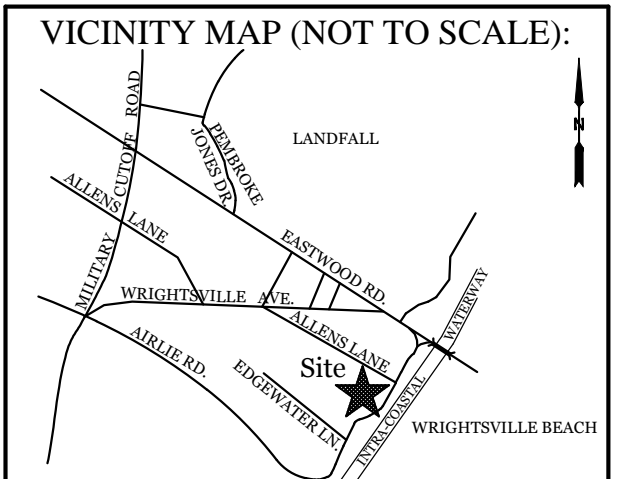


SITE DATA

PARCEL ID: R05718-009-020-000
CURRENT ZONING: R-5 (CD) CD-13-117 & SU-7-117
PROPOSED ZONING: R-5 (CD) CD-13-117 & SU-7-117
CAMA LAND USE CLASSIFICATION: CONSERVATION & WATERSHED RESOURCE PROTECTION
PROJECT ADDRESS: 1308 AIRLIE RD. WILMINGTON, NC 28403
CURRENT OWNER: JIMMY WARREN, LLC
 206 CAUSEWAY DR., UNIT 171
 WRIGHTSVILLE BEACH, NC 28480

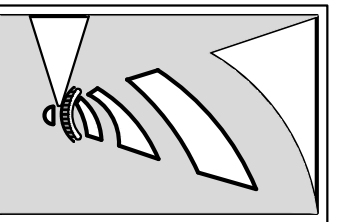
TOTAL ACREAGE IN PROJECT BOUNDARY ± 0.7 ac. (30,616 S.F.)
TOTAL DISTURBED AREA: 0.7 AC.
EXISTING ON-SITE IMPERVIOUS AREAS:
 GRAVEL PARKING: 21,340 S.F.
EXISTING ON-SITE IMPERVIOUS AREAS TO BE REMOVED:
 GRAVEL PARKING: 5,462 S.F.
SOIL TYPE: Be (Baymeade Fine Sand) 100.0%
 (Per the USDA websoil survey map)



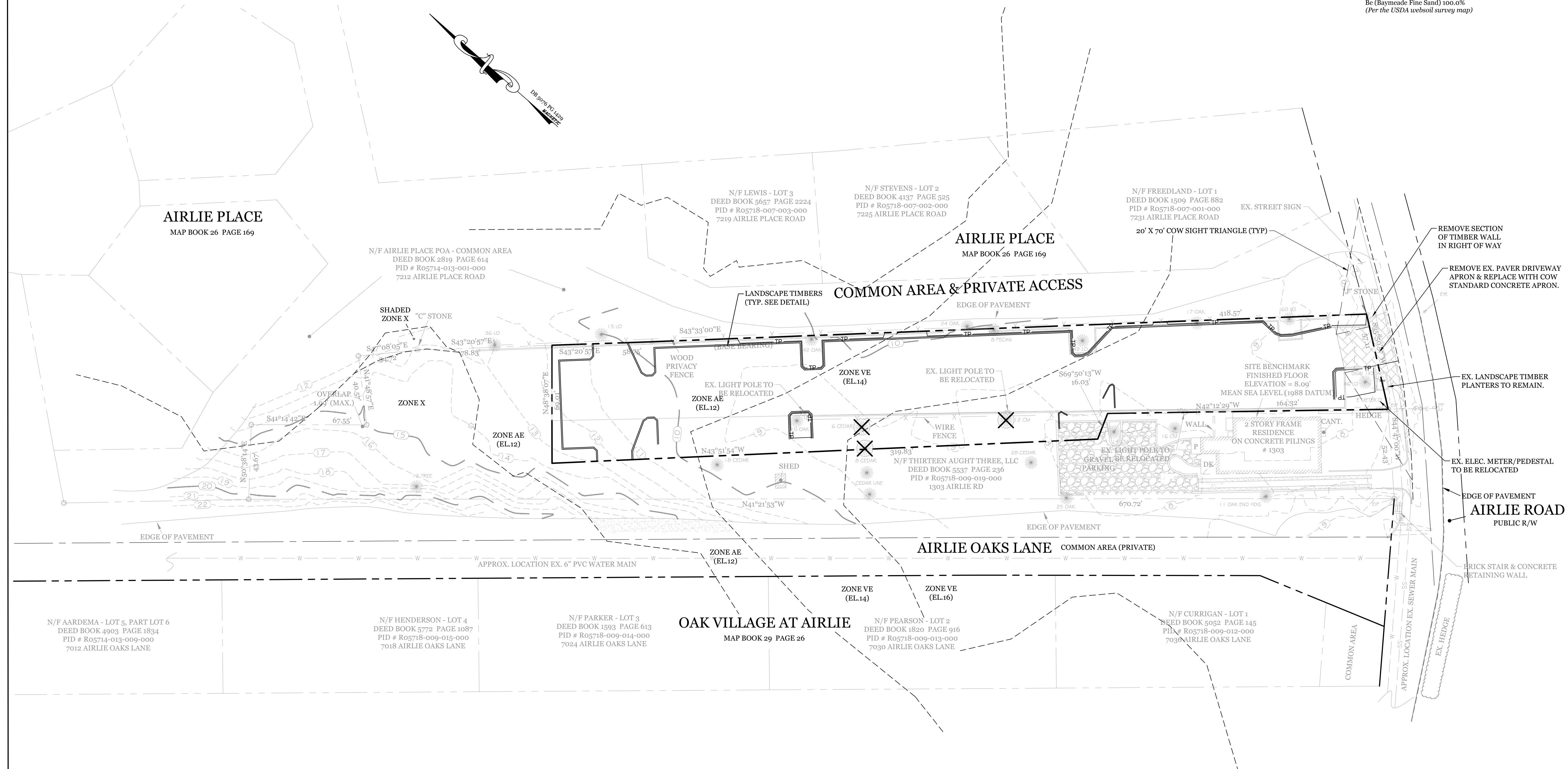
REVISIONS

NO.	DATE	DESCRIPTION
11-2-21		REVISED SITE DATA TABLE.

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



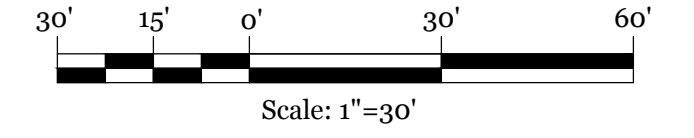
EXISTING CONDITIONS & TREE REMOVAL/ PROTECTION PLAN
 FOR
DOCKSIDE PLACE
 WILMINGTON, NC



- NOTES:**
- EXISTING SURVEY DATA PROVIDED BY VERNON DEREK DANFORD, PLS # L-4528
 - NO WETLANDS EXIST ON SITE.
 - THIS PROPERTY IS NOT AFFECTED BY AN AEC.
 - NO CONSERVATION RESOURCES EXIST ON SITE.
 - THIS PROPERTY IS NOT AFFECTED BY ANY HISTORIC OR ARCHAEOLOGICAL SITES.
 - PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, A CONSTRUCTION ENTRANCE AND SILT FENCING SHALL BE INSTALLED.
 - 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.
 - TREE PROTECTION SIGNAGE SHALL BE ADDED ALONG THE LIMITS OF DISTURBANCE ADJACENT TO TREES EVERY 100' TO PROTECT TREES ADJACENT TO THE CONSTRUCTION SITE.

LEGEND

	PROPERTY LINE
	PROPOSED LOT LINE
	ADJOINER
	EX. BRICK PAVERS

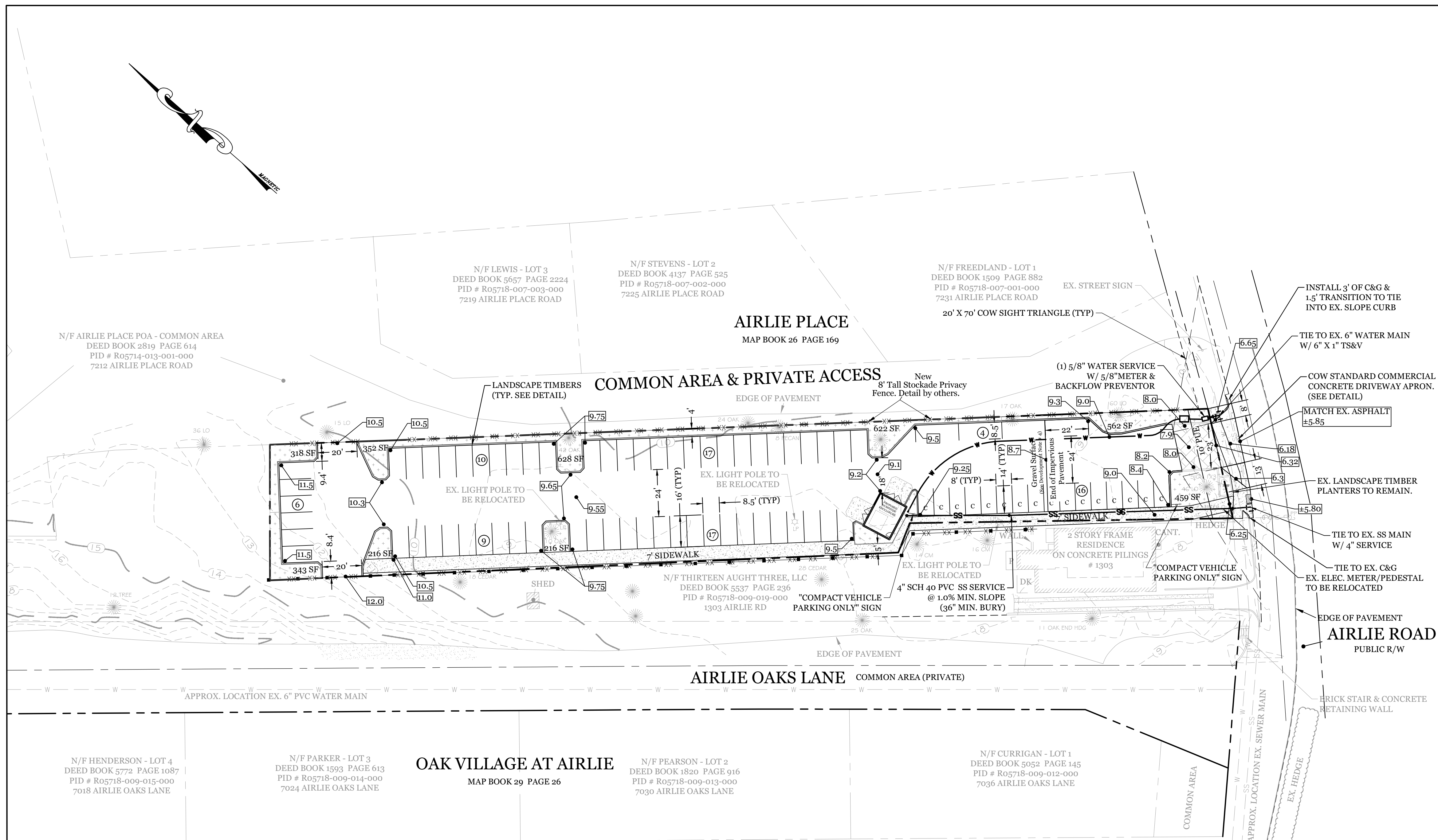


CLIENT INFORMATION:

Jimmy Warren, LLC
 Doug Leech
 206 Causeway Dr., Unit 171
 Wrightsville Beach, NC 28480
 910-208-0733

DRAWN:	JAE	SHEET SIZE:	24x36
CHECKED:	CDC	DATE:	1/29/18
APPROVED:	CDC	SCALE:	1" = 30'
PROJECT NUMBER:	2021-037		

DRAWING NUMBER: **C-0**



SITE DATA

PARCEL ID: R05718-009-020-000
 CURRENT ZONING: R-5 (CD) CD-13-117 & SU-7-117
 PROPOSED ZONING: R-5 (CD) CD-13-117 & SU-7-117
 CAMA LAND USE CLASSIFICATION: CONSERVATION & WATERSHED RESOURCE PROTECTION
 PROJECT ADDRESS: 1308 AIRLIE RD. WILMINGTON, NC 28403
 CURRENT OWNER: JIMMY WARREN, LLC 206 CAUSEWAY DR., UNIT 171 WRIGHTSVILLE BEACH, NC 28480

TOTAL ACREAGE IN PROJECT BOUNDARY: ± 0.7 ac. (30,616 S.F.)

PROPOSED USE: PARKING FACILITY

BUILDING SIZE: 4,095 S.F. (ROOF)

BUILDING HEIGHT: ± 32' - 2 STORY (35' MAX)

BUILDING SETBACKS:
 FRONT: REQUIRED= 20'
 SIDE: REQUIRED= 7'
 REAR: REQUIRED= 15'

CALCULATION FOR BUILDING COVERAGE:
 PROPOSED COVERAGE: 300 S.F. ÷ 30,616 S.F. = 0.98%

EXISTING ON-SITE IMPERVIOUS AREAS TO REMAIN:
 GRAVEL PARKING: 15,878 S.F.

PROPOSED ON-SITE IMPERVIOUS AREAS:
 DUMPSTER "HOUSE": 300 S.F.
 GRAVEL PARKING: 3,615 S.F.
 PAVED PARKING: 2,735 S.F.
 CONCRETE SIDEWALK: 3,343 S.F.
 TOTAL: 9,993 S.F.

TOTAL ON-SITE IMPERVIOUS AREA:
 PROPOSED: 9,993 S.F.
 EXISTING TO REMAIN: 15,878 S.F.
 TOTAL: 25,871 S.F. ÷ 30,616 S.F. = 84.5%

EXISTING SEWER & WATER DEMAND:
 SEWER = 0 GPD
 WATER = 0 GPD

PROPOSED SEWER & WATER DEMAND:
 SEWER = 30 GPD
 WATER = 50 GPD

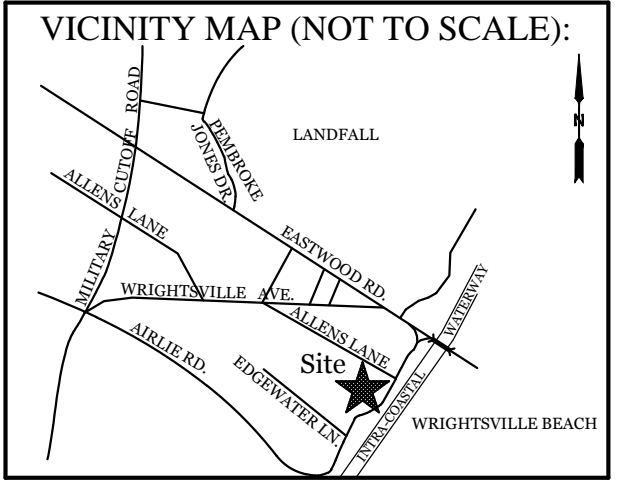
PROPOSED PARKING:
 STANDARD SIZE: 63 SPACES
 COMPACT SIZE: 16 SPACES
 TOTAL: 79 SPACES

EXISTING SEWER AND WATER DEMAND: 0 GPD

PROPOSED SEWER AND WATER DEMAND:
 SEWER = 30 GPD
 WATER = 50 GPD

ESTIMATED TRIP GENERATION: (Per Trip Generation Manual, 10th Edition):
 PARKING LOT AM PEAK: 0° PM PEAK: 0° DAILY: 0°

*EXISTING PARKING FACILITY WITH NO INCREASE IN PARKING PROPOSED.



REVISIONS

2-14-17	REVISED DUMPSTER ENCLOSURE AND ADJACENT PARKING AREAS.
11-2-21	REVISED SITE DATA TABLE.
1-11-22	REVISED PER TRC COMMENTS.

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, GRADING, DRAINAGE, & UTILITY PLAN

FOR

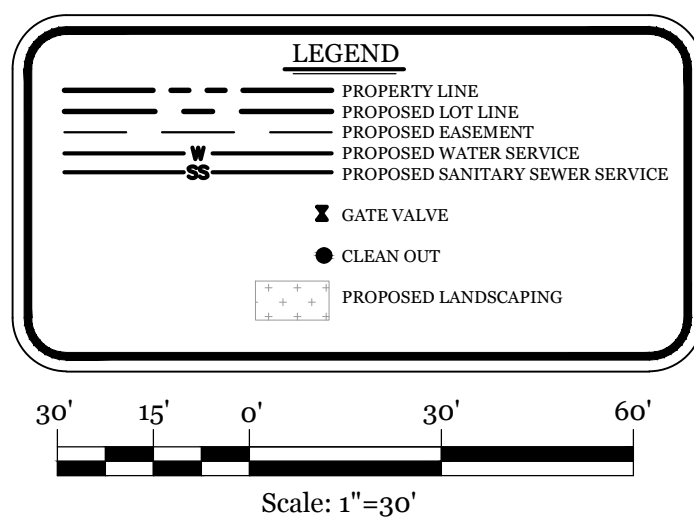
DOCKSIDE PLACE

WILMINGTON, NC

- 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.
 - PROPOSED INTERIOR SIDEWALK MAY BE CONSTRUCTED AS DECORATIVE STONE WALKWAY WITH HEADER CURB IF OWNER DECIDES FOR THIS OPTION.
 - EXISTING GRAVEL TO BE UTILIZED FOR GRAVEL PARKING AREA. TOP COAT OF MAXIMUM OF 2" OF WASHED #57 STONE TO BE USED.
 - CONTRACTOR TO COORDINATE WITH OWNER ON PARKING CROSS SECTION ADJACENT TO EXISTING RESIDENCE.
 - DUMPSTER(S) TO BE EMPTIED DURING NON-BUSINESS HOURS.
- UTILITY NOTES:**
- 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 CFPWA TECHNICAL SPECIFICATIONS & STANDARDS.
 - PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS 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 CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCOCCHER 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 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.
 - 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 OF EXISTING UTILITIES DURING CONSTRUCTION. CALL NCS1 AT 811 OR 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.
- 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 15-13 COWF 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 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.
 - 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 COWF 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'.
- FIRE & SAFETY NOTES:**
- CONSTRUCTION TYPE: 5B C
 - 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.

- R-5 (CD) CONDITIONS (CD-13-117):**
- 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 REZONING REQUEST 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 NE EFFECT AND PROCEEDINGS SHALL BE INSTITUTED TO REZONE THE PROPERTY TO ITS PVIOUS ZONING CLASSIFICATION.
 - THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN ACCORDANCE WITH THE PLAN AS SUBMITTED 12/19/16 AND APPROVED. THE PERMITTED USE SHALL BE RESTRICTED AND EXISTING RESIDENTIAL STRUCTURE TO REMAIN AND FOR THE ADDITION OF TWO SINGLE FAMILY RESIDENTIAL LOTS, AND ONE ACCESSORY APARTMENT.
 - ALL EXISTING PROTECTED TREES NOT IMPACTED BY ESSENTIAL SITE IMPROVEMENTS SHALL BE PRESERVED OR MITIGATED.
 - EXTERIOR SITE LIGHTING SHALL BE INSTALLED SO AS NOT TO SHINE DIRECTLY ONTO ADJACENT PARCELS AND SHALL BE LIMITED TO FULL CUTOFF TYPE FIXTURES.
 - A CONCEPTUAL SITE LIGHTING PLAN SHALL BE SUBMITTED PRIOR TO CONSTRUCTION RELEASE.
 - ANY FREESTANDING SIGN(S) ON THE SITE SHALL BE MONUMENT STYLE WITH LANDSCAPING AROUND THE BASE OF THE SIGN.
 - TREE PROTECTION FENCING SHALL BE INSTALLED ALONG ALL PROTECTED TREES WITH SIGNAGE OF NO MATERIAL STORAGE IN ENGLISH AND SPANISH.
 - THE APPLICANT SHALL CONTRACT WITH A BONDED FENCE INSTALLER TO REPLACE THE EXISTING FENCE ALONG AIRLIE PLACE SUBDIVISION COMMON BOUNDARY WITH A NEW 8' HIGH SCREENING FENCE FOR THE LENGTH OF THE NEW COMMERCIAL PARKING AREA. THE FENCE SHALL BE MAINTAINED TO ASSURE CONTINUED VISUAL SCREENING AND TO PREVENT PEOPLE AND/OR VEHICLES FROM CROSSING THAT PROPERTY LINE, INCLUDING REPAIR OF ANY DAMAGE CAUSED BY CUSTOMERS OF THE ESTABLISHMENT.
 - PARKING FOR THE TWO RESIDENTIAL LOTS IN THE REAR OF THE SITE SHALL BE UNDERNEATH THE PROPOSED STRUCTURES.
 - ALL APPLICABLE CITY, STATE AND FEDERAL REGULATIONS SHALL BE FOLLOWED.
 - THE RELOCATED SOLID WASTE FACILITY SHALL BE A COVERED & GATED ENCLOSURE WITH BEST MANAGEMENT PRACTICES TO MAXIMIZE NOISE AND ODOR CONTROL, INCLUDING ELECTRICITY AND WATER SERVICE.
- *CONDITION 7, 10 & 13 DO NOT APPLY TO THE R-5 (CD) REZONING.

- SUP CONDITIONS (SU-7-117):**
- 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 REZONING REQUEST 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 NE EFFECT AND PROCEEDINGS SHALL BE INSTITUTED TO REZONE THE PROPERTY TO ITS PVIOUS ZONING CLASSIFICATION.
 - THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN ACCORDANCE WITH THE PLAN AS SUBMITTED 12/19/16 AND APPROVED. THE PERMITTED USE SHALL BE RESTRICTED TO ALLOW AN EXISTING, NON-CONFORMING PARKING AREA TO EXPAND AND BE IMPROVED FOR A TOTAL OF 80 PARKING SPACES AND TO ALLOW THE LOT TO BE RECOMBINED.
 - ALL EXISTING PROTECTED TREES NOT IMPACTED BY ESSENTIAL SITE IMPROVEMENTS SHALL BE PRESERVED OR MITIGATED.
 - EXTERIOR SITE LIGHTING SHALL BE INSTALLED SO AS NOT TO SHINE DIRECTLY ONTO ADJACENT PARCELS AND SHALL BE LIMITED TO FULL CUTOFF TYPE FIXTURES.
 - A CONCEPTUAL SITE LIGHTING PLAN SHALL BE SUBMITTED PRIOR TO CONSTRUCTION RELEASE.
 - ANY FREESTANDING SIGN(S) ON THE SITE SHALL BE MONUMENT STYLE WITH LANDSCAPING AROUND THE BASE OF THE SIGN.
 - TREE PROTECTION FENCING SHALL BE INSTALLED ALONG ALL PROTECTED TREES WITH SIGNAGE OF NO MATERIAL STORAGE IN ENGLISH AND SPANISH.
 - THE APPLICANT SHALL CONTRACT WITH A BONDED FENCE INSTALLER TO REPLACE THE EXISTING FENCE ALONG AIRLIE PLACE SUBDIVISION COMMON BOUNDARY WITH A NEW 8' HIGH SCREENING FENCE FOR THE LENGTH OF THE NEW COMMERCIAL PARKING AREA. THE FENCE SHALL BE MAINTAINED TO ASSURE CONTINUED VISUAL SCREENING AND TO PREVENT PEOPLE AND/OR VEHICLES FROM CROSSING THAT PROPERTY LINE, INCLUDING REPAIR OF ANY DAMAGE CAUSED BY CUSTOMERS OF THE ESTABLISHMENT.
 - THE RELOCATED SOLID WASTE FACILITY SHALL BE A COVERED & GATED ENCLOSURE WITH BEST MANAGEMENT PRACTICES TO MAXIMIZE NOISE AND ODOR CONTROL, INCLUDING ELECTRICITY AND WATER SERVICE.
 - ALL APPLICABLE CITY, STATE AND FEDERAL REGULATIONS SHALL BE FOLLOWED.
- *CONDITION 7 DOES NOT APPLY TO THE R-5 (CD) REZONING.



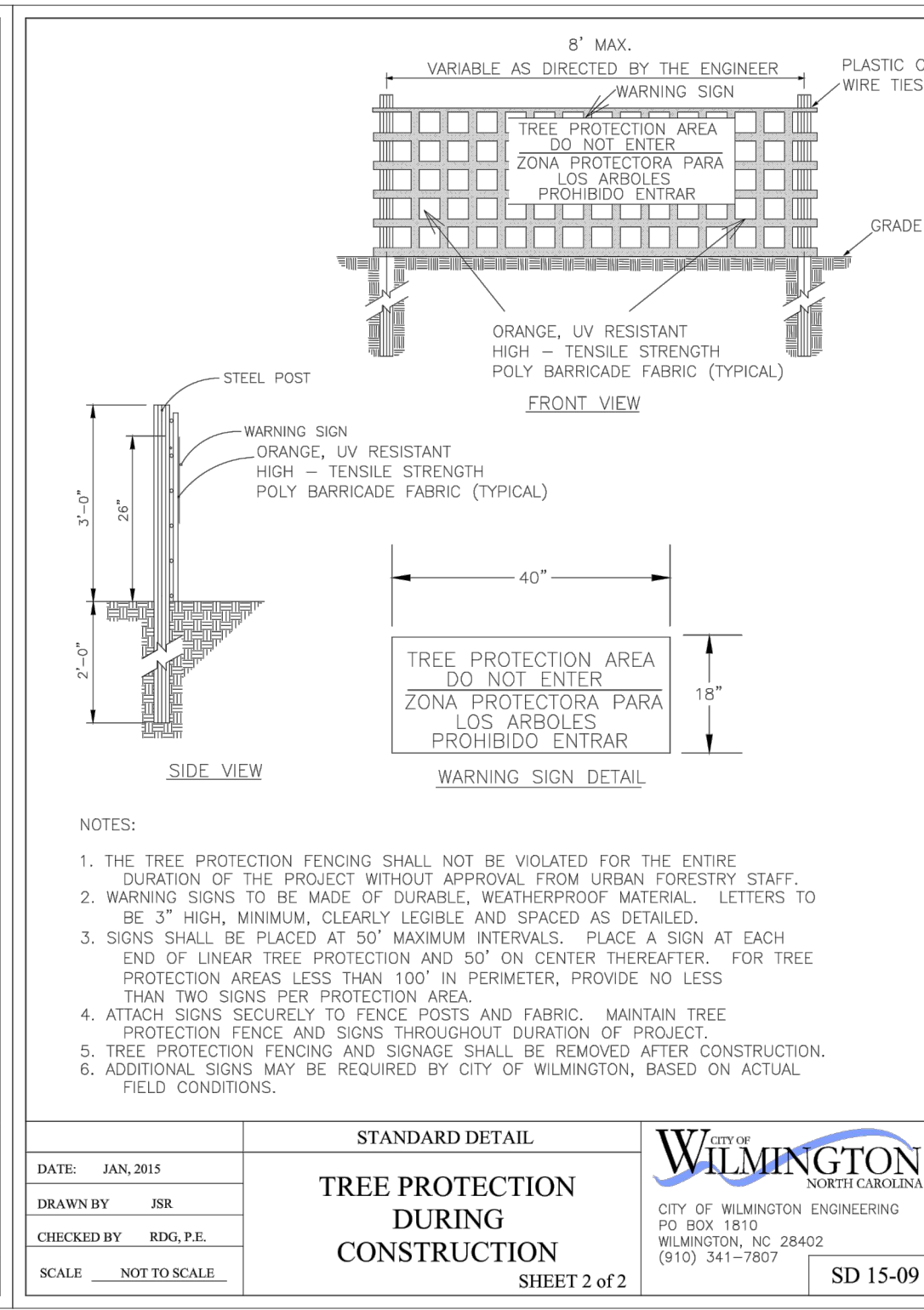
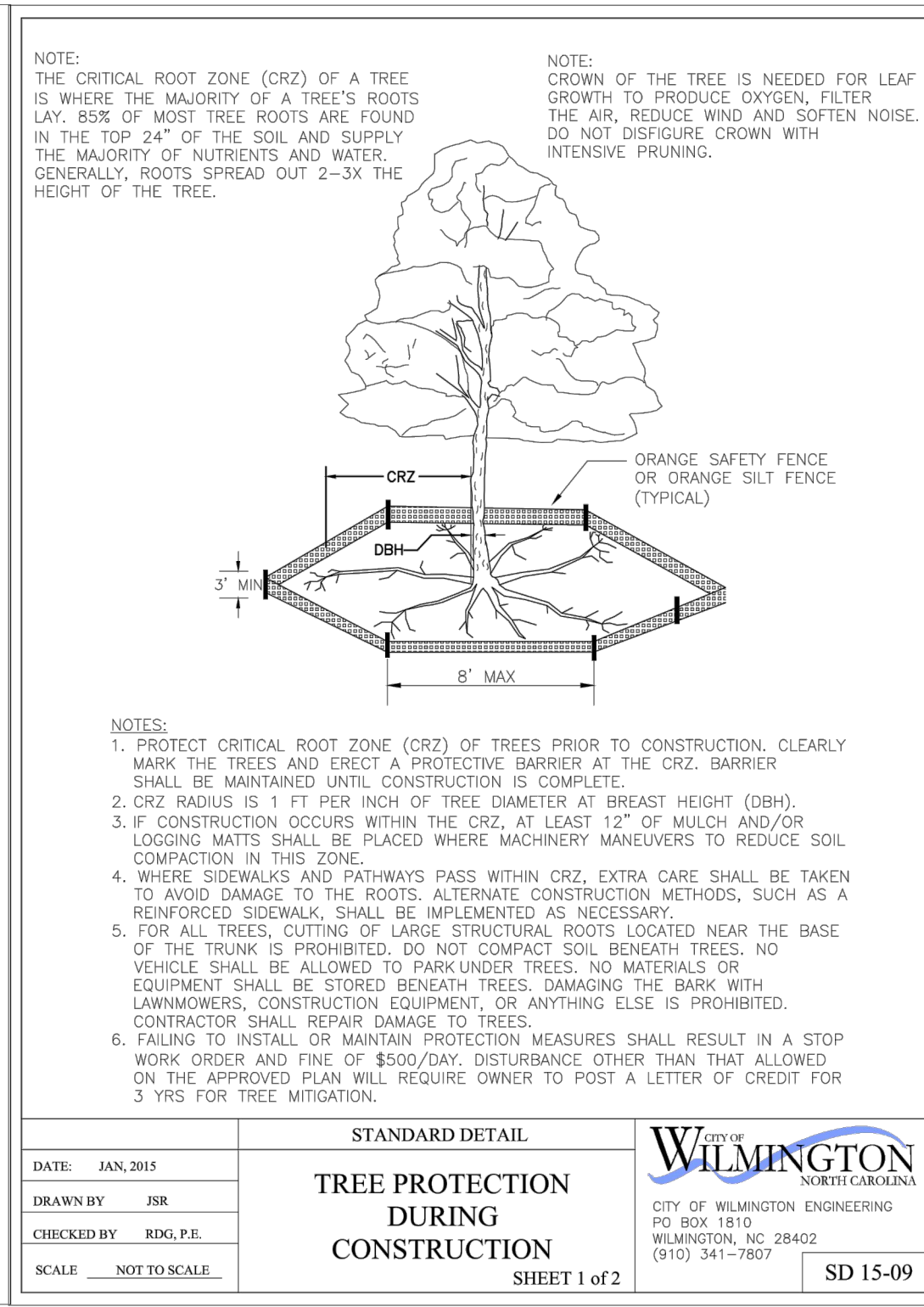
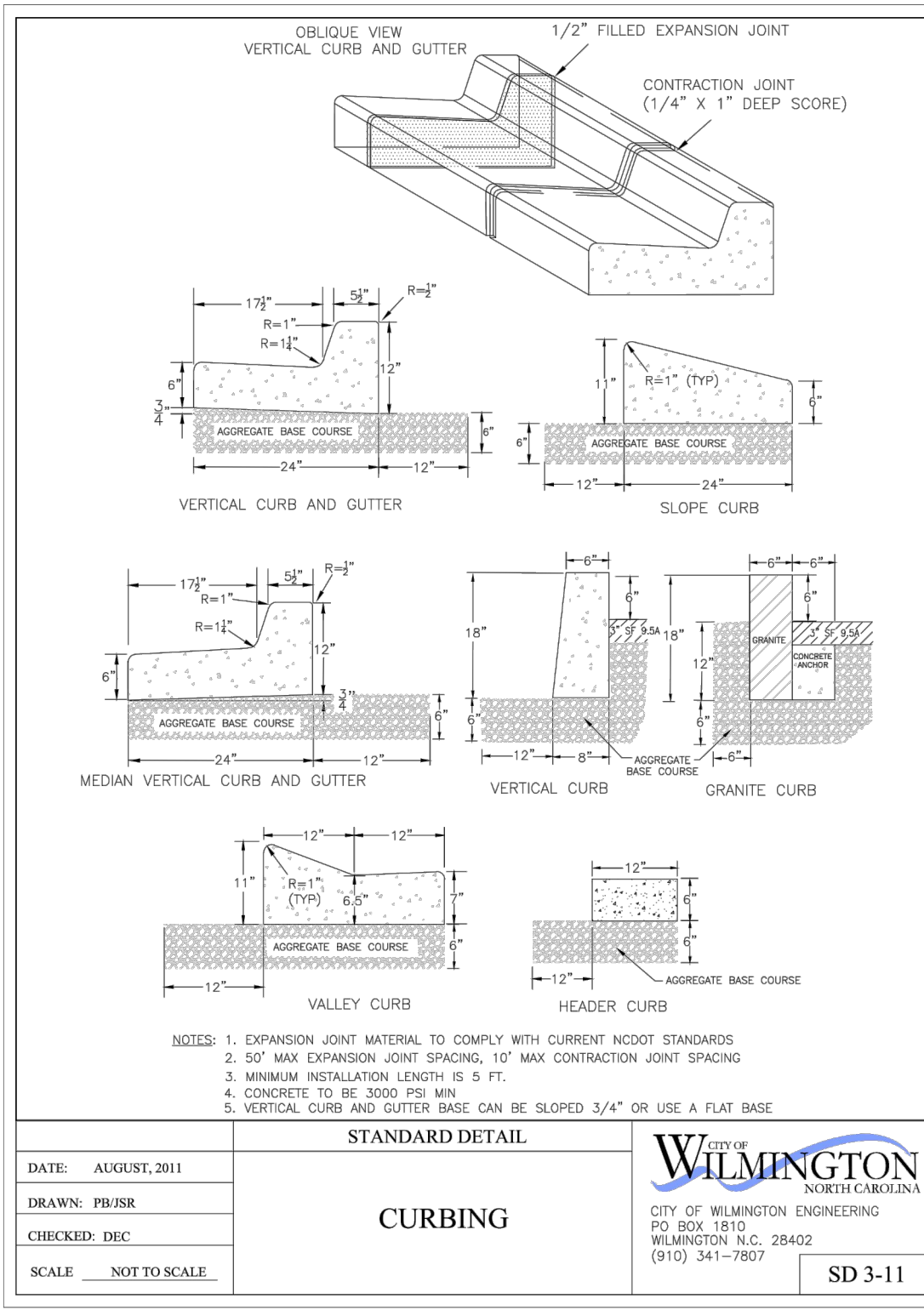
CLIENT INFORMATION:

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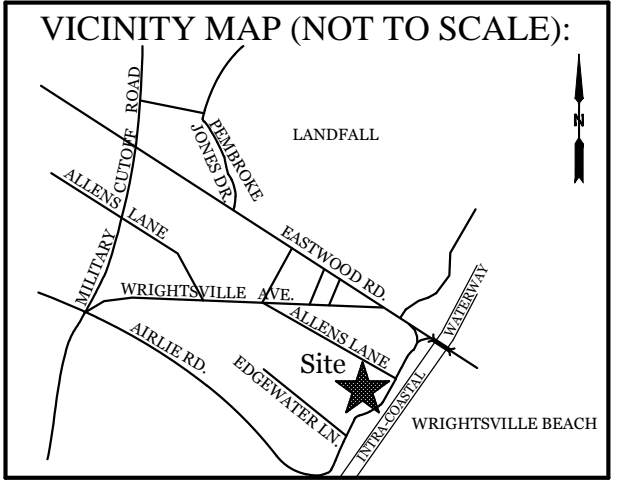
DRAWN: JAE	SHEET SIZE: 24x36
CHECKED: CDC	DATE: 1/29/18
APPROVED: CDC	SCALE: 1" = 30'
PROJECT NUMBER: 2021-037	

DRAWING NUMBER: **C-1**

20F4



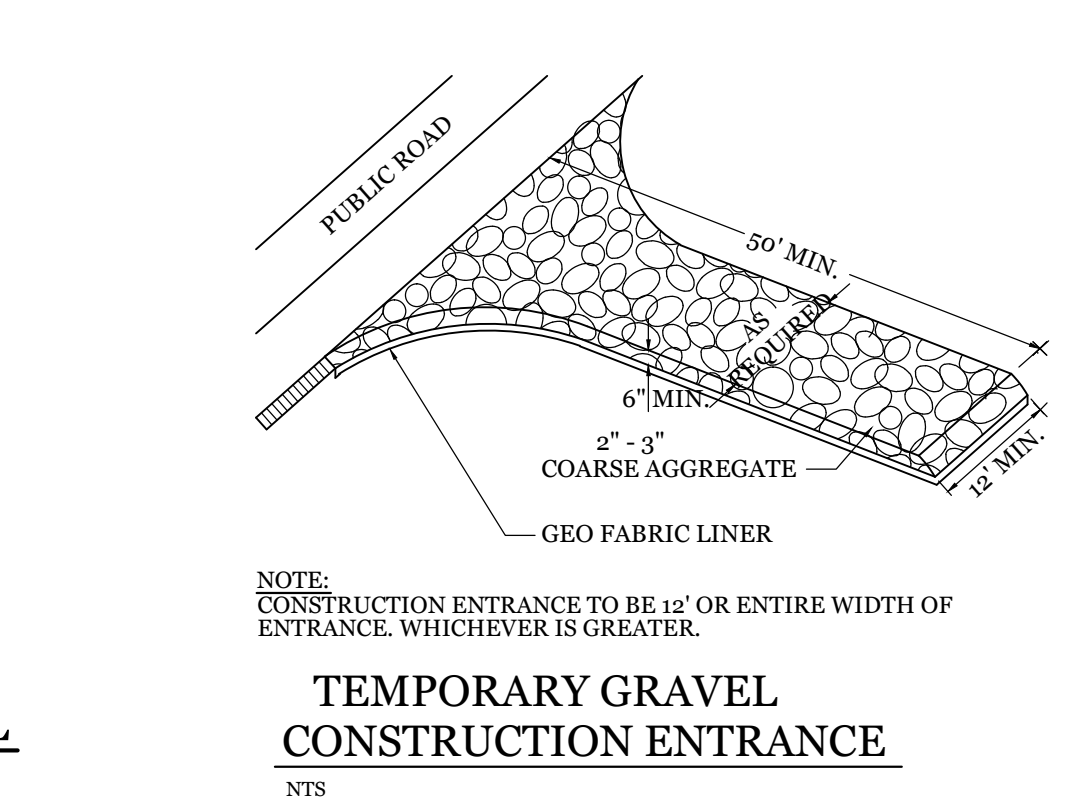
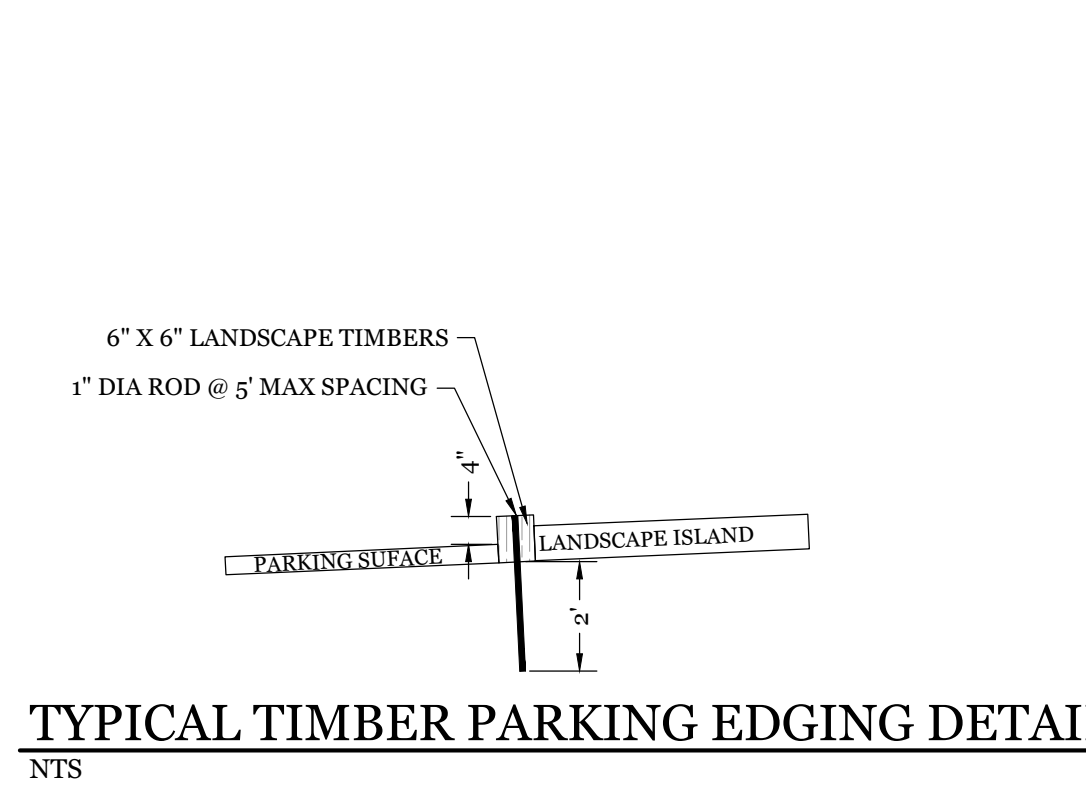
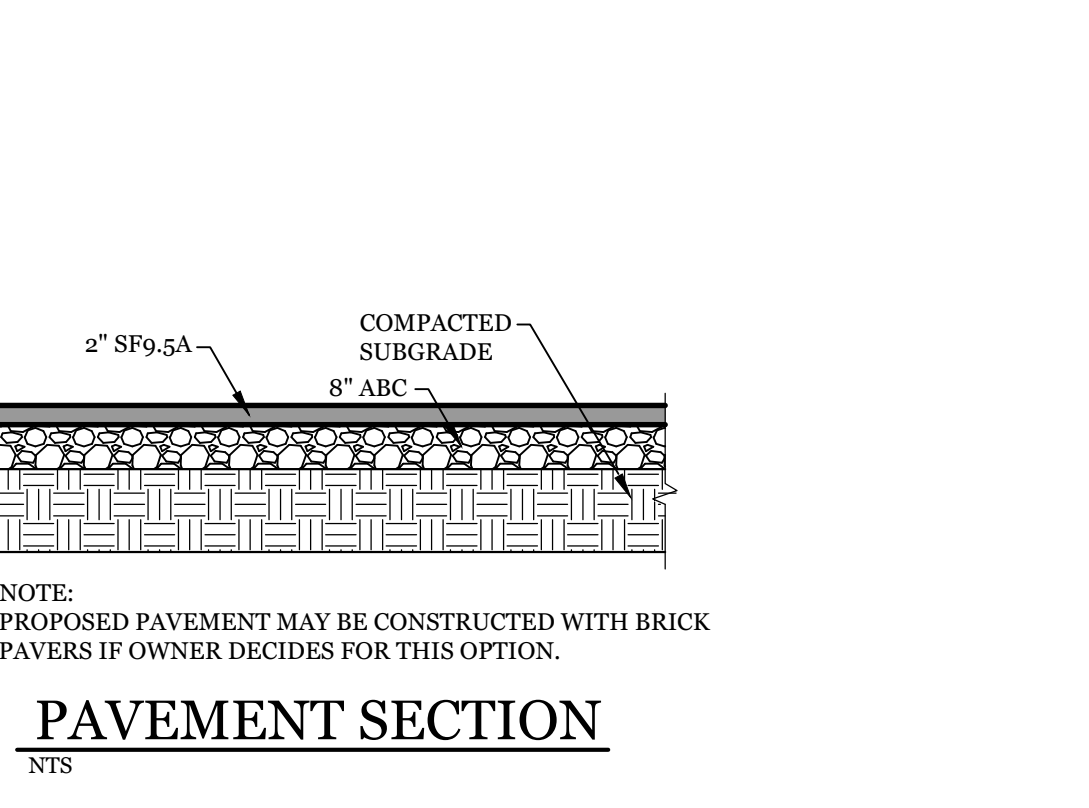
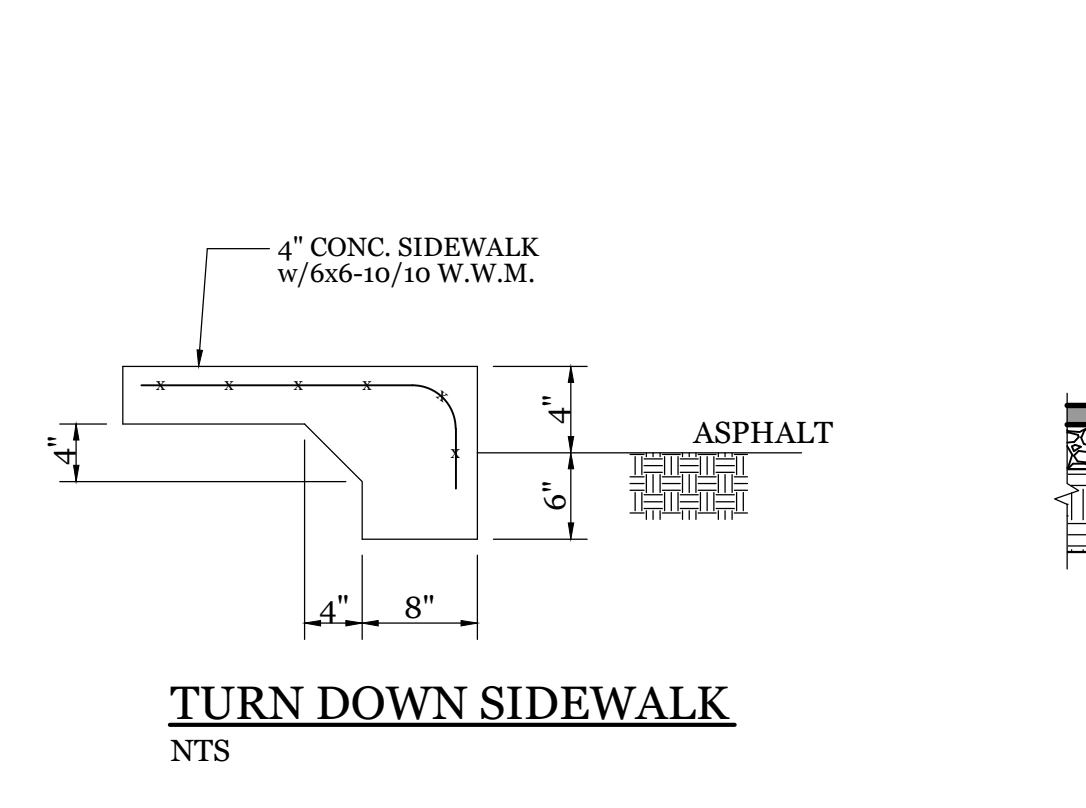
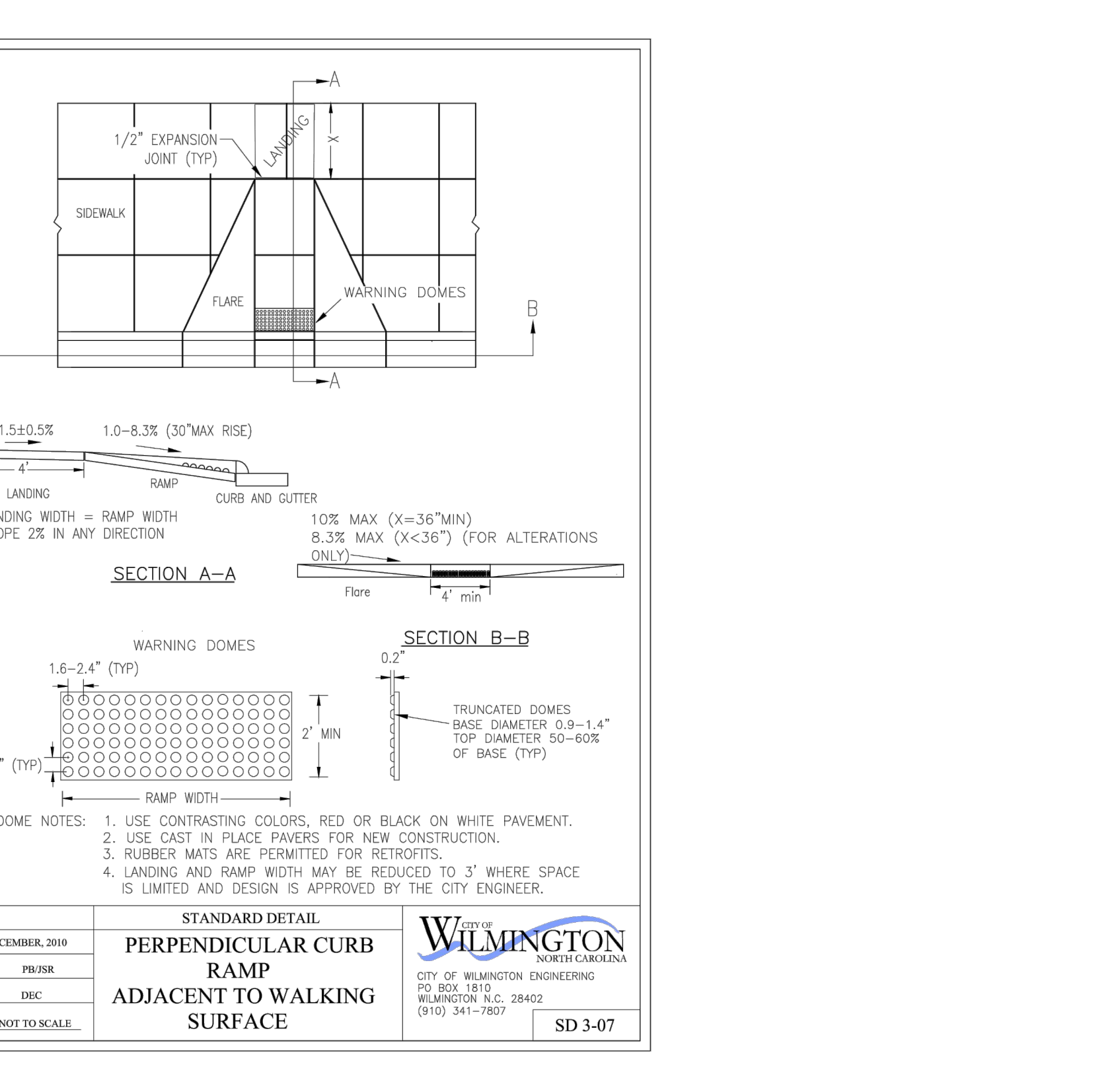
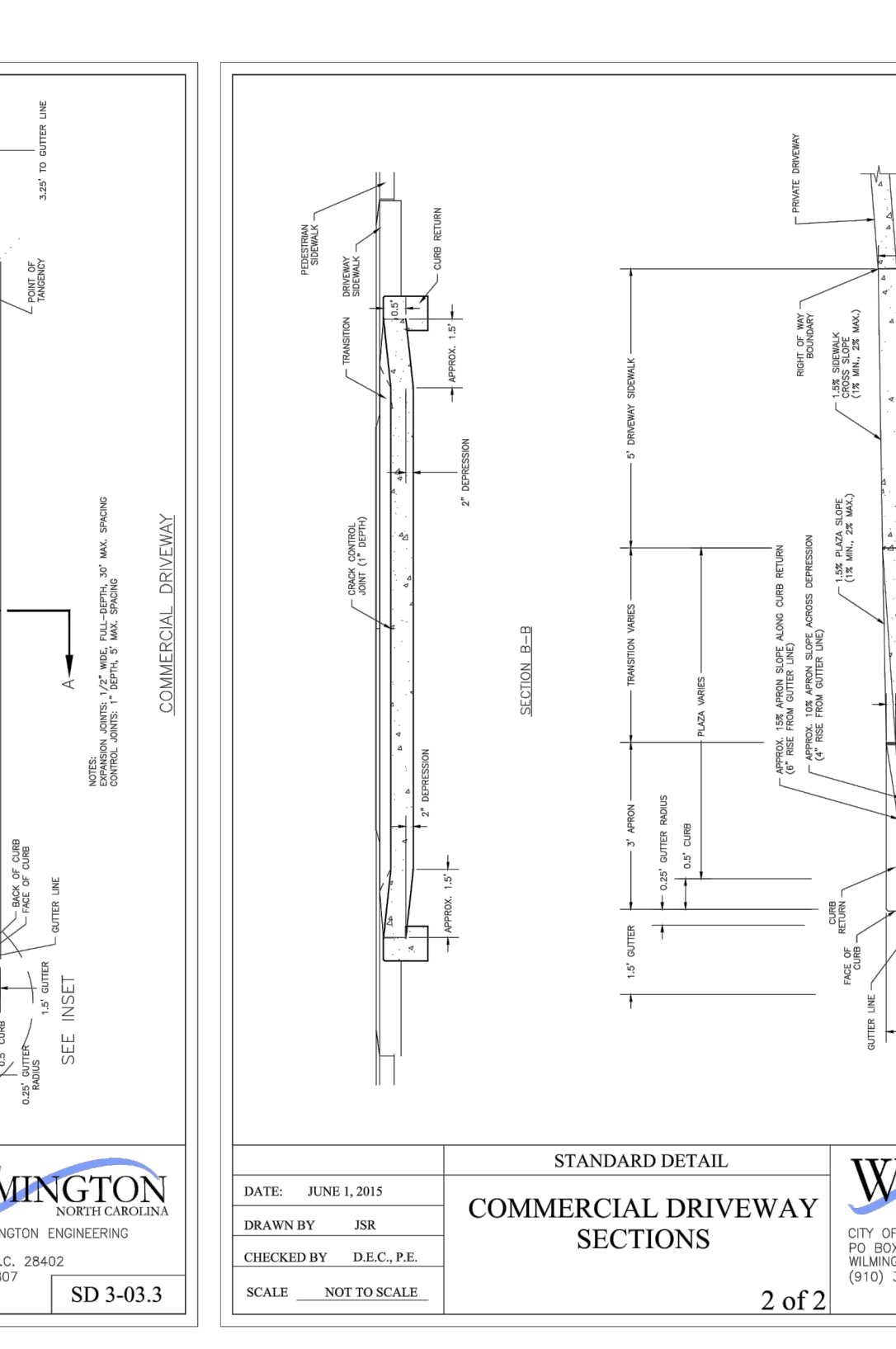
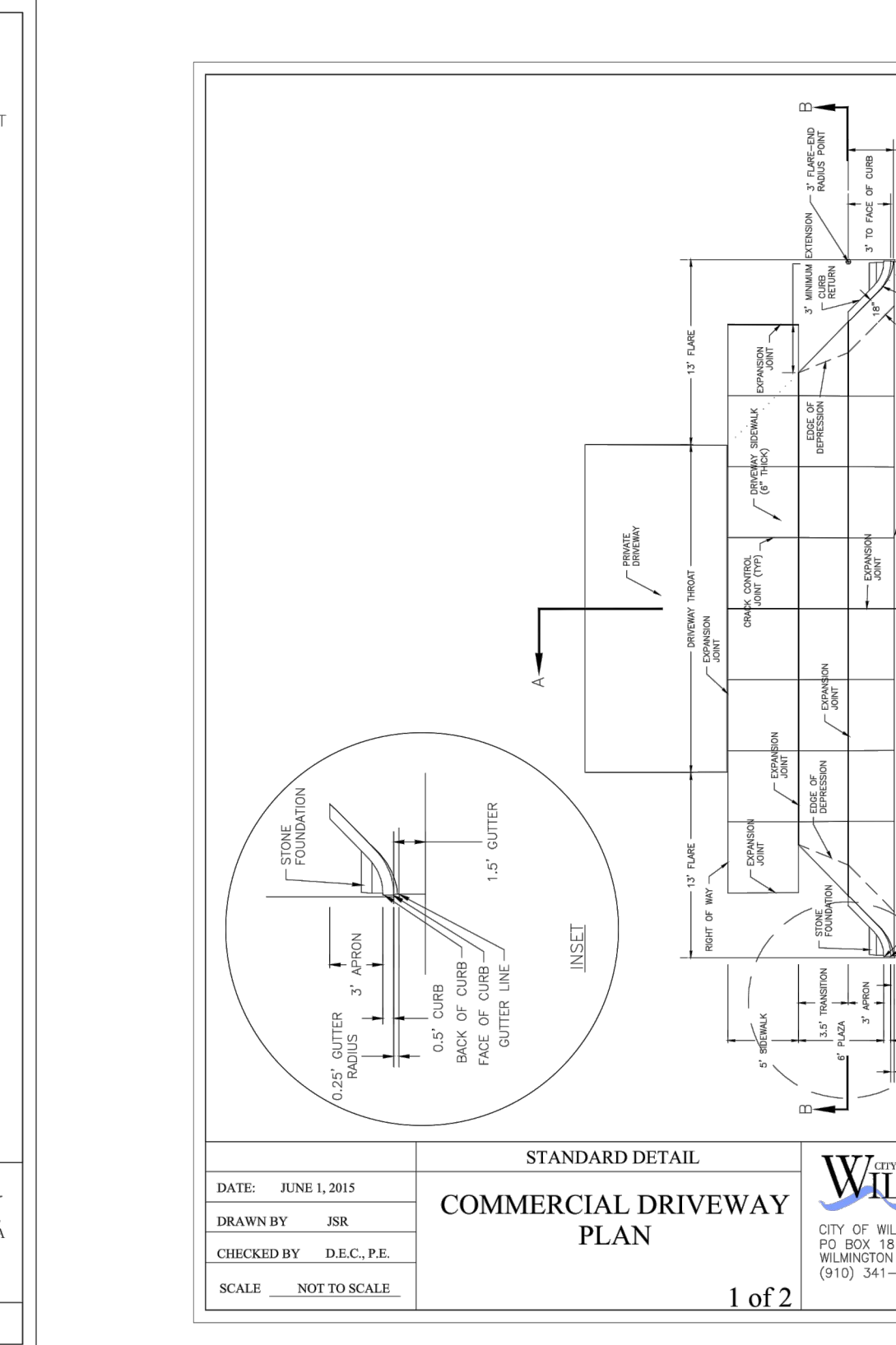
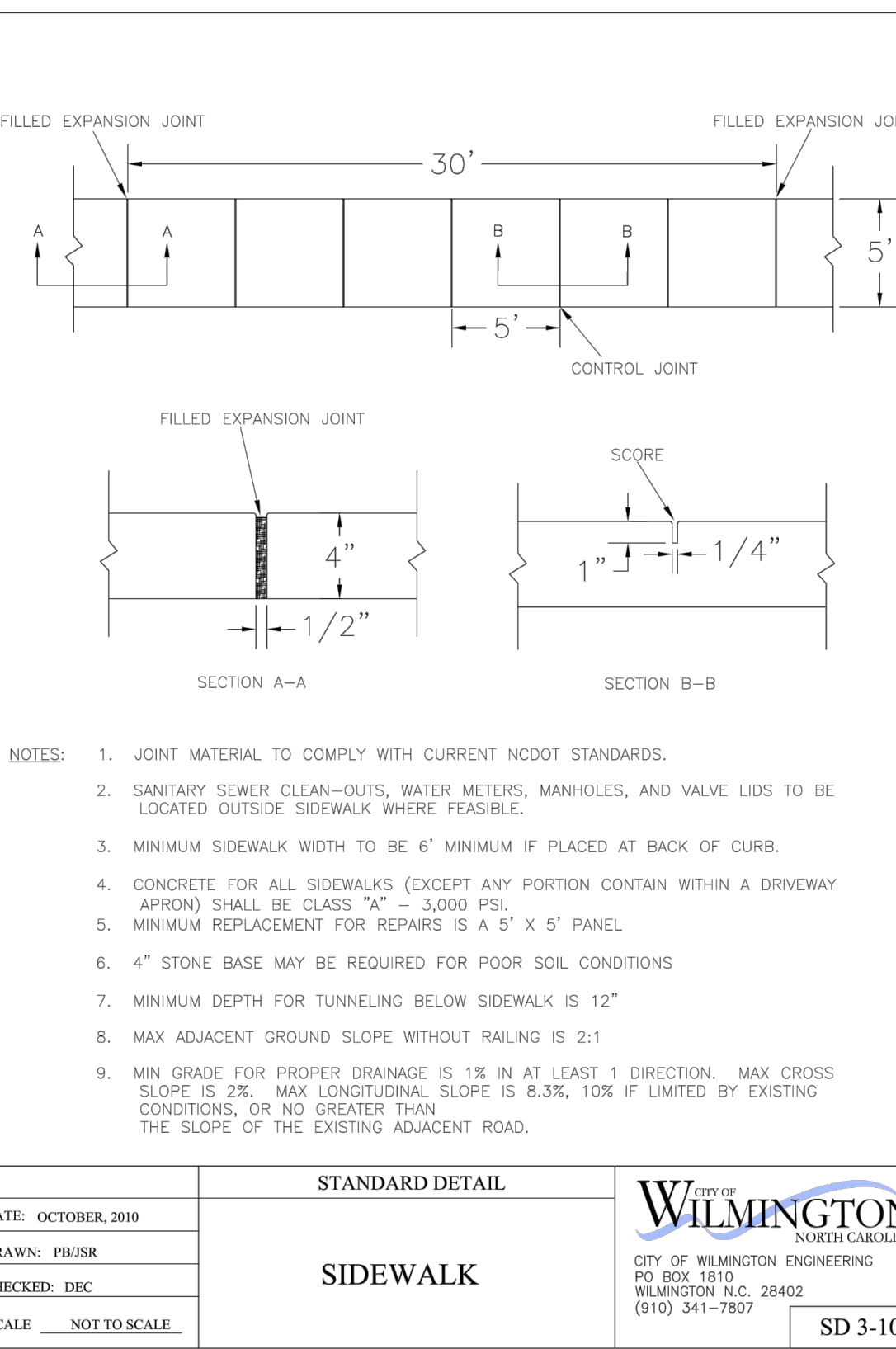
- SITE WORK NOTES:**
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BOTH ON AND ADJACENT TO THE SITE.
 - CLEARING: CONTRACTOR SHALL REMOVE ALL TREES AND VEGETATION WITHIN LIMITS OF CONSTRUCTION UNLESS OTHERWISE DESIGNATED TO REMAIN.
 - GRUBBING AND STRIPPING: CONTRACTOR SHALL RAKE AND REMOVE ROOTS, STUMPS, VEGETATION, DEBRIS, EXISTING STRUCTURES ABOVE AND BELOW GRADE, ORGANIC MATERIAL OR ANY OTHER UNSUITABLE MATERIAL WITHIN LIMITS OF CONSTRUCTION.
 - MUCKING: CONTRACTOR SHALL COORDINATE WITH OWNER AND THEIR GEOTECHNICAL REPRESENTATIVE TO COORDINATE REMOVAL OF ANY SOFT AREAS.
 - DISPOSAL: CLEARED, GRUBBED, STRIPPED OR OTHER WASTE MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A PROPERLY PERMITTED FACILITY.
 - FILL AND COMPACTION SHOULD COMPLY WITH GEOTECHNICAL RECOMMENDATIONS.
 - THE CONTRACTOR SHALL NOTE THAT THE GRADING PLAN MAY NOT REPRESENT A BALANCED EARTHWORK CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUT AND FILL QUANTITIES AND COMPLETE INSTALLATION TO SPECIFIED GRADES.
 - THE CONTRACTOR SHALL FURNISH SUITABLE BORROW MATERIAL FROM AN OFF-SITE PROPERLY PERMITTED FACILITY AS REQUIRED.
 - INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES AT ALL CROSSINGS PRIOR TO COMMENCING TRENCH EXCAVATION. IF ACTUAL CLEARANCES ARE LESS THAN INDICATED ON PLAN, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. ANY CONDITION DISCOVERED OR EXISTING THAT WOULD NECESSITATE A MODIFICATION OF THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
 - NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NO ONE-CALL" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. BEFORE COMMENCING ANY EXCAVATIONS IN OR ALONG ROADWAYS OR RIGHT-OF-WAYS, PUBLIC AREAS OR IN PRIVATE EASEMENTS, THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE PERSONNEL OF THEIR INTENT TO EXCAVATE, IN WRITING, NOT LESS THAN 10 DAYS PRIOR TO EXCAVATING.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE DISCONNECTION/ RECONNECTION AND/OR THE RELOCATION OF ALL EXISTING UTILITIES WITH APPROPRIATE PERSONNEL.
 - CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE & CURB BOXES TO FINAL GRADE UPON COMPLETION OF ALL CONSTRUCTION. ANY BOXES DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
 - EXISTING SURVEYING PERFORMED BY PATRICK C. BRISTOW, PLS L-4148
 - THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE. FURTHERMORE THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES OR QUESTIONS TO THE ENGINEER PRIOR TO INSTALLATION.
 - THE CONTRACTOR SHALL PROVIDE ANY AND ALL LAYOUT REQUIRED TO CONSTRUCT HIS WORK UNLESS OTHERWISE DIRECTED BY OWNER.
 - ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO MEET ALL LOCAL, STATE, AND CFPWA CODES. METERS, TAPS, MATERIALS, WORKMANSHIP AND ALL FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL COMPLY WITH ALL REQUIREMENTS.
 - ALL BACKFILL FROM UTILITY INSTALLATION MUST BE COMPACTED OR AMENDED TO PROVIDE TRAFFIC BEARING CAPACITY. GEOTECHNICAL ENGINEER TO BE CONSULTED AT CONTRACTORS COST AS NECESSARY.
 - ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INSTALLATION. ALL AREAS SHALL BE SLOPED TO DRAIN AWAY FROM BUILDINGS AT ALL TIMES.
 - CONCRETE FOR WALKS, CURBS AND DRIVES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS - AIR ENTRAINED.
 - FIELD TESTING SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY PAID FOR BY THE OWNER. FURTHER TESTING REQUIRED DUE TO A FAILED TEST WILL BE PAID FOR BY THE CONTRACTOR.
 - ALL SIDEWALKS SHALL BE FREE OF CRACKS, BREAKS, OR ANY OTHER DEFECT PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.



REVISIONS

1-11-22	REVISED TURN DOWN SIDEWALK DETAIL

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



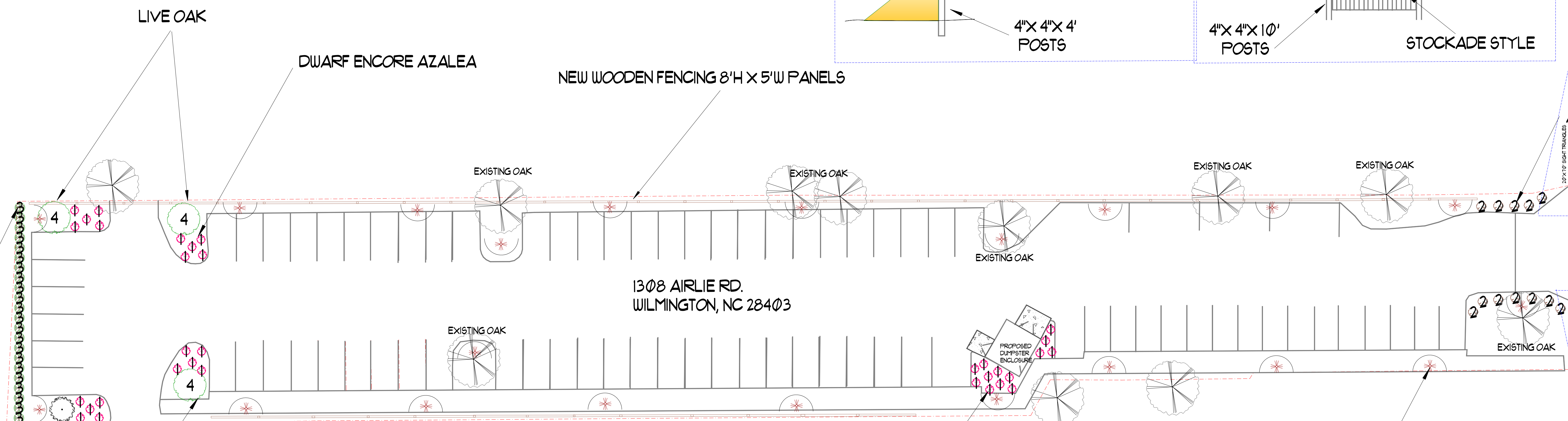
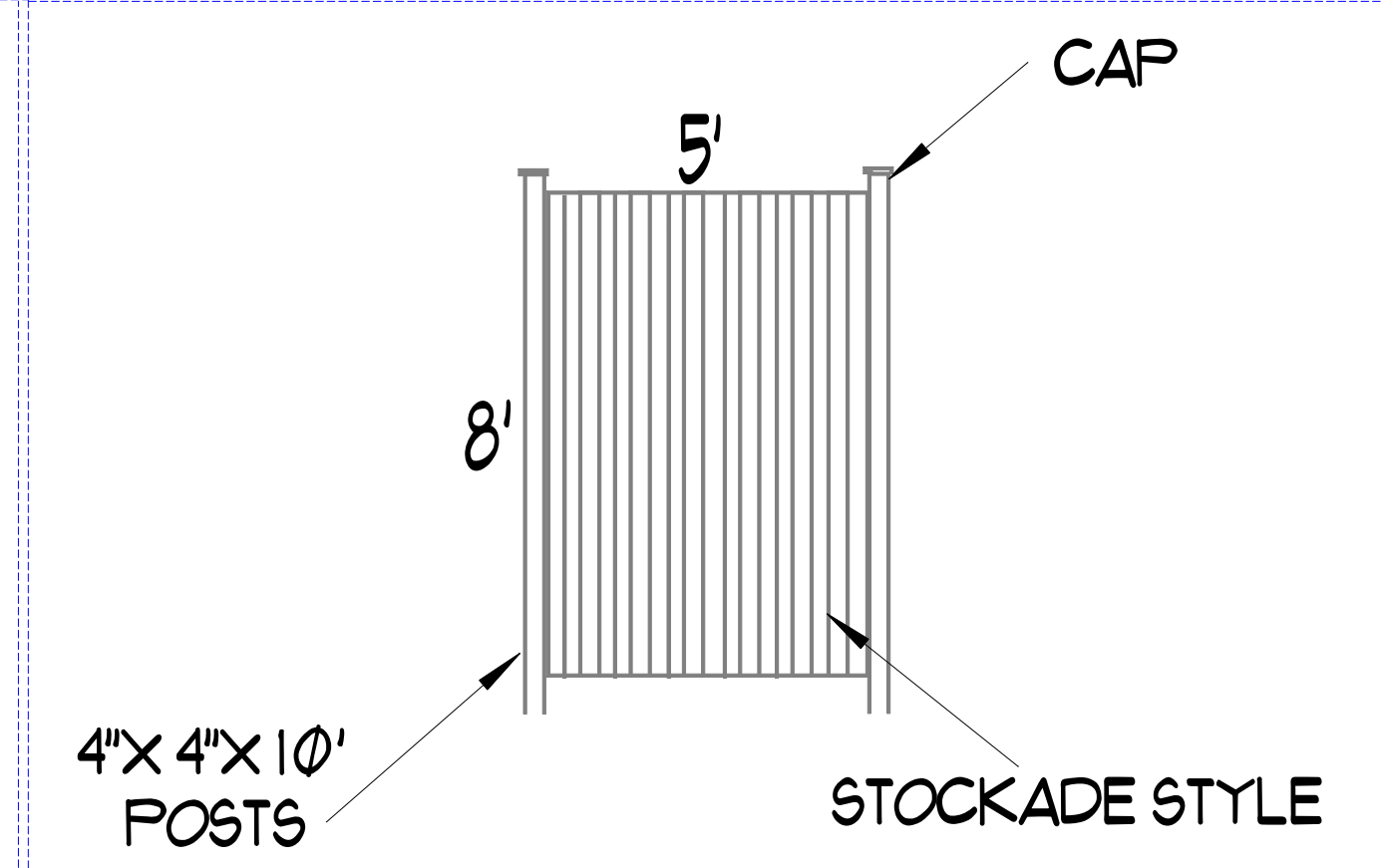
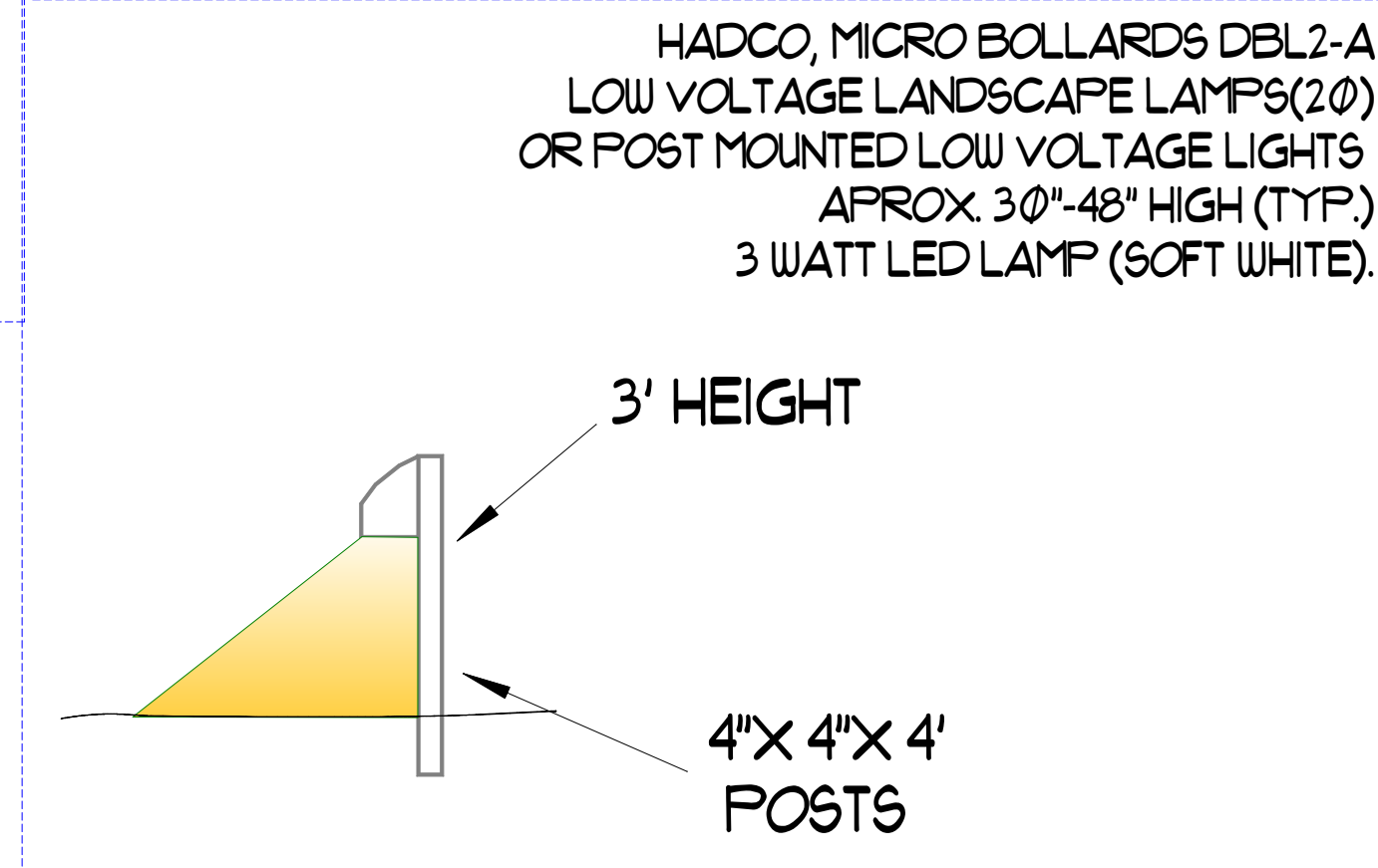
DETAILS
 FOR
DOCKSIDE PLACE
 WILMINGTON, NC

CLIENT INFORMATION:
 Jimmy Warren, LLC
 Doug Leech
 206 Causeway Dr., Unit 171
 Wrightsville Beach, NC 28480
 910-208-0733

DRAWN: JAE	SHEET SIZE: 24x36
CHECKED: CDC	DATE: 1/29/18
APPROVED: CDC	SCALE: NTS
PROJECT NUMBER: 2021-037	

LEGEND			
COMMON NAME	QTY	SIZE	
SHRUB, EVERGREEN BROADLEAF			
AZALEA, ENCORE RED RUBY	32	5 GAL.	1
AZALEA, WHITE	12	5 GAL.	2
LIGUSTRUM	22	5 GAL.	3
TREE, DECIDUOUS			
OAK, LIVE	3	2"	4

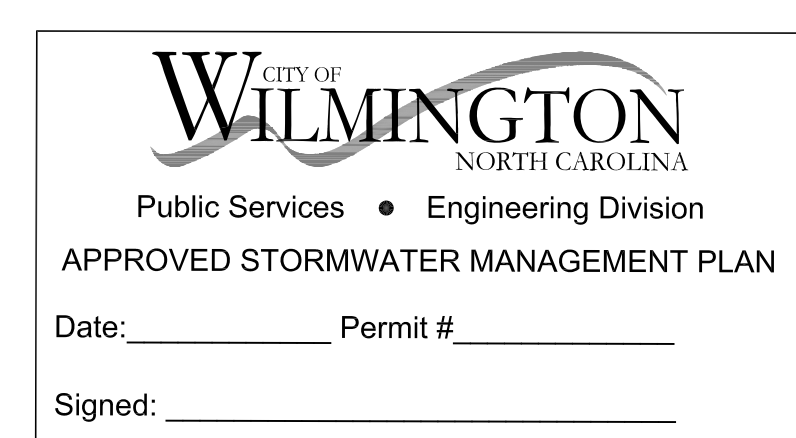
STREET YARD CALCULATION
 90 - 30 = 60 X 12 = 720
 720 SQ. FT.
 2 TREES
 12 SHRUBS



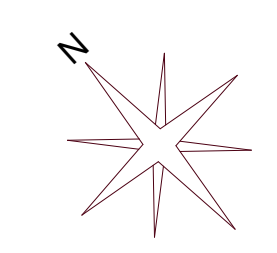
IMPORTANT CONSTRUCTION NOTES:
 *THE INTERIOR PARKING FACILITY SHALL BE SHADED BY RETAINED AND NEW TREES AT 20 PERCENT OR GREATER COVERAGE.
 *PARKING AREA CALCULATION, PERVIOUS 21,340. IMPERVIOUS 5462. TOTAL 26,802
 7,623 TOTAL CANOPY COVERAGE (28 PERCENT TREE CANOPY COVERAGE, 9 TREES AT 707 SQ FT EACH AND 4 TREES AT 315 SQ FT EACH)
 *PRIOR TO ANY SITEWORK, CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION MUST BE IN PLACE. THE TREE PROTECTION BARRIERS SHALL NOT BE VIOLATED AT ANY TIME DURING CONSTRUCTION.

HADCO, MICRO BOLLARDS DBL2-A
 LOW VOLTAGE LANDSCAPE LAMPS (20)
 OR POST MOUNTED LOW VOLTAGE LIGHTS
 APROX. 30"-48" HIGH (TYP.)

NOTE: BOLLARDS OR POST MOUNTED LOW VOLTAGE LIGHT FIXTURES ARE NOT TO EXCEED 12' HEIGHT



Approved Construction Plan	
Name	Date
Planning _____	
Public Utilities _____	
Traffic _____	
Fire _____	



Revision #:
 Date: 6/4/2018

Scale:
 1" = 30'

Landscape Plan: 6788
Dockside Place

JIMMY WARREN LLC.
 206 CAUSEWAY DRIVE, UNIT 171
 WRIGHTSVILLE BEACH, NC 28480

Landscape Design by: Scott Hinson
Low Country Landscaping, Inc.

McDonald Renovation

1224 ENCHANTED OAKS DRIVE,
RALEIGH, NC 27606

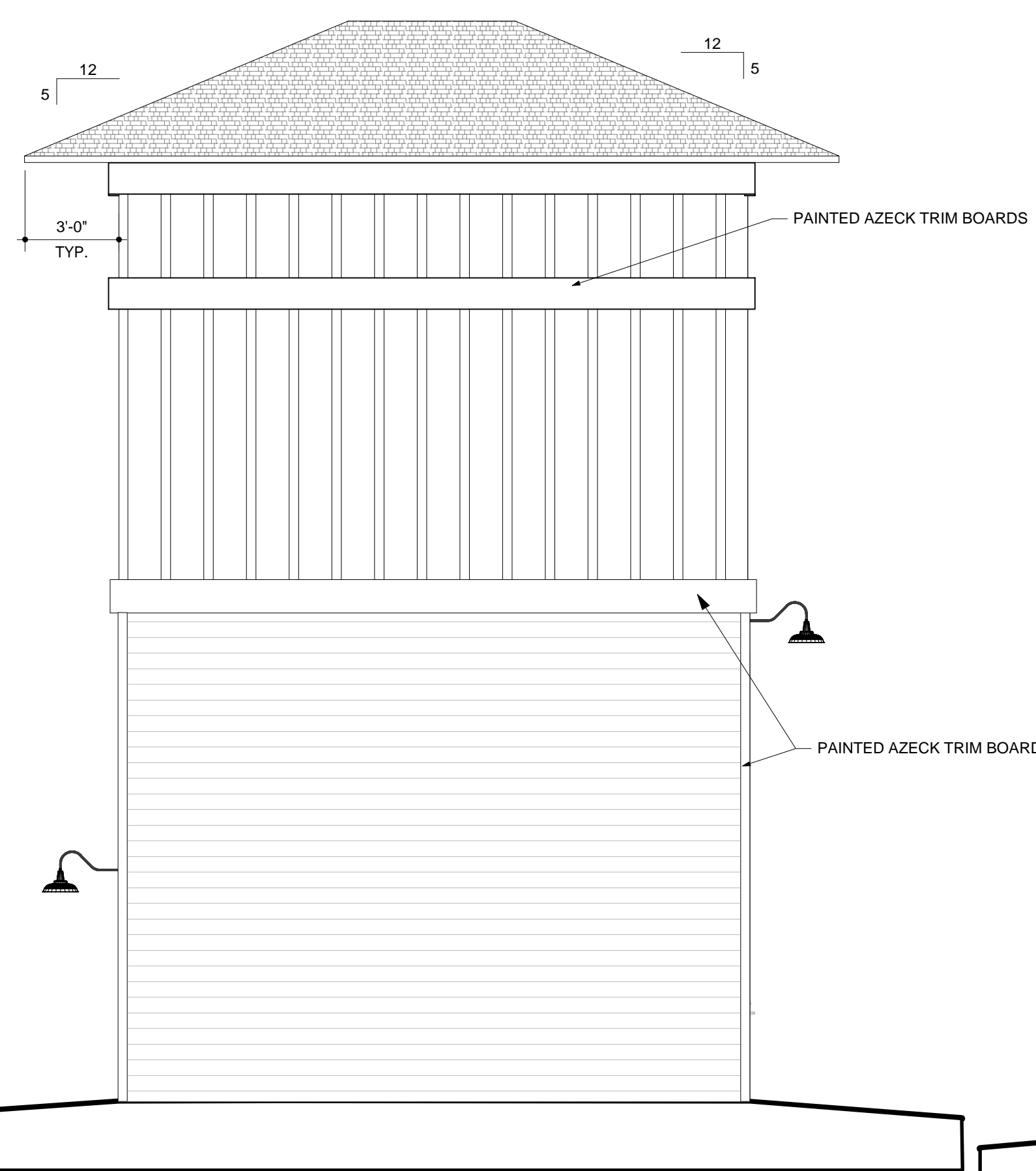
No	Rev./Submissions	Date
1	PERMIT	05/31/13

SCALE	As Shown	PROJECT NO	130120
DESIGNED	JWS	DATE	
CHECKED	JWS	REVIEWED	

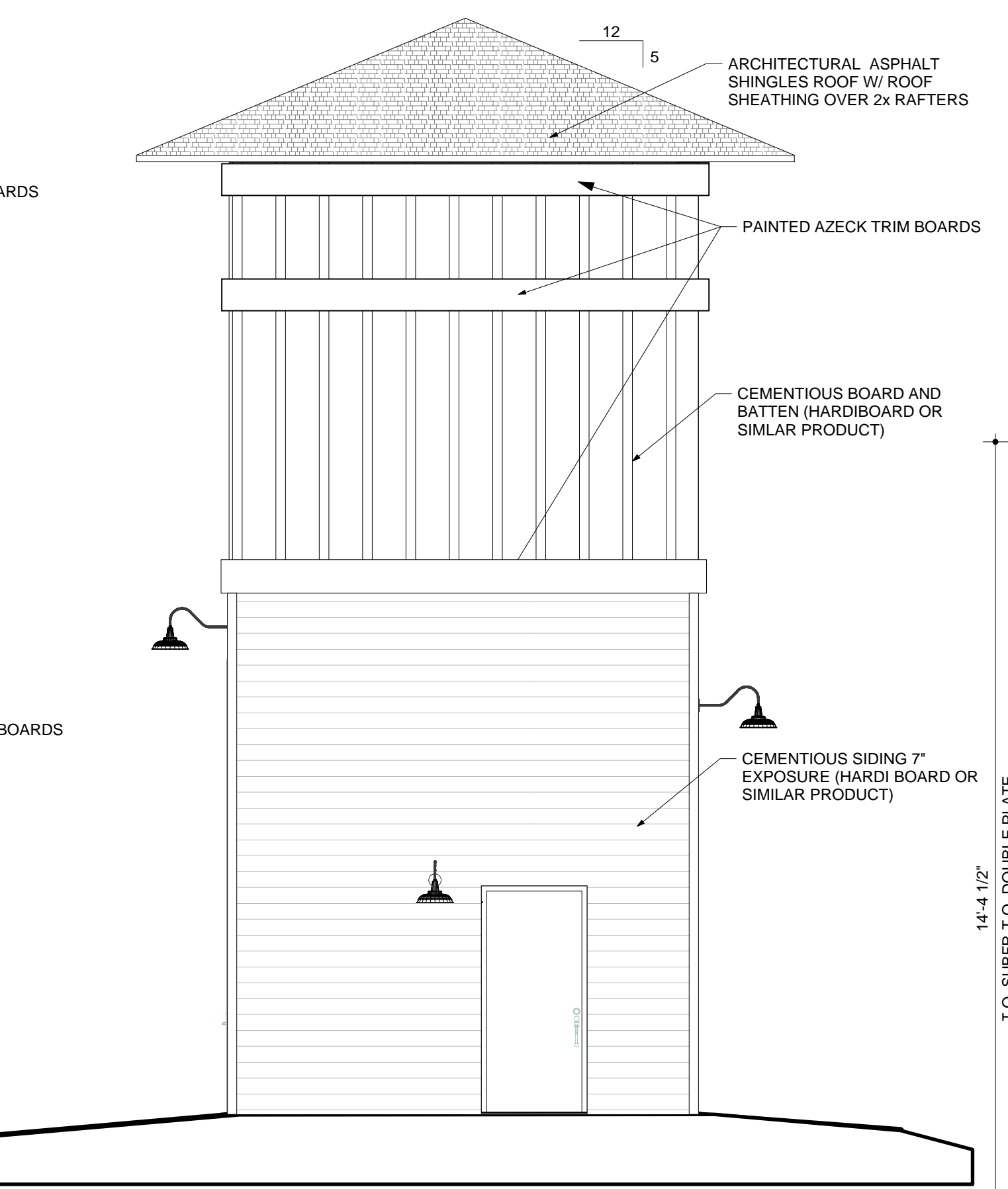
FLOOR PLANS/ ELEVATIONS/ SECTION

DRAWING NO
A1.01

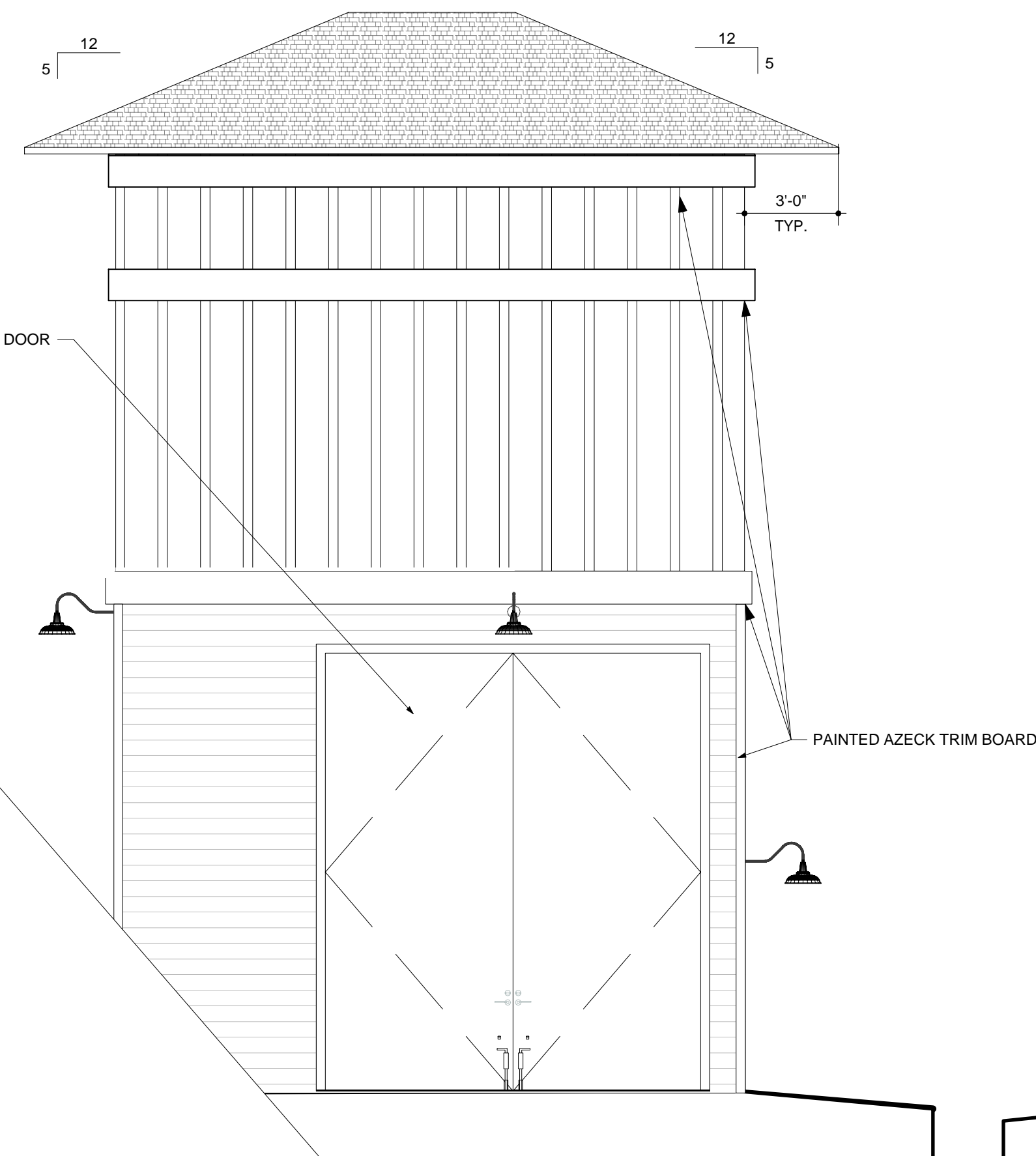
THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE INTENT OF THE DESIGN AND CONSTRUCTION OF THIS HOME. ANY ERRORS AND/OR OMISSIONS FOUND IN THIS SET SHOULD IMMEDIATELY BE REPORTED TO 2SL DESIGN BUILD FOR CLARIFICATION OR CORRECTION. CONTRACTOR SHOULD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ONCE A PERMIT HAS BEEN ISSUED FOR CONSTRUCTION, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AS TO THE ACCURACY OF THE PLANS AND TO ANY CHANGES MADE BY THE CONTRACTOR AND/OR THE OWNER DURING CONSTRUCTION.



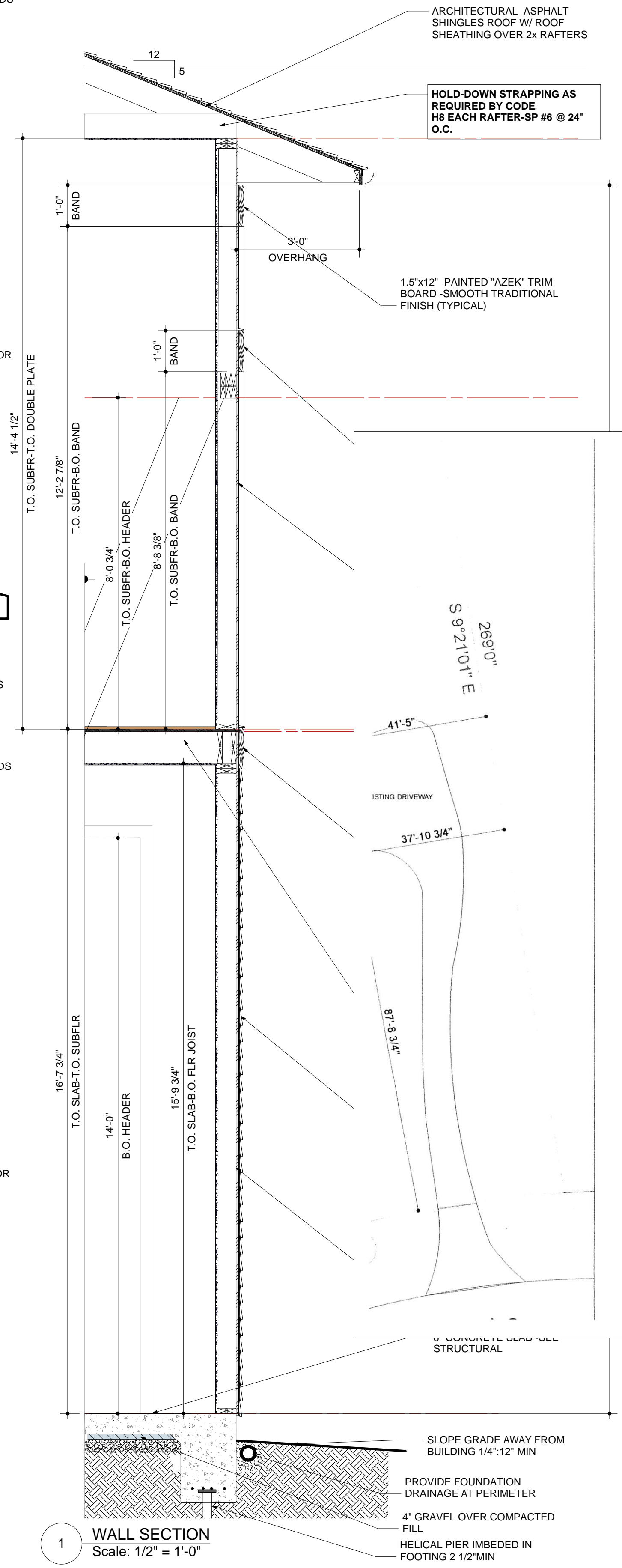
5 ELEVATION
Scale: 1/4" = 1'-0"



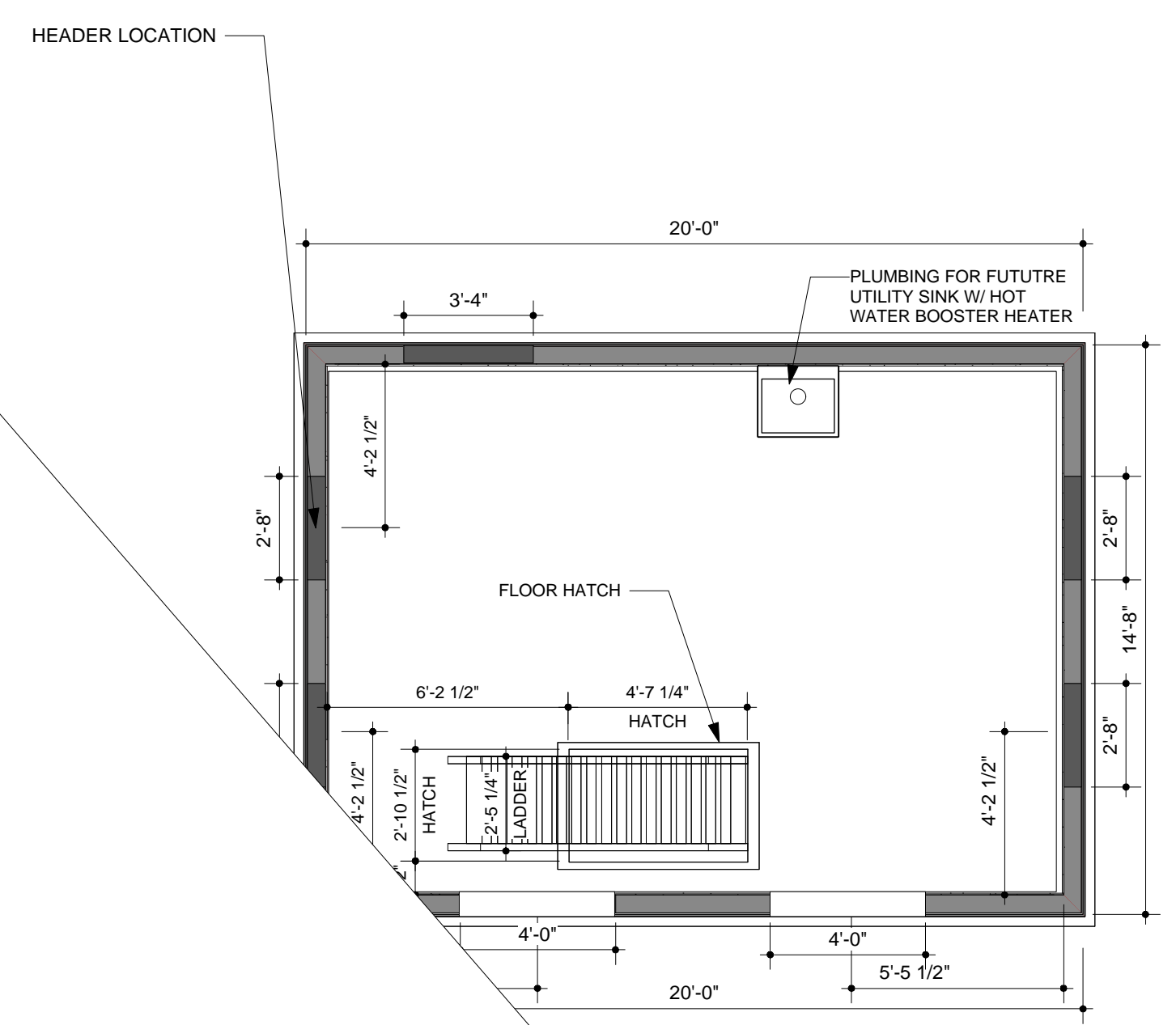
6 ELEVATION
Scale: 1/4" = 1'-0"



7 ELEVATION
Scale: 1/4" = 1'-0"



1 WALL SECTION
Scale: 1/2" = 1'-0"



ALL WORK IS TO BE DONE IN STRICT ACCORDANCE WITH NORTH CAROLINA STATE BUILDING CODE 2012 EDITION.