

DB 6089, PG 2557
MACBETIC

OLEANDER OAKS LLC
10 S CARDINAL DR
WILMINGTON, NC 28403
USE: OFFICE PARK
ZONING: CB

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ZONING: CB
15,06'

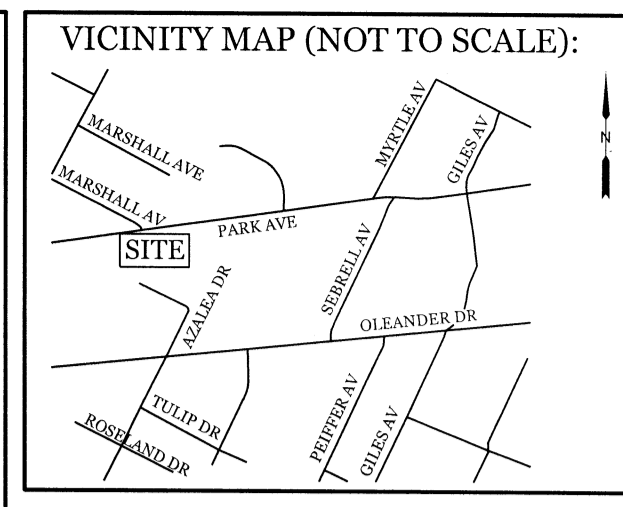
OLEANDER OAKS LLC
10 S CARDINAL DR
WILMINGTON, NC 28403
USE: OFFICE PARK
ZONING: CB

SKYES WILLIAM M CAROLYN J
2315 NC 96N HWY
SELMA, NC 27576
USE: TOWN HOMES
ZONING: R-15

THOMPSON DANIEL K MARIA S
207 CYPRESS AVE
WRIGHTSVILLE BEACH, NC 28480
USE: TOWNHOMES
ZONING: R-15

SITE DATA

PARCEL ID:	Ro6207-003-006-000
CURRENT ZONING:	CB-COMMUNITY BUSINESS
CAMA LAND USE CLASSIFICATION:	WATERSHED RESOURCE PROTECTION
PROJECT ADDRESS:	5712 PARK AVE. WILMINGTON, NC 28403
CURRENT OWNER:	BROTHERS THREE OF PALM COUNTY, INC. 1601 LIMPKIN CT WILMINGTON, NC 28403
TOTAL ACREAGE IN PROJECT BOUNDARY	± 0.36 ac. (15,535 S.F.)
EXISTING ONSITE IMPERVIOUS AREAS:	
BUILDING	1,988 S.F.
CONCRETE	182 S.F.
TOTAL	2,170 S.F. (14.0%)
EXISTING ONSITE IMPERVIOUS AREAS TO BE REMOVED:	
FRONT PORCH ON HOUSE	127 S.F.



REVISIONS

NO.	DESCRIPTION

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

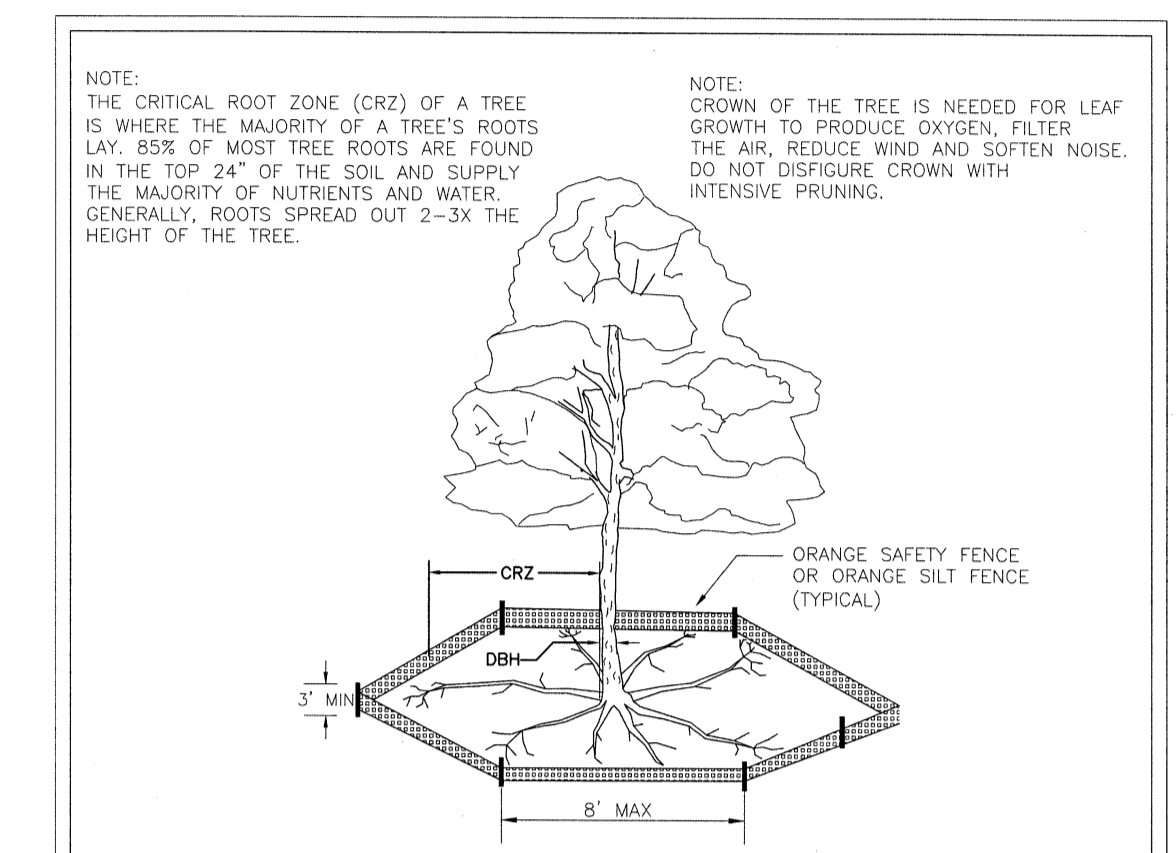
EXISTING CONDITIONS, DEMOLITION, & TREE REMOVAL/PROTECTION PLAN
FOR
CAMPBELL LANDSCAPE MANAGEMENT
CITY OF WILMINGTON
NEW HANOVER COUNTY, NC

PROFESSIONAL SEAL
NORTH CAROLINA
ENGINEER
032555
CHARLES D. CAMPBELL
3-23-18

CLIENT INFORMATION:
Brothers Three of Palm County Inc.
Steve Campbell
1601 Limpkin Ct.
Wilmington, NC 28403
910-471-2613
scampbell@blucoastrealstate.com

DRAWN:	JAE	SHEET SIZE:	24x36
CHECKED:	CDC	DATE:	3/23/2018
APPROVED:	CDC	SCALE:	1" = 10'
PROJECT NUMBER:	2018-008		

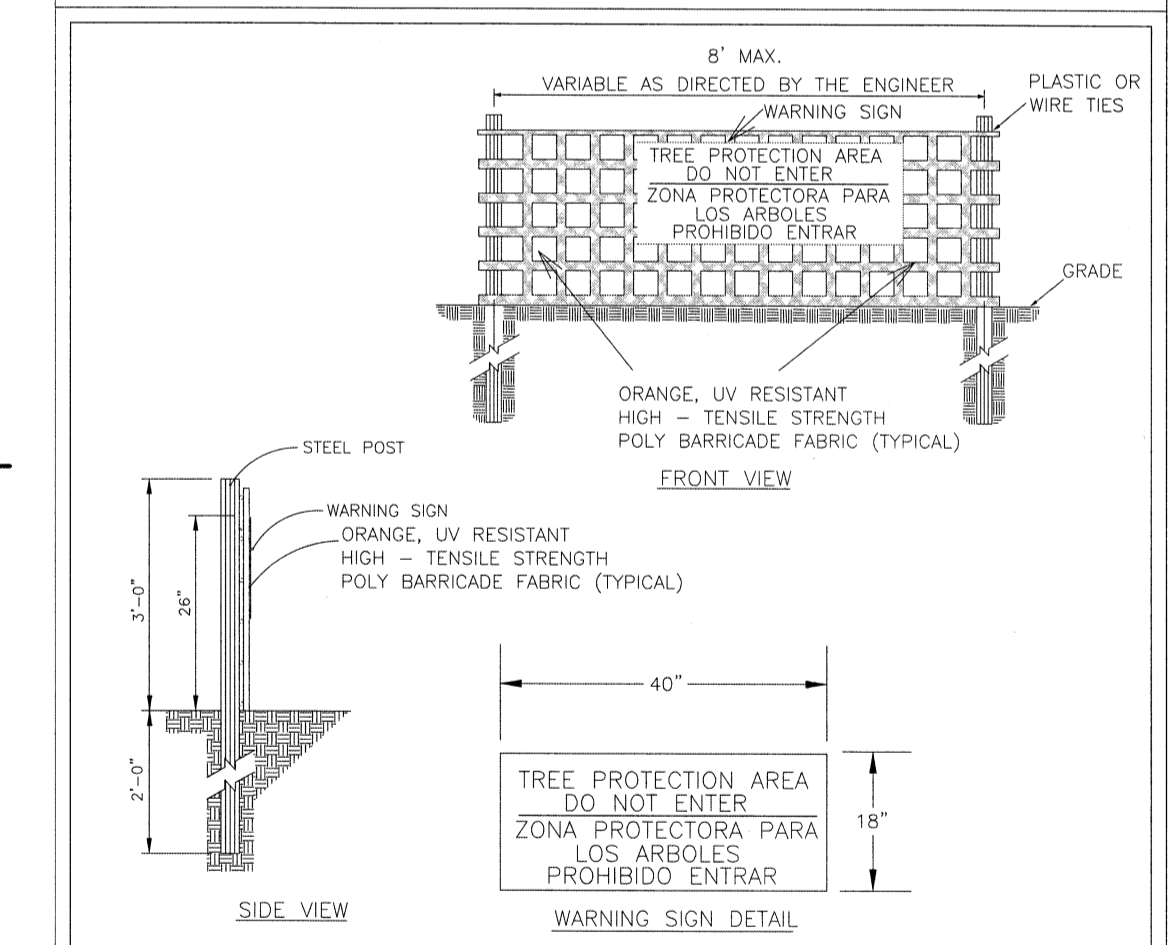
DRAWING NUMBER: **C-0**
1 OF 3



- NOTES:
- PROTECT CRITICAL ROOT ZONE (CRZ) OF TREES PRIOR TO CONSTRUCTION. CLEARLY MARK THE TREES AND ERECT A PROTECTIVE BARRIER AT THE CRZ. BARRIER SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
 - CRZ RADIUS IS 1 FT PER INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH). IF CONSTRUCTION OCCURS WITHIN THE CRZ, AT LEAST 12" OF MULCH AND/OR LOGGING MATS SHALL BE PLACED WHERE MACHINERY MANEUVERS TO REDUCE SOIL COMPACTION IN THIS ZONE.
 - WHERE SIDEWALKS AND PATHWAYS PASS WITHIN CRZ, EXTRA CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE ROOTS. ALTERNATE CONSTRUCTION METHODS, SUCH AS A REINFORCED SIDEWALK, SHALL BE IMPLEMENTED AS NECESSARY.
 - FOR ALL TREES, CUTTING OR LARGE STRUCTURAL ROOTS LOCATED NEAR THE BASE OF THE TRUNK IS PROHIBITED. DO NOT COMPACT SOIL BENEATH TREES. NO VEHICLE SHALL BE ALLOWED TO PARK UNDER TREES. NO MATERIALS OR EQUIPMENT SHALL BE STORED BENEATH TREES, DAMAGING THE BARK WITH LAWNMOWERS, CONSTRUCTION EQUIPMENT, OR ANYTHING ELSE IS PROHIBITED. CONTRACTOR SHALL REPAIR DAMAGE TO TREES.
 - FAILING TO INSTALL OR MAINTAIN PROTECTION MEASURES SHALL RESULT IN A STOP WORK ORDER AND FINE OF \$500/DAY. DISTURBANCE OTHER THAN THAT ALLOWED ON THE APPROVED PLAN WILL REQUIRE OWNER TO POST A LETTER OF CREDIT FOR 3 YRS FOR TREE MITIGATION.

STANDARD DETAIL

DATE:	JAN, 2015	TREE PROTECTION DURING CONSTRUCTION	SD 15-09
DRAWN BY:	JSR	SHEET 1 of 2	
CHECKED BY:	RDG, P.E.		
SCALE:	NOT TO SCALE		



- NOTES:
- THE TREE PROTECTION FENCING SHALL NOT BE VIOLATED FOR THE ENTIRE DURATION OF THE PROJECT WITHOUT APPROVAL FROM URBAN FORESTRY STAFF.
 - WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH, MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
 - SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER. FOR TREE PROTECTION AREAS LESS THAN 100' IN PERIMETER, PROVIDE NO LESS THAN TWO SIGNS PER PROTECTION AREA.
 - ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE AND SIGNS THROUGHOUT DURATION OF PROJECT.
 - TREE PROTECTION FENCING AND SIGNS SHALL BE REMOVED AFTER CONSTRUCTION.
 - ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF WILMINGTON, BASED ON ACTUAL FIELD CONDITIONS.

STANDARD DETAIL

DATE:	JAN, 2015	TREE PROTECTION DURING CONSTRUCTION	SD 15-09
DRAWN BY:	JSR	SHEET 2 of 2	
CHECKED BY:	RDG, P.E.		
SCALE:	NOT TO SCALE		

LEGEND

- TP - PROPERTY LINE
- - ADJACENT TREE PROTECTION FENCE
- ⊗ - TREES TO BE REMOVED
- ▨ - PROPOSED DEMO AREA

Scale: 1"=10'

- NOTES:
- PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES.
 - NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

Approved Construction Plan

Name: _____ Date: _____

Planning: _____

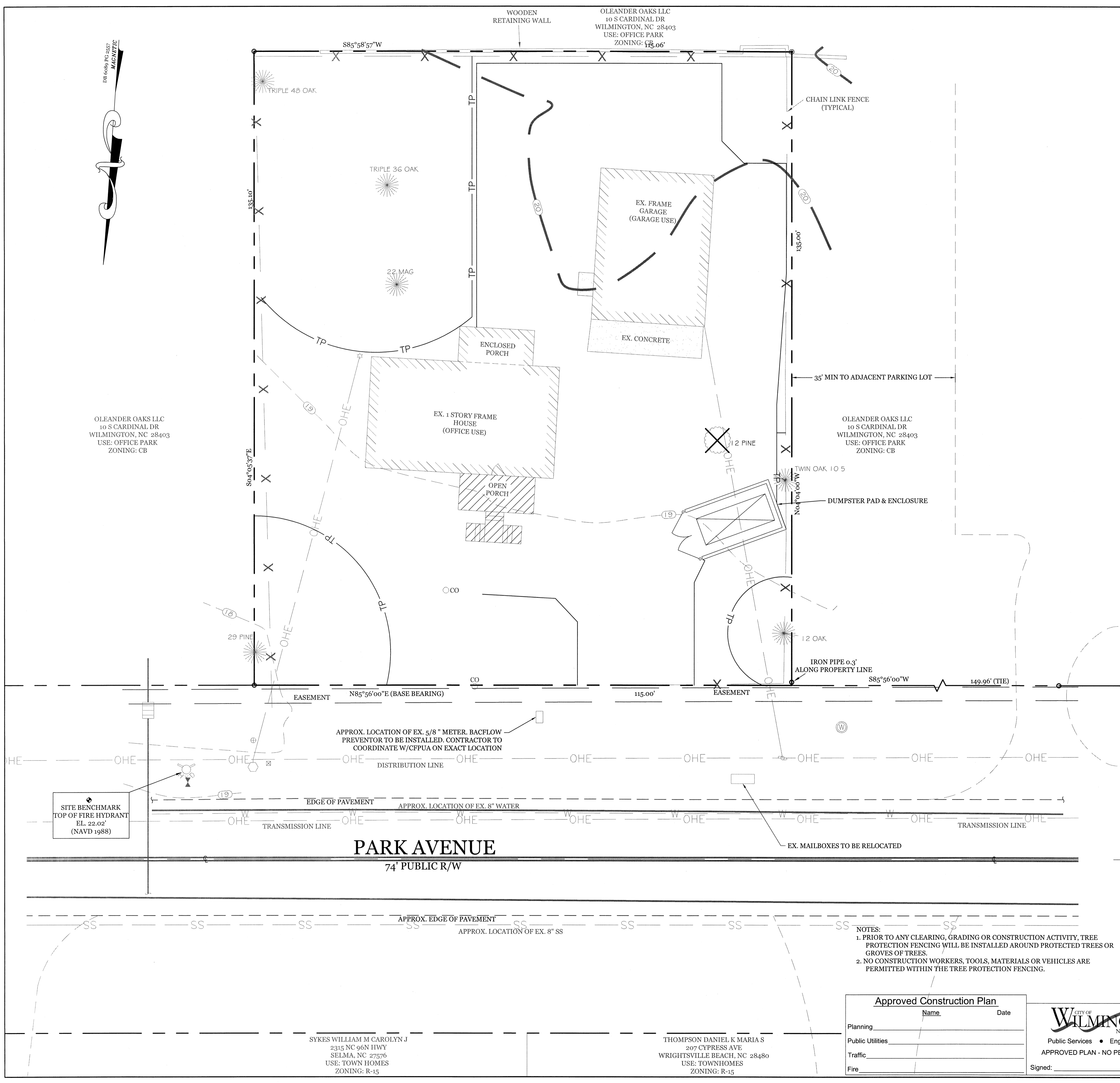
Public Utilities: _____

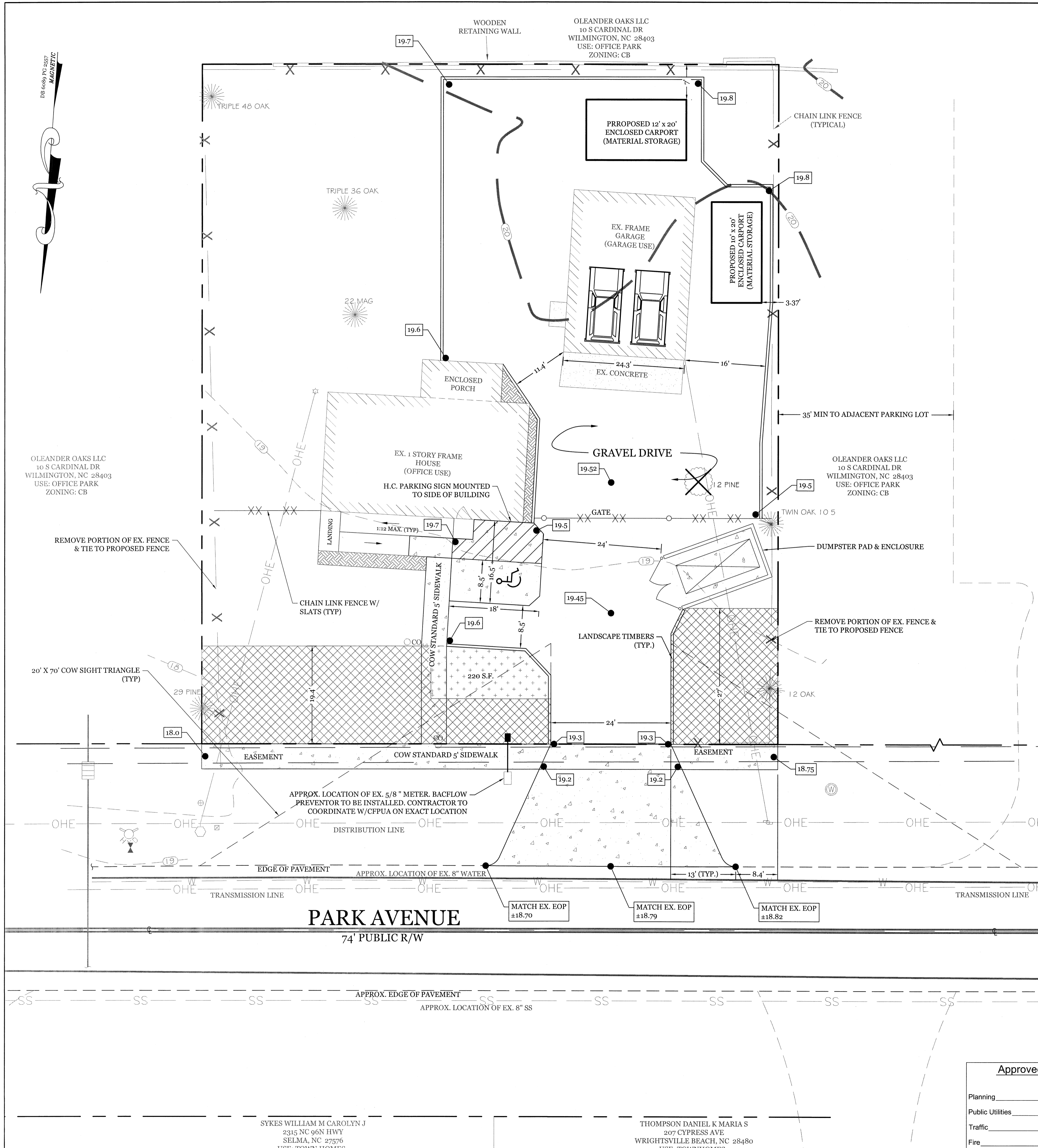
Traffic: _____

Fire: _____

City of Wilmington
Public Services • Engineering Division
APPROVED PLAN - NO PERMIT REQUIRED

Signed: _____





SITE DATA

PARCEL ID: R06207-003-006-000
 CURRENT ZONING: CB-COMMUNITY BUSINESS
 CAMA LAND USE CLASSIFICATION: WATERSHED RESOURCE PROTECTION
 PROJECT ADDRESS: 5712 PARK AVE, WILMINGTON, NC 28403
 CURRENT OWNER: BROTHERS THREE OF PALM COUNTY, INC. 1601 LIMPKIN CT WILMINGTON, NC 28403

TOTAL ACREAGE IN PROJECT BOUNDARY: ±0.36 ac. (15,535 S.F.)
 BUILDING SIZE: ±892 SF GFA (±955 SF ROOF)
 BUILDING HEIGHT: ±16' (1 STORY)
 BUILDING SETBACKS:
 FRONT: REQUIRED= 20' EXISTING= 36.4'
 SIDE: REQUIRED= 0' EXISTING= 23.6 L/16.6 R
 REAR: REQUIRED= 10' EXISTING= 24.8'

CALCULATION FOR BUILDING COVERAGE:
 PROPOSED COVERAGE (All Buildings): 2,180 S.F. + 15,535 S.F. = 14.0%

PROPOSED ONSITE IMPERVIOUS AREAS:
 ENCLOSED CARPORTS: 440 S.F.
 CONCRETE (Sidewalk, Dumpster): 671 S.F.
 TOTAL: 1,111 S.F.

TOTAL ONSITE IMPERVIOUS AREA:
 PROPOSED ONSITE IMPERVIOUS AREA: 1,111 S.F.
 EX. ONSITE IMP. AREA TO REMAIN: 2,043 S.F.
 TOTAL: 3,154 S.F. (20.3%)

PROPOSED ONSITE PERVIOUS AREAS:
 GRAVEL DRIVE AREA: 6,195 S.F. (100% PERVIOUS)

PROPOSED OFFSITE IMPERVIOUS AREAS:
 CONCRETE SIDEWALK/DRIVE APRON: 1,296 S.F.

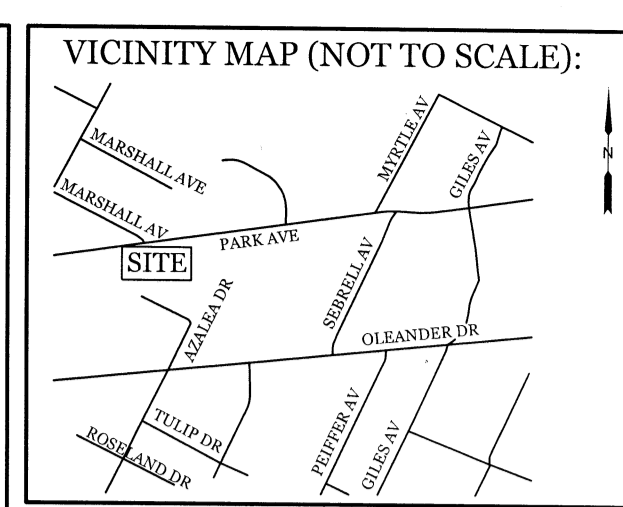
PARKING REQUIRED: (892 SF GFA)
 MIN: 1 SPACE/ 300 S.F. = 3 SPACES (1 H.C.)
 MAX: 1 SPACE/ 200 S.F. = 5 SPACES (1 H.C.)

PARKING PROVIDED: 4 SPACES (1 H.C.)

FOUNDATION PLANTINGS: (66 LF X 12' FAÇADE X 12%)
 REQUIRED: 95 S.F.
 PROVIDED: 114 S.F.

STREETYARD REQUIREMENT: (9' MIN & 27' MAX WIDTH)
 REQUIRED: 91 LF X 18' = 1,638 S.F.
 PROVIDED: 1,673 S.F.

EXISTING SEWER AND WATER DEMAND: 240 GPD
 PROPOSED SEWER AND WATER DEMAND: @ 25 GAL/PERSON = 125 GPD



REVISIONS

NO.	DESCRIPTION

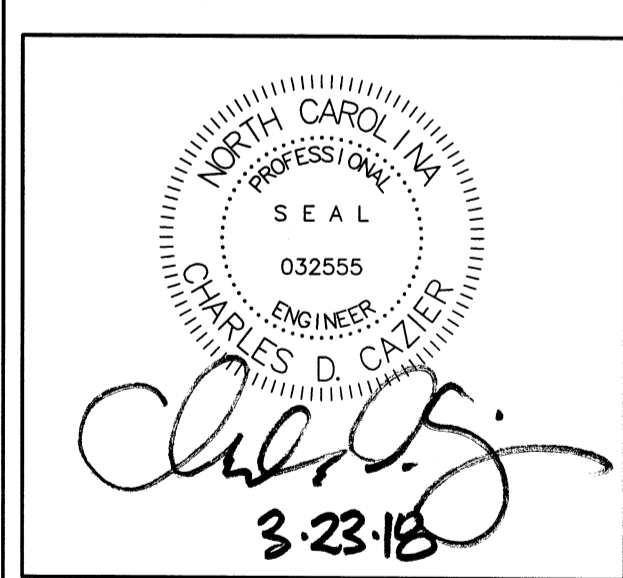
INTRACOASTAL ENGINEERING, PLLC
 5725 Oleander Dr. Unit E-7
 Wilmington, North Carolina 28403
 Phone: 910.859.8983
 Email: charlie@intracoastalengineering.com
 License Number: P-0662

- SITE & SURVEY NOTES:**
- THIS LOT IS LOCATED IN ZONE X AS PER FIRM COMMUNITY # 370171, MAP # 3720314600 - J, DATED: APRIL 3, 2006.
 - EXISTING SURVEYING PERFORMED BY PATRICK C. BRISTOW, NC PLS# L-4148
- DEVELOPMENT NOTES:**
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.
 - PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.

- UTILITY NOTES:**
- EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS.
 - ALL PROPOSED UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
 - ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CFWA TECHNICAL SPECIFICATIONS & STANDARDS.
 - PROJECT SHALL COMPLY WITH CFWA 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.
 - ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCOCHR OR ASSE.
 - 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.
 - IF CONTRACTOR DESIRES CFWA 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.
 - 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.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OR EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. 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.
 - 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.
 - THE PROCESS FOR TELEPHONE CABLE PLACEMENT: * FINAL GRADE WILL NEED TO BE ESTABLISHED. * POWER WILL PLACE THEIR CABLE FIRST - APPROXIMATELY 3' DEEP. * BELLSOUTH & CABLE TV WILL THEN PLACE THEIR CABLE AT APPROXIMATELY 2' DEEP.
 - SOLID WASTE DISPOSAL BY COW CURBSIDE SERVICE.
 - SITE TO UTILIZE EXISTING WATER AND SEWER SERVICES.

- GENERAL TRAFFIC NOTES:**
- ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS OFF THE R/W TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 - ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS. [DETAIL SD 15-13 & SD 11-3 COWF TECH STDS]
 - ALL SIGNS AND PAVEMENT MARKINGS OFF RIGHT OF WAY ARE TO MEET/BE MAINTAINED TO MUTCD (MANUAL) ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS. [DETAIL SD 15-13 & SD 11-3 COWF 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.
 - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 - 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:**
- 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.

SITE, GRADING, AND UTILITIES PLAN
 FOR
CAMPBELL LANDSCAPE MANAGEMENT
 CITY OF WILMINGTON
 NEW HANOVER COUNTY, NC



CLIENT INFORMATION:
 Brothers Three Of Palm County Inc.
 Steve Campbell
 1601 Limpkin Ct.
 Wilmington, NC 28403
 910-471-2613
 scampbell@bluecoastrealstate.com

DRAWN: JAE	SHEET SIZE: 24X36
CHECKED: CDC	DATE: 3/23/2018
APPROVED: CDC	SCALE: 1" = 10'
PROJECT NUMBER: 2018-008	

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

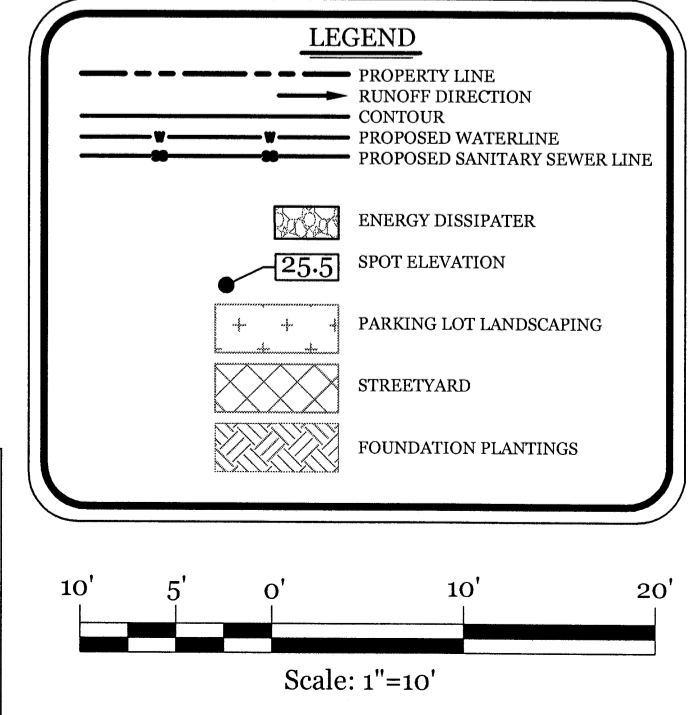
Approved Construction Plan

Name: _____ Date: _____

Planning: _____
 Public Utilities: _____
 Traffic: _____
 Fire: _____

City of Wilmington
 NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED PLAN - NO PERMIT REQUIRED

Signed: _____



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 2315 NC 96N HWY
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 USE: TOWN HOMES

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 USE: TOWN HOMES

