

General Notes:

- New Hanover County Parcel Nos.: PIN 314720.90.7710 (219 Greenville Ave.) [PID 5619-008-029-000] PIN 314720.90.7677(217 Greenville Ave.) [PID 5619-008-029-001]
- Total Tract Area: 81,410 s.f. (1.87 ac.)
- Existing Zoning District: R-5 (CD) Setbacks - 20' Front 10' Corner 15' Rear 7' Interior Side
- CAMA Land Classification: Watershed Resource Protection
- Parking Required: Min. 2.25 Spaces Max. 2.5 Spaces

Development Data:

Proposed Land Use: Residential
 Developed Lot Area: 81,410 s.f.

Surfaces:

Offsite Pymt. -	4,605 s.f.±
Offsite Walks -	823 s.f.±
Driveways -	2,208 s.f.±
Walks -	505 s.f.±
Total -	2,813 s.f. (3.46%)

Disturbed Area: 0.989 ac.

Utility Capacity:
 Existing Use - (1) 3 BR Residence
 Sewer & Water @ 360 GPD = 360 GPD

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.

Site Inventory Notes:

- Soils Type: Be (Baymeade fine sand)
- This property is not impacted by any AEC.
- There are no Conservation Overlay boundaries affecting this property.
- This site is not impacted by any recognized historic or archeological significance.
- No cemeteries were evidenced on the site.
- Existing vegetation has been located and is labeled.
- There is no evidence of jurisdictional wetlands on the site.
- There is no evidence of endangered species or habitat issues on the site.
- This property is not within any flood hazard area as evidenced on N.C. Flood Map 3720314700J.
- The site drainage flows into the Bradley Creek drainage basin, into SC classified waters.

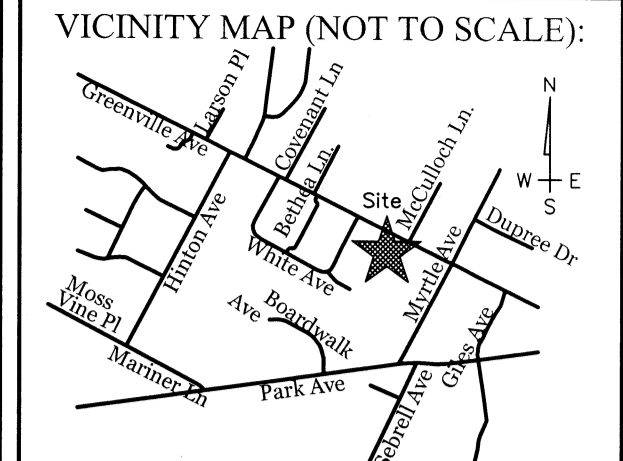
Utility Notes:

- Existing water and sanitary sewer services are currently available to the site from Cape Fear Public Utility Authority public mains.
- Solid waste disposal is serviced by City of Wilm. by curbside cart pickup.
- Lots 1 & 2 to Water and Sewer Services to be served from Greenville Ave.
- Ex. lot on White Ave. Extension owned by Eric Ellis to be provided with new Water and Sewer service.
- All Water Lines to have Min. 30" of cover.

Fire & Life Safety Notes:

- Construction Type - 5B
- Buildings will not be sprinkled.

Survey provided by:
 Paul D. Talbot, P.L.S. L-4099



REVISIONS

REV. 9/9/15:	ADDED DRAINAGE ARROWS AT ROADSIDE DITCH & C.O.W. GREENVILLE AVE DRAINAGE EASEMENT TO PLAN.
REV. 10/7/15:	MOVED SIDEWALK AT GREENVILLE AVE INTO PUBLIC ROW, & MOVED DRIVEWAY TO AVOID TREE, & REVISED LOD.
REV. 12/7/15:	REVISED SIDEWALK AT GREENVILLE AVE, & REVISED L.O.D. @ LOTS # 1 & 2
REV. 12/8/15:	ADDED TREE AT GREENVILLE AVE.
REV. 7/11/17:	ADDED EX. TREES & FENCE IN UN-IMPROVED R/W

INTRACOASTAL ENGINEERING, PLLC

91 Pelican Point Road
 Wilmington, North Carolina 28409
 Phone: 910.409.3567
 Email: Charlie@intracoastalengineering.com
 License Number: P-0662

SITE, GRADING, DRAINAGE, AND UTILITY PLAN

FOR

SEAGATE LANDING

GREENVILLE AVE,
 WILMINGTON, NC 28403

CLIENT INFORMATION:

Stephen B Conway
 6248 Towles Road
 Wilmington, NC 28409
 Phone: 910-538-9737

DRAWN:	JAE	SHEET SIZE:	24x36
CHECKED:	CDC	DATE:	8/19/2015
APPROVED:	CDC	SCALE:	1" = 30'
PROJECT NUMBER:	2015-003		

DRAWING NUMBER: **C-1**

1 OF 9

- 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-13 CofW 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 CofW Tech Stds]
 - A utility cut permit is required for each open cut of a City street. Note this on the plan and contact 341-5888 for more details. In certain cases an entire resurfacing of the area being open cut may be required.
 - It shall be the responsibility of the subdivider to erect official street name signs at all intersections associated with the subdivision in accordance with the Technical Standards and Specifications Manual. The subdivider may acquire and erect official street name signs or may choose to contract with the city to install the street signs and the subdivider shall pay the cost of such installation. Contact Traffic Engineering at 341-7888 to discuss installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.
 - 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 CofW Tech Stds]
 - Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.

- Conditional Use Conditions CD-10-315**
- 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 no effect and proceedings shall be instituted to rezone the property to its previous zoning classification.
 - The use and development of the subject property shall be in accordance with the plan as submitted February 13, 2015 and approved. The permitted use shall be restricted to a four lot single-family or duplex development for a total not to exceed 8 dwelling units.
 - The proposed building elevation of the subject property shall be in accordance with the Seagate Neighborhood Plan as submitted February 13, 2015 and approved.
 - All existing protected trees not impacted by essential site improvements shall be preserved or mitigated.
 - The use of pine straw as ground cover shall be prohibited within 10 feet of any proposed combustible exterior construction.
 - All city, state and federal regulations shall be followed.
 - The proposed front building elevation for each building shall be modified by moving one of the entrances to the side in order to give the appearance of a single-family structure.
 - The proposed common open space shall be platted as an undevelopable lot and recorded prior to issuance of certificate of occupancy.

CITY OF WILMINGTON
 NORTH CAROLINA

Public Services • Engineering Division

APPROVED DRAINAGE PLAN

Date: _____ Permit # _____

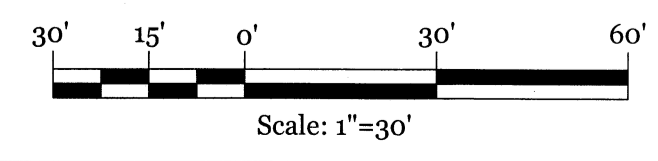
Signed: _____

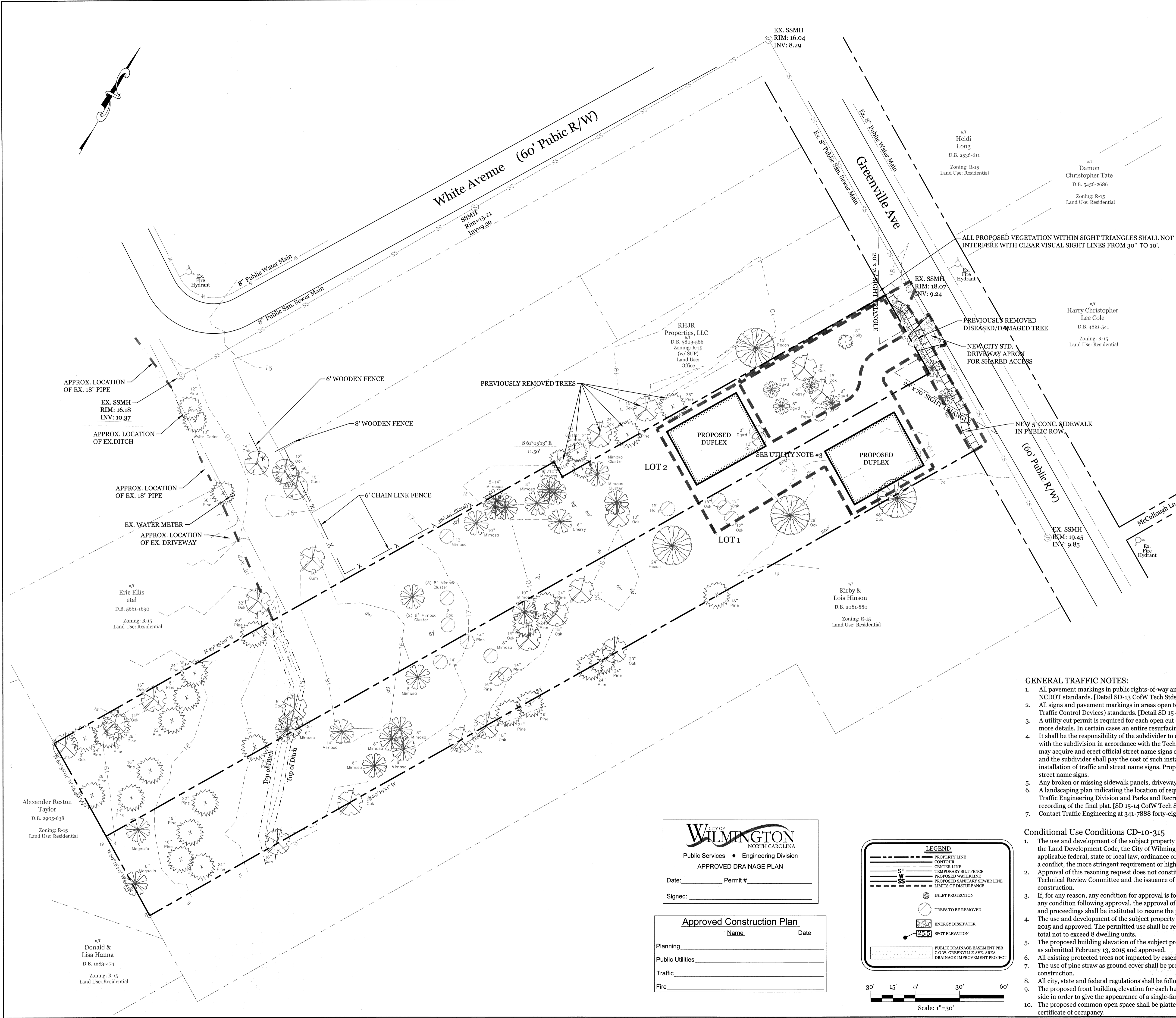
Approved Construction Plan

Name	Date
Planning	
Public Utilities	
Traffic	
Fire	

LEGEND

- PROPERTY LINE
- CONTIGUOUS CENTERLINE
- TEMPORARY SILT FENCE
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER LINE
- LIMITS OF DISTURBANCE
- INLET PROTECTION
- TREES TO BE REMOVED
- ENERGY DISSIPATOR
- SPOT ELEVATION
- PUBLIC DRAINAGE EASEMENT PER C.O.W. GREENVILLE AVE AREA DRAINAGE IMPROVEMENT PROJECT





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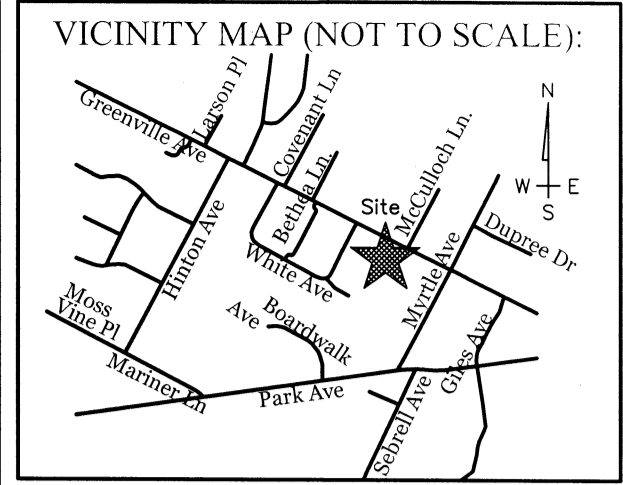
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CITY OF WILMINGTON NORTH CAROLINA
 Public Services • Engineering Division
APPROVED DRAINAGE PLAN

Date: _____ Permit # _____
 Signed: _____

Approved Construction Plan

Name	Date
Planning	_____
Public Utilities	_____
Traffic	_____
Fire	_____

