

NOW OR FORMERLY
TIMOTHY B. ROBEY and
wife, JULIE N. ROBEY
BK. 6059 PG. 1108
ZONING: R-15
USE: RESIDENCE

NOW OR FORMERLY
VENTURE HOMES COASTAL CAROLINA, LLC
BOOK 6059 PAGE 1108
ZONING: R-15
USE: RESIDENCE

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

NOW OR FORMERLY
RDS 1001 INVESTMENTS LLC
BOOK 5472 PAGE 2813
ZONING: R-15
USE: RESIDENCE

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.)

TOTAL DISTURBED AREA: ± 0.76 ac.

EXISTING BUILDING SIZES:

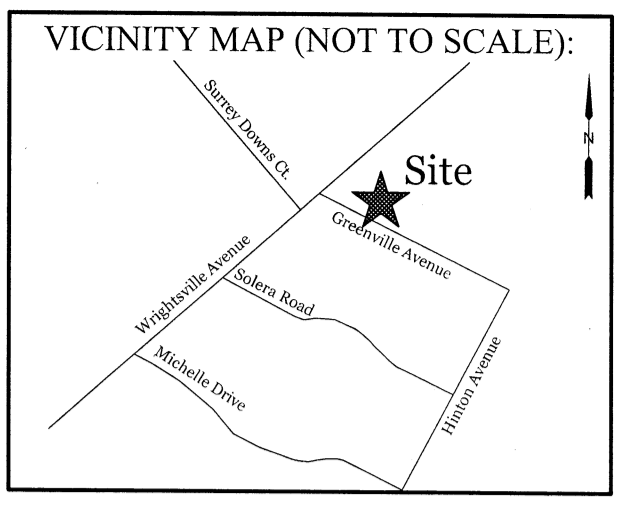
#320	1,054 S.F. GFA
#324	4,088 S.F. GFA
GARAGE	5,712 S.F. GFA
TOTAL:	10,854 S.F. GFA

EXISTING ONSITE IMPERVIOUS AREAS:

BUILDINGS	11,065 S.F.
CONCRETE	2,990 S.F.
GRAVEL	17,165 S.F.
TOTAL:	31,220 (63.5%)

EXISTING ONSITE IMPERVIOUS AREAS TO BE REMOVED:

CONCRETE	1,244 S.F.
GRAVEL	17,165 S.F.
TOTAL:	18,409 S.F.



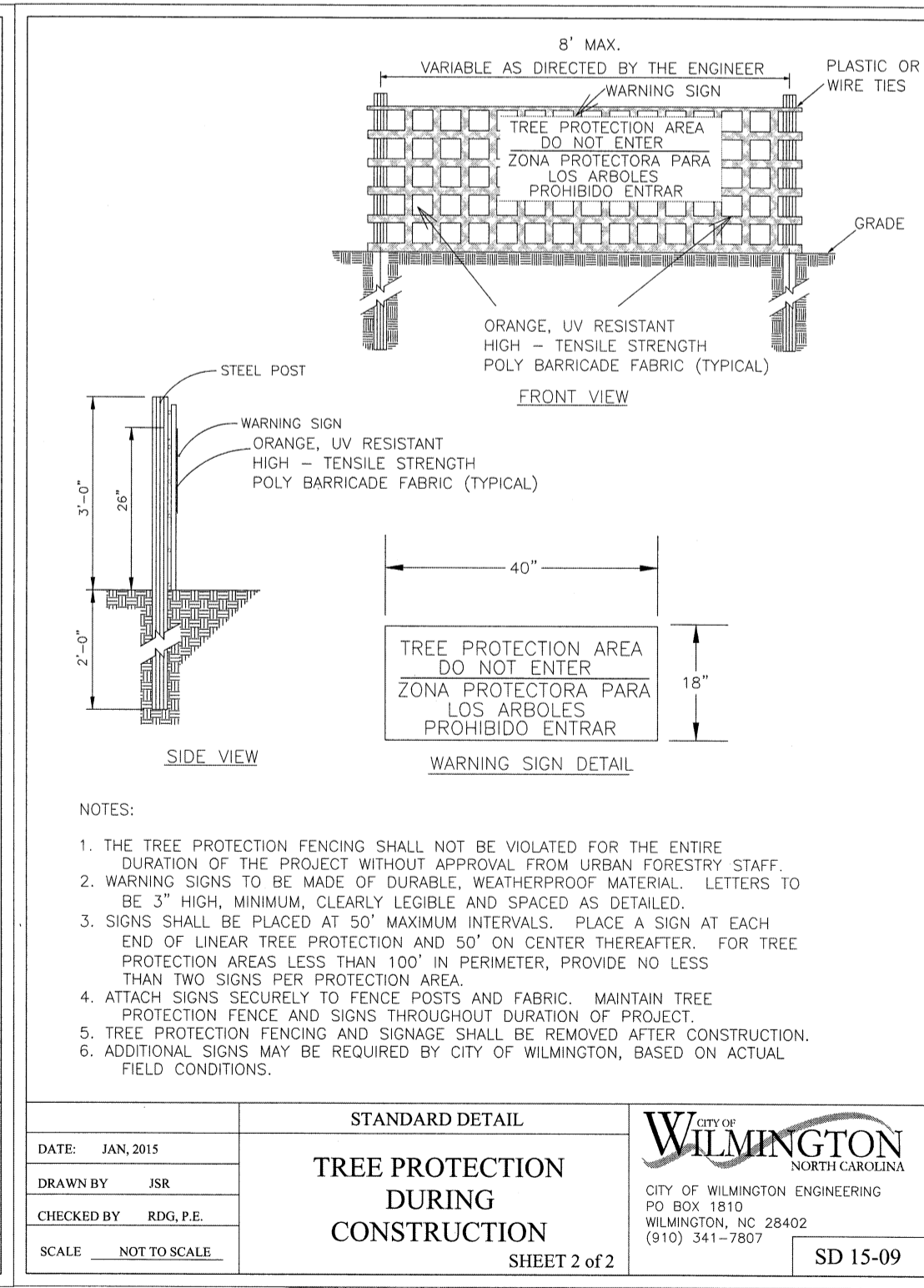
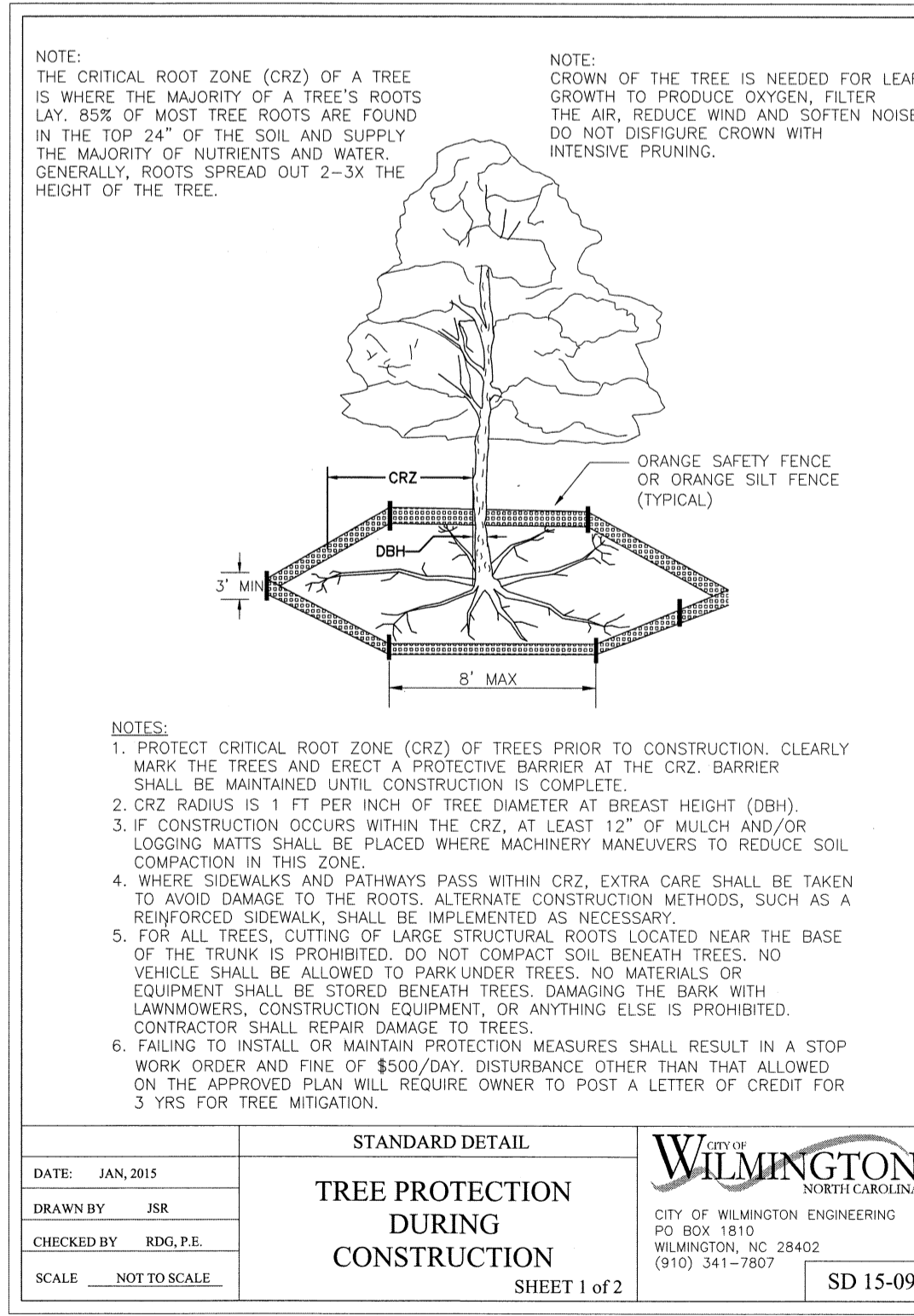
REVISIONS

9-5-17	REVISED PARKING AREA.

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



NORTH CAROLINA PROFESSIONAL SEAL
032555
ENGINEER
CHARLES D. CALZIER
8/14/18

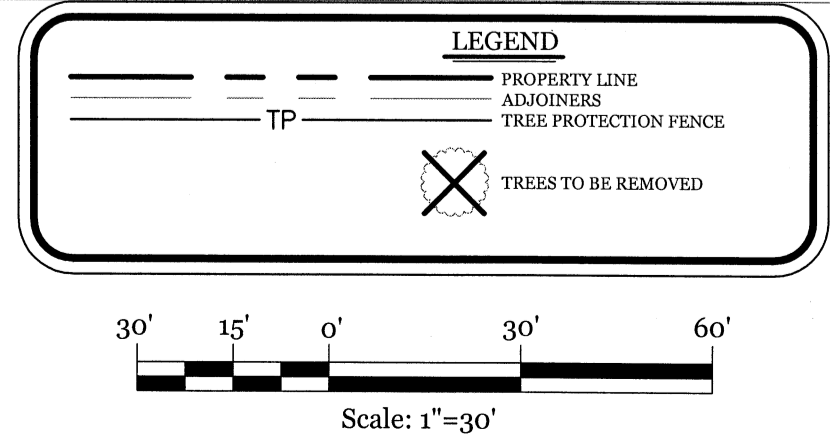
CLIENT INFORMATION:
RHJR PROPERTIES, LLC
Robert High
223 Greenville Ave.
Wilmington, NC 28403
Phone: 910-790-9490
Email: rhp@roberthighproperties.com

Approved Construction Plan

Name	Date
Planning	
Public Utilities	
Traffic	
Fire	

City of Wilmington
Public Services • Engineering Division
APPROVED DRAINAGE PLAN

Date: _____ Permit # _____
Signed: _____

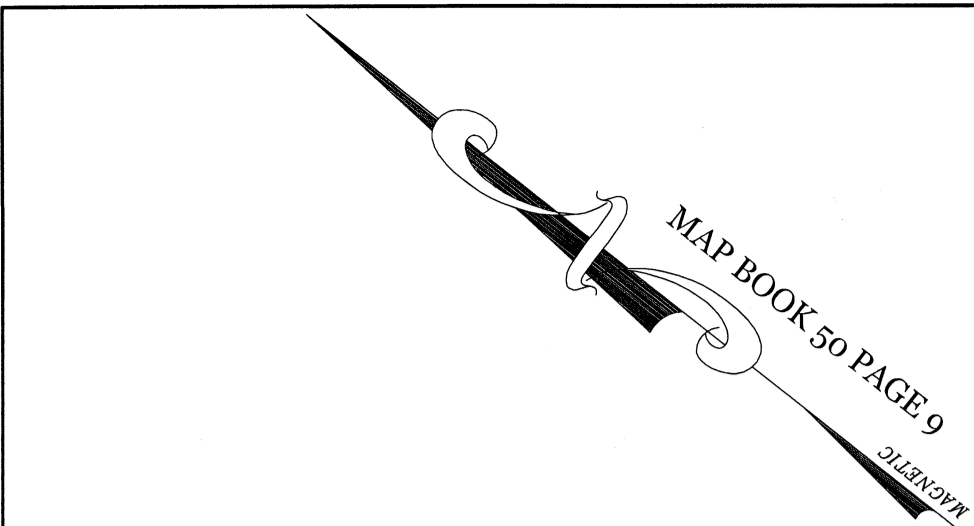


SITE & SURVEY NOTES:

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

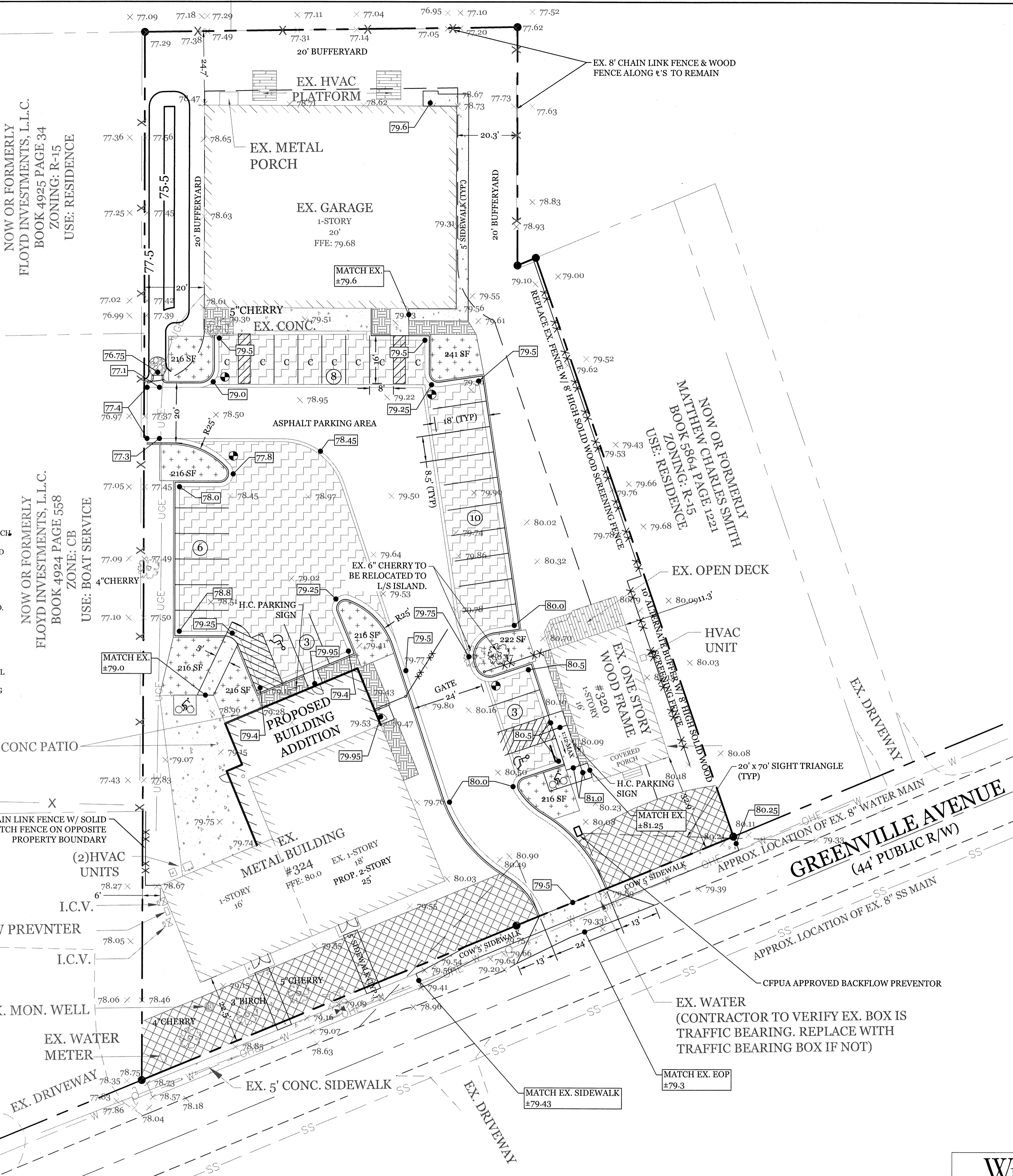
DRAWN:	JAE	SHEET SIZE:	24x36
CHECKED:	CDC	DATE:	8/14/2018
APPROVED:	CDC	SCALE:	1" = 30'
PROJECT NUMBER:	2018-012		

DRAWING NUMBER: C-0 1 OF 4



- SITE & SURVEY NOTES:**
- THIS LOT IS NOT LOCATED IN AN AREA OF 100 YEAR FLOOD.
 - EXISTING SURVEYING PERFORMED BY MICHAEL UNDERWOOD, NC PLS# L-2962
 - NO REGULATED TREES EXIST ON SITE.
- 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 CPUPA TECHNICAL SPECIFICATIONS & STANDARDS.
 - PROJECT SHALL COMPLY WITH CPUPA 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 CPUPA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCOCHR OR ASSE.
 - IF CONTRACTOR DESIRES CPUPA 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.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-692-4949. 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 BILLS OF MATERIALS IS STEVE DANFELT, BUILDING INDUSTRY CONSULTANT. AT 910-992-8712. 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 ROLL-OUT CARTS FOR CURBSIDE PICKUP.
- 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 COFW 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 COFW TECH STDS]
 - A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. NOTE THIS ON THE PLAN AND CONTACT 341-2888 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 PLAN. [SD 15-14 COFW 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'.
 - SMALL/COMPACT VEHICLE PARKING SPACES SHALL BE DESIGNATED BY PROPER SIGNAGE ALERTING DRIVERS TO THE LIMITATION OF SPACE SIZE. [SPEC. 18-529(C)(4)(B) COFW LDC]

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



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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	6,400 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 %
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PROPOSED IMPERVIOUS AREAS:

BUILDINGS	1,125 S.F.
ASPHALT PARKING AREA	7,313 S.F.
CONCRETE SIDEWALK	988 S.F.
TOTAL	9,426 S.F.

TOTAL ONSITE IMPERVIOUS AREAS:

EX. IMPERVIOUS TO REMAIN	12,811 S.F.
PROPOSED IMPERVIOUS AREA	9,426 S.F.
TOTAL	22,237 S.F. (45.2%)

PROPOSED ONSITE PERVIOUS AREAS:

PERVIOUS CONCRETE:	6,870 S.F. (100% CREDIT)
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PROPOSED OFFSITE IMPERVIOUS AREAS:

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

PARKING REQUIRED:

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

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:	

MAIN OFFICE: 124 LF X 22' FACADE X 12"

REQUIRED:	327 S.F.
PROVIDED:	334 S.F.

SMALL OFFICE: 39 LF X 12' FACADE X 12"

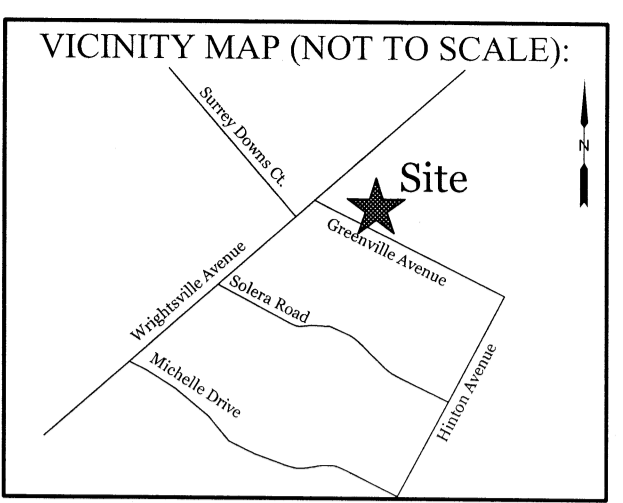
REQUIRED:	56 S.F.
PROVIDED:	99 S.F.

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

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

EXISTING SEWER AND WATER DEMAND: 500 GPD

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



REVISIONS

9-5-17	REVISED PARKING AREA
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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
01/14/18

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

WRIGHTS AVENUE

CD-15-206-M318 CONDITIONS:

- 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 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.
- 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.
- Outdoor storage or display of merchandise, materials, or supplies is prohibited.
- All landscaping and buffers shall be installed in accordance with Land Development Code.
- 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.
- 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).
- The proposed uses shall be limited to a professional office with warehousing and associated parking and landscaping.
- 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).
- Strict adherence to the design standards will be confirmed as part of the technical review.
- Exterior lighting shall be installed so as not to shine directly onto adjacent residential parcels.
- 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.
- The creative standard shall not be used to satisfy the street yard landscaping requirements.
- All City, State and Federal regulations shall be met.

CITY OF WILMINGTON
NORTH CAROLINA

Public Services • Engineering Division

APPROVED DRAINAGE PLAN

Date: _____ Permit # _____

Signed: _____

Approved Construction Plan

Planning	Name	Date
Public Utilities		
Traffic		
Fire		

LEGEND

- PROPERTY LINE
- ADJOINERS
- RUNOFF DIRECTION
- WATERLINE
- SANITARY SEWER LINE
- SPOT ELEVATION
- PARKING LOT LANDSCAPING
- STREETYARD
- FOUNDATION PLANTINGS
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- BIKE RACK (5 SPACES)
- PERVIOUS PAVEMENT
- P.P. MONITORING WELL

Scale: 1"=20'