

REVISION	DATE	REVISION
11-18-19		
R1		

REVISED PER COW COMMENTS DATED 11-18-19



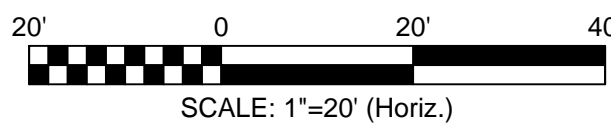
Public Services • Engineering Division
APPROVED PLAN - NO PERMIT REQUIRED

Signed: _____

Approved Construction Plan
Name _____ Date _____

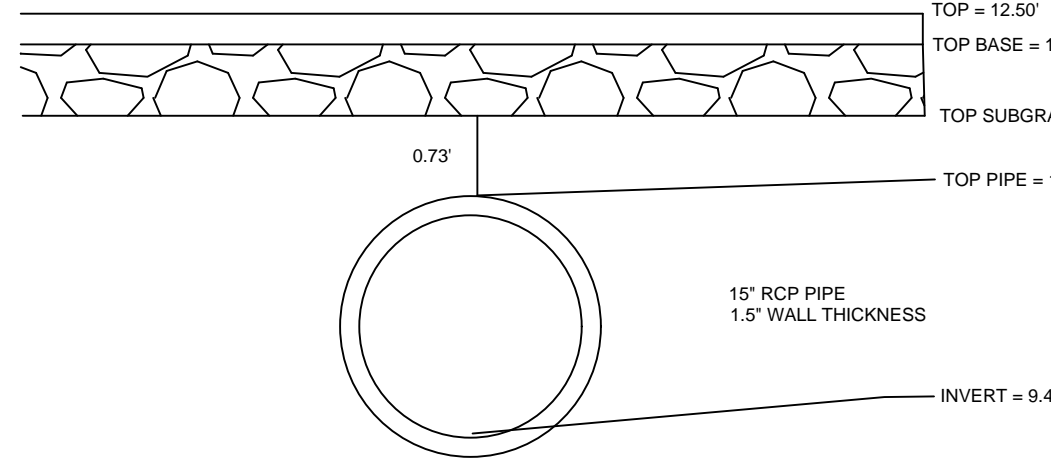
Planning _____
Traffic _____
Fire _____

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

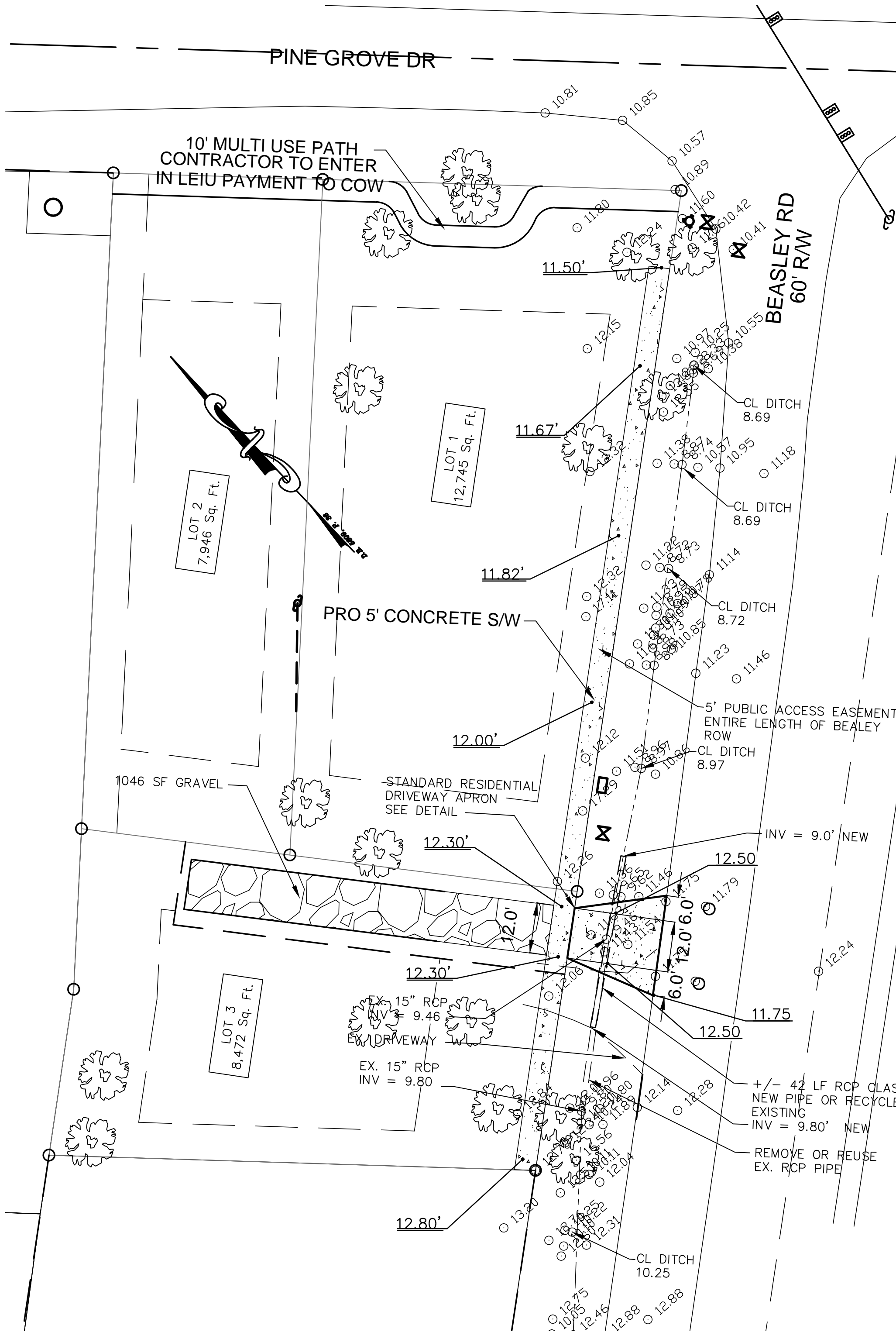


SITE PLAN
SCALE: 1" = 20'

LEGEND	
PROPOSED GRAVEL DRIVEWAY	
CONC. PAVEMENT	
PERVIOUS CONCRETE	
PROPOSED SPOT ELEVATION	39.20
EXISTING SPOT ELEVATION	4 12.88
	CL RD



PIPE CROSS SECTION
CL DRIVEWAY
NOT TO SCALE



Ordinance

Introduced By: Sterling B. Chatham, City Manager

Date: 7/17/2019

Ordinance Amending The Official Zoning Map Of The City To Rezone Property Containing 0.67 Of An Acre Of Land Located at 104 Beasley Road From R-15, Residential District To R-7(CD), Residential (Conditional District) To Allow For Three Detached Single-Family Homes (CD-23-618)

LEGISLATIVE INTENT/PURPOSE:

WHEREAS, NCGS Section 160A-385 authorizes local governments to change or modify zoning boundaries within their jurisdiction; and

WHEREAS, the amendment set out below is made in accordance with NCGS Section 160A-364 and Article 3, Section 18-117 of the Land Development Code.

THEREFORE, BE IT ORDAINED:

SECTION 1: The Official Zoning Maps of the City of Wilmington are hereby amended by removing the hereinafter described tract of land from the present R-15, Residential District and putting it in the R-7 (CD), Residential (Conditional District) said tract being more particularly described as follows:

Legal Description for Conditional District Rezoning of 104 Beasley Road

BEING an Iron pipe making the intersection of the southwestern right of way line of Masonboro Loop Road (60.00-foot right of way) with the northwestern right of way line of Beasley Road (60.00-foot right of way) and running thence from the point of beginning along and with the northwestern right of way line of Beasley Road South 51 degrees 41 minutes 00 seconds West 236.30 feet to an existing iron pipe marking the southeastern corner of Tract 3 as shown on the Map of Survey for Byron K. Merritt by Johnnie C. Garrison, RI-S dated October 1986 and recorded in Map Book 26 at Page 118, New Hanover County Registry; thence along with the northeastern line of said Tract 3 North 45 degrees 00 minutes 00 seconds West 116.19 feet to an existing iron pipe; thence along with the southeastern line of the Tract 3 Property (and the southeastern line of a 15-foot gross/ingress easement) as described in Deed recorded in Book 1360 at Page 697, New Hanover County Registry, North 51 degrees 41 minutes 00 seconds East 40.00 feet to an existing iron pipe; thence;

continuing along and with the southeastern line of said Tract 3 Property and 15-foot easement North 46 degrees 00 minutes 00 seconds East 195.00 feet to an existing iron pipe in the southwestern right of way line of Masonboro Loop Road; thence along and with the southwestern right of way line of Masonboro Loop Road South 45 degrees 00 minutes 00 seconds East 135.64 feet to the point and place of BEGINNING; and being Tract 1 (0.34 acres, more or less) and Tract 2 (0.33 acres, more or less) as shown on the Plat of Survey for Theodore Herring Hewlett and wife, Joyce Ann Hewlett by Michael Underwood & Associates, P.A., dated March 26, 1998, to which map reference is made for a more particular description. Being the same property conveyed to B. Kermit Merritt, Jr. and Emily Merritt McCracken by Warranty Deed recorded in Book 2207 at Page 344, New Hanover County Registry. Also being all of Tract 2 as described in a deed to Theodore H. Hewlett, Sr. recorded January 8, 2013 in Book 5702, Page 1971, aforementioned Registry.

SECTION 2: The following rules, regulations, and conditions shall apply to the property described in this ordinance:

- The use and development of the subject property shall comply with all regulations and requirements imposed by the Land Development Code, the City of Wilmington Technical Standards and Specifications Manual and any other applicable federal, state or local law, ordinance or regulation, as well as any condition stated below. In the event of a conflict, the more stringent requirement or higher standard shall apply.
- Approval of this conditional district rezoning does not constitute technical approval of the site plan. Final approval by the Technical Review Committee and the issuance of all required permits must occur prior to release of the project for construction.
- If, for any reason, any condition for approval is found to be illegal or invalid or if the applicant should fail to accept any condition following approval, the approval of the site plan for the district shall be null and void and of no effect and proceedings shall be instituted to rescind the property to its previous zoning classification.
- The use and development of the subject property shall be in accordance with the plan and elevations as submitted and approved by City Council.
- All existing protected trees will not be removed.
- All vehicular movements will be from Beasley Road. Access to the three lots will be provided via a 20-foot access easement off Beasley Road. No driveway access would be permitted on Pine Grove Drive.
- The proposed use shall be limited to three detached single family homes.
- A sidewalk must be provided along the entire frontage of the site on Beasley Road.
- A 10-foot multiuse path must be provided along the entire frontage of the site plan on Pine Grove Drive.

SECTION 3: The City Clerk and the Planning Director are hereby authorized and directed under the supervision of the City Manager to change the Zoning Maps on file in the office of the City Clerk and the Planning Division, to conform with this ordinance.

SECTION 4: That any person violating the provisions of this ordinance, including the approved site plan, shall be subject to the penalties set forth in Section 18-32 of the Land

Development Code.

SECTION 5: Any prior rezoning related to this property that are in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 6: If any section, subsection, paragraph, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed severable and such holding shall not affect the validity of the remaining portions hereof.

SECTION 7: That this ordinance shall be effective immediately upon its adoption.

Adopted at a regular meeting

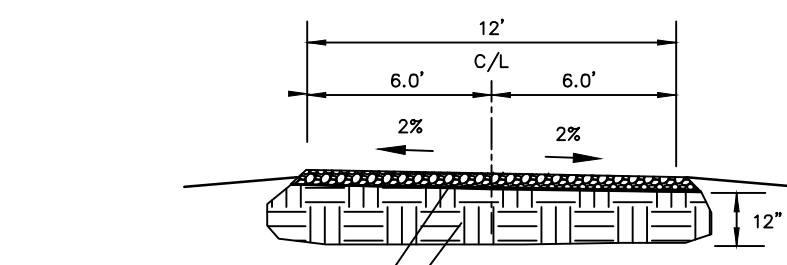
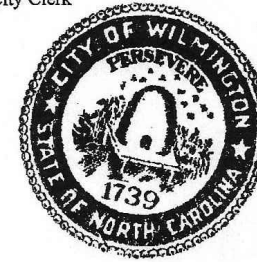
on July 17, 2019

Attest: _____

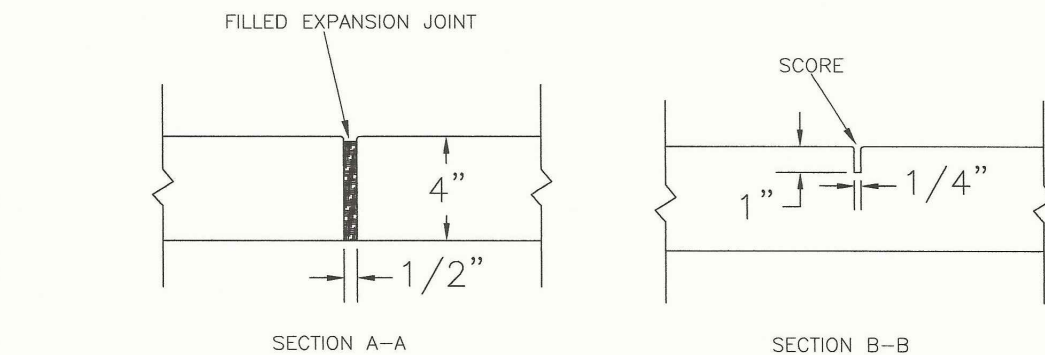
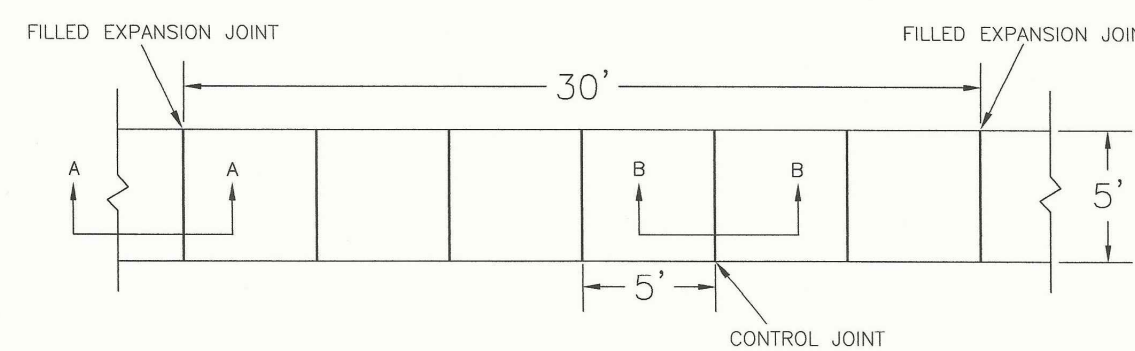
Prodele Spiller-Stebury, City Clerk

Approved As To Form: _____

City Secretary



DRIVEWAY/PARKING TYPICAL X-SECTION
NTS



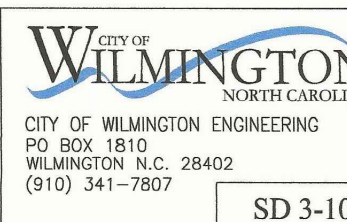
NOTES:

- JOINT MATERIAL TO COMPLY WITH CURRENT NCDD STANDARDS.
- SANITARY SEWER CLEAN-OUTS, WATER METERS, MANHOLES, AND VALVE LIDS TO BE LOCATED OUTSIDE SIDEWALK WHERE FEASIBLE.
- MINIMUM SIDEWALK WIDTH TO BE 6' MINIMUM IF PLACED AT BACK OF CURB.
- CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAIN WITHIN A DRIVEWAY APRON) SHALL BE CLASS "A" - 3,000 PSI.
- MINIMUM REPLACEMENT FOR REPAIRS IS A 5' X 5' PANEL.
- 4" STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS.
- MINIMUM DEPTH FOR TUNNELING BELOW SIDEWALK IS 12"
- MAX ADJACENT GROUND SLOPE WITHOUT RAILING IS 2:1
- MIN GRADE FOR PROPER DRAINAGE IS 1% IN AT LEAST 1 DIRECTION. MAX CROSS SLOPE IS 2%. MAX LONGITUDINAL SLOPE IS 8.3%, 10% IF LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN THE SLOPE OF THE EXISTING ADJACENT ROAD.

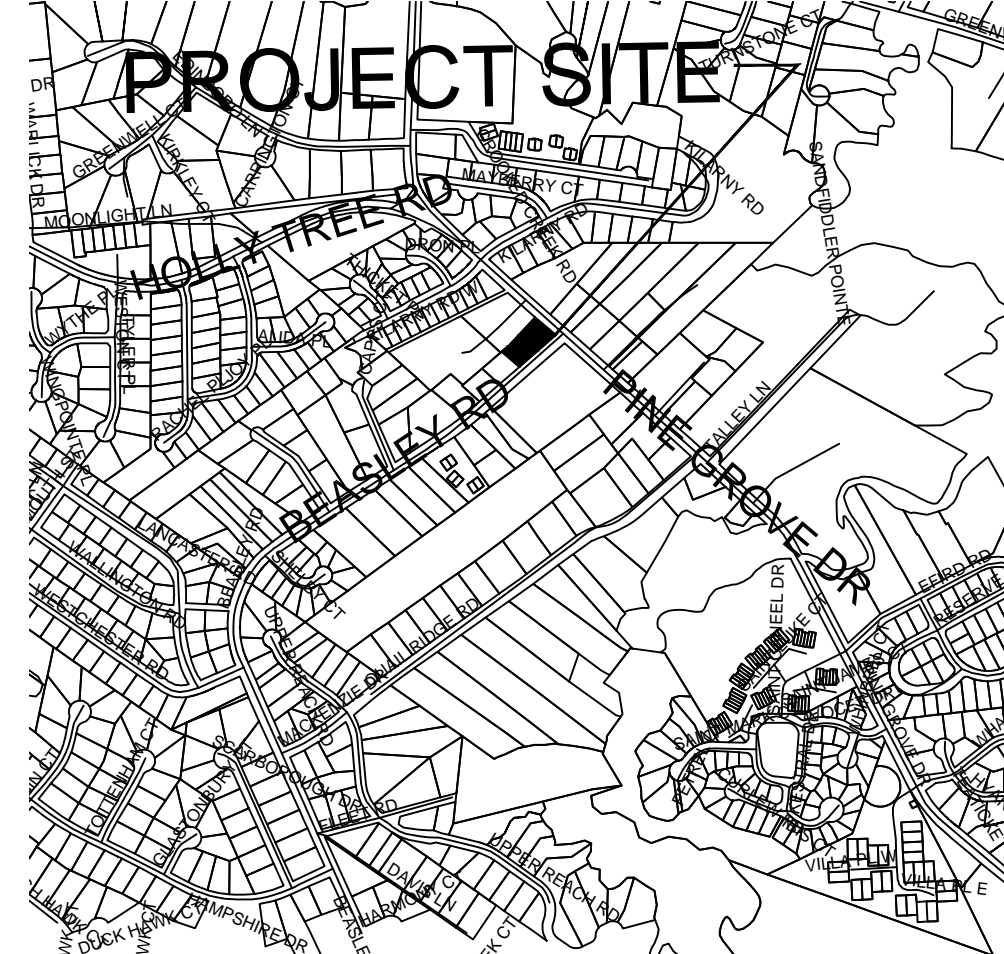
STANDARD DETAIL

SIDEWALK

DATE: OCTOBER, 2019
DRAWN: FB/JSR
CHECKED: DBC
SCALE: NOT TO SCALE



SD 3-10



VICINITY MAP

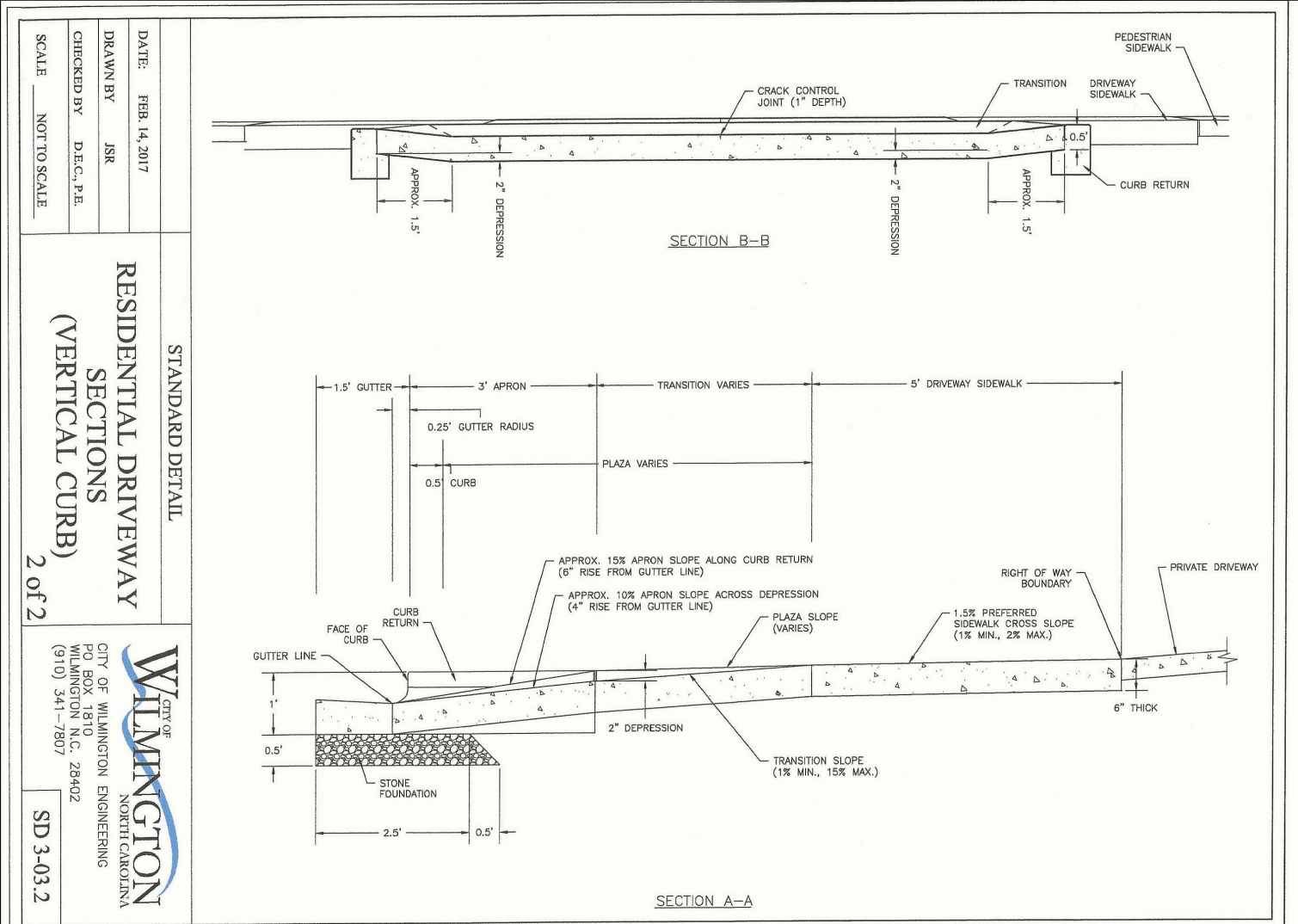
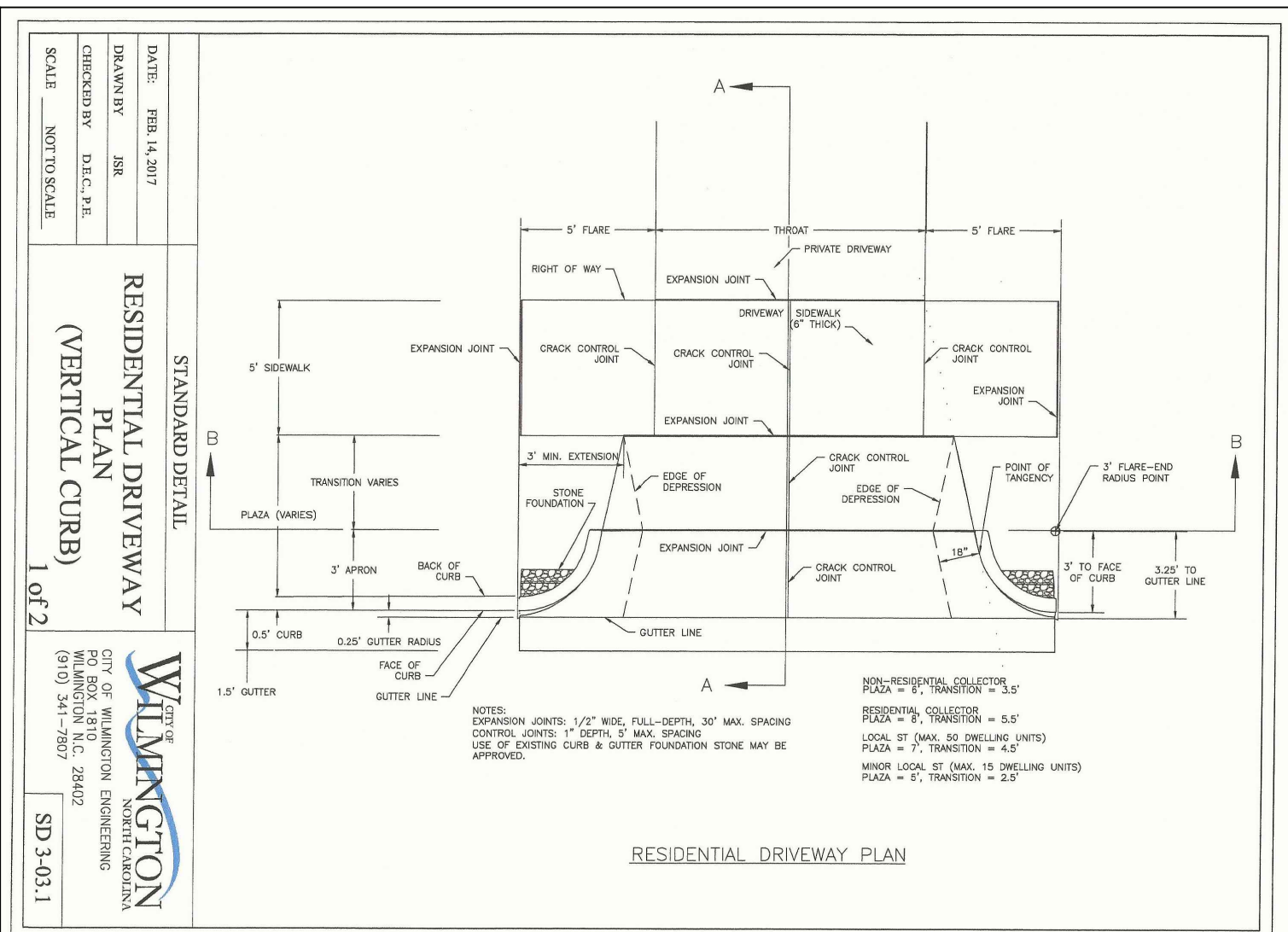
SITE DATA

ADDRESS 106 BEASLEY ROAD
WILMINGTON, NC
PARCEL ID NUMBERS R06120-007-038-000
DEED BOOK & PAGE D.B. 5809 PG. 36
MAP BOOK & PAGE MB N/A PG. N/A
ZONING R15- RESIDENTIAL
CITY OF WILMINGTON

TOTAL LOT AREA 0.67 ACRES
CAMA LAND USE CLASSIFICATION .. URBAN
PROPOSED USE..... RESIDENTIAL
NUMBER OF BUILDINGS 3 SINGLE FAMILY HOMES

PLAN DISCLAIMER

THE DESIGN SHOWN ON THIS PLAN ONLY INCLUDES THE DRIVEWAY APRON AND SIDEWALK ALONG BEASLEY. THE REMAINDER OF THE SITE IS WAS NO IN THIS SCOPE OF WORK.



DESIGN BY: BDS

DRAWN BY: BDS

CHECKED BY: BDS

DATE: 11/2019

SIDEWALK/DRIVEWAY PLAN

104 BEASLEY ROAD

WILMINGTON, NC 28409

DIERKSON COLEMAN, LLC

104 BEASLEY ROAD

WILMINGTON, NC 28409

JBS CONSULTING, PA

7332 Cotesworth Drive

Wilmington, NC 28405

(910) 619-9990

License Number C-2525

PLANNING - ENGINEERING - PROJECT MANAGEMENT

SHEET

C1

of 1

JOB NO. 135-001