

**General Notes:**

- New Hanover County Parcel Nos.:  
PIN 314720.90.7710 (210 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  
10.5' Corner  
15' Rear  
7' Interior Side
- CAMA Land Classification:  
Watershed Resource Protection  
4. Parking Required: Min. 2.25 Spaces  
Max. 2.5 Spaces

**REVISIONS**

NO.	DATE	DESCRIPTION

**Development Data:**  
Proposed Land Use: Residential  
Development Lot Area: 81,410 s.f.

**Surfaces:**  
On-Site Pmt - 4,605 s.f.  
On-Site Walks - 823 s.f.  
Driveways - 2,208 s.f.  
Walks - 605 s.f.  
Total - 8,241 s.f. (3.46%)

**Disturbed Area:** 0.998 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 Wil. by curbside cart pickup.

**Fire & Life Safety Notes:**

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

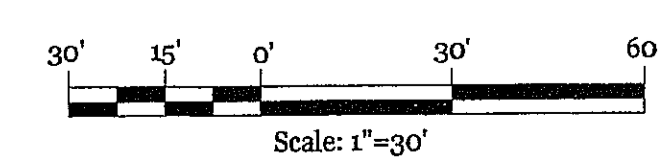
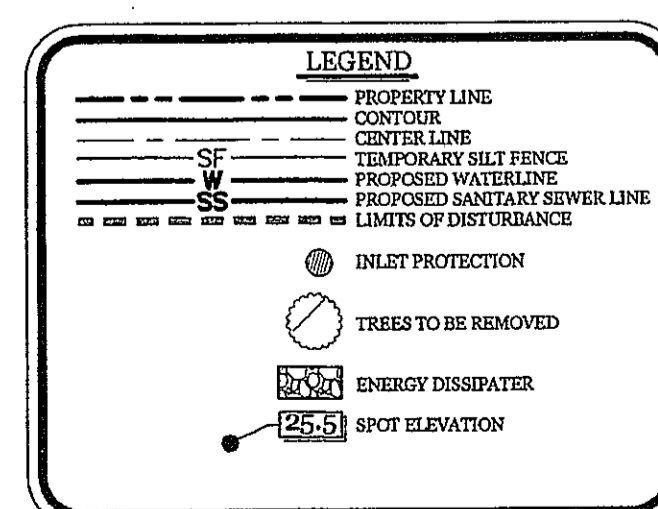
Survey provided by:  
Paul D. Talbot, P.L.S. L-4099

**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 CoW 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 CoW 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 CoW 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.



**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

**Professional Engineer Seal:**  
NORTH CAROLINA PROFESSIONAL ENGINEER  
SEAL  
032555  
CHARLES D. CAZIER  
10-18-15

**CLIENT INFORMATION:** RECEIVED  
Stephen B Conway JUN 19 2015  
6248 Towles Road  
Wilmington, NC 28409 PLANNING DIVISION  
PHONE 910-538-9737

DRAWN:	JAE	SHEET SIZE:	24x36
CHECKED:	CDC	DATE:	6/18/2015
APPROVED:	CDC	SCALE:	1" = 30'
PROJECT NUMBER:	2015-003		

DRAWING NUMBER: **C-1** 1 OF 8

DRAWING NUMBER: C-2  
2 OF 2

PROJECT NUMBER: 2015-003  
 APPROVED: CDC SCALE: 1" = 50'  
 CHECKED: CDC DATE: 6/18/2015  
 DRAWN: JMB SHEET SIZE: 24x36

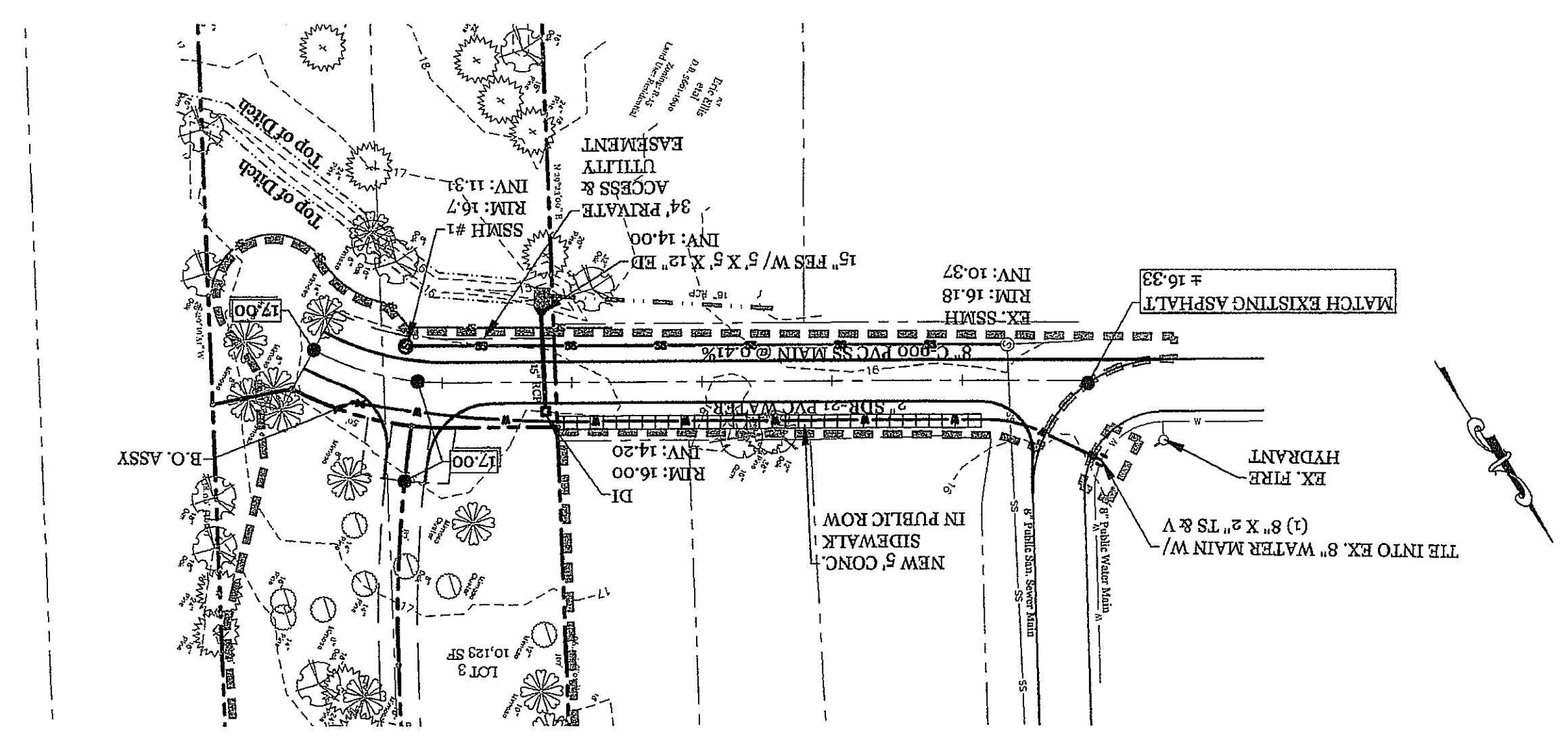
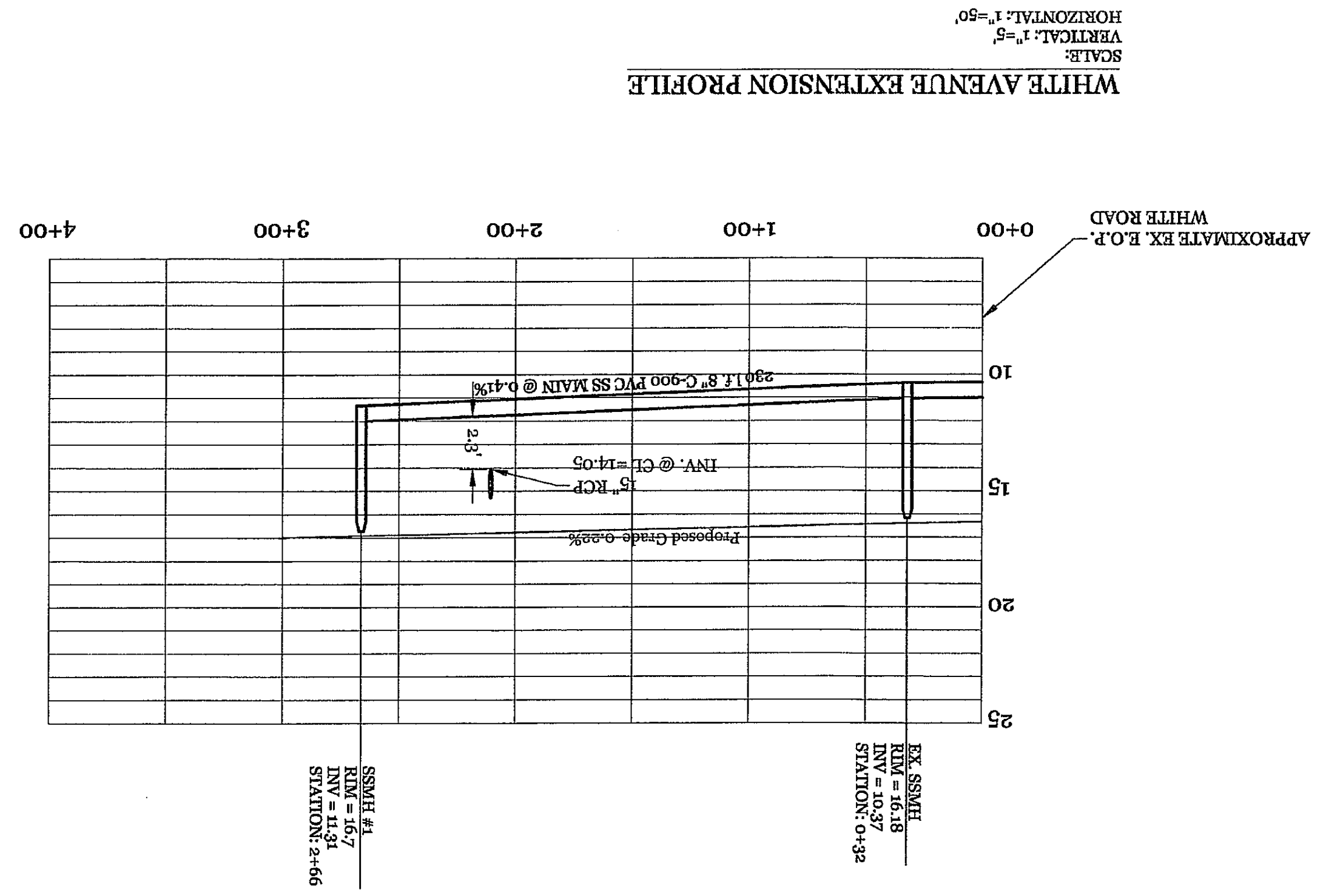
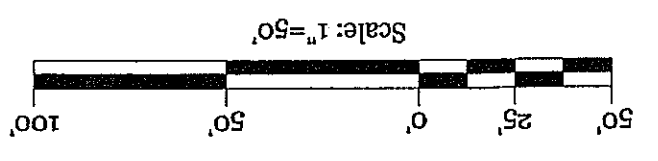
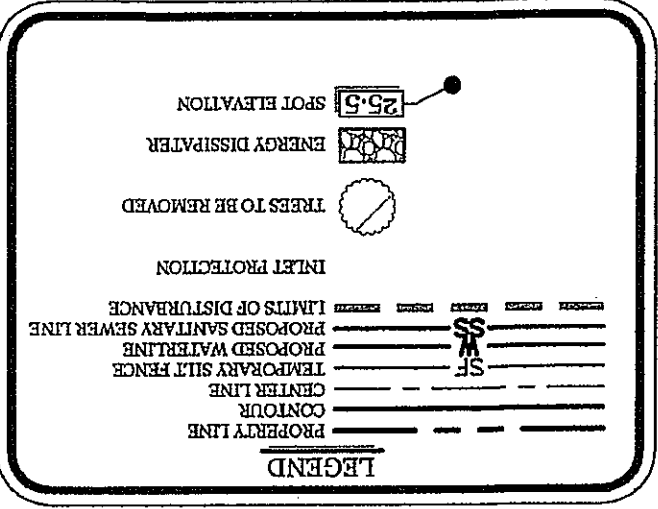
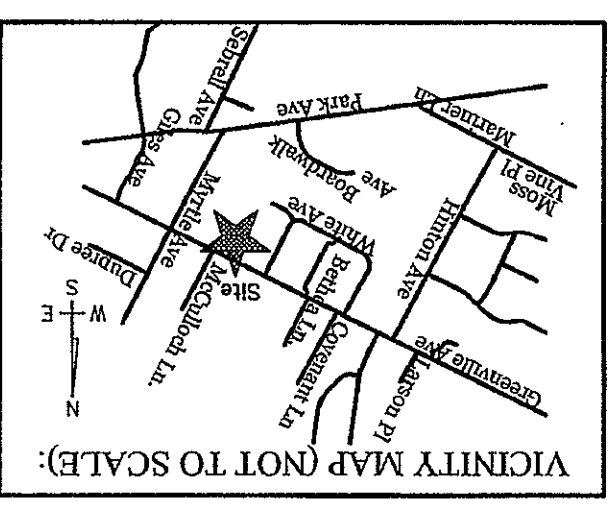
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PLAN/PROFILE  
 FOR  
**SEAGATE LANDING**  
 GREENVILLE AVE,  
 WILMINGTON, NC 28403

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NO.	DATE	REVISIONS



WHITE AVENUE EXTENSION PROFILE  
 SCALE: HORIZONTAL 1" = 50'  
 VERTICAL 1" = 5'

