

SITE & SURVEY NOTES:

1. THIS LOT IS NOT LOCATED IN AN AREA OF 100 YEAR FLOOD.
2. EXISTING SURVEYING PERFORMED BY MICHAEL UNDERWOOD, NC PLS# L-2962
3. NO REGULATED TREES EXIST ON SITE.

DEVELOPMENT NOTES:

1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.
2. PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.

UTILITY NOTES:

1. EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS.
2. ALL PROPOSED UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
3. ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CFPWA TECHNICAL SPECIFICATIONS & STANDARDS.
4. PROJECT SHALL COMPLY WITH CFPWA 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.
5. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCC/CHR OR ASSE.
6. 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.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL 311-LOCO AT 1-800-638-4949. 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.
8. THE BELL SOUTH CONTACT IS STEVE DAVILAULT, BUILDING INDUSTRY CONSULTANT, AT 910-392-8712. CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
9. THE PROCESS FOR TELEPHONE CABLE PLACEMENT: * FINAL GRADE WILL NEED TO BE ESTABLISHED. * POWER WILL PLACE THEIR CABLE FIRST - APPROXIMATELY 3' DEEP. * BELL SOUTH & CABLE TV WILL THEN PLACE THEIR CABLE AT APPROXIMATELY 2' DEEP.
10. SOLID WASTE DISPOSAL BY ROLL-OUT CARTS FOR CURBSIDE PICKUP.

GENERAL TRAFFIC NOTES:

1. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS OFF THE R/W TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
2. 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]
3. 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]
4. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. NOTE THIS ON THE PLAN AND CONTACT 341-6888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
5. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
6. 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 COWF TECH STDS]
7. CONTACT TRAFFIC ENGINEERING AT 341-7888 FORTY- EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
8. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30" TO 10'.
9. SMALL/COMPACT VEHICLE PARKING SPACES SHALL BE DESIGNATED BY PROPER SIGNAGE ALERTING DRIVERS TO THE LIMITATION OF SPACE SIZE. [SEC. 18-529(C)(4)(B) COWF LDC]

FIRE & SAFETY NOTES:

1. CONSTRUCTION TYPE: V-B (COMMERCIAL)
2. BUILDINGS 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. PROPOSED DRIVEWAY GATE TO BE SIREN ACTIVATED.
7. IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.

NOW OR FORMERLY
FLOYD INVESTMENTS, L.L.C.
BOOK 4925 PAGE 34
ZONING: R-15
USE: RESIDENCE

NOW OR FORMERLY
FLOYD INVESTMENTS, L.L.C.
BOOK 4924 PAGE 558
ZONE: CB
USE: BOAT SERVICE

NOW OR FORMERLY
AYOUB PROPERTIES, LLC
BOOK 5967 PAGE 1922
ZONING: CB
USE: CONVENIENCE STORE

CD-15-206-M318 CONDITIONS:

1. 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.
2. 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.
3. 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 rezone the property to its previous zoning classification.
4. Outdoor storage or display of merchandise, materials, or supplies is prohibited.
5. All landscaping and buffers shall be installed in accordance with Land Development Code.
6. A reduced buffer is allowable on the southeast property boundary given the site constraints. This shall be no less than 10 feet with a solid wooden fence. This reduced portion of the buffer shall only be continued as long as the existing structure and increase to 20 feet in width from the covered porch to Greenville Avenue to maintain neighborhood consistency.
7. The use and development of the subject property shall be in accordance with the site plan and elevations as submitted (dated received, elevations dated February 13, 2018 and site plan February 14, 2018).
8. The proposed uses shall be limited to a professional office with warehousing and associated parking and landscaping.
9. A vehicular connection shall be provided to the adjacent commercial property to the northwest as detailed on the site plan (dated received, February 14, 2018).
10. Strict adherence to the design standards will be confirmed as part of the technical review.
11. Exterior lighting shall be installed so as not to shine directly onto adjacent residential parcels.
12. Any freestanding sign(s) on the site shall be a maximum of 6 feet in height, monument style with landscaping around the base of the sign; no pole signs shall be permitted.
13. The creative standard shall not be used to satisfy the street yard landscaping requirements.
14. All City, State and Federal regulations shall be met.

SITE DATA

PARCEL ID: R05619-001-004-000 & R05619-001-003-000
CURRENT ZONING: CB (CD)
CAMA LAND USE CLASSIFICATION: WATERSHED RESOURCE PROTECTION
PROJECT ADDRESS: 320 & 324 GREENVILLE AVE. WILMINGTON, NC 28403
CURRENT OWNER: RHJR PROPERTIES, LLC 223 GREENVILLE AVE WILMINGTON, NC 28403
TOTAL ACREAGE IN PROJECT BOUNDARY: 49,160 S.F. (± 1.13 ac.)
PROPOSED BUILDING SIZES:
#320 1,054 S.F. GFA
#324 6,490 S.F. GFA (5,200 1st Floor / 1,200 2nd Floor)
GARAGE 5,712 S.F. GFA
TOTAL: 13,166 S.F. GFA
BUILDING USES:
OFFICE: 7,342 SF GFA
WAREHOUSE: 5,824 SF GFA

BUILDING HEIGHT: 25' MAX *
* SEE PLAN FOR INDIVIDUAL BLD. HEIGHTS*

BUILDING SETBACKS:

FRONT: REQUIRED= 20' EXISTING= SEE PLAN
SIDE: REQUIRED= 0/20' TO RES. EXISTING= SEE PLAN
REAR: REQUIRED= 10'/25' TO RES. EXISTING= SEE PLAN
(NO CHANGES TO SETBACKS ARE PROPOSED)

CALCULATION FOR BUILDING COVERAGE:
PROPOSED COVERAGE: 12,190 S.F. ÷ 49,160 S.F. = 24.8 %

PROPOSED IMPERVIOUS AREAS:
BUILDINGS 1,125 S.F.
ASPHALT PARKING AREA 7,779 S.F.
CONCRETE SIDEWALK 988 S.F.
TOTAL: 9,892 S.F.

TOTAL ONSITE IMPERVIOUS AREAS:
EX. IMPERVIOUS TO REMAIN 12,811 S.F.
PROPOSED IMPERVIOUS AREA 9,892 S.F.
TOTAL: 22,703 S.F. (46.2%)

PROPOSED ONSITE PERVIOUS AREAS:
PERVIOUS CONCRETE: 7,284 S.F. (100% CREDIT)

PROPOSED OFFSITE IMPERVIOUS AREAS:

CONCRETE SIDEWALK 430 S.F.
CONCRETE DRIVE APRON: 396 S.F.
TOTAL: 826 S.F.

PARKING REQUIRED:

PROFESSIONAL OFFICE:
MIN: 1 SPACE/ 300 S.F. = 24 SPACES
MAX: 1 SPACE/ 200 S.F. = 37 SPACES

WAREHOUSING:

MIN: 1 SPACE/ 1,000 S.F. = 6 SPACES
MAX: N/A

PARKING PROVIDED:

30 SPACES (2 H.C.)
(8 Compact Spaces = 25%)

BICYCLE PARKING REQUIRED: (MIN. 5 PER 25-125 VEHICLE SPACES)

REQUIRED: 10 SPACES
PROVIDED: 10 SPACES

FOUNDATION PLANTINGS:

REAR WAREHOUSE: 84 LF X 18' FACADE X 12" 181 S.F.
REQUIRED: 228 S.F.
PROVIDED: 228 S.F.

MAIN OFFICE: 124 LF X 22' FACADE X 12" 327 S.F.
REQUIRED: 334 S.F.
PROVIDED: 334 S.F.

SMALL OFFICE: 39 LF X 12' FACADE X 12" 56 S.F.
REQUIRED: 99 S.F.
PROVIDED: 99 S.F.

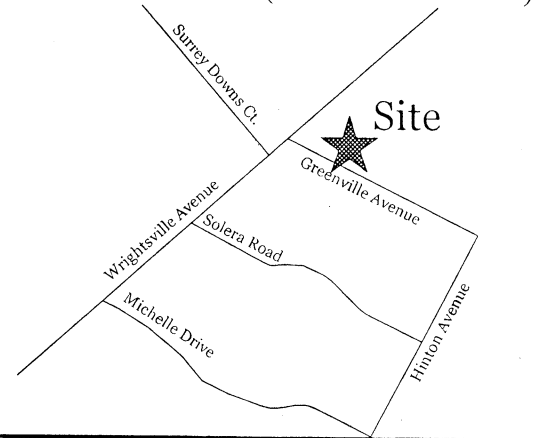
STREETYARD REQUIREMENT: (9' MIN & 27' MAX WIDTH)

REQUIRED: 214.11' FRONTAGE - 25' DRIVE (BOC TO BOC) = 189.11 LF X 18" = 3,404 S.F.
PROVIDED: 3,437 S.F.

EXISTING SEWER AND WATER DEMAND= 500 GPD

PROPOSED SEWER AND WATER DEMAND:
@ 25 GAL/PERSON= 750 GPD

VICINITY MAP (NOT TO SCALE):

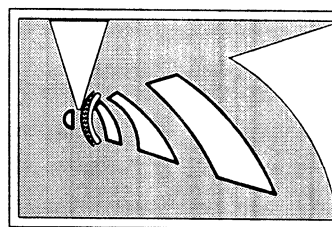


REVISIONS

NO.	DATE	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, GRADING, DRAINAGE, &
UTILITIES PLAN**

FOR

ROBERT HIGH OFFICES

CITY OF WILMINGTON
NEW HANOVER COUNTY, NC



Charles D. Cazier
8/14/18

CLIENT INFORMATION:

RHJR PROPERTIES, LLC
Robert High
223 Greenville Ave.
Wilmington, NC 28403
Phone: 910-790-9490
Email: rhp@roberthighproperties.com

DRAWN: JAE SHEET SIZE: 24x36

CHECKED: CDC DATE: 8/14/2018

APPROVED: CDC SCALE: 1" = 20'

PROJECT NUMBER: 2018-012

DRAWING NUMBER:

C-1

2 OF 4



Public Services • Engineering Division

APPROVED DRAINAGE PLAN

Date: 8/15/18 Approved: 2018034

Signed: [Signature]

Approved Construction Plan

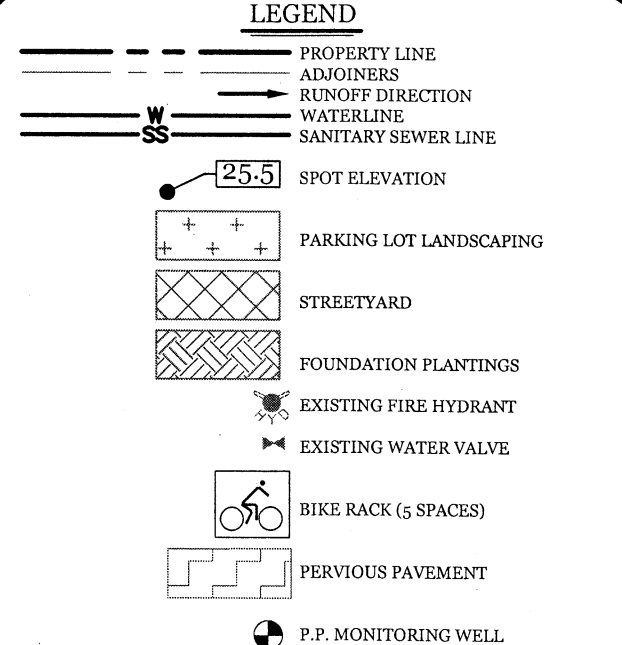
Name Date

Planning: Ymc 8-15-18

Public Utilities: W Smith 8-15-18

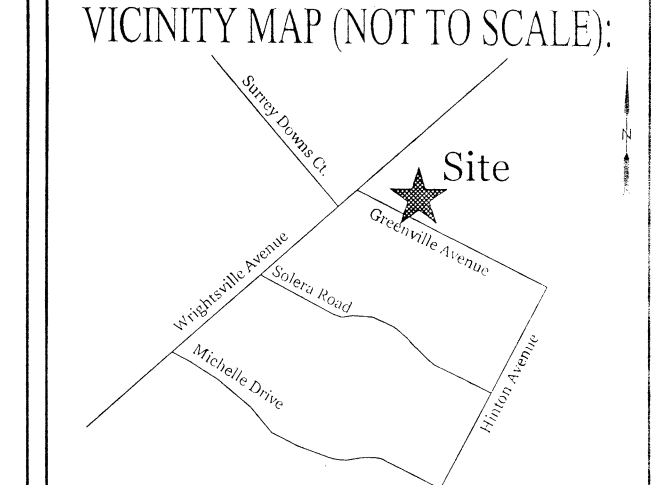
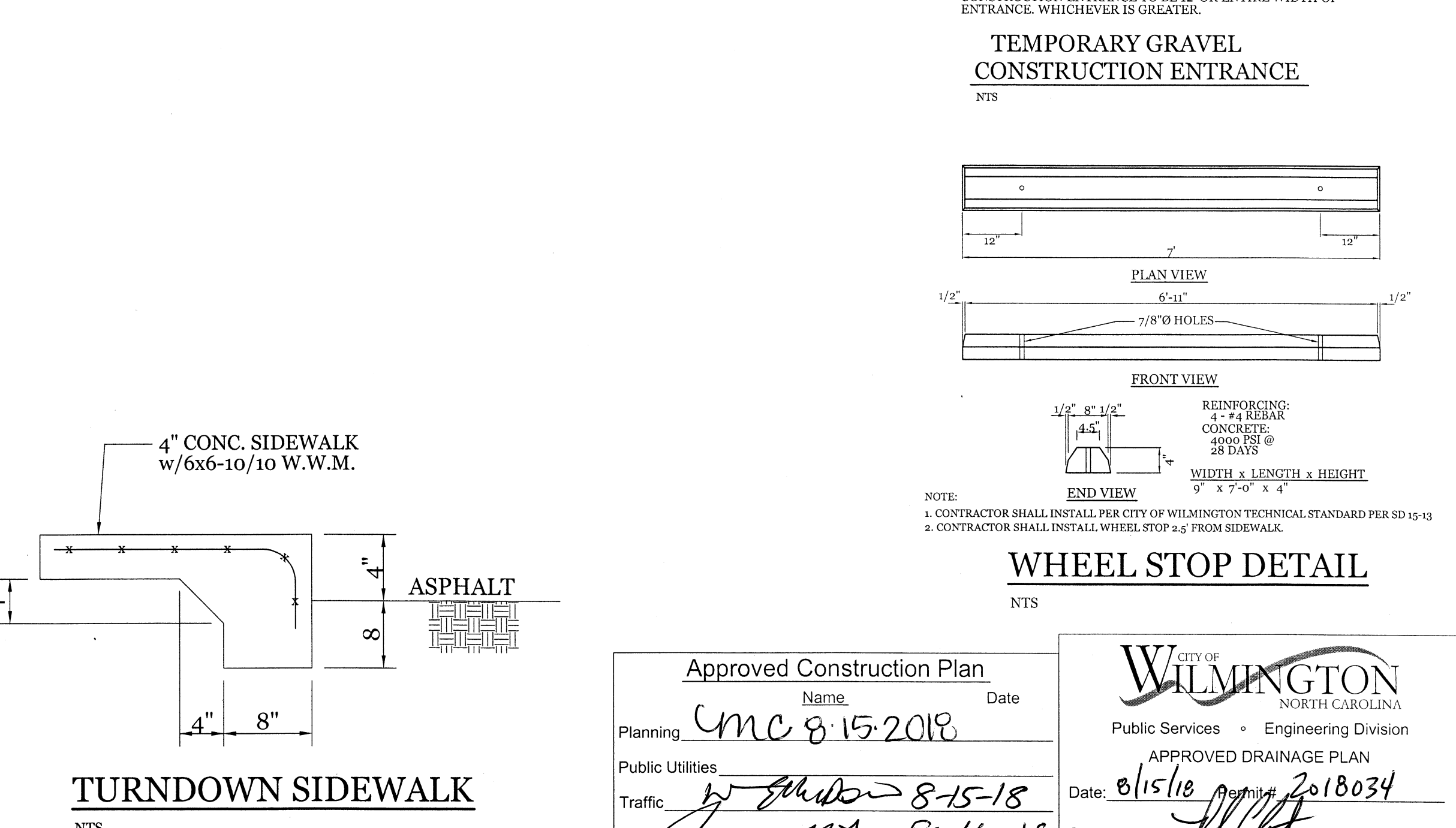
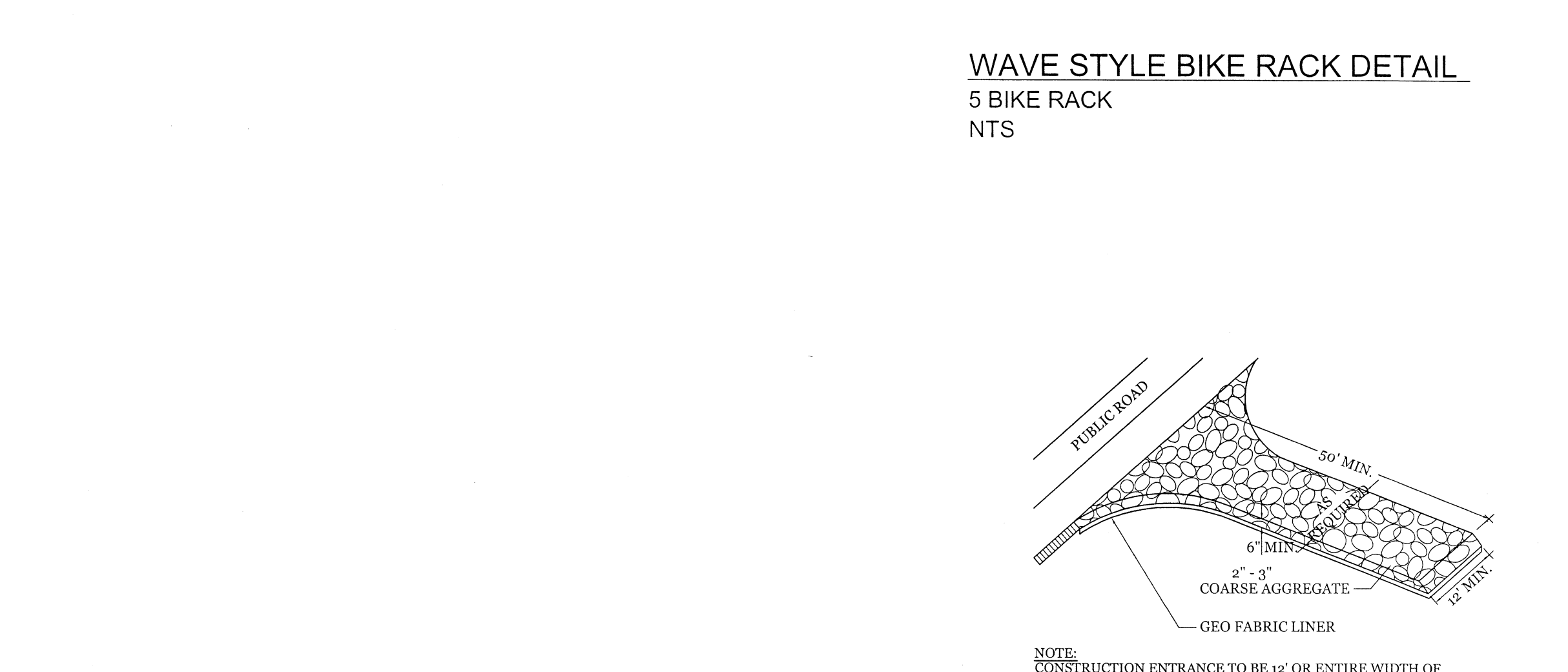
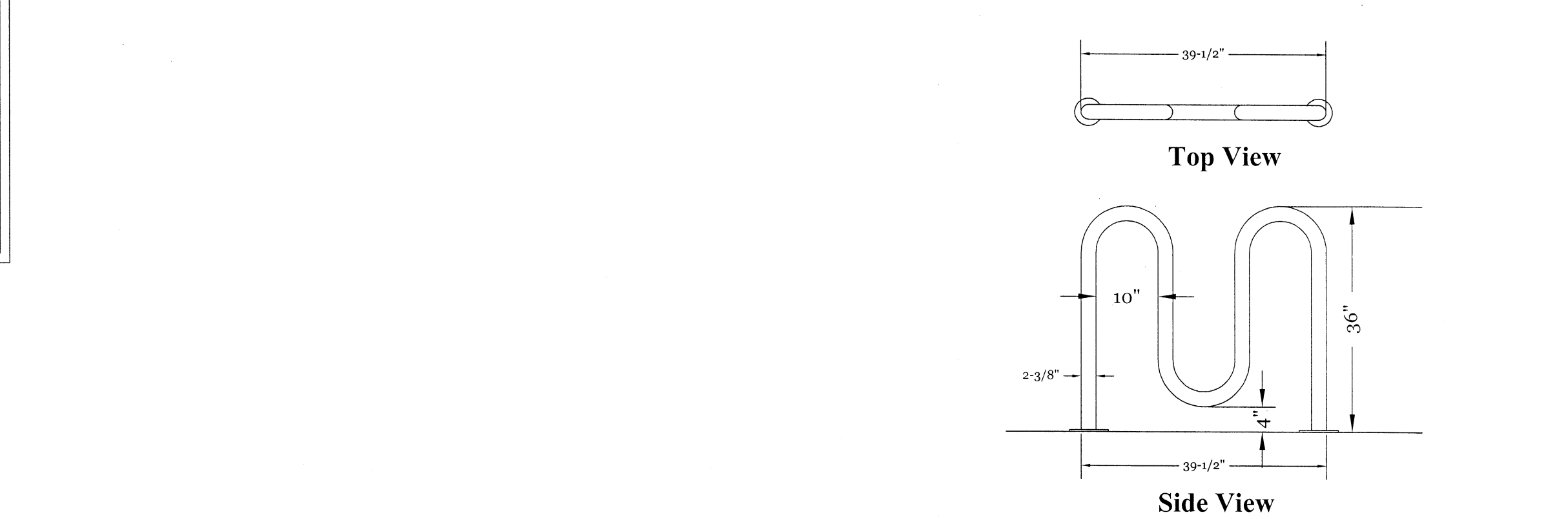
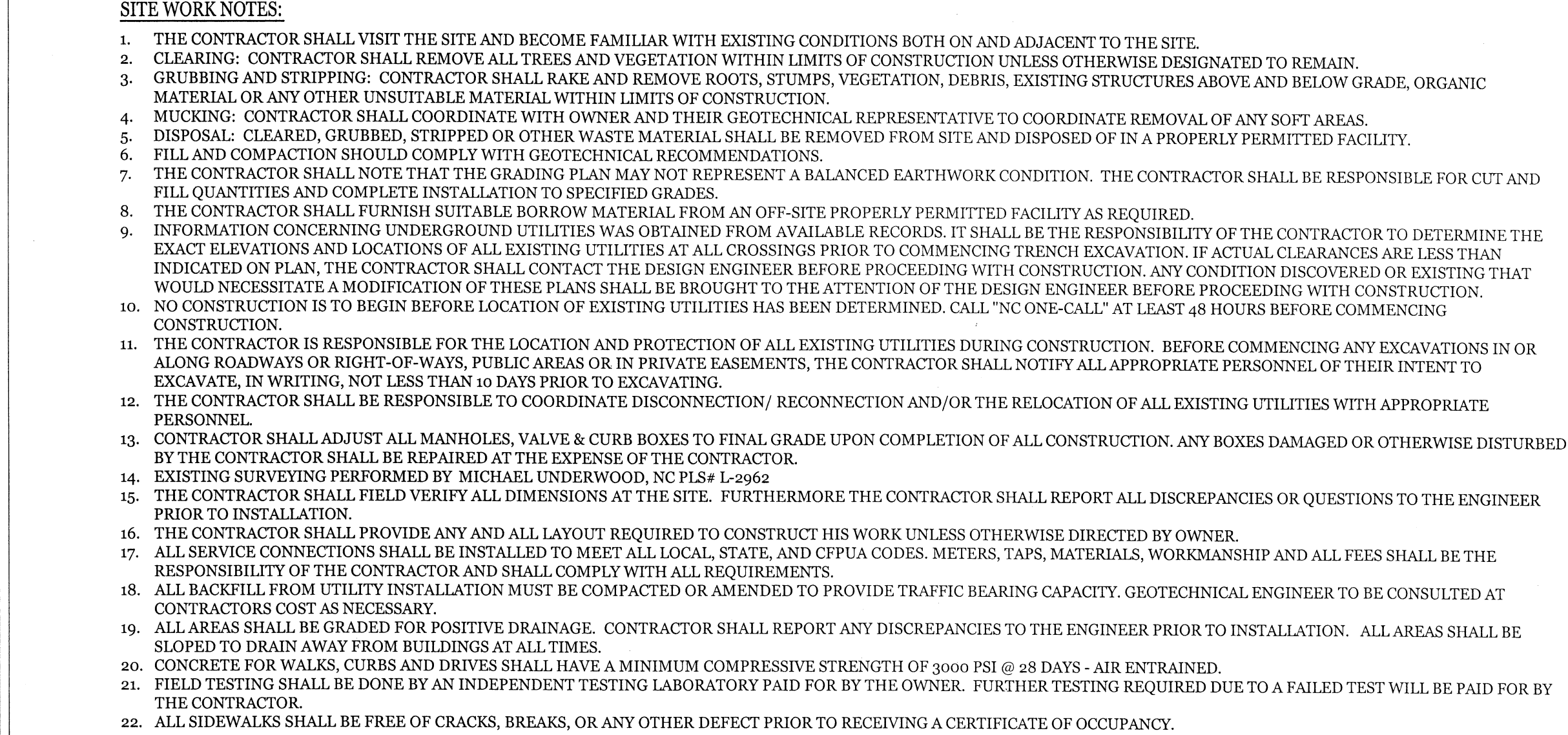
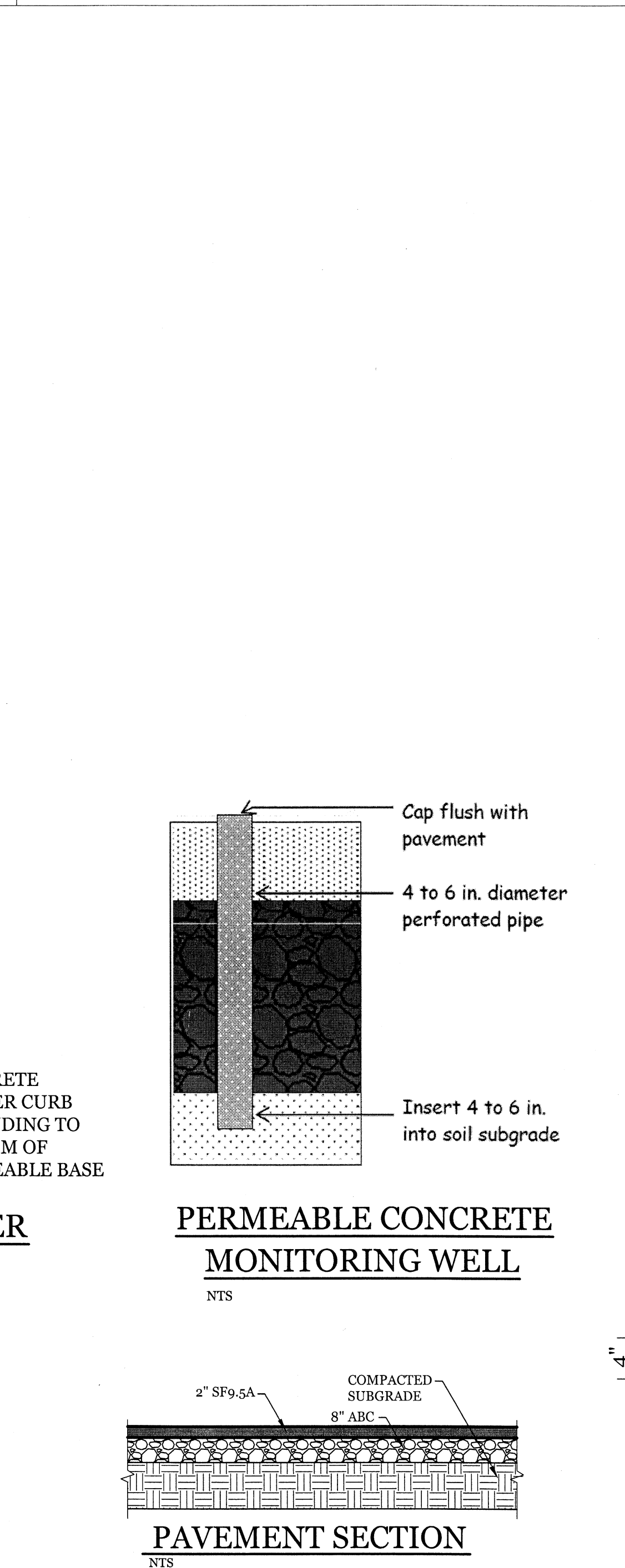
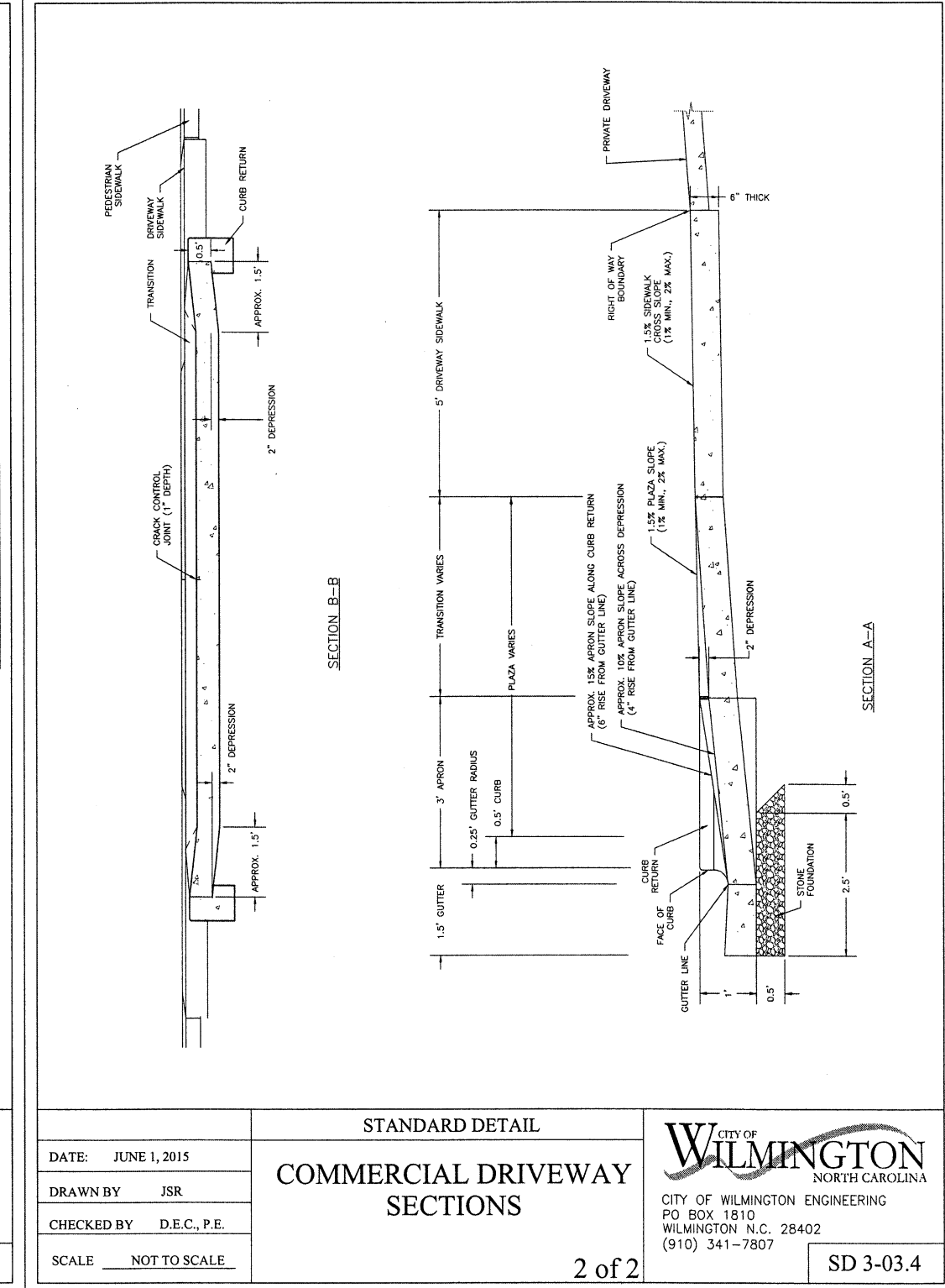
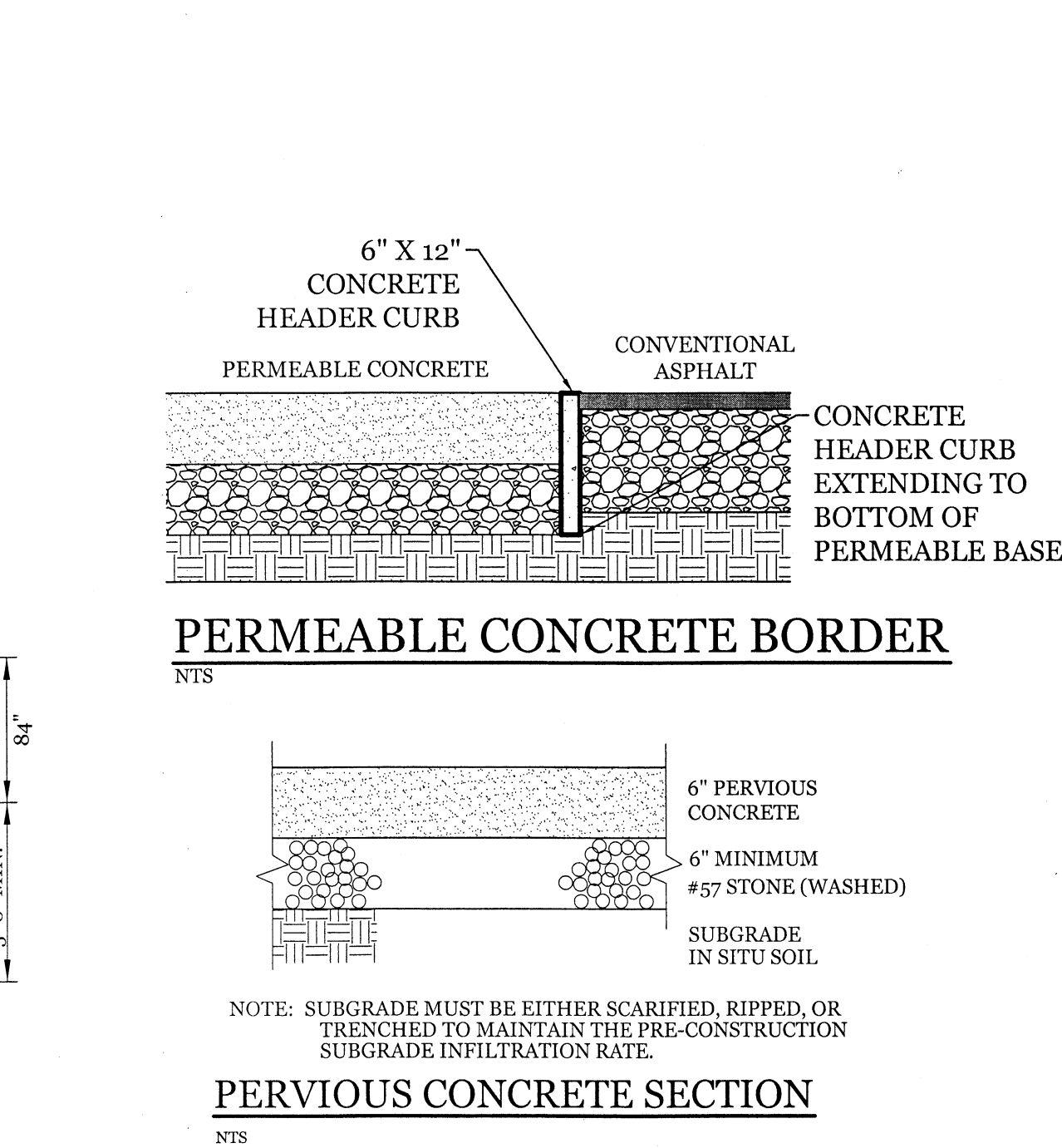
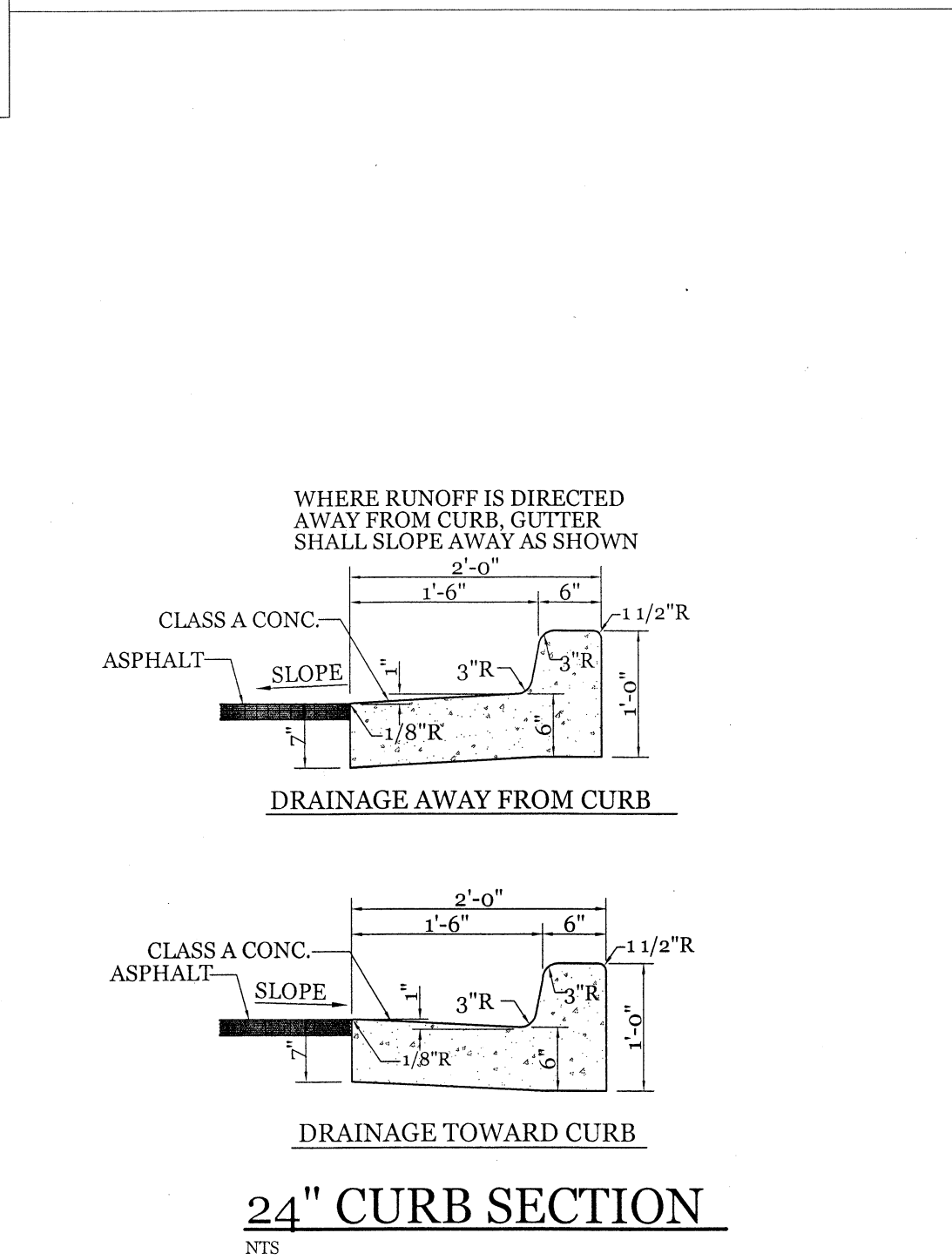
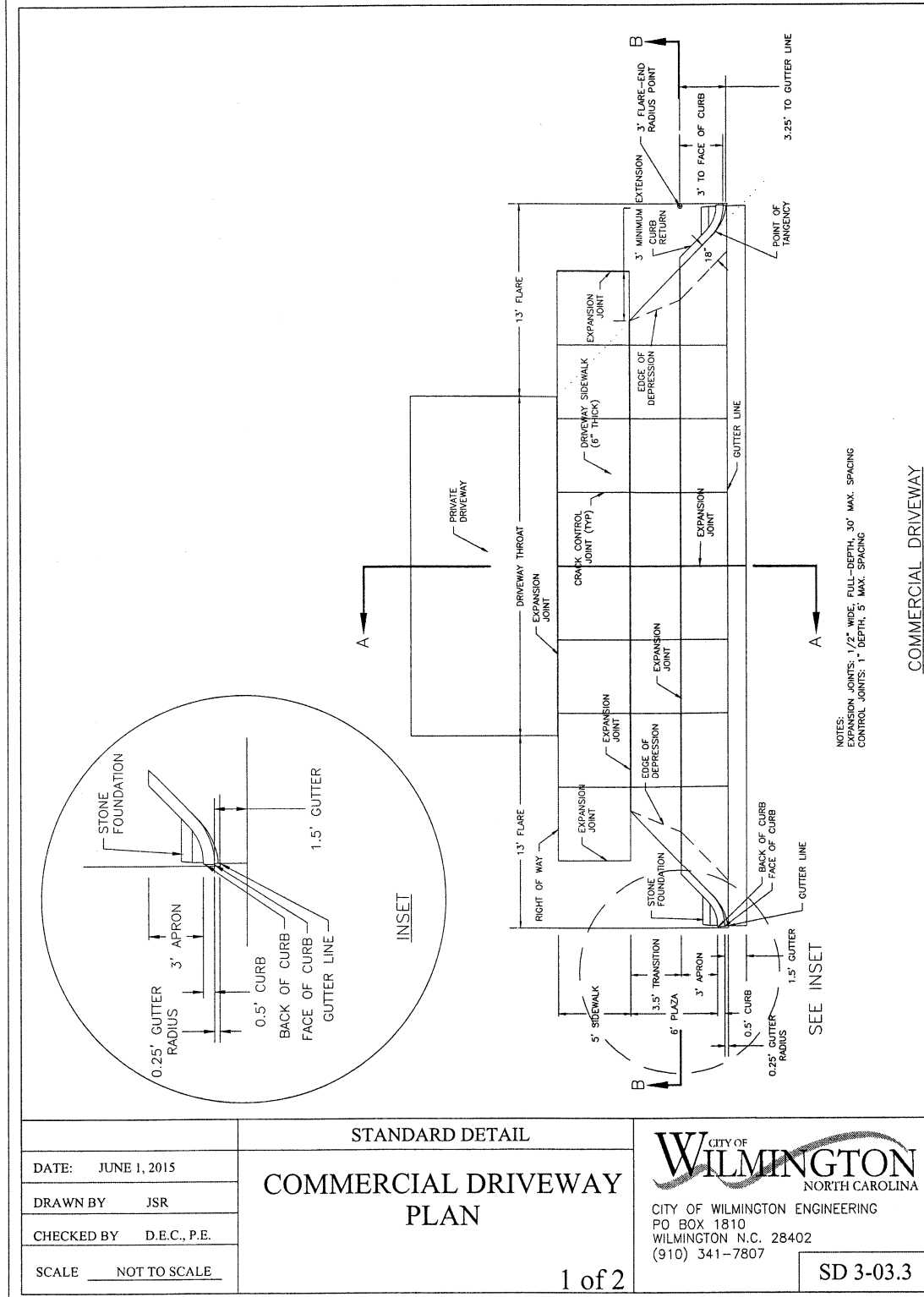
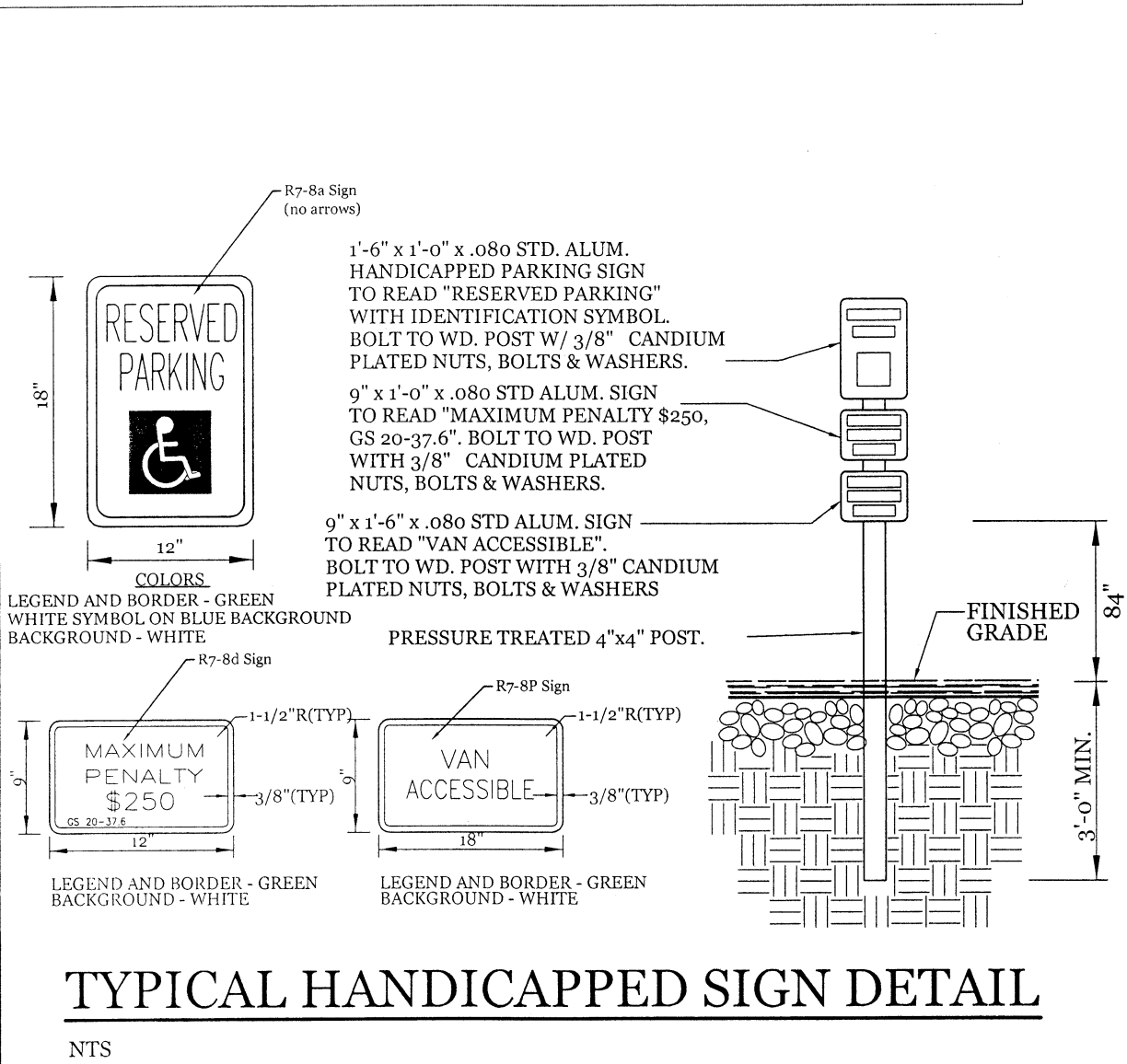
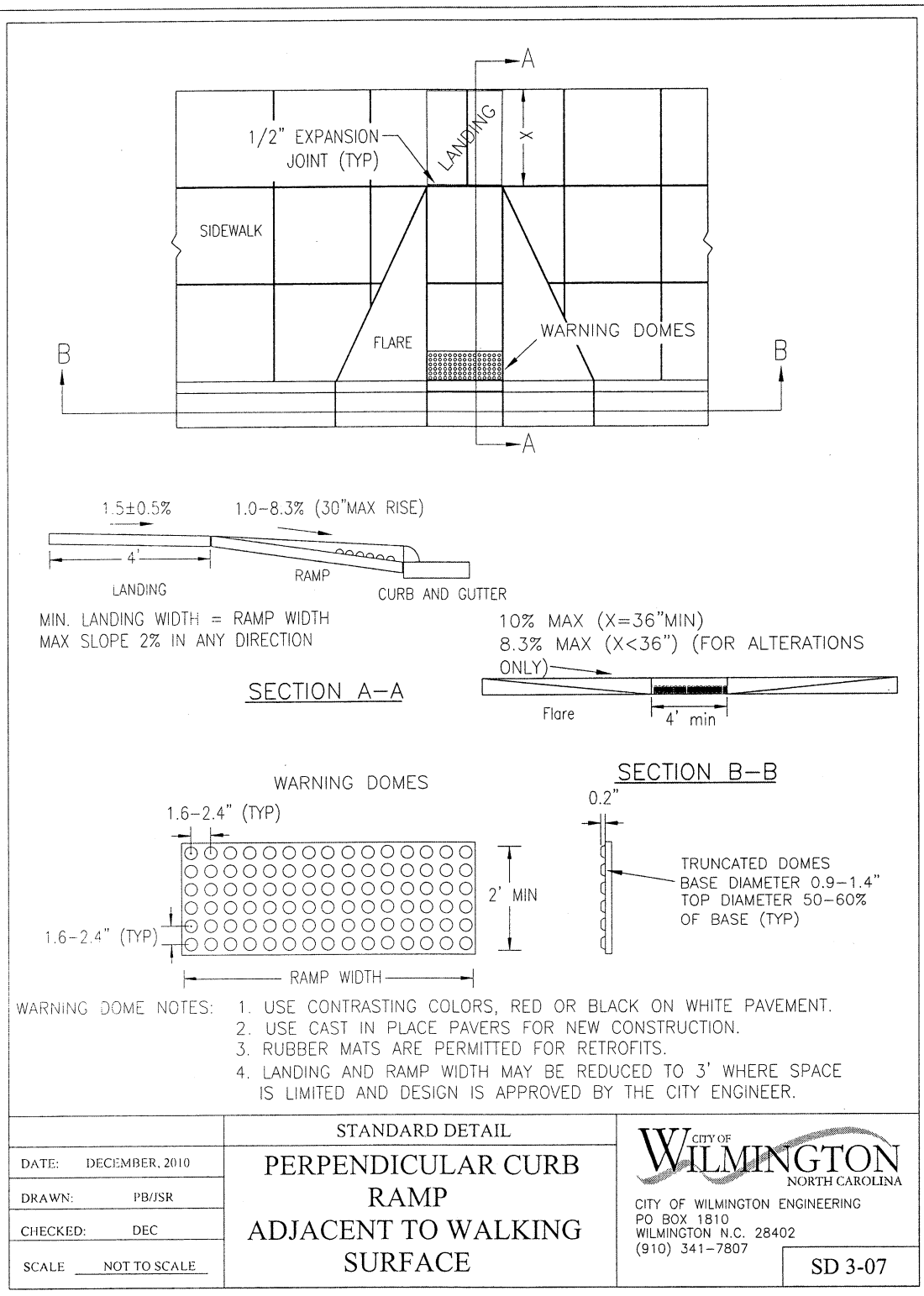
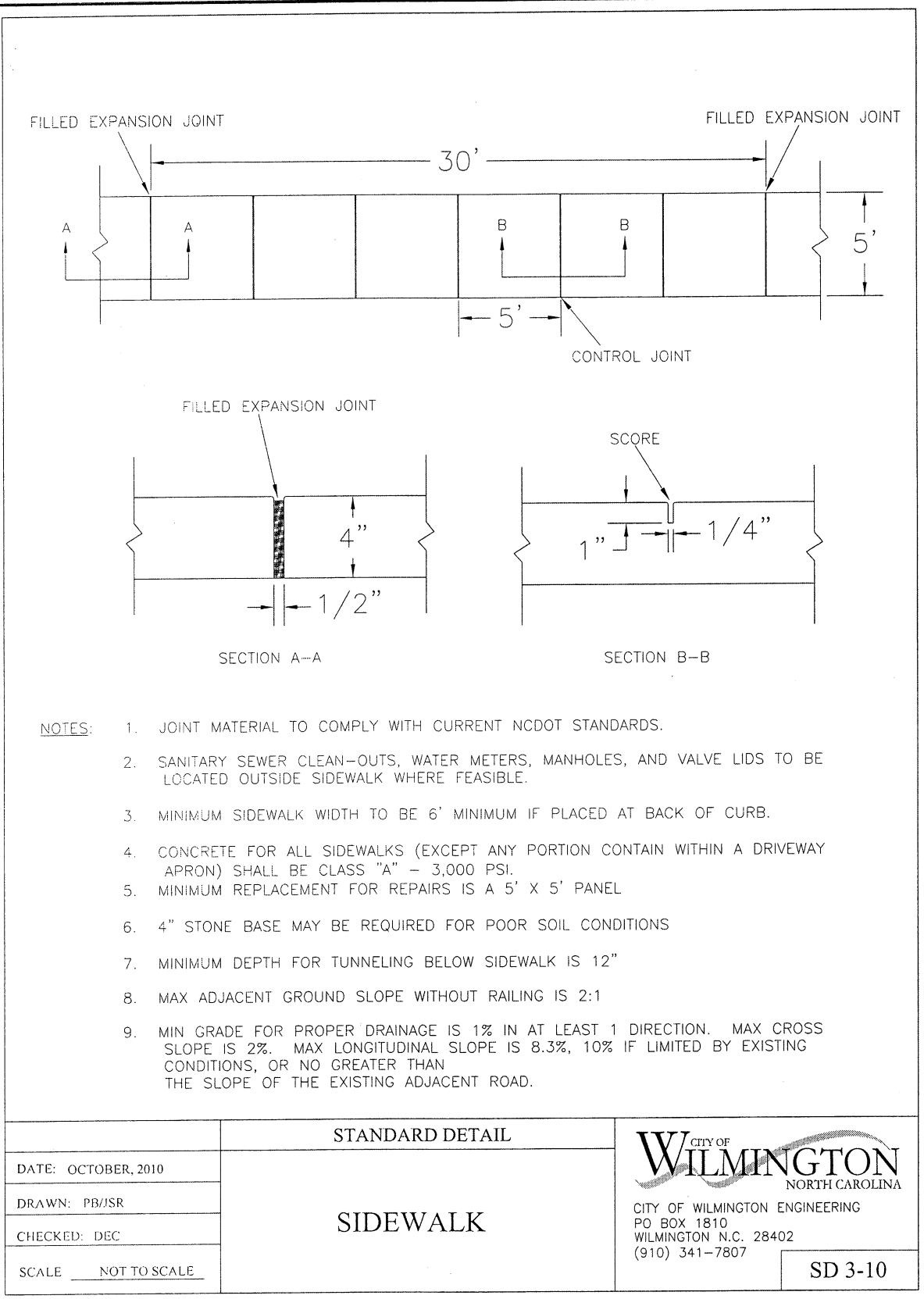
Traffic: [Signature] 8-15-18

Fire: [Signature] 8-16-18



20' 10' 0' 20' 40'

Scale: 1"=20'



REVISIONS

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

DETAILS FOR ROBERT HIGH OFFICES
CITY OF WILMINGTON
NEW HANOVER COUNTY, NC

Professional Seal
NORTH CAROLINA PROFESSIONAL SEAL
032555
CHARLES D. CATER
ENGINEER

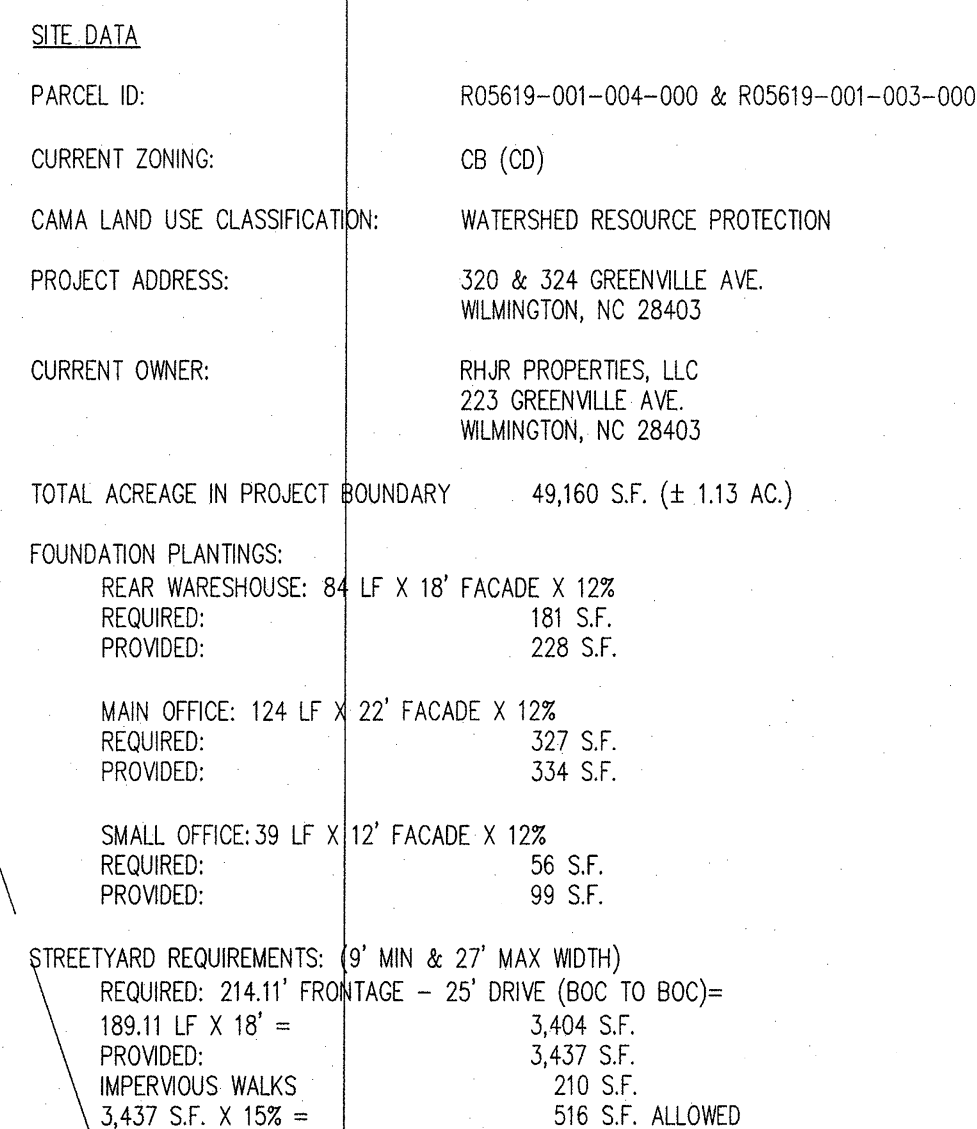
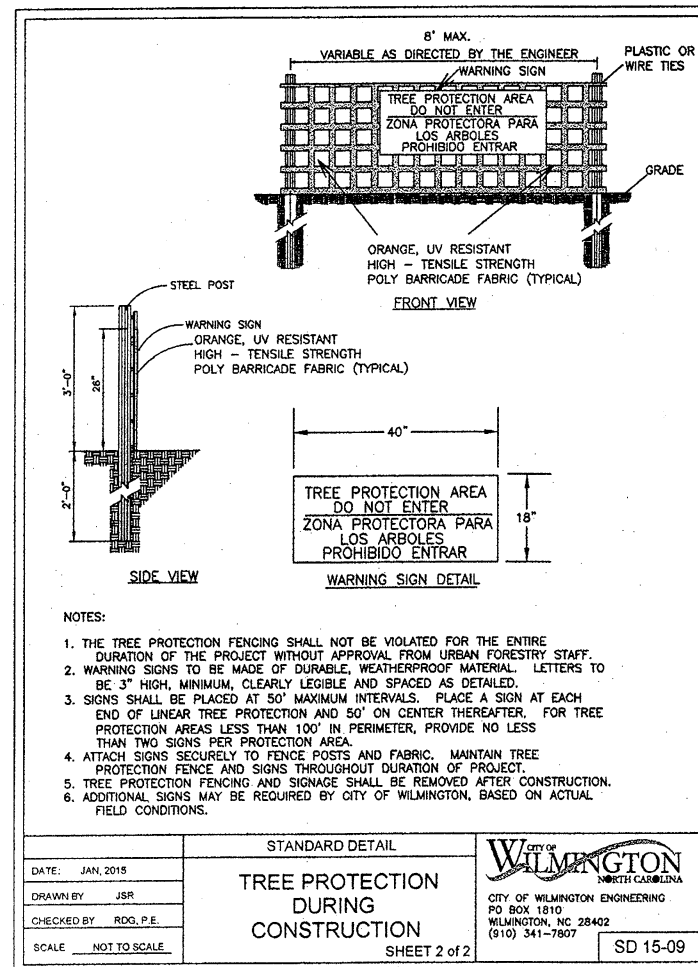
Charles D. Cater
8/14/18

CLIENT INFORMATION:
RHUR PROPERTIES, LLC
Robert High
223 Greenville Ave.
Wilmington, NC 28403
Phone: 910-790-9490
Email: rhp@roberthighproperties.com

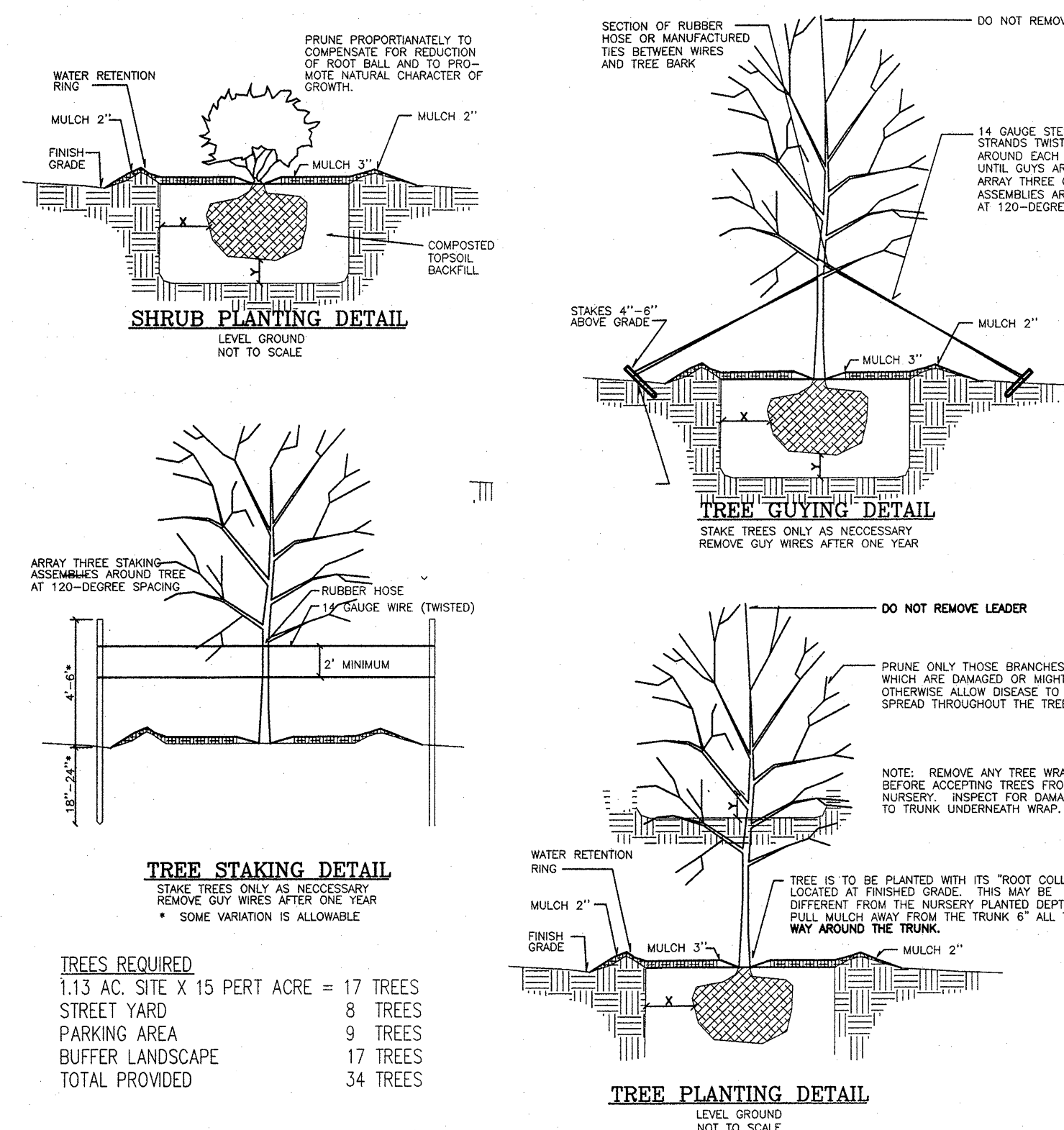
DRAWN: JAE SHEET SIZE: 24X36
CHECKED: CDC DATE: 8/14/2018
APPROVED: CDC SCALE: NTS
PROJECT NUMBER: 2018-012

DRAWING NUMBER: **C-2**

3 OF 4



NOTE TO CONTRACTOR:
 The key number refers to the Plant List. Where there is only one number, it is the key number and the Quantity is one. Where there are two numbers connected by a dash, the first is the key number and the second is the quantity required for the planting bed indicated.
 S&B = Ball and Burlap
 WB = Wire Basket
 Cont. = Container grown
 All plant bed areas shall be covered in 3" of Long Leaf Pine Needle Mulch.



NOTES:

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

WILMINGTON
NORTH CAROLINA
CITY OF

Public Services • Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN

Date: 8/15/18 Permit #: 2018034

Signed: [Signature]

Approved Construction Plan

Name _____ Date _____

Planning UNC 8-15-2018

Traffic W. Sullivan 8-15-18

Fire Paul M. 8-16-18

LANDSCAPE PLAN


20 10 0 20 40

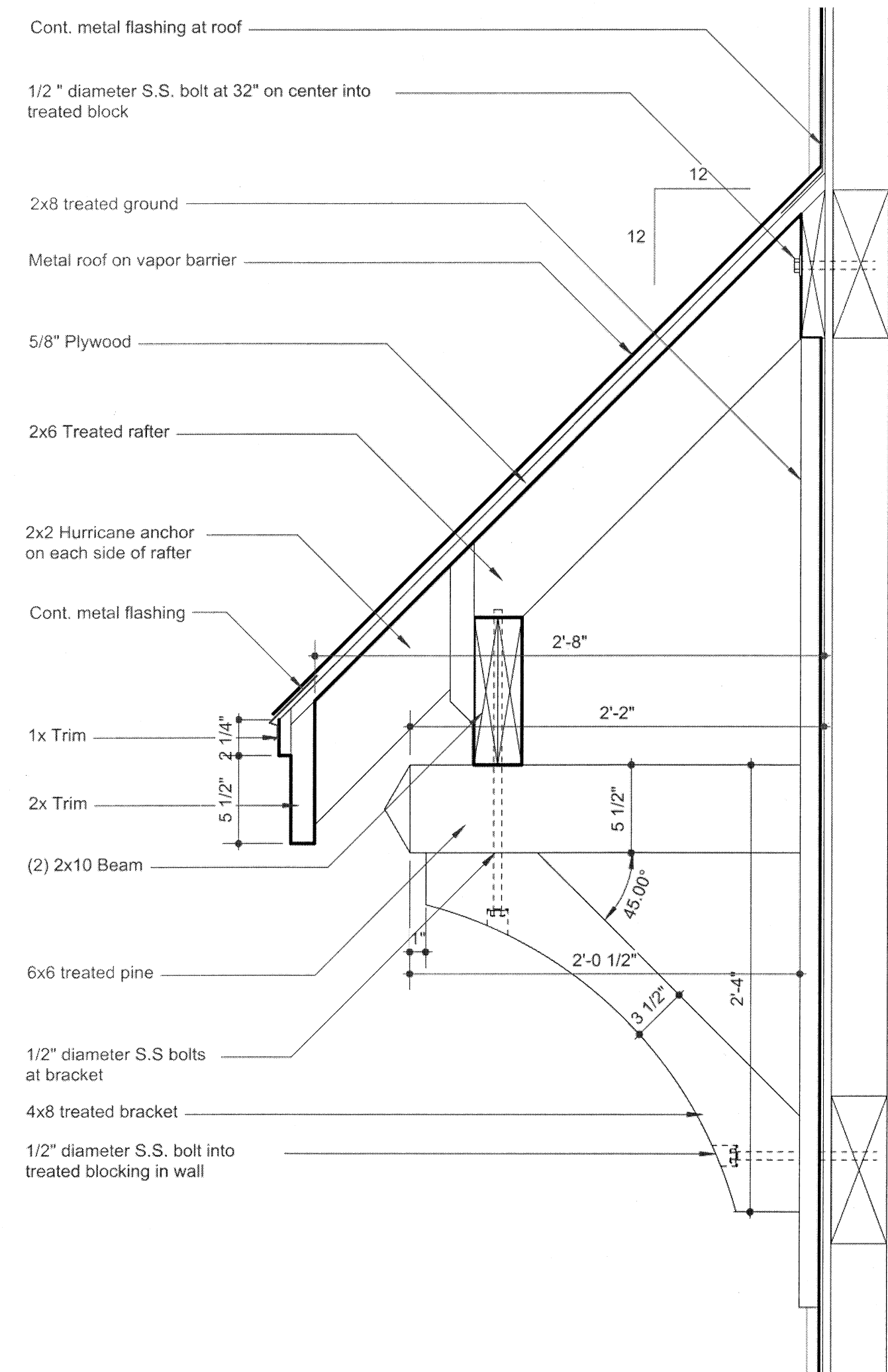
SCALE: 1"=20'-0"

[illegible]

H T C A

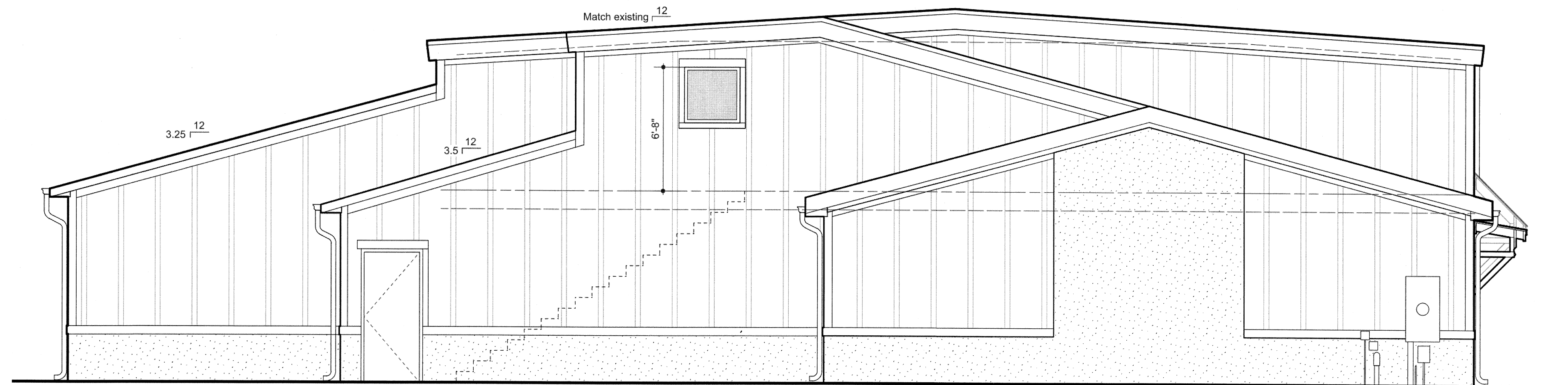
Robert High Offices
320 & 324 Greenville Ave
Wilmington, North Carolina

DESIGNED: H. Capps	DRAWN: R. Capps
DATE : 7-30-2018	
SCALE : 1"=20'	
JOB NO. : 462-0718	
SHEET	
	
OF	SHEETS



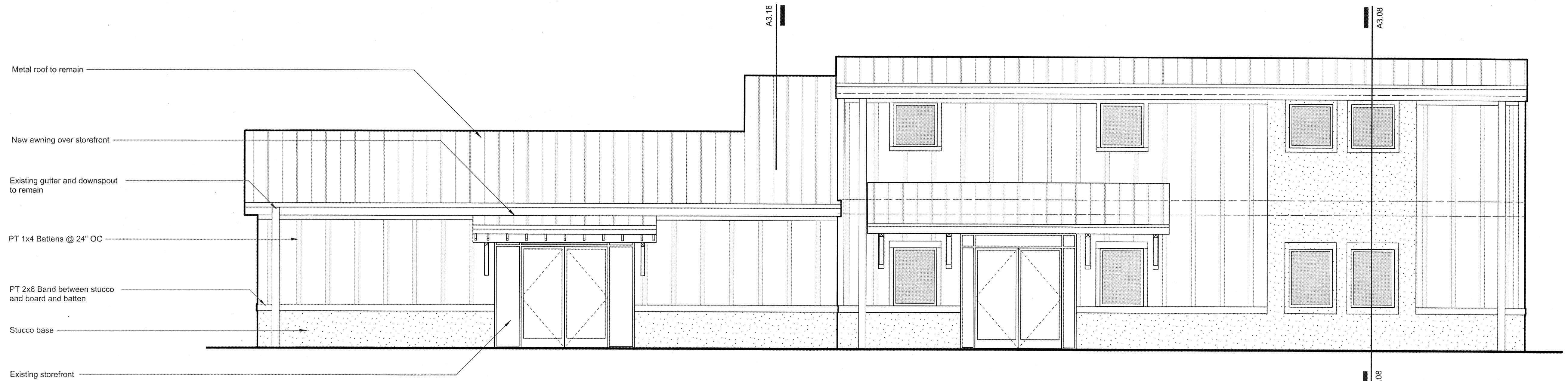
ROOF/ BRACKET DETAIL

A2.01 1 1/2"



WEST ELEVATION

A2.02 1/4"



SOUTH ELEVATION

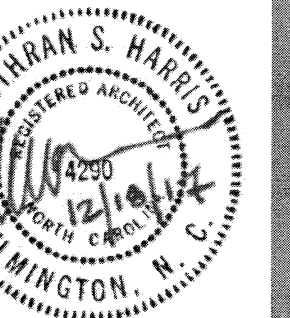
A2.08 1/4"

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED DRAINAGE PLAN
Date: 8/15/18 Permit #: 2018034
Signed: [Signature]

Approved Construction Plan
Name: [Signature] Date: 8-15-2018
Planning: [Signature]
Public Utilities: [Signature]
Traffic: [Signature]
Fire: [Signature]



COTHAN HARRIS ARCHITECTURE
5725 OLEANDER DRIVE, STE. G-1
WILMINGTON, NC 28403
910.793.3433



ROBERT HIGH DEVELOPMENT OFFICES
324 GREENVILLE AVENUE
WILMINGTON, NC

ELEVATIONS
PERMIT DRAWINGS
DECEMBER 1, 2017

A2.0
©2017 CHA ALL RIGHTS RESERVED



COTHMAN & HARRIS
ARCHITECTURE
5725 OLEANDER DRIVE, STE E-1
WILMINGTON, NC 28403
910.755.5455

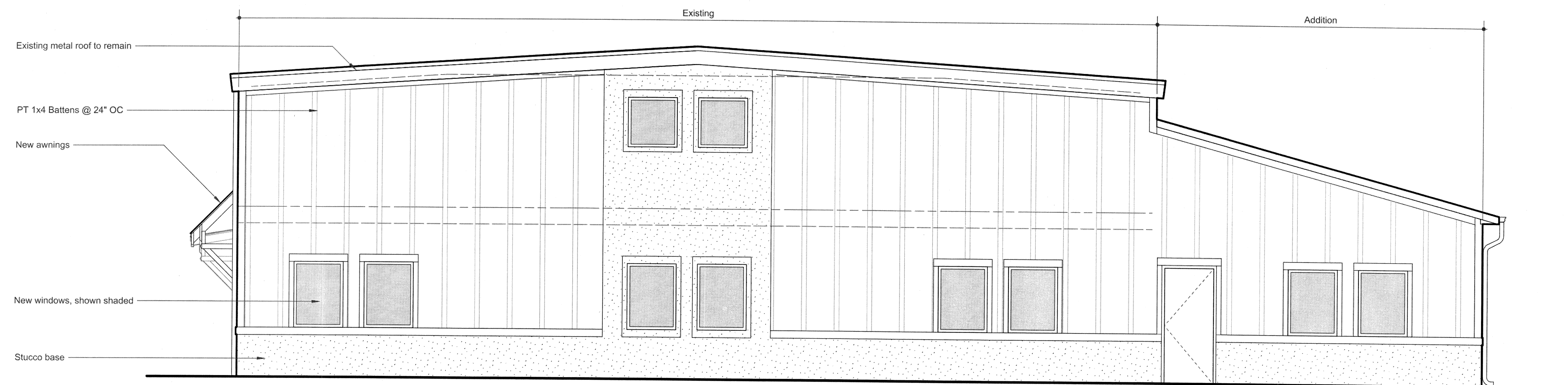


ROBERT HIGH DEVELOPMENT
OFFICES
324 GREENVILLE AVENUE
WILMINGTON, NC

ELEVATIONS

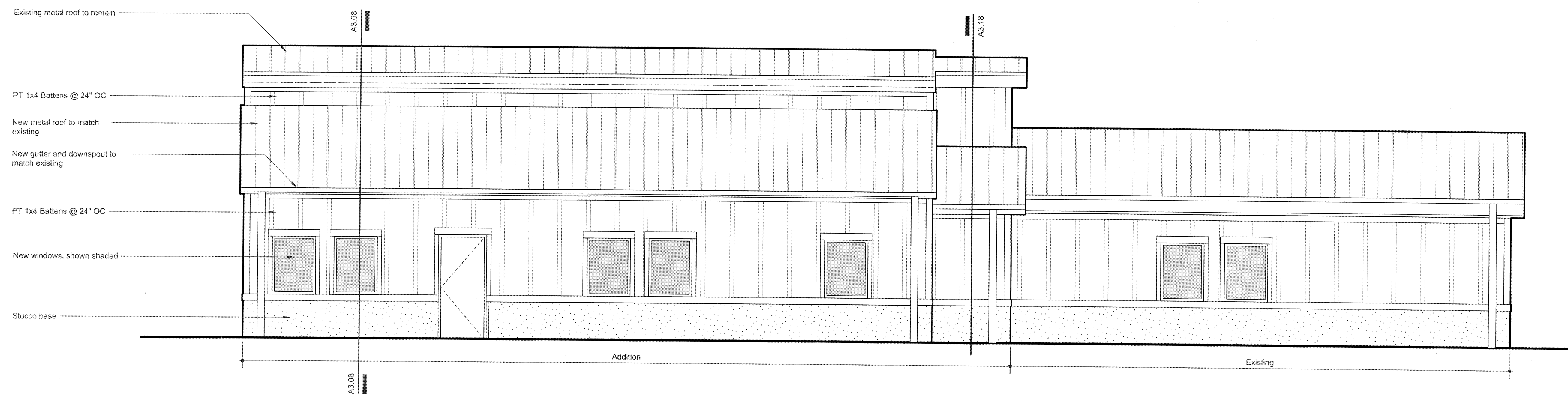
PERMIT DRAWINGS
DECEMBER 1, 2017

A2.1



EAST ELEVATION

A2.12 1/4"



NORTH ELEVATION

A2.18 1/4"

WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED DRAINAGE PLAN
Date: 8/15/18 Permit: 2018034
Signed: [Signature]

Approved Construction Plan	
Name	Date
Planning: UNC	8-15-2018
Public Utilities:	
Traffic: [Signature]	8-15-18
Fire: [Signature]	8-16-18



No architectural changes proposed to rear building.



No architectural changes proposed to front building
except the addition of streetyard landscaping.

RHP Management Offices



Public Services • Engineering Division
APPROVED DRAINAGE PLAN

Date: _____ Permit # _____

Signed: _____

Approved Construction Plan

Name

Date

Planning

UNC 8-15-2018

Public Utilities

Traffic

W. Smith 8-15-18

Fire