAP AND THE METER STOP. ALL SERVICES SHALL BE INSTALLED PERPENDICULAR TO MAIN.
2. SERVICE SADDLES ON PVC MAINS SHALL BE WIDE BAND BRASS BODY.
3. METER BOXES SUBJECT TO TRAFFIC LOADS SHALL CONFORM TO ASTM A48, CLASS 30B AND AN H20 LOAD STANDARDS.
4. WATER SERVICE LINE SHALL TERMINATE MS³ WITHIN RIGHT-OF-WAY LINE.
5. WATER METER BOXES ARE TO BE A MINIMUM OF 5 FEET FROM THE PROPERTY CORNER.
6. SERVICE PIPING AND METER SETTER TO BE CENTERED IN THE METER BOX.

Stewardship Sustainability Service

W-1

SHEET N

Stewardship Sustainability Service

Fire _____


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

Date: _____ Permit # _____

Signed: _____

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



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

PRELIMINARY

DATE	3Y
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5

REMARKS

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REV. NO.

DATE: 2/19/2

HORZ. SCALE: N/A
VERT. SCALE: N/A

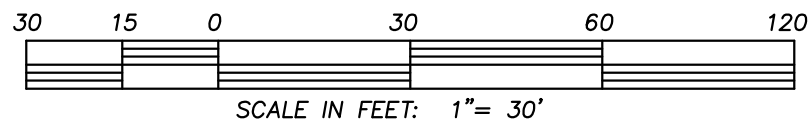
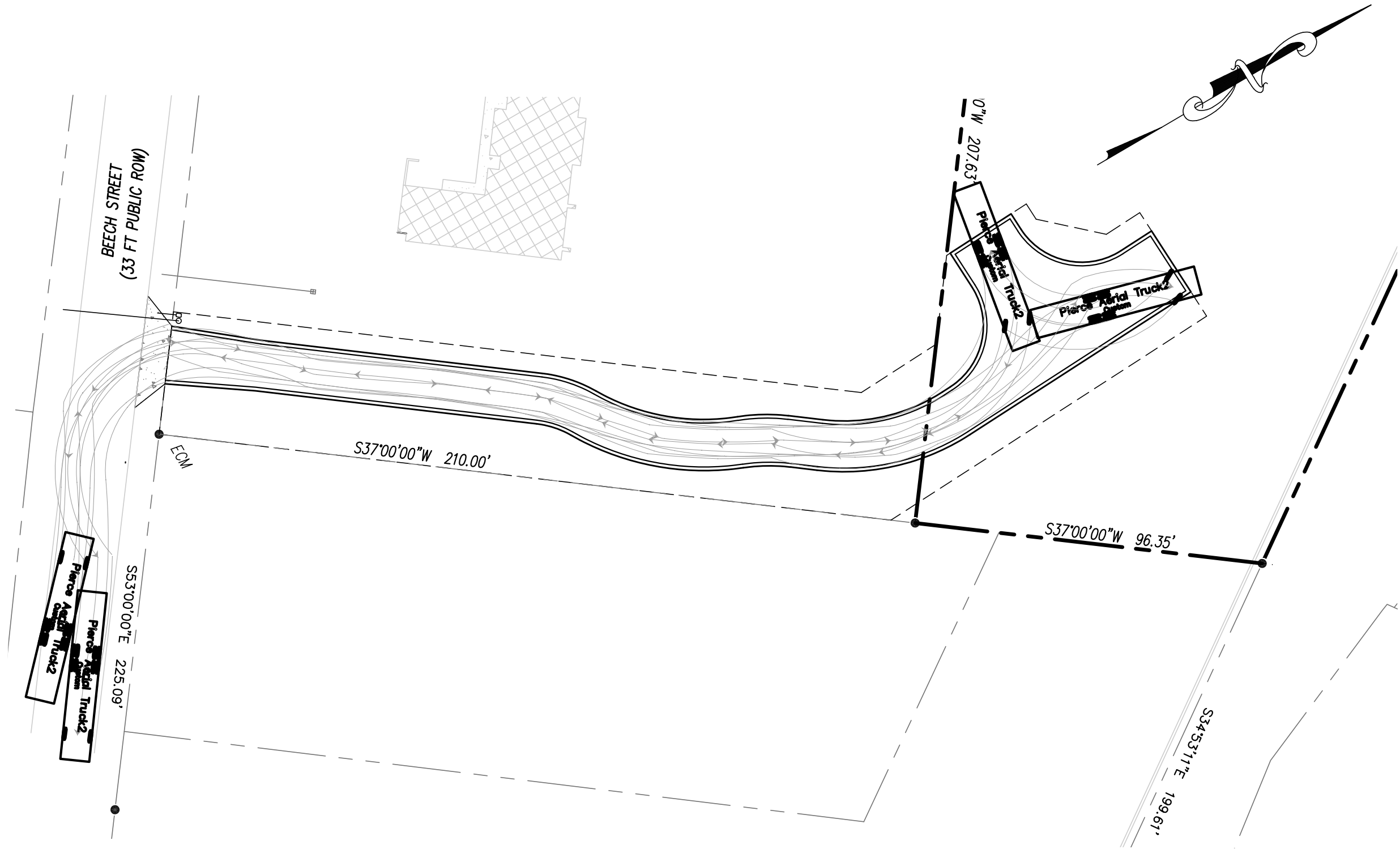
DRAWN BY: JSM


CHECKED BY: HSR

PROJECT NO.: 20-0540

Page 10 of 10

Sheet No. 3 Of 3





CSD
ENGINEERING

LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. Box 4041
Wilmington, NC 28406
(910) 791-4441

VEHICULAR TURN ANALYSIS for
214 & 216 BEECH STREET

214 & 216 BEECH STREET

VEHICULAR TURN ANALYSIS 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

PRELIMINARY

REV. NO.	REMARKS	BY	DATE

DATE: 2/18/21

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

DRAWN BY: JSM

CHECKED BY: HSR

PROJECT NO.: 20-0540

Sheet No. **1** of **1**