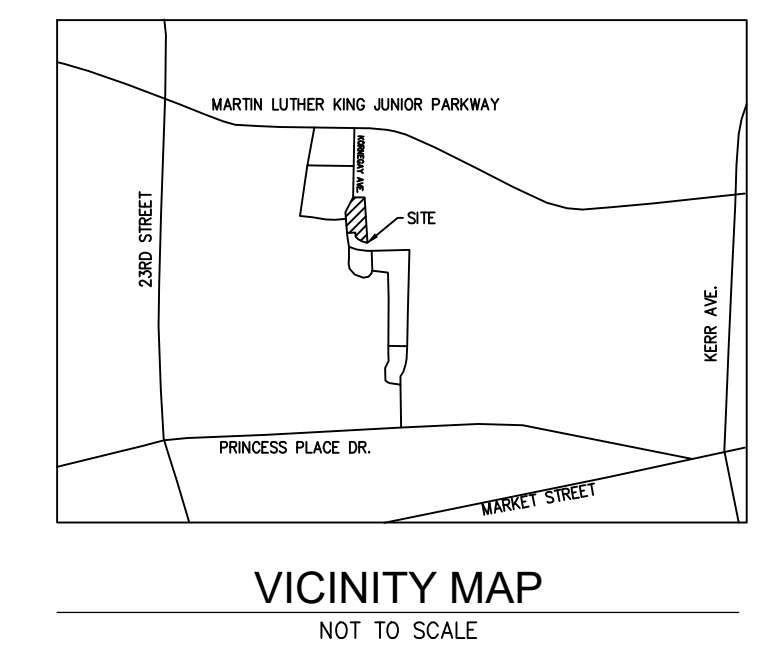


SITE DATA

PIN: R04808-006-003-000
 DEED BOOK/PAGE: BK 4980 PG 1597
 ADDRESS: 1302 KORNEGAY AVE WILMINGTON, NC 28405

CURRENT OWNER: EDEN VILLAGE OF WILMINGTON
 PO BOX 12868 WILMINGTON, NC 28405

MUNICIPALITY: CITY OF WILMINGTON
 ZONING: R-7
 CAMA LAND USE: URBAN
 CURRENT USE: OAC (OWNERS ASSOCIATION COMMON AREA)
 PROPOSED USE: SINGLE FAMILY COURTYARD DEVELOPMENT
 TOTAL AREA: 183,489 SF. (4.21 ACRES)
 WETLANDS: NONE
 SOILS: SEAGATE FINE SAND



DEVELOPMENT DATA

SETBACKS	ALLOWED	PROPOSED
FRONT	30'	30'
SIDE	8.5'	25'
REAR	20'	42'
MAX COVERAGE	50%	11.3%
MAX HEIGHT	35'	20'
MIN. LOT AREA	162 SF	
MIN. LOT WIDTH	50'	
TOTAL UNITS:	36 UNITS	31 UNITS (31 BR)
		405 SF EACH
TOTAL BUILDINGS:		33
STORIES:		1
BUILDING TYPE:		IBC-TYPE V
MIN BUILDING SEPARATION:	10'	
BUILDING OFFSET FROM OS:	6' MIN - 18' MAX	
REQUIRED PARKING:	32 SPACES MIN @ 1 SP/UNIT	
	64 SPACES MAX @ 2 SP/UNIT	
PROPOSED PARKING:	33 SPACES (INCL 2 HC)	
TRIP GEN:	31 PEAK TRIPS (1.01 TRIPS/UNIT)	
	ASSUMING STANDARDS OF 1 BR SINGLE FAMILY DETACHED (LAND USE CODE 210)	
OPEN SPACE:	16,000 SF	19,617 SF
	500 SF/UNIT	
STREET YARD:	6,516 SF	6,630 SF
	670 LF FRONTAGE ON KORNEGAY STREET (MINUS 32' & 25' DRIVEWAYS AND 70' POWER ESMIT) = 543 LF X 12 = 6516 SF	
DRIVEWAY FRONTAGE:	17.7% OF FRONT 40' DEPTH	
	4,706 SF DRIVE AREA / 26,536 SF TOTAL AREA	

IMPERVIOUS DATA

IMPERVIOUS AREA	EXISTING	PROPOSED
ON-SITE BUILDINGS	= 7,455 SF	= 20,810 SF
ON-SITE STREETS	= NONE	= NONE
ON-SITE PARKING	= 10,850 SF	= 7,950 SF
ON-SITE PARKING (PERVIOUS: 0% CREDIT)	= NONE	= 5,200 SF
ON-SITE SIDEWALK	= 2,495 SF	= 6,795 SF
OTHER ON-SITE (REC COURTS)	= 13,040 SF	= NONE
OTHER ON-SITE (DUMPSTER PAD CONC.)	= NONE	= 430 SF
ON-SITE CONC PATIO (12'x12')	= NONE	= 144 SF
FUTURE ON-SITE (NOT IN PARKING BASIN)	= NONE	= 86 SF
OFF-SITE	= NONE	= NONE
EXISTING BUA TO REMAIN	N/A	= 290 SF
TOTAL	= 33,840 SF	= 41,705 SF
	18.44%	22.73%

- #### GENERAL DEVELOPMENT NOTES:
- PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
 - ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
 - ONCE STREETS ARE OPEN TO TRAFFIC, CONTACT TRAFFIC ENGINEERING TO REQUEST INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. ANY PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
 - TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
 - CALL 811 PRIOR TO CONTACTING TRAFFIC ENGINEERING REGARDING THE UTILITIES IN THE ROW. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING. CALL TRAFFIC ENGINEERING AT (910) 341-7888 FORTY-EIGHT HOURS (48) PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
 - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING MUST BE REPLACED.
 - CONTACT TRAFFIC ENGINEERING AT (910) 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
 - PROJECT MUST COMPLY WITH THE CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL (910) 332-6419 FOR INFORMATION.
 - IF THE CONTRACTOR DESIRES CFPWA WATER FOR CONSTRUCTION, HE OR SHE 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.
 - ANY IRRIGATION SYSTEM SUPPLIED BY CFPWA WATER SHALL COMPLY WITH THE CFPWA'S CONNECTION CONTROL REGULATIONS. CALL (910) 332-6419 FOR INFORMATION.
 - ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USCFCOCCOR OR ASSE.
 - PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS. NEITHER NCDOT OR THE CITY OF WILMINGTON WILL ALLOW OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY.
 - ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS. INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.
 - ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN PARKING AREAS SHALL BE WHITE.
 - ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO ENSURE THAT NO CLEARING, GRADING, OR STAGING MATERIALS WILL OCCUR IN THOSE AREAS.
 - NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT, AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION METHODS.
 - STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION. TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
 - A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPMG CUT OF A CITY STREET.
 - WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
 - CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES, AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
 - CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
 - UNDERGROUND FIRE LINE(S) MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT (910) 3441-0696.
 - NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE. CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING, OR GRADING.

- #### FIRE AND LIFE SAFETY NOTES:
- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
 - ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
 - CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL COMMERCIAL BUILDINGS THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.
 - NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE.
 - ALL ISOLATION VALVES WITHIN THE "HOT BOX" AND BETWEEN THE "HOT BOX" AND THE RISER ROOM, MUST BE ELECTRICALLY SUPERVISED.

2A CONCRETE PATIO ADDED, FUTURE ON-SITE ADJUSTED.

CLD Engineering, PLLC
 Civil Engineering | Landscape Architecture
 Land Planning | Construction Management
 NCBELS Firm License P-0369
 P.O. Box 1172 Wilmington, NC 28402 Phone: 910-254-8333
 Fax: 910-254-0502
 www.cldeng.com

EDEN VILLAGE WILMINGTON, NC

SITE PLAN

REV	DATE	DESCRIPTION
2A	13 JULY 2023	TEMPORARY STORAGE OF "SHELTER PODS", ADDITION OF PATIO AND TOOL STORAGE SHED
2	4 JAN 2022	ISSUED FOR CONSTRUCTION
1A	29 NOV 2021	UPDATED COMMUNITY CENTER, UPDATED BUA TABLE AND LOT COVERAGE, UNIT 23 REPLACED BY 10'x20' DONATIONS CENTER
1	9 DEC 2020	ISSUED FOR CONSTRUCTION
C	20 NOV 2020	DUMPSTER HEIGHT, BLDG OFFSETS, DRIVEWAY FRONTAGE CALCS

ADDRESS:
1302 KORNEGAY AVE
WILMINGTON, NC 28405

APPROVED CONSTRUCTION PLAN
 Name: Sarah V. Lloyd Date: 7/11/23

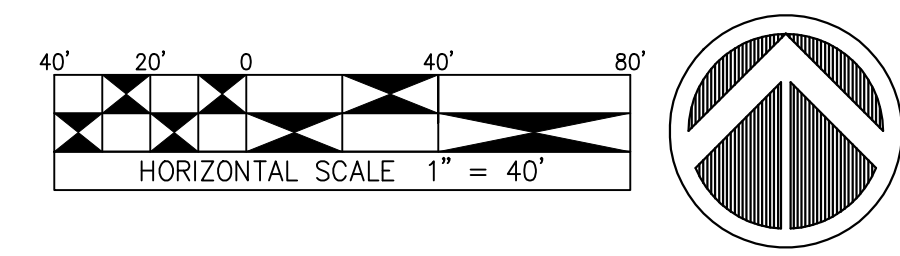
APPROVED: AIN PROJECT: 390-00
 CHECKED: CIN SCALE: 1" = 40'
 DESIGNED: DIN RELEASE: IFC

SHEET
SP-1

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

Public Services • Engineering Division
 APPROVED DRAINAGE PLAN
 Date: Permit #
 Signed:

Approved Construction Plan
 Name: Date:
 Planning: Traffic: Fire:



ISSUED FOR CONSTRUCTION

BEFORE YOU DIG, CALL
 North Carolina 811
 www.nc811.org