

SPENCER EDWARD G JR  
PID: R06108-006-026-000  
ZONED: R-15

SHAVER RITA HOCKADAY  
PID: R06108-006-025-000  
ZONED: R-15  
SINGLE FAMILY RESIDENCE

SPEARS NIKKI  
PID: R06108-006-024-000  
ZONED: R-15  
SINGLE FAMILY RESIDENCE

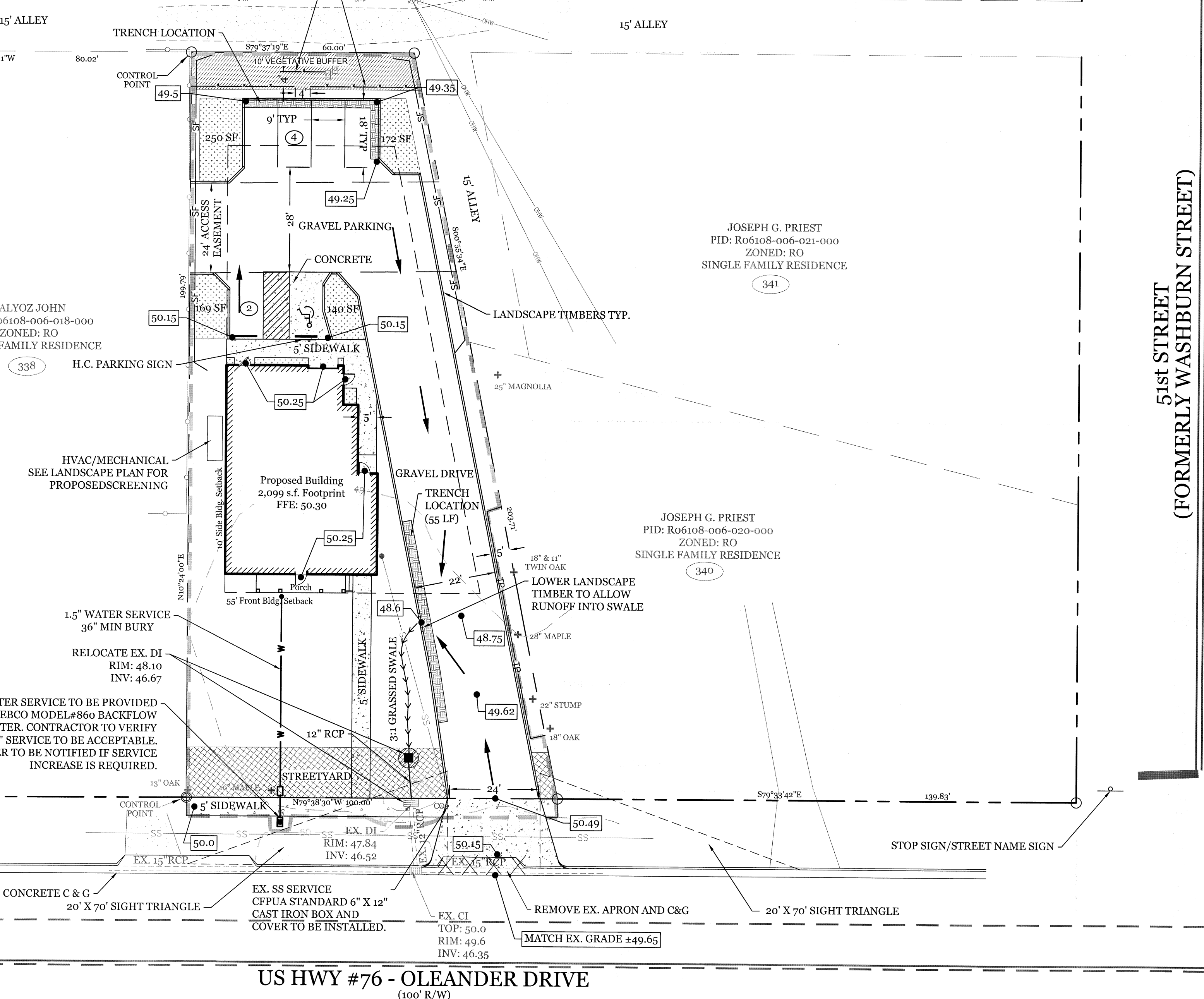
JOSEPH G. PRIEST  
PID #: R06108-006-022-000  
ZONED: R-15  
SINGLE FAMILY RESIDENCE

JOSEPH G. PRIEST  
PID: R06108-006-021-000  
ZONED: RO  
SINGLE FAMILY RESIDENCE

JOSEPH G. PRIEST  
PID: R06108-006-020-000  
ZONED: RO  
SINGLE FAMILY RESIDENCE

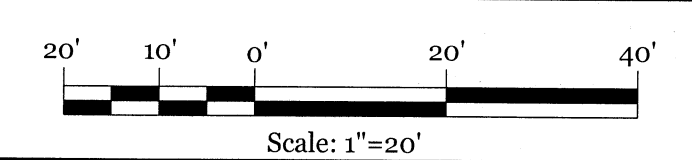
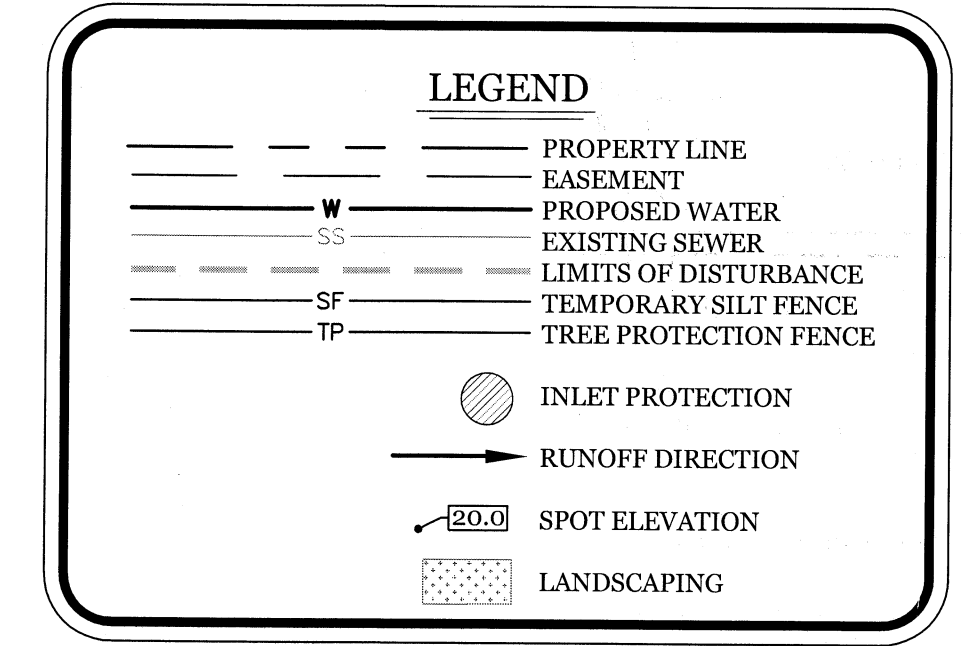
GOOD FIN PROPERTIES LLC  
PID: R06108-006-017-000  
ZONED: RO  
SINGLE FAMILY RESIDENCE

BALYOZ JOHN  
PID: R06108-006-018-000  
ZONED: RO  
SINGLE FAMILY RESIDENCE



US HWY #76 - OLEANDER DRIVE  
(100' R/W)

51st STREET  
(FORMERLY WASHBURN STREET)  
(60' R/W)



SITE DATA	
PARCEL ID:	R06108-006-019-000
ZONING:	RO-RESIDENTIAL OFFICE
CAMA LAND USE CLASSIFICATION:	WATERSHED RESOURCE PROTECTION
PROJECT ADDRESS	5035 OLEANDER DR WILMINGTON, NC 28403
TOTAL ACREAGE IN PROJECT BOUNDARY	15,983 S.F. (.37 AC.)
SETBACKS:	
FRONT:	REQUIRED: 55' PROPOSED: 55'
SIDE:	REQUIRED: 10' PROPOSED: 10' L / 30.9'R
REAR:	REQUIRED: 25' PROPOSED: 83.8'
BUILDING SIZE IN SQUARE FEET	2,099 S.F. FOOTPRINT
BUILDING HEIGHT	25 FT.
CALCULATION FOR BUILDING COVERAGE	
PROPOSED COVERAGE	2,099 S.F. ÷ 15,983 S.F. = 13.1 %
TOTAL DISTURBED AREA:	±0.37 AC
TOTAL IMPERVIOUS BEFORE & AFTER DEVELOPMENT	
BEFORE DEVELOPMENT	
TOTAL	0 S.F. ÷ 15,983 S.F. = 0%
AFTER DEVELOPMENT	
BUILDINGS	2,099 S.F.
CONCRETE SIDEWALKS	697 S.F.
CONCRETE PARKING	299 S.F.
PERVIOUS GRAVEL DRIVE/PARKING	5,746 S.F. 100% CREDIT
TOTAL	3,095 S.F. ÷ 15,983 S.F. = 19.4%
OFFSITE IMPERVIOUS (NEWLY CONSTRUCTED)	
CONCRETE SIDEWALKS	373 S.F.
DRIVEWAY APRON	542 S.F.
PARKING REQUIRED	
1 SPACE / 400 SF =	6 SPACES
PARKING PROVIDED	6 SPACES (1 H.C.)
PARKING LOT INTERIOR LANDSCAPING	
REQUIRED	6,122 S.F. * 8% = 489.8 S.F.
PROVIDED	731 S.F.
*PARKING LOT INTERIOR SHADING TO BE SHOWN ON LANDSCAPE PLAN*	
STREET YARD LANDSCAPING	
REQUIRED	76' * 12' = 912 S.F.
PROVIDED	936 S.F.
FOUNDATION PLANTINGS	
REQUIRED	420 SF * 12% = 50.4 S.F.
PROVIDED	58 S.F.
WATER AND SEWER DEMAND: (2,099 SF)	
SEWER: @ 75 GPD/100 SF =	1,575 GPD
WATER: @ 75 GPD/100 SF =	1,575 GPD

- DEVELOPMENT NOTES:**
1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH CITY OF WILMINGTON ZONING ORDINANCE.
  2. PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & CITY OF WILMINGTON REGULATIONS.
  3. NO WETLANDS EXIST ON SITE.
  4. THIS LOT IS LOCATED IN ZONE X ACCORDING TO FIRM MAP 3720314600J, DATED APRIL 3, 2006.

- UTILITY NOTES:**
1. EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS. EXISTING MAINS ARE SHOWN PER CPFA GIS.
  2. ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CPFA TECHNICAL SPECIFICATIONS & STANDARDS.
  3. SOLID WASTE DISPOSAL BY ROLL OUT CARTS FOR CURBSIDE PICKUP. CARTS WILL BE STORED INSIDE BUILDING.

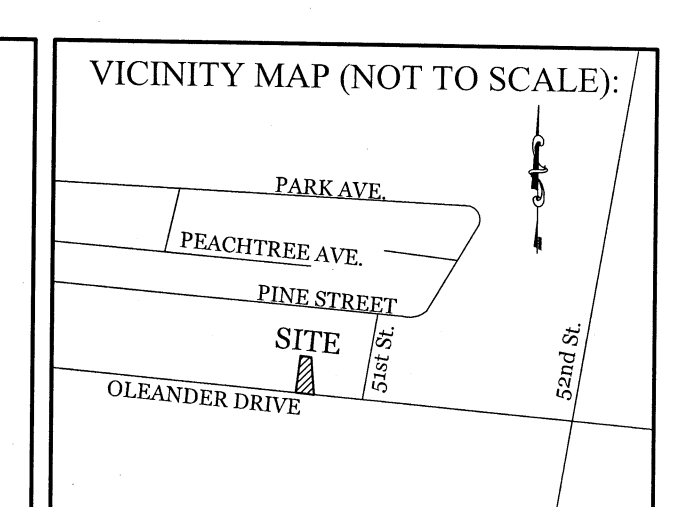
- SPECIAL USE CONDITIONS:**
1. THE APPLICANT SHALL FULLY COMPLY WITH ALL OF THE SPECIFIC REQUIREMENTS STATED IN THE LAND DEVELOPMENT CODE FOR THE PROPOSED USE AS WELL AS ANY ADDITIONAL CONDITIONS STATED BELOW.
  2. IF ANY SECTION, SUBSECTION, PARAGRAPH, SENTENCE, CLAUSE PHRASE OR PORTION OF THIS PERMIT IS FOR ANY REASON HELD INVALID OR UNCONSTITUTIONAL BY ANY COURT OF COMPETENT JURISDICTION, THIS SPECIAL USE PERMIT SHALL BE NULL AND VOID AND OF NO EFFECT.
  3. THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN ACCORDANCE WITH THE SITE AND BUILDING ELEVATIONS RECEIVED ON 8/25/15.
  4. THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL OTHER SUPPLEMENTAL REGULATIONS AND REQUIREMENTS IMPOSED BY THE LAND DEVELOPMENT CODE OR ANY OTHER APPLICABLE FEDERAL, STATE, OR LOCAL LAW, ORDINANCE OR REGULATION. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT OR HIGHER STANDARD SHALL APPLY.
  5. THE SIX (6)- TO TEN (10)-FOOT TALL WOODEN FENCE REQUIRED ALONG THE ALLEY NORTH OF OLEANDER DRIVE SHALL PROVIDE AN OPENING FOR PEDESTRIAN ACCESS TO/FROM THE ALLEY. THIS OPENING SHALL BE ACHIEVED BY OFFSETTING A SECTION OF THE FENCE SO THAT A SOLID VISUAL OBSTRUCTION IS MAINTAINED ALONG THE ENTIRE LENGTH OF THE ALLEY. REQUIRED VEGETATION SHALL BE LOCATED SO AS NOT TO OBSTRUCT PEDESTRIAN ACCESS.
  6. APPROVAL OF THIS SPECIAL USE PERMIT DOES NOT CONSTITUTE TECHNICAL APPROVAL OF THE SITE PLAN. ALL TECHNICAL REVIEW COMMITTEE COMMENTS SHALL BE FOLLOWED PRIOR TO ISSUANCE OF A CONSTRUCTION RELEASE OR FINAL ZONING APPROVAL.
  7. ALL CITY, STATE AND FEDERAL REGULATIONS SHALL BE MET.

- GENERAL TRAFFIC NOTES:**
1. A. 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 COFW TECH STDS)
  2. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
  3. 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.
  4. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
  5. 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 PLAN. (SD 15-14 COFW TECH STDS)
  6. CONTACT TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
  7. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30' TO 10'.

- FIRE & SAFETY NOTES:**
1. CONSTRUCTION TYPE: V-B
  2. BUILDING WILL NOT BE SPRINKLED
  3. PARKING AND LANDSCAPING CANNOT BLOCK FIRE HYDRANTS.
  4. ALL WEATHER ACCESS ROAD MUST BE MAINTAINED AROUND CONSTRUCTION SITE AT ALL TIMES.
  5. HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FIRE FLOW REQUIREMENTS OF STRUCTURE.
  6. IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.

**WILMINGTON**  
NORTH CAROLINA  
Public Services • Engineering Division  
APPROVED DRAINAGE PLAN  
Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
Signed: \_\_\_\_\_

**Approved Construction Plan**  
Name \_\_\_\_\_ Date \_\_\_\_\_  
Planning \_\_\_\_\_  
Public Utilities \_\_\_\_\_  
Traffic \_\_\_\_\_  
Fire \_\_\_\_\_



**REVISIONS**


**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, AND UTILITY PLAN FOR INTRACOASTAL SEAFOOD WILMINGTON, NC**

**NORTH CAROLINA PROFESSIONAL SEAL**  
032555  
ENGINEER  
CHARLES D. CZISZAR

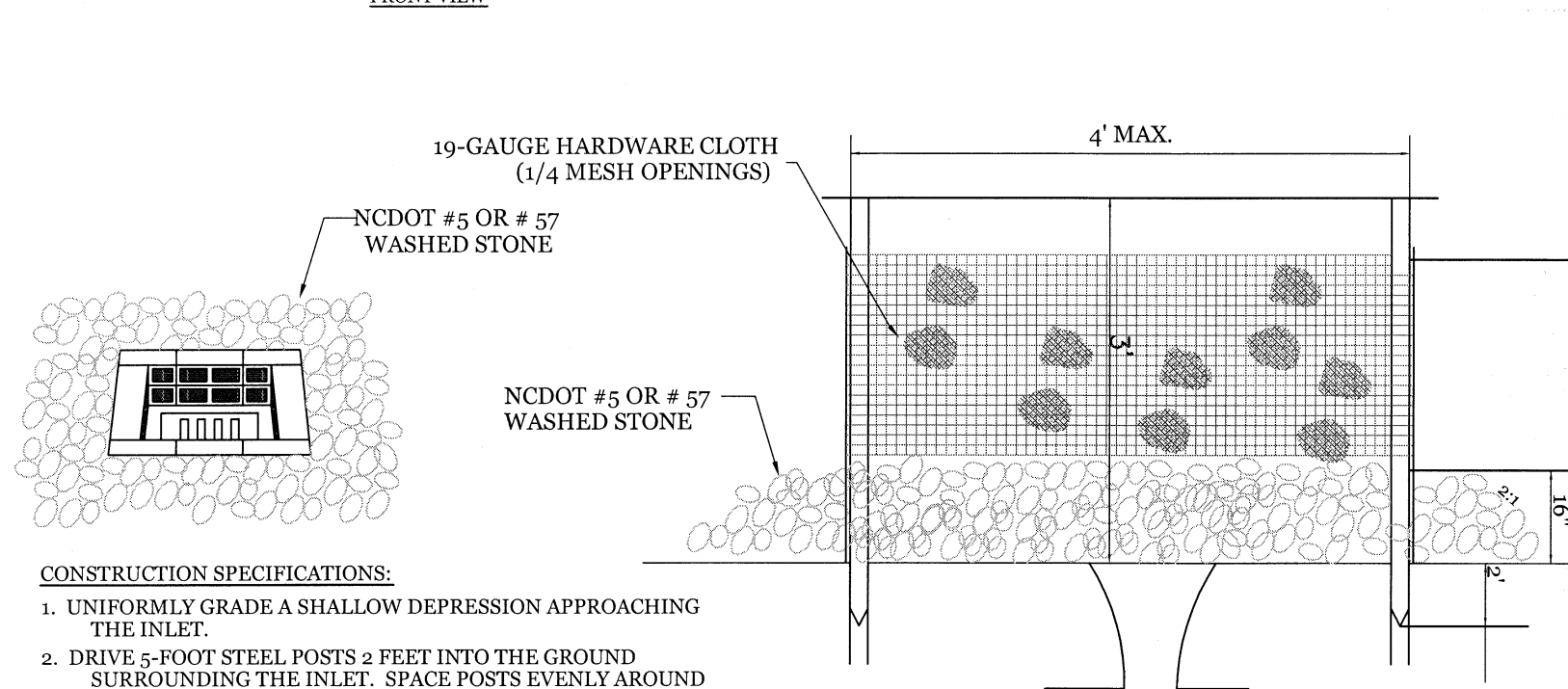
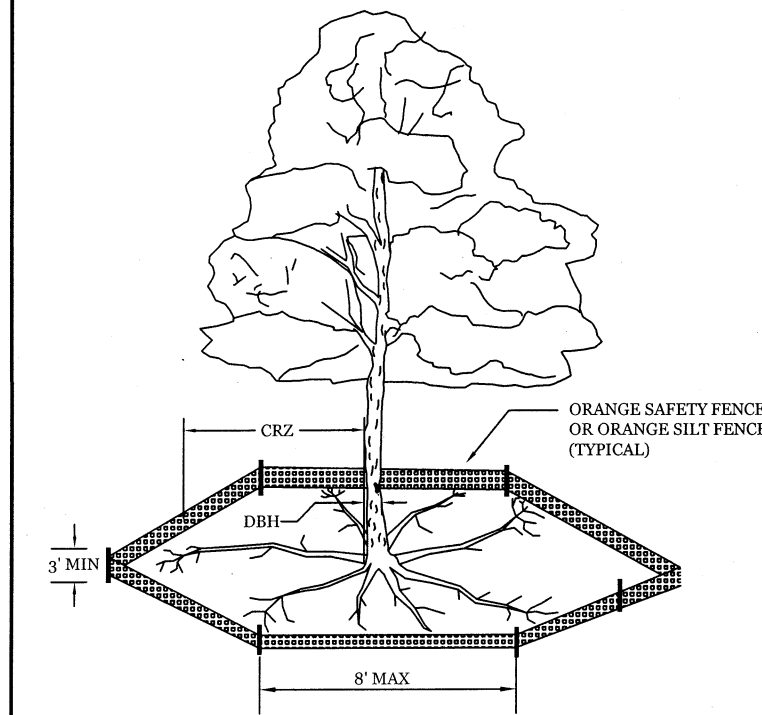
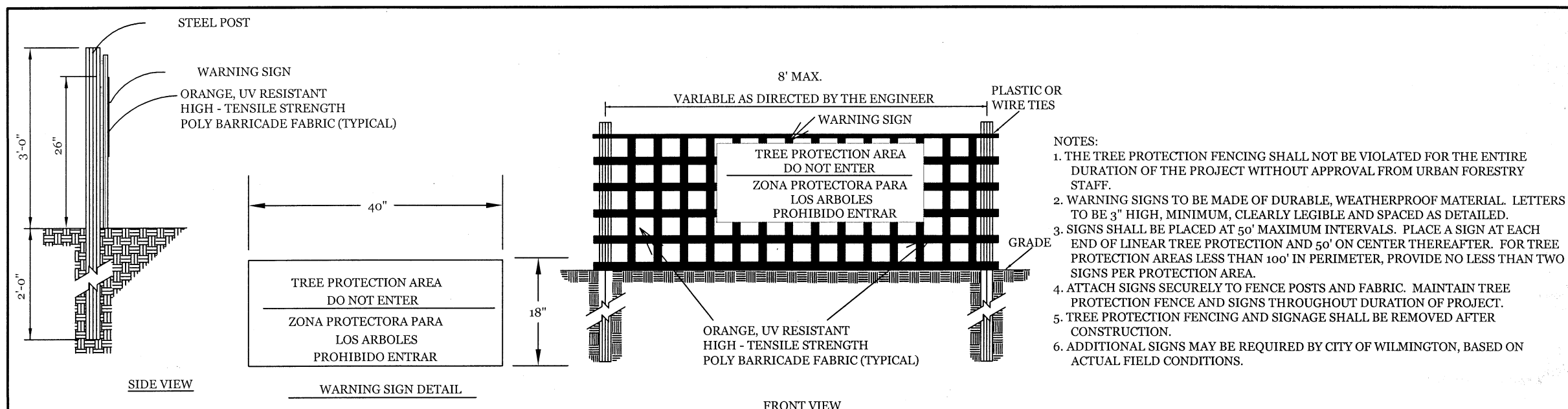
*Charles D. Cziszar*  
3/16/16

**CLIENT INFORMATION:**  
G. PHILLIP DAVID  
1516 DAWSON STREET  
WILMINGTON, NC 28401  
(910) 251-8088 Office  
(910) 251-8430 Fax

DRAWN: JAE	SHEET SIZE: 24X36
CHECKED: CDC	DATE: 3/16/16
APPROVED: CDC	SCALE: 1" = 20'
PROJECT NUMBER: 2015-041	

DRAWING NUMBER: **C-1**  
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, 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. ALTERNATIVE CONSTRUCTION METHODS, SUCH AS A REINFORCED SIDEWALK, SHALL BE IMPLEMENTED AS NECESSARY.
- FOR ALL TREES, CUTTING OF 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 \$1000 PER VIOLATION OTHER THAN THAT ALLOWED UNDER THE APPROVED PLAN WILL REQUIRE OWNER TO POST A LETTER OF CREDIT FOR 3 YRS FOR TREE MITIGATION.
- THE CRITICAL ROOT ZONE (CRZ) OF A TREE IS WHERE THE MAJORITY OF A TREE'S ROOTS LAY. 85% OR MOST TREE ROOTS ARE FOUND IN THE TOP 24" OF THE SOIL AND SUPPLY THE MAJORITY OF NUTRIENTS AND WATER. GENERALLY, ROOTS SPREAD OUT 2-3X THE HEIGHT OF THE TREE.
- GROWN OF THE TREE IS SUITABLE FOR LEAF FOLIAGE TO PRODUCE OXYGEN, FILTER THE AIR, REDUCE WIND AND SOFTEN NOISE. DO NOT DISRUPT CROWN WITH INTENSIVE PRUNING.

**CONSTRUCTION SPECIFICATIONS:**

- UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.
- DRIVE 5-FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET. A MAXIMUM OF 4 FEET APART.
- SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM. PLACING A 2-FOOT FLAP OF WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
- PLACE CLEAN GRAVEL (NCDOT #5 OR #57 WASHED STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 16 INCHES AROUND THE WIRE, AND SMOOTH TO AN EYE'N GRADE.
- ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND ESTABLISH FINAL GRADING.
- COMPACT THE AREA PROPERLY AND STABILIZED IT WITH GROUNDCOVER.

**MAINTENANCE PLAN:**

- ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL, BUT IN NO CASE, LESS THAN ONCE EVERY WEEK AND WITHIN 24 HOURS OF EVERY HALF INCH RAINFALL.
- ALL POINTS OF EGRESS WILL HAVE CONSTRUCTION ENTRANCES THAT WILL BE PERIODICALLY TOP-DRESSED WITH AN ADDITIONAL 2 INCHES OF 2-3 INCH STONE TO MAINTAIN PROPER DEPTH. THEY WILL BE MAINTAINED IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. IMMEDIATELY REMOVE OBJECTIONABLE MATERIAL SPILLED, WASHED OR TRACKED OUT THE CONSTRUCTION ENTRANCE OR ROADWAYS.
- SEDIMENT WILL BE REMOVED FROM HARDWARE CLOTH AND GRAVEL INLET PROTECTION, ROCK DOUGHNUT INLET PROTECTION, SEDIMENT TRAP BARRIERS AND ROCK PIPE INLET PROTECTION WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS AS DESIGNED. DEBRIS WILL BE REMOVED FROM THE ROCK AND HARDWARE CLOTH TO ALLOW PROPER DRAINAGE. SILT SACKS WILL BE EMPTIED ONCE A WEEK AND AFTER EVERY RAIN EVENT. SEDIMENT WILL BE REMOVED FROM AROUND BEAVER DAMS, DANDY SACKS AND SOCKS ONCE A WEEK AND AFTER EVERY RAIN EVENT.
- SWALES MUST BE TEMPORARILY STABILIZED WITHIN 21 CALENDAR DAYS OF CEASE OF ANY PHASE OF ACTIVITY ASSOCIATED WITH A SWALE.
- SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. STAKES MUST BE STEEL. STAKE SPACING WILL BE 6 FEET MAX. WITH THE USE OF EXTRA STRENGTH FABRIC, WITHOUT WIRE BACKING. STAKE SPACING WILL BE 8 FEET MAX WHEN STANDARD STRENGTH FABRIC AND WIRE BACKING ARE USED. IF ROCK FILTERS ARE DESIGNED AT LOW POINTS IN THE INLET SEDIMENT FENCE THE ROCK WILL BE REPAIRED OR REPLACED IF IT BECOMES HALF FULL OF SEDIMENT, NO LONGER DRAINS AS DESIGNED OR IS DAMAGED.

**CONSTRUCTION SITE START:**

CONSTRUCTION OF SITE TO START WITH INSTALLATION OF DI PROTECTION AND SILT FENCE ALONG ALL LOCATIONS PER PLANS. UPON INSTALLATION OF SILT FENCE, TREES SHOULD BE REMOVED IN LOCATIONS AS NECESSARY. ALL SLOPED AREAS SHOULD BE SEED IN ACCORDANCE TO SPECIFICATIONS. SLOPE STABILIZATION IS WITHIN 21 CALENDAR DAYS OF ANY PHASE OF CONSTRUCTION. ALL OTHER AREAS MUST BE STABILIZED WITHIN 15 WORKING DAYS. CONTRACTOR TO FOLLOW NPDES STABILIZATION REQUIREMENTS PER TABLE ON THIS SHEET AS WELL. MOST STRINGENT REQUIREMENT TO BE MET.

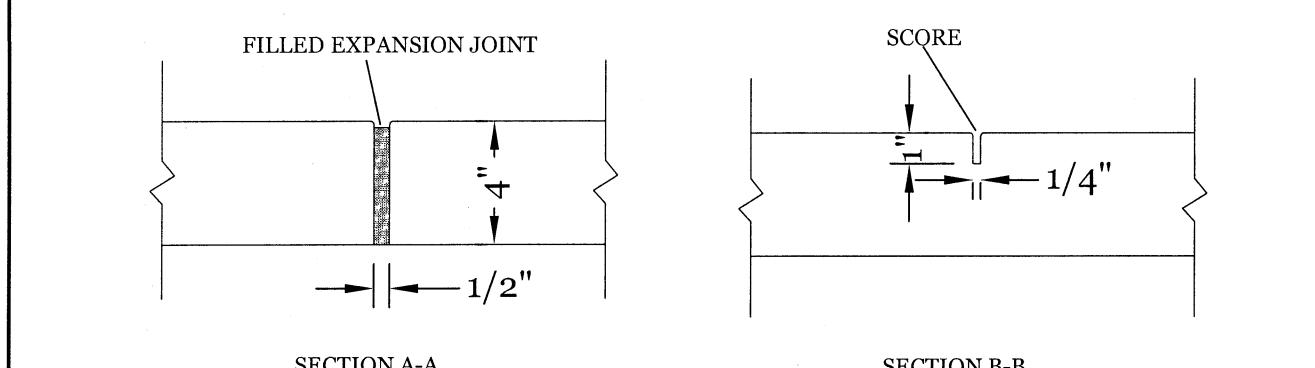
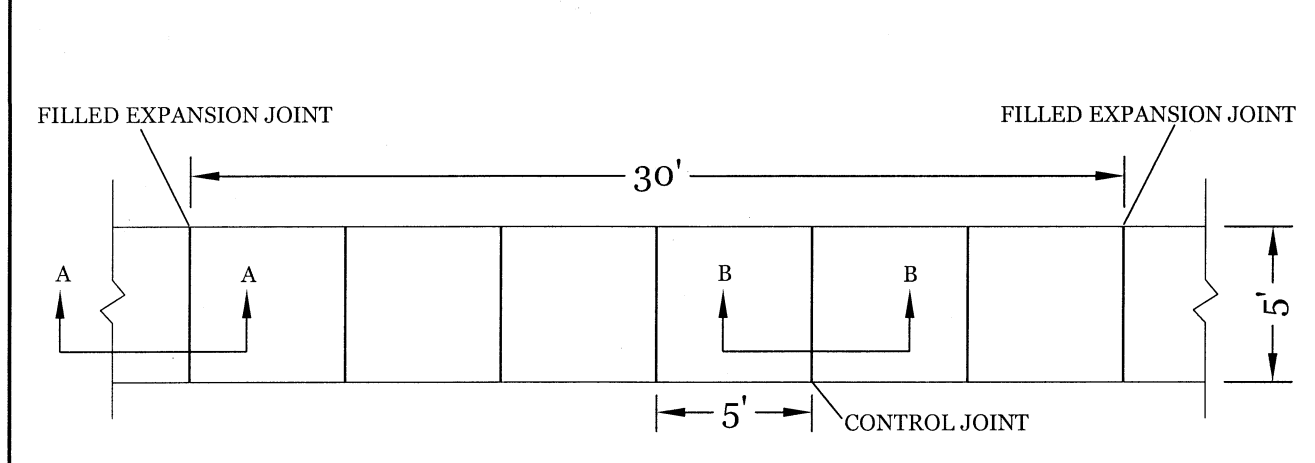
- GENERAL CLEARING AND GRADING OF THIS SITE WILL NOT BE DONE UNTIL THE TEMPORARY SILT FENCE & CONSTRUCTION ENTRANCE HAS BEEN INSTALLED.
- NO CUT SLOPE OR FILL SLOPE SHALL EXCEED A RISE OR FALL OF ONE FOOT FOR EVERY RUN OF 3 FEET (1 VERTICAL TO 3 HORIZONTAL).
- NO SEDIMENT WILL BE ALLOWED TO EXIT THE SITE. ALL EROSION SHALL BE CONTROLLED INCLUDING SIDE SLOPES DURING AND AFTER CONSTRUCTION.
- INSTALL PRIMARY EROSION CONTROL MEASURES BEFORE BEGINNING CONSTRUCTION INCLUDING BUT NOT LIMITED TO GRAVELED CONSTRUCTION ENTRANCE, SILT FENCE, TREE PROTECTION FENCE & SEDIMENT BASINS. CONTRACTOR TO BE FAMILIAR WITH USACE GENERAL PERMIT CONDITIONS FOR ROAD CROSSINGS. SPECIFIC CONSTRUCTION METHODS MAY BE REQUIRED ABOVE AND BEYOND WHAT IS SPECIFIED IN THIS PLAN. INSTALL ALL SECONDARY EROSION CONTROL MEASURES, SUCH AS INLET PROTECTION AS SOON AS POSSIBLE AFTER BEGINNING CONSTRUCTION.
- ALL EROSION CONTROL MEASURES TO BE INSPECTED AFTER EACH RAIN. SILT FENCE AND INLET PROTECTION TO BE CLEANED WHEN HALF FULL.
- A 4" LAYER OF TOPSOIL SHALL BE APPLIED TO ALL NEW AREAS TO BE GRASSED.
- MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PROJECT IS COMPLETE.
- MORE STRINGENT MEASURES MAY BE REQUIRED TO HALT EROSION IF THOSE ON THIS PLAN PROVE TO BE LESS EFFECTIVE.
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF CONSTRUCTION. ALL PERMANENT MEASURES SHALL BE WELL ESTABLISHED PRIOR TO PROJECT COMPLETION.

**HARDWARE CLOTH AND GRAVEL INLET PROTECTION**



**TREE PROTECTION DETAIL (SD 15-09)**

NOT TO SCALE

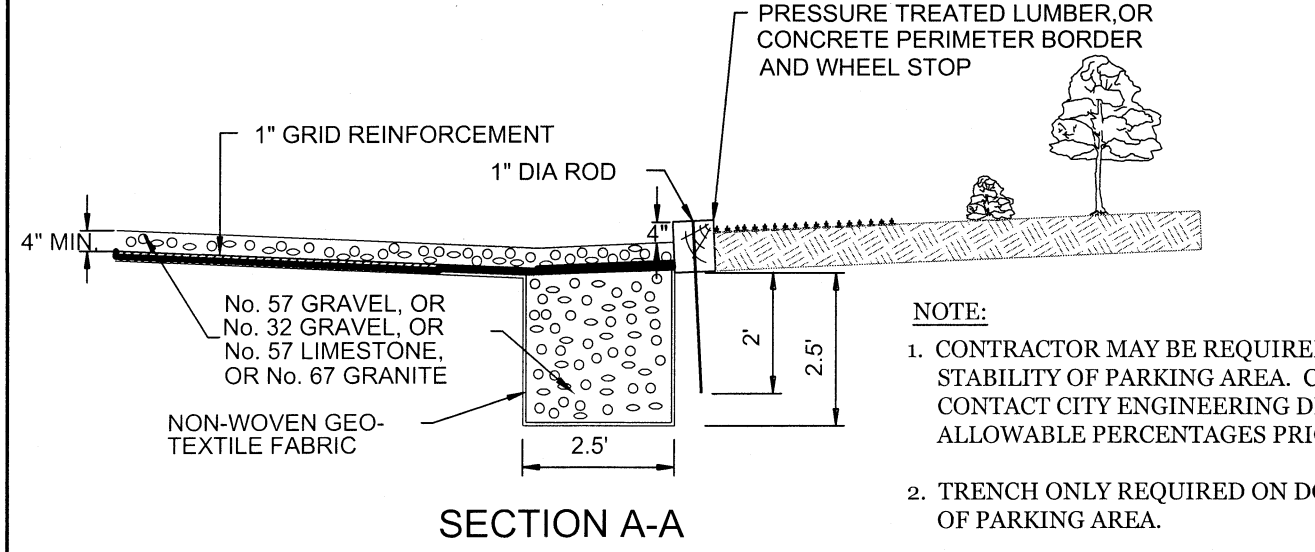


**NOTES:**

- JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT 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 5' x 5' PANEL.
- 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 SIDEWALK DETAIL (SD 3-10)**

NTS



**NOTE:**

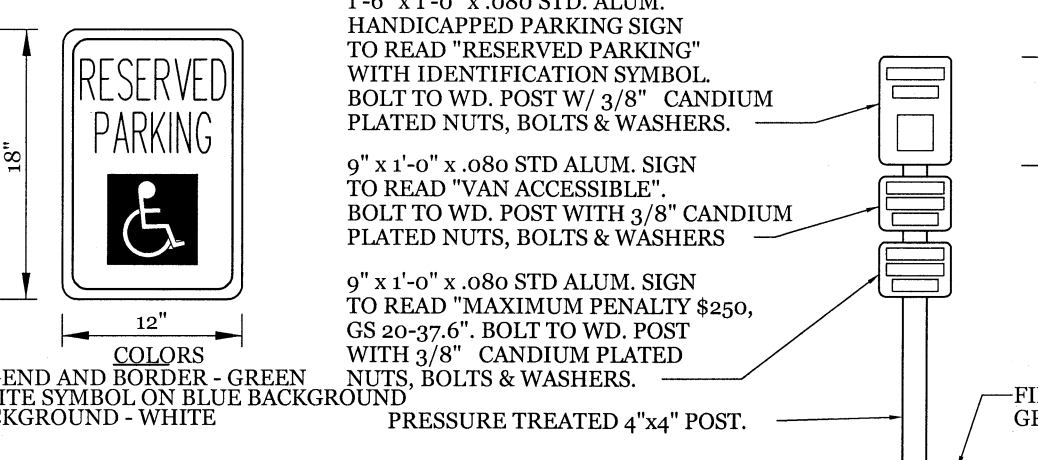
- CONTRACTOR MAY BE REQUIRED TO MIX IN FINES FOR STABILITY OF PARKING AREA. CONTRACTOR MUST CONTACT CITY ENGINEERING DIVISION FOR ALLOWABLE PERCENTAGES PRIOR TO INSTALLATION.
- TRENCH ONLY REQUIRED ON DOWNHILL SIDE OF PARKING AREA.

**TYPICAL UNPAVED PARKING FACILITY UNDER 25 STALLS**

NTS SD 15-10

**TEMPORARY GRAVEL CONSTRUCTION ENTRANCE**

NTS

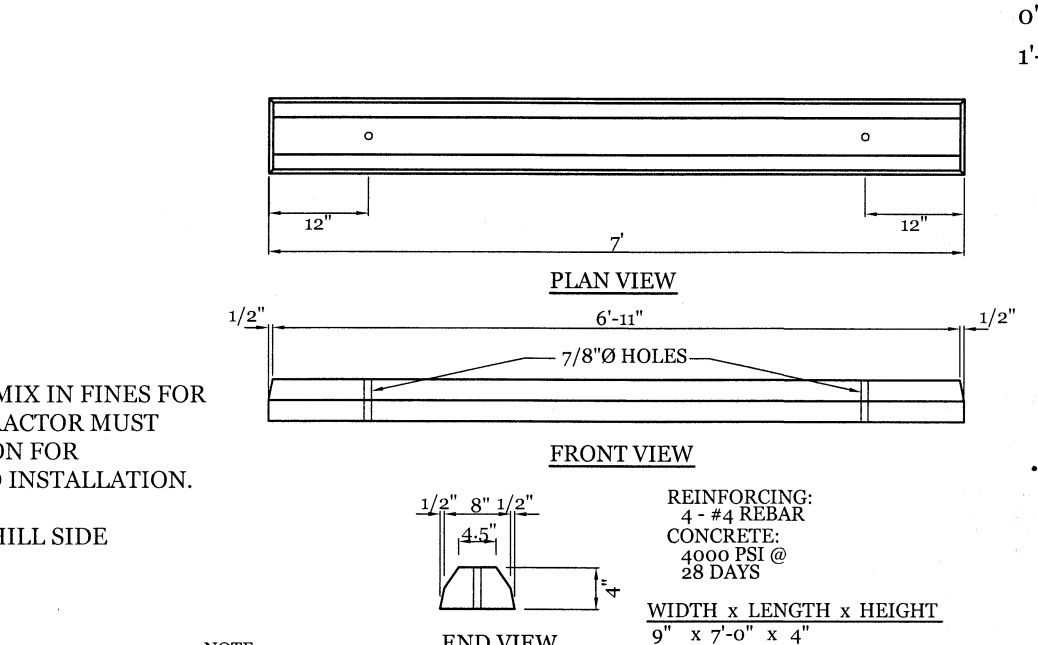


**LEGEND AND BORDER - GREEN BACKGROUND - WHITE**

**LEGEND AND BORDER - GREEN BACKGROUND - WHITE**

**TYPICAL HANDICAPPED SIGN DETAIL**

NTS

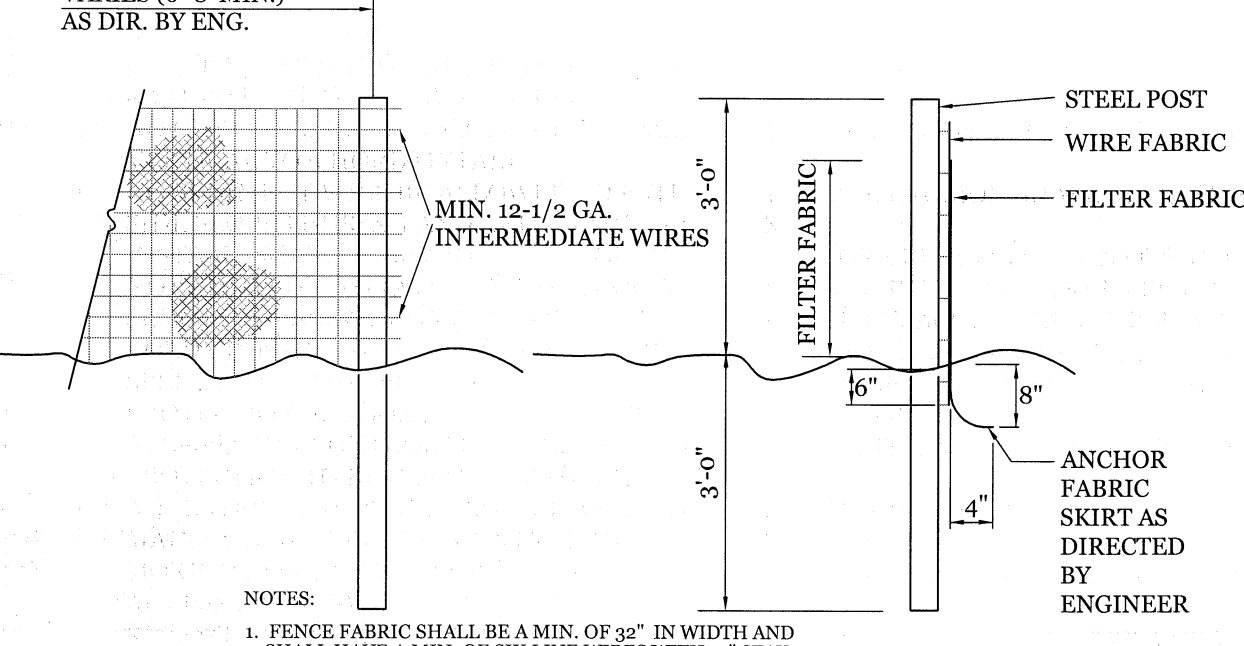


**NOTE:**

- CONTRACTOR SHALL INSTALL PER CITY OF WILMINGTON TECHNICAL STANDARD PER SD 15-13
- CONTRACTOR SHALL INSTALL WHEEL STOP 2' FROM SIDEWALK.

**WHEEL STOP DETAIL**

NTS

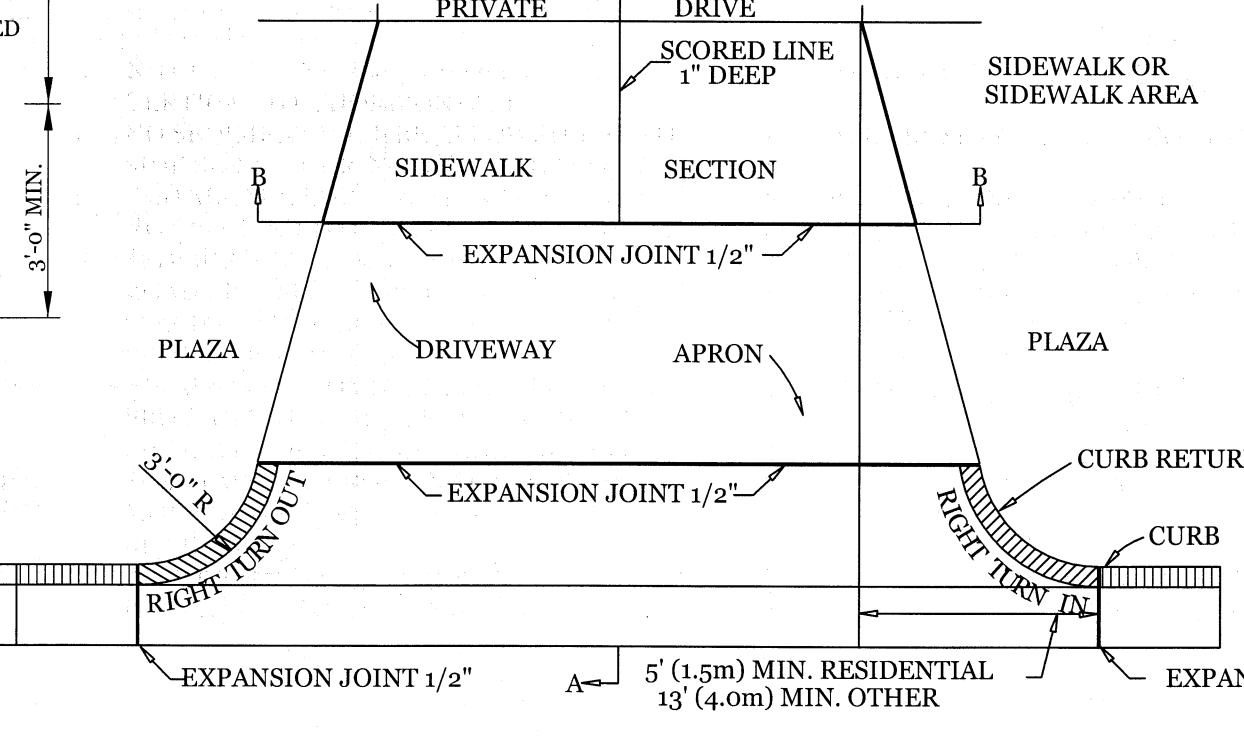


**NOTES:**

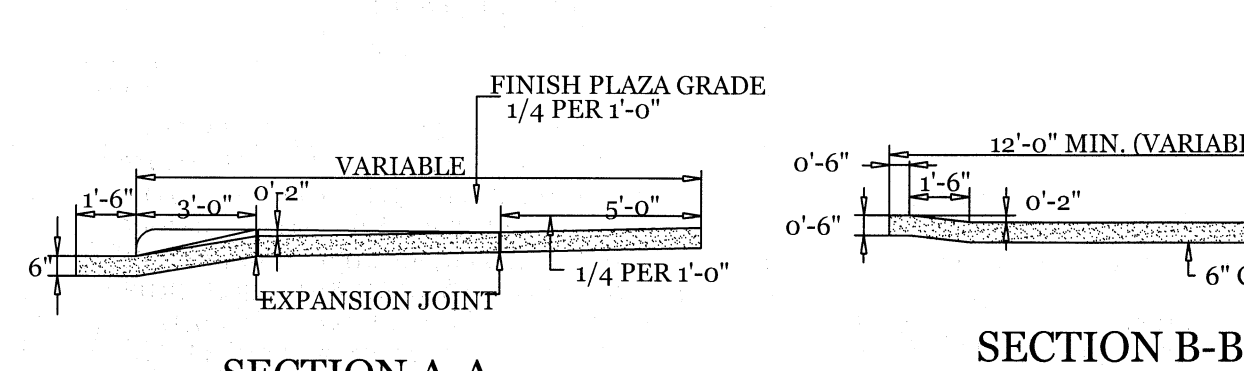
- FENCE FABRIC SHALL BE A MIN. OF 24" IN WIDTH AND SHALL HAVE A MIN. OF SIX LIVE WIRES WITH 12" SPACING.
- FABRIC SHALL BE FOR EROSION CONTROL AND MIN. OF 36" IN WIDTH. FABRIC SHALL BE FASTENED ADEQUATELY TO THE WIRE FABRIC AS DIRECTED BY THE ENGINEER.
- STEEL POST SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER STEEL ANGLE TYPE.

**TEMPORARY SILT FENCE**

NTS



**PAVEMENT PLAN**



**STANDARD DRIVEWAY DETAIL**

SD 8-02 NOT TO SCALE

**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 BEGINNING 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 I. GLOVER COMPANY N.C. LICENSE NO. C-2855
- 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 CPWA 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.

**NORTH CAROLINA TEMPORARY GRASSING DETAIL**

SEEDING MIXTURE SPECIES	APPLICATION RATE
<b>LATE WINTER &amp; EARLY SPRING:</b> Rye (grain) Annual Lespedeza (Kobe in Piedmont and Coastal Plain, Korean in Mountains) <i>Omit annual Lespedeza when duration of temporary cover is not to extend beyond June</i>	100 (lb/acre) 50 (lb/acre)
<b>SUMMER:</b> German Millet In the Piedmont and Mountains, a small-stemmed sundangrass may be substituted at a rate of 50 (lb/acre)	40 (lb/acre)
<b>FALL:</b> Rye (grain)	120 (lb/acre)

**NORTH CAROLINA PERMANENT GRASSING DETAIL**

SEEDING MIXTURE SPECIES	APPLICATION RATE
<b>FALL &amp; WINTER:</b> Tall Fescue (blend of two or three improved varieties) Rye (grain)	200 (lb/acre) 25 (lb/acre)
<b>SPRING &amp; SUMMER:</b> Pensacola Bahiagrass Sericea Lespedeza Common Bermudagrass German Millet Tall Fescue	50 (lb/acre) 30 (lb/acre) 10 (lb/acre) 10 (lb/acre) 50 (lb/acre)

**SEEDING DATES**

**LATE WINTER & EARLY SPRING:**  
Mountains - Above 2500 ft: Feb. 15-May 15  
Piedmont - Jan. 1-May 1  
Coastal Plain - Dec. 1-Apr. 15

**SUMMER:**  
Mountains - May 15-Aug. 15  
Piedmont - May 1-Aug. 15  
Coastal Plain - Apr. 15-Aug. 15

**FALL:**  
Mountains - Aug. 15-Dec. 15  
Coastal Plain and Piedmont - Aug. 15-Dec. 30

**SOIL AMENDMENTS:**  
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

**MULCH:**  
apply 4,000 lb/acre straw, anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

**MAINTENANCE:**  
If growth is not fully adequate, reseed, refertilize and mulch immediately following erosion or other damage.

**GROUND STABILIZATION CRITERIA**

SITE AREA DESCRIPTION	STABILIZATION TIMEFRAME	STABILIZATION TIMEFRAME EXCEPTIONS
* Perimeter dikes, swales, ditches and slopes	7 Days	None
* High Quality Water (HQW) Zones	7 Days	None
* Slopes Steeper than 3:1	7 Days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
* Slopes 3:1 or flatter	14 Days	7-days for slopes greater than 50 ft. in length.
* All other areas with slopes flatter than 4:1	14 Days	None (except for perimeters & HQW Zones)

**APPROVED DRAINAGE PLAN**

Date: \_\_\_\_\_ Permit # \_\_\_\_\_

Signed: \_\_\_\_\_

**APPROVED CONSTRUCTION PLAN**

Name \_\_\_\_\_ Date \_\_\_\_\_

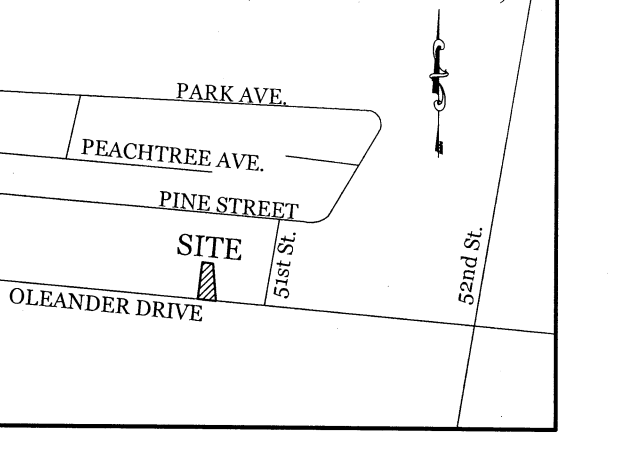
Planning \_\_\_\_\_

Public Utilities \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_

**VICINITY MAP (NOT TO SCALE):**



**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

**DETAILS FOR INTRACOASTAL SEAFOOD WILMINGTON, NC**

**PROFESSIONAL SEAL**

CHARLES D. CALDER  
ENGINEER  
032555  
3/16/10

**CLIENT INFORMATION:**

G. PHILLIP DAVID  
1516 DAWSON STREET  
WILMINGTON, NC 28401  
(910) 251-8088 Office  
(910) 251-8430 Fax

DRAWN: JAE	SHEET SIZE: 24X36
CHECKED: CDC	DATE: 3/16/16
APPROVED: CDC	SCALE: NTS
PROJECT NUMBER: 2015-041	

DRAWING NUMBER: **C-2**



SPENCER EDWARD G.  
JRPID: R06108-006-026-000 ZONED: R-15  
327

SHAVER RITA  
HOCKADAYPID: R06108-006-025-000 ZONED: R-15 SINGLE FAMILY RESIDENCE  
328

SPEARS NIKKIPID: R06108-006-024-000 ZONED: R-15 SINGLE FAMILY RESIDENCE  
329

VACCA DERIC  
LPID: R06108-006-023-000  
330

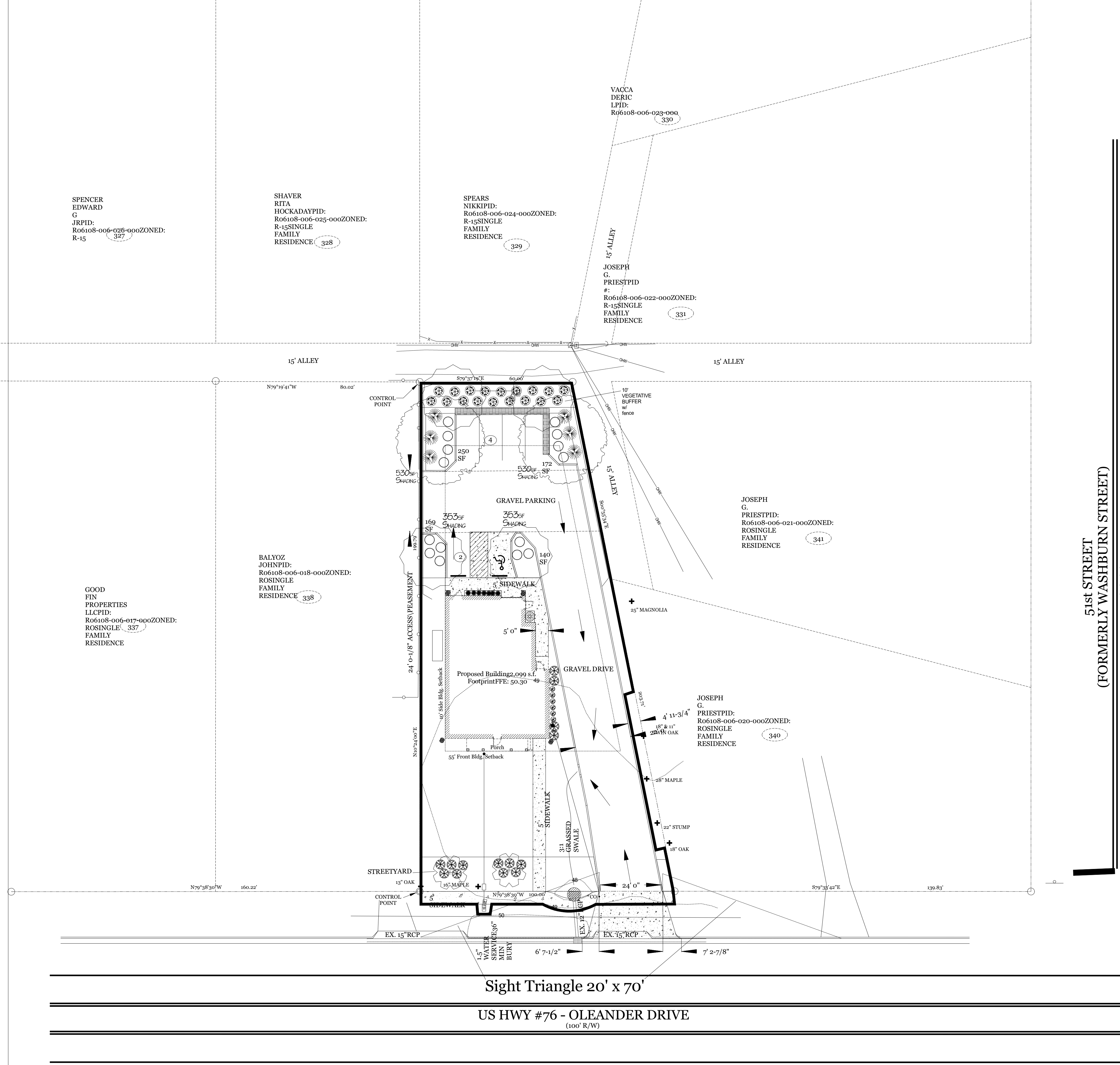
JOSEPH G. PRIESTPID: R06108-006-022-000 ZONED: R-15 SINGLE FAMILY RESIDENCE  
331

JOSEPH G. PRIESTPID: R06108-006-021-000 ZONED: ROSINGLE FAMILY RESIDENCE  
341

JOSEPH G. PRIESTPID: R06108-006-020-000 ZONED: ROSINGLE FAMILY RESIDENCE  
340

GOOD FIN PROPERTIES LLC  
PID: R06108-006-017-000 ZONED: ROSINGLE FAMILY RESIDENCE  
337

BALYOZ JOHNPID: R06108-006-018-000 ZONED: ROSINGLE FAMILY RESIDENCE  
338



**SITE DATA**

PARCEL ID: R06108-006-019-000

ZONING: RO-RESIDENTIAL OFFICE

CAMA LAND USE CLASSIFICATION: WATERSHED RESOURCE PROTECTION

PROJECT ADDRESS: 5039 OLEANDER DR WILMINGTON, NC 28403

TOTAL ACREAGE IN PROJECT BOUNDARY: 15,983 S.F. (.37 AC.) x 15' = 6 Trees 2" Cal. req'd. & Prov'd.

SETBACKS:  
FRONT: REQUIRED: 55' PROPOSED: 55'  
SIDE: REQUIRED: 10' PROPOSED: 10' L / 30.9'R  
REAR: REQUIRED: 25' PROPOSED: 25'

BUILDING SIZE IN SQUARE FEET: 2,099 S.F. FOOTPRINT

BUILDING HEIGHT: 25 FT.

CALCULATION FOR BUILDING COVERAGE:  
PROPOSED COVERAGE: 2,099 S.F. + 15,983 S.F. = 13.1 %

TOTAL DISTURBED AREA: 40.37 AC

TOTAL IMPERVIOUS BEFORE & AFTER DEVELOPMENT BEFORE DEVELOPMENT

TOTAL: 0 S.F. + 5,983 S.F. = 0%

AFTER DEVELOPMENT  
BUILDINGS: 2,099 S.F.  
CONCRETE SIDEWALKS: 697 S.F.  
CONCRETE PARKING: 299 S.F.  
PERVIOUS GRAVEL DRIVE/PARKING: 5,746 S.F. 100% CREDIT  
TOTAL: 3,095 S.F. + 15,983 S.F. = 19.4%

OFFSITE IMPERVIOUS (NEWLY CONSTRUCTED)  
CONCRETE SIDEWALKS: 373 S.F.  
DRIVEWAY APRON: 542 S.F.

PARKING REQUIRED: 1 SPACE / 400 SF = 6 SPACES

PARKING PROVIDED: 6 SPACES (1 H.C.)

PARKING LOT INTERIOR LANDSCAPING REQUIRED PROVIDED: 6,122 S.F. \* 8% = 489.8 S.F. 731 S.F.

\*PARKING LOT INTERIOR SHADING TO BE SHOWN ON LANDSCAPE PLAN\*

STREET YARD LANDSCAPING REQUIRED PROVIDED: 76' \* 12' = 912 S.F. 936 S.F.

FOUNDATION PLANTINGS REQUIRED PROVIDED: 420 SF \* 12% = 50.4 S.F. 58 S.F.

WATER AND SEWER DEMAND: (2,099 SF)  
SEWER: @ 75 GPD/100 SF = 1,575 GPD  
WATER: @ 75 GPD/100 SF = 1,575 GPD

PERVIOUS GRAVEL DRIVE/PARKING: 5,746 S.F. 100% CREDIT x .20 = 1149.2 Shading Req'd. in Parking area 1,766 SF SHADING Prov'd.

### LEGEND

COMMON NAME	SIZE	QTY
<b>SHRUB, EVERGREEN BROADLEAF</b>		
ABELIA, 'ROSE CREEK'	3 GAL.	6
BOXWOOD WINTERGREEN	3 GAL.	7
CAMELLIA SASANQUA KANJIRO	7 GAL.	1
HOLLY, YAUPON, DWARF	3 GAL.	15
LIGUSTRUM, VARIEGATED	3 GAL.	14
WAXMYRTLE	15 GAL.	18
YEW, JAPANESE UPRIGHT	7 GAL.	4
SABAL MINOR PALM	7 GAL.	6
<b>TREE, DECIDUOUS</b>		
GRAPE MYRTLE MUSKOGEE	2" CAL., 8' HT.	2
MAPLE, TRIDENT	25" CAL.	4
OAK, SAWTOOTH	25" CAL.	2

ALL PLANTED AREAS TO BE BROWN DYED MULCH EXCEPT REAR BUFFER TO BE PINESTRAW.

STORMWATER MANAGEMENT PLAN APPROVED BY CITY OF WILMINGTON ENGINEERING DEPARTMENT DATE \_\_\_\_\_ PERMIT # \_\_\_\_\_ SIGNED \_\_\_\_\_

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

Oleander Dr. Primary Streetyard:  
76 x 12'w = 912sf Req'd. landscape  
3 understory trees per 600sf = 2 trees  
6 shrubs per 600sf = 9 shrubs

Provided:  
2  
10

The areas within the triangular sight distance shall be maintained free of all obstructions between 30' and 10'.

A rain/freeze sensor shall be used if there is an irrigation system.  
USING THE CREATIVE STANDARD OF THE CODE 50% OF THE STREETYARDS SHALL BE PLANTED AS CALLED OUT.

Owner:  
G. Phillip David  
1516 Dawson St.  
Wilmington, NC 28401  
910-251-8088

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.  
All planted and retained living material required to meet the provisions of the City of Wilmington Land Development Code, shall be perpetually protected and maintained to professionally accepted standards by joint and several responsibility of the owner, tenant and respective agents of the property on which the material is located.

JIM@FREEMANLANDSCAPE.COM 910-796-1166

Revision #:  
Date: 3/21/2016

Scale:  
1" = 20'

Landscape Plan:  
Intracoastal Seafood

Landscape Design by: James Freeman - NCLC# 71  
Freeman Landscape, Inc.