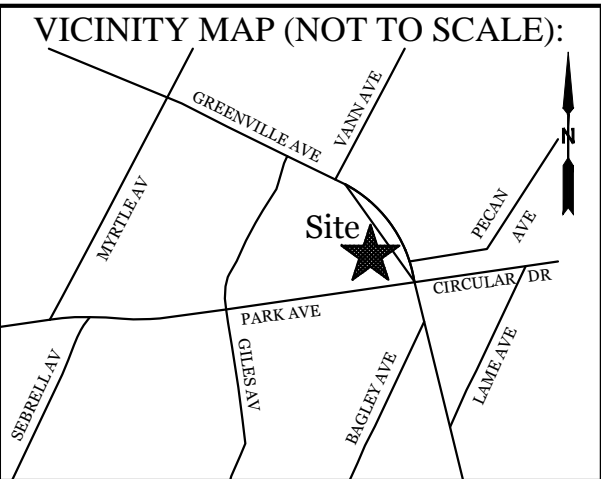


SITE DATA

PARCEL ID:	R05619-005-008-000, R05619-005-007-000 & R05619-005-009-000
CURRENT ZONING:	R-5 (CD)
CAMA LAND USE CLASSIFICATION:	WATERSHED RESOURCE PROTECTION
PROJECT ADDRESS:	101, 109 GREENVILLE AVE., 6015 PARK AVE. WILMINGTON, NC 28403
CURRENT OWNERS:	THREE FEATHERED FRIENDS LLC 1601 LIMPKIN CT. WILMINGTON, NC 28403
TOTAL ACREAGE IN PROJECT BOUNDARY:	50,897 S.F. (1.17 AC.)
EXISTING IMPERVIOUS AREAS: SITE IS VACANT	

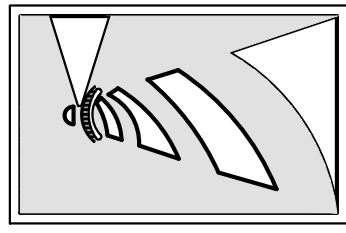
- NOTES:
- EXISTING SURVEY INFORMATION PROVIDED BY PATRICK C. BRISTOW N.C. PLS No. L-4148 SURVEY DATED 1/24/18.
  - THIS LOT IS LOCATED IN ZONE X AS PER FIRM COMMUNITY # 370171, MAP# 3720315700 - K, DATED: AUGUST 28, 2018.
  - SOIL TYPE: Le (Leon Sand) and Wa (Wakulla Sand)



REVISIONS

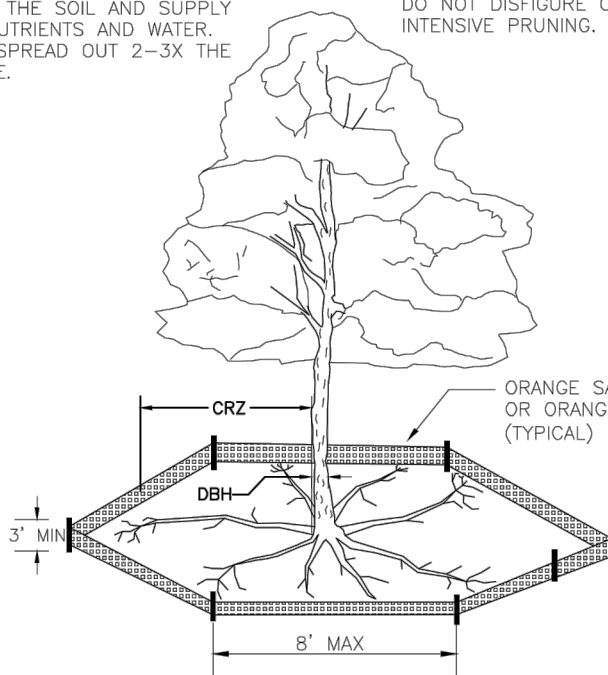
NO.	DESCRIPTION	DATE

**INTRACOASTAL  
ENGINEERING, PLLC**  
5725 Olander Dr. Unit E-7  
Wilmington, North Carolina 28403  
Phone: 910.859.8983  
Email: [Charlie@intracoastalengineering.com](mailto:Charlie@intracoastalengineering.com)  
License Number: P-0662



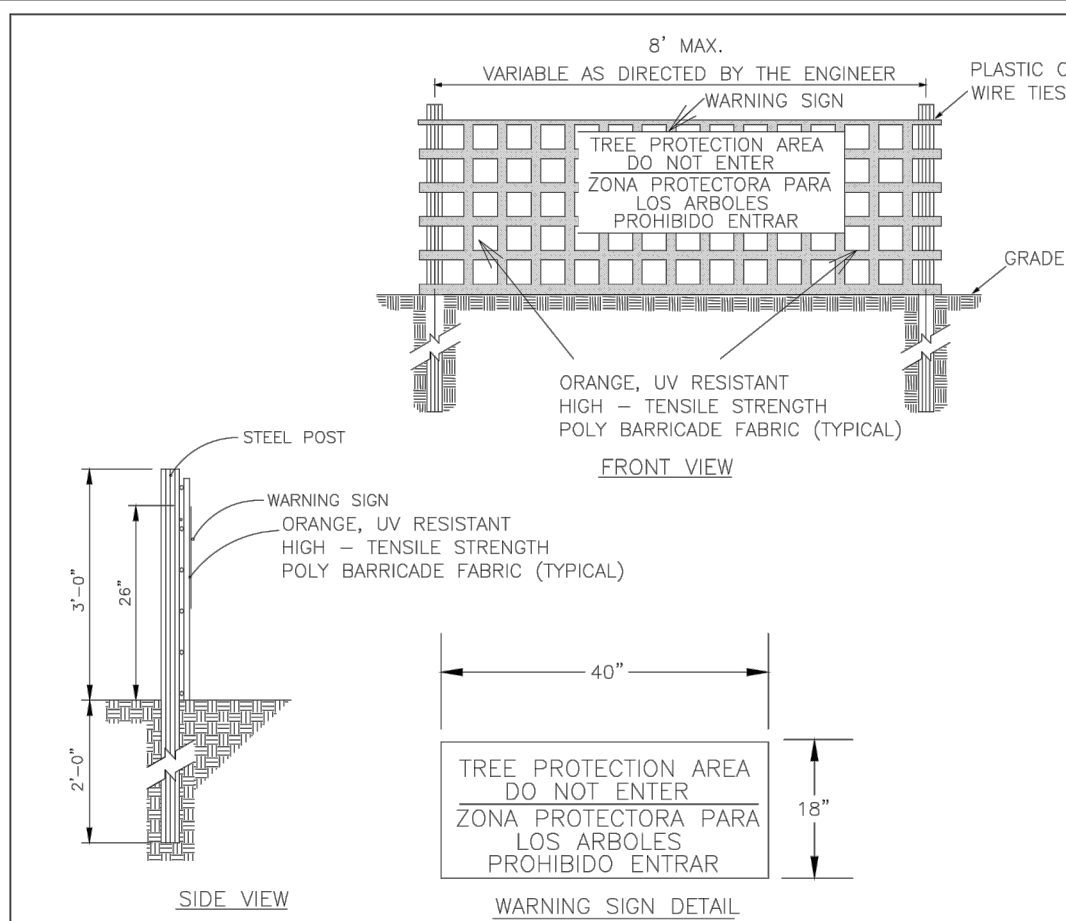
NOTE: THE CRITICAL ROOT ZONE (CRZ) OF A TREE IS WHERE THE MAJORITY OF A TREE'S ROOTS LAY. 85% OF MOST TREE ROOTS ARE FOUND IN THE TOP 24" OF THE SOIL AND SUPPLY THE MAJORITY OF NUTRIENTS AND WATER. GENERALLY, ROOTS SPREAD OUT 2-3X THE HEIGHT OF THE TREE.

NOTE: CROWN OF THE TREE IS NEEDED FOR LEAF GROWTH TO PRODUCE OXYGEN, FILTER THE AIR, REDUCE WIND AND SOFTEN NOISE. DO NOT DISFIGURE CROWN WITH INTENSIVE PRUNING.



- 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, AT LEAST 1/2" OF 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. ALTERNATE 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 \$500/DAY. DISTURBANCE OTHER THAN THAT ALLOWED ON THE APPROVED PLAN WILL REQUIRE OWNER TO POST A LETTER OF CREDIT FOR 3 YRS FOR TREE MITIGATION.

STANDARD DETAIL		CITY OF WILMINGTON NORTH CAROLINA	
DATE:	JAN, 2015	PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807	SD 15-09
DRAWN BY:	JSR		
CHECKED BY:	RDG.P.E.		
SCALE:	NOT TO SCALE		



- NOTES:
- THE TREE PROTECTION FENCING SHALL NOT BE VIOLATED FOR THE ENTIRE DURATION OF THE PROJECT WITHOUT APPROVAL FROM URBAN FORESTRY STAFF.
  - WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH, MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
  - SIGNS SHALL BE PLACED AT 20' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER. FOR TREE PROTECTION AREAS LESS THAN 100' IN PERIMETER, PROVIDE NO LESS THAN TWO SIGNS PER PROTECTION AREA.
  - ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE AND SIGNS THROUGHOUT DURATION OF PROJECT.
  - TREE PROTECTION FENCING AND SIGNAGE SHALL BE REMOVED AFTER CONSTRUCTION.
  - ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF WILMINGTON, BASED ON ACTUAL FIELD CONDITIONS.

STANDARD DETAIL		CITY OF WILMINGTON NORTH CAROLINA	
DATE:	JAN, 2015	PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807	SD 15-09
DRAWN BY:	JSR		
CHECKED BY:	RDG.P.E.		
SCALE:	NOT TO SCALE		

Public Services • Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN

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

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

Approved Construction Plan

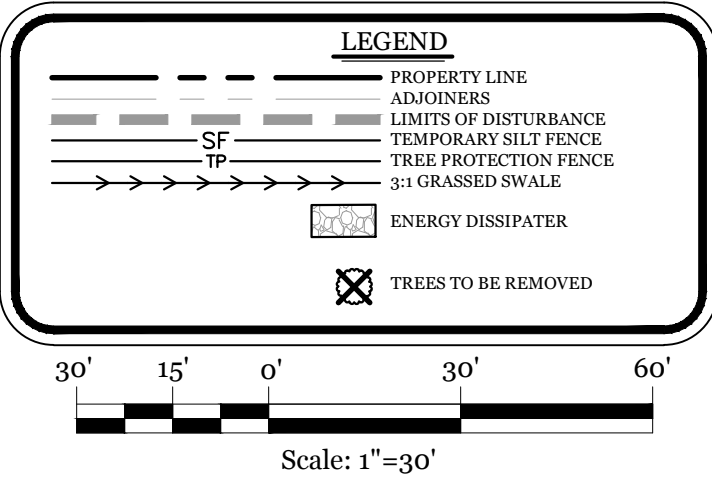
Name \_\_\_\_\_ Date \_\_\_\_\_

Planning \_\_\_\_\_

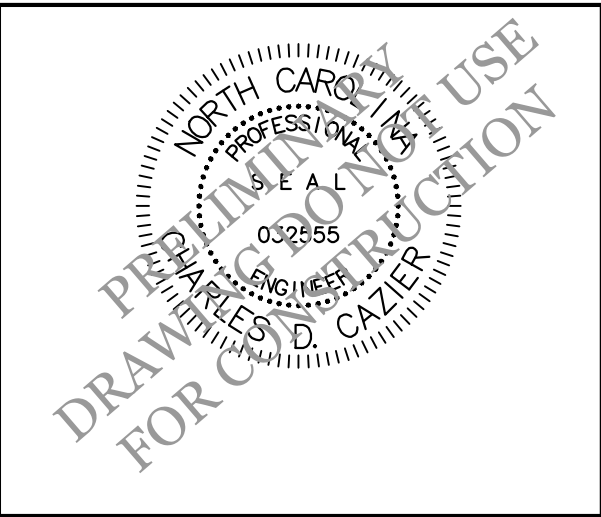
Public Utilities \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_



EXISTING CONDITIONS/TREE  
REMOVAL PLAN  
FOR  
**SEAGATE POINT  
SUBDIVISION**  
CITY OF WILMINGTON  
NEW HANOVER COUNTY, NC



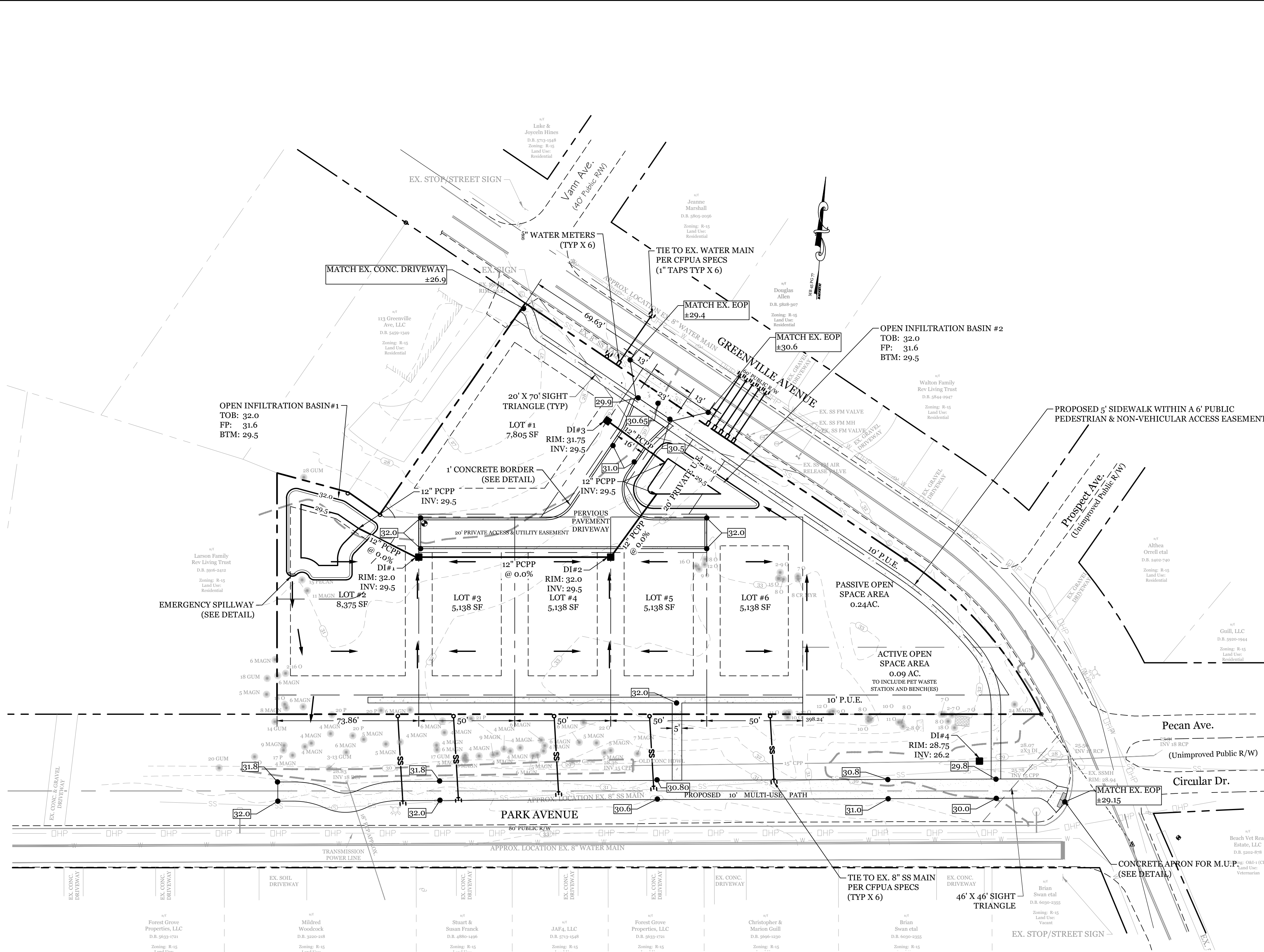
CLIENT INFORMATION:

Three Feathered Friends LLC  
Steve Campbell  
1601 Limpkin Ct  
Wilmington, NC 28403  
Phone: (910) 471-2613

DRAWN:	JAE	SHEET SIZE:	24x36
CHECKED:	CDC	DATE:	12/12/2019
APPROVED:	CDC	SCALE:	1" = 30'
PROJECT NUMBER:	2018-031		

DRAWING NUMBER: **C-0**  
1 OF 5



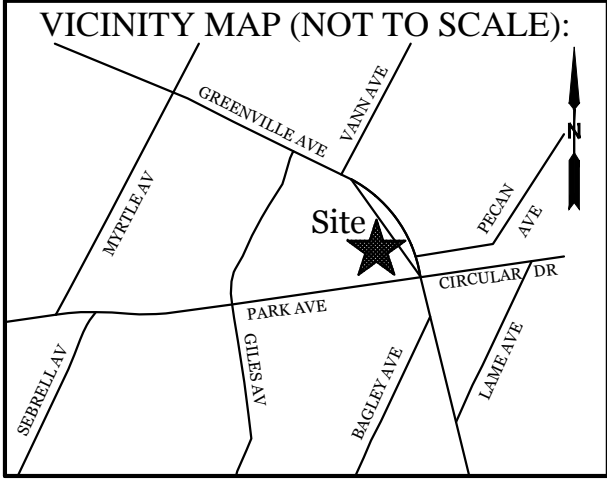
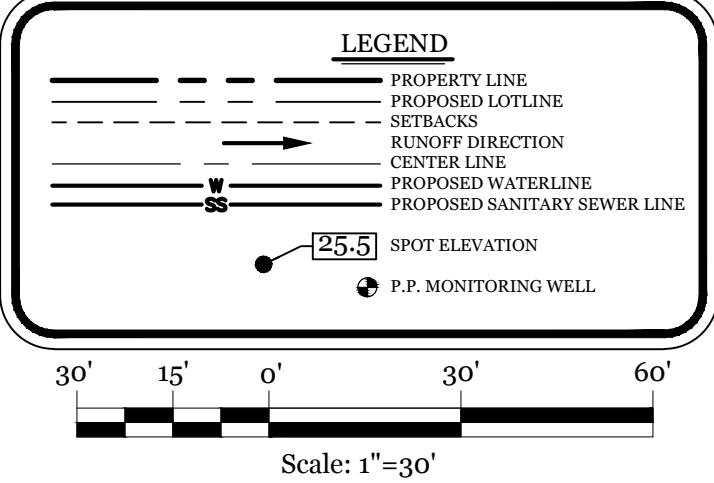


APPROVED ORDINANCE CONDITIONS(C-21-418):

- 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.
- All landscaping and buffers shall be installed in accordance with Land Development Code.
- The use and development of the subject property shall be in accordance with the site plan and elevations as submitted (dated received, 4/10/18)
- The common area shall contain a pet waste station and benches (dated received, 4/10/18).
- All existing protected trees not impacted by essential site improvements shall be preserved. Preservation of existing trees shall be included in the overall design of the project as submitted on the site plan (dated received, 4/10/18).
- Pedestrian connection shall be provided from each structure to the public pedestrian infrastructure.
- The proposed density shall be limited to 6 single family structures.
- Strict adherence to the design standards will be confirmed as part of the technical review.
- All City, State and Federal regulations shall be met.

**CITY OF WILMINGTON**  
NORTH CAROLINA  
Public Services • Engineering Division  
APPROVED STORMWATER MANAGEMENT PLAN  
Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
Signed: \_\_\_\_\_

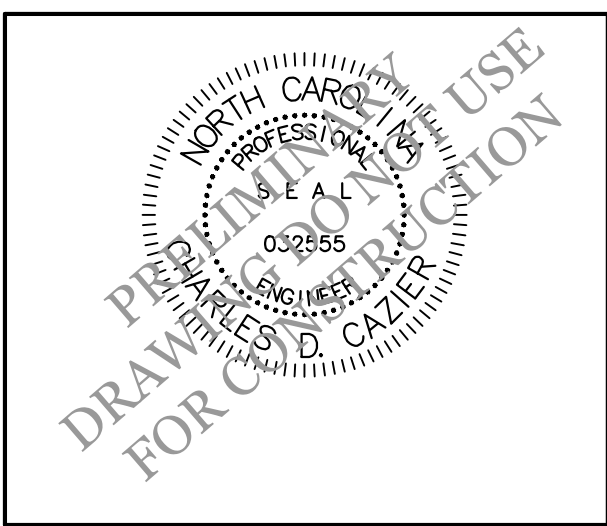
**Approved Construction Plan**  
Name \_\_\_\_\_ Date \_\_\_\_\_  
Planning \_\_\_\_\_  
Public Utilities \_\_\_\_\_  
Traffic \_\_\_\_\_  
Fire \_\_\_\_\_



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

**SITE, GRADING, DRAINAGE, & UTILITIES PLAN FOR SEAGATE POINT SUBDIVISION**  
CITY OF WILMINGTON  
NEW HANOVER COUNTY, NC



**CLIENT INFORMATION:**  
Three Feathered Friends LLC  
Steve Campbell  
1601 Limpkin Ct  
Wilmington, NC 28403  
Phone: (910) 471-2613

DRAWN: JAE	SHEET SIZE: 24x36
CHECKED: CDC	DATE: 12/12/2019
APPROVED: CDC	SCALE: 1" = 30'
PROJECT NUMBER: 2018-031	

DRAWING NUMBER: **C-1**  
2 OF 5

SITE DATA	
PARCEL ID:	R05619-005-008-000, R05619-005-007-000 & R05619-005-009-000
CURRENT ZONING:	R-5 (CD)
CAMA LAND USE CLASSIFICATION:	WATERSHED RESOURCE PROTECTION
PROJECT ADDRESS:	101, 109 GREENVILLE AVE., 6015 PARK AVE. WILMINGTON, NC 28403
CURRENT OWNERS:	THREE FEATHERED FRIENDS LLC 1601 LIMPIN CT. WILMINGTON, NC 28403
TOTAL ACREAGE IN PROJECT BOUNDARY:	50,897 S.F. (1.17 AC.)
TOTAL DISTURBED AREA:	1.3 AC.
BUILDING HEIGHT:	35' MAX
MAXIMUM BUILDING LOT COVERAGE:	50%
BUILDING SETBACKS:	
FRONT:	REQUIRED= 20'
SIDE:	REQUIRED= 7'
REAR:	REQUIRED= 15'
PROPOSED ON-SITE IMPERVIOUS AREAS:	
LOT# 1	1,800 S.F.
LOT# 2	2,000 S.F.
LOT# 3-6	6,000 S.F. (1500 S.F. PER LOT)
CONCRETE SIDEWALK CURB, ETC.	1,185 S.F.
TOTAL	10,985 S.F. (21.6%)
PROPOSED ON-SITE PERVIOUS AREAS:	
PERVIOUS CONCRETE DRIVEWAY	3,226 S.F.
PROPOSED OFF-SITE IMPERVIOUS AREAS:	
COW ASPHALT MULTI-USE PATH	4,445 S.F.
COW CONCRETE SIDEWALK/DW APRON	2,532 S.F.
TOTAL	6,677 S.F.
OPEN SPACE REQUIREMENT: (0.03 AC. per Lot)	
.03 X 6 Lot=	0.18 AC (MIN 50% ACTIVE)
PROVIDED:	0.33 AC (0.09 ACTIVE)
EXISTING SEWER AND WATER DEMAND:	0 GPD (VACANT)
PROPOSED SEWER AND WATER DEMAND:	
SEWER: (6) 3' BDRM RES. @ 360 GAL/RES. = 2,160 GPD	
WATER: (6) 3' BDRM RES. @ 400 GAL/RES. = 2,400 GPD	

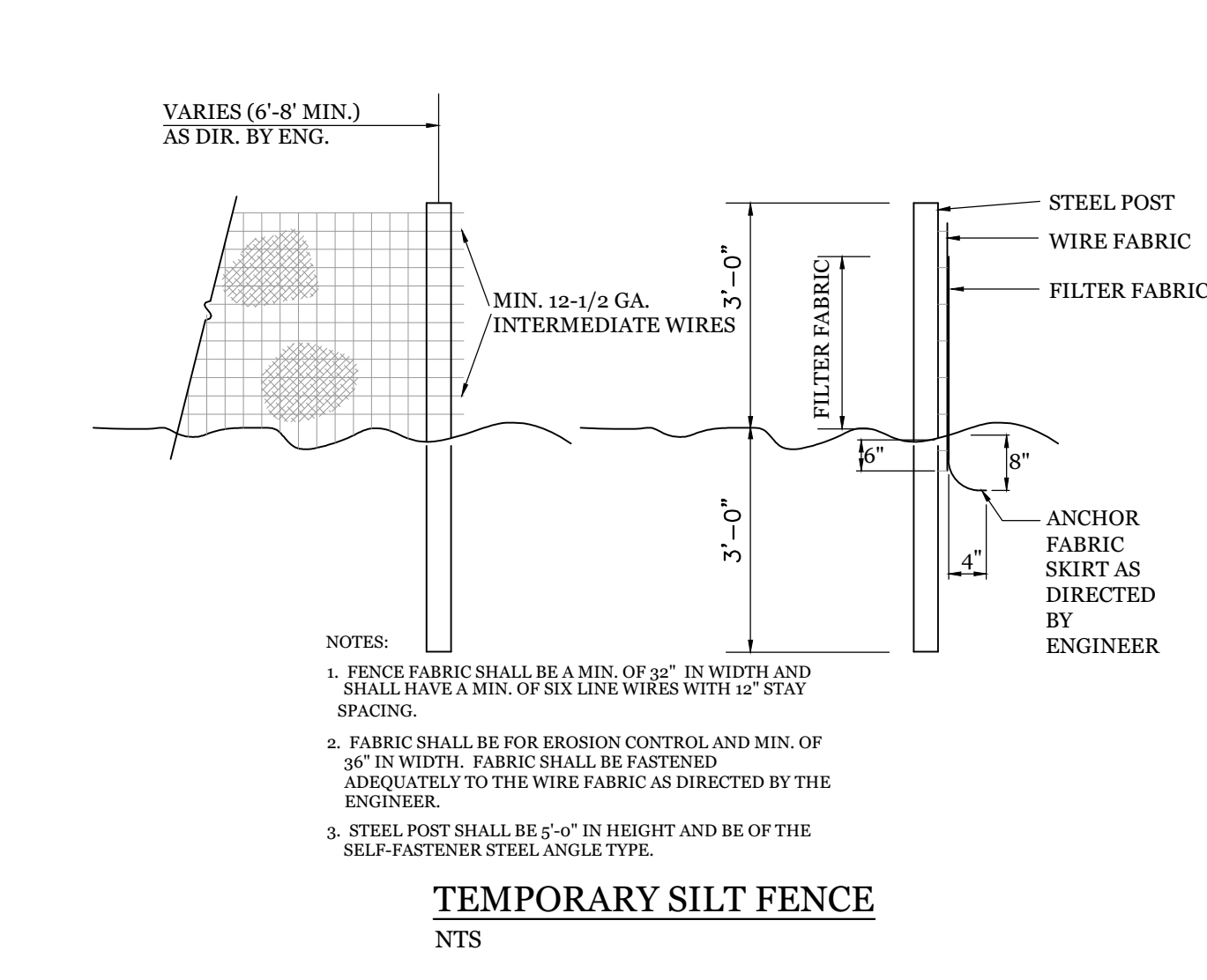
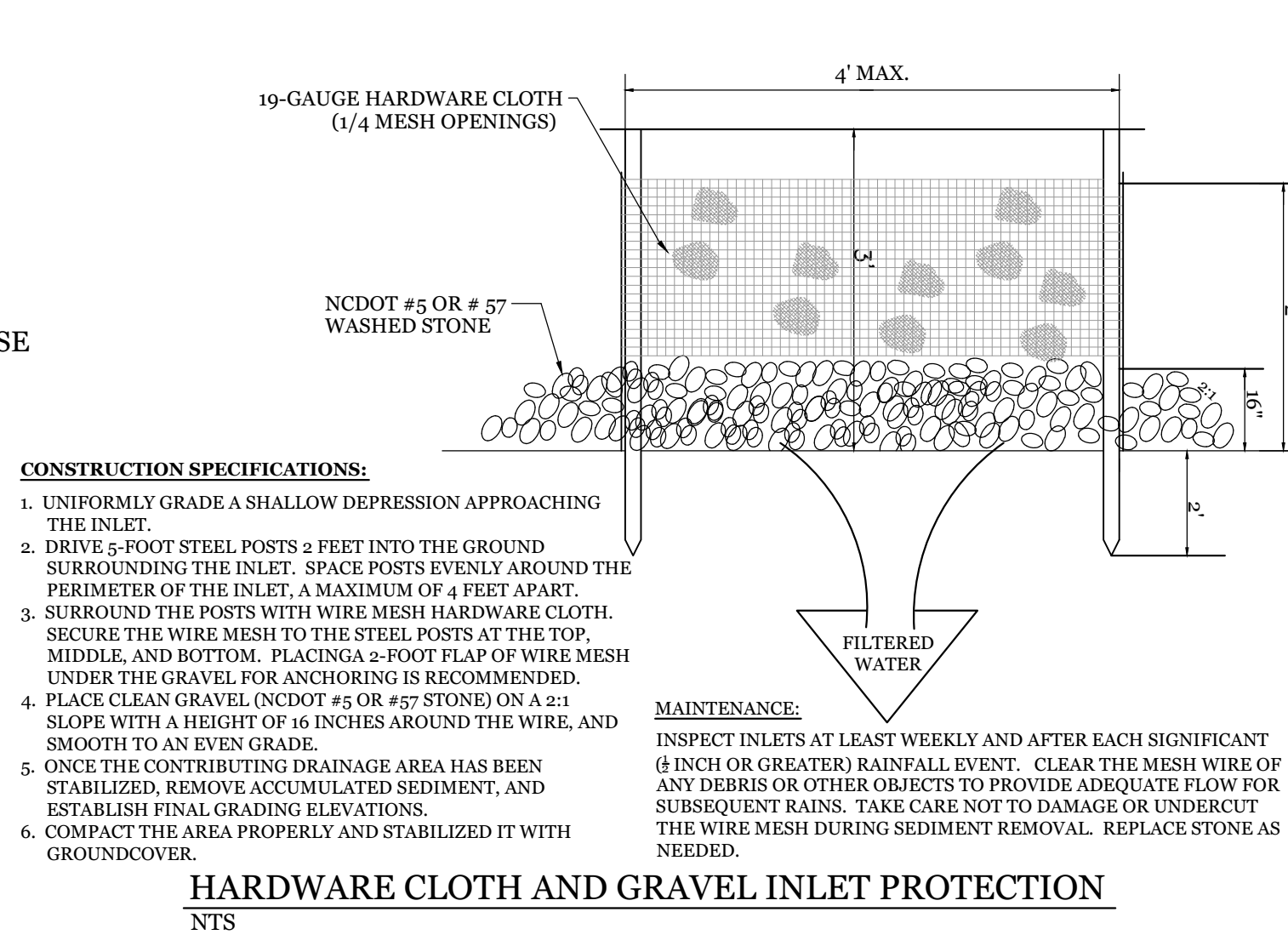
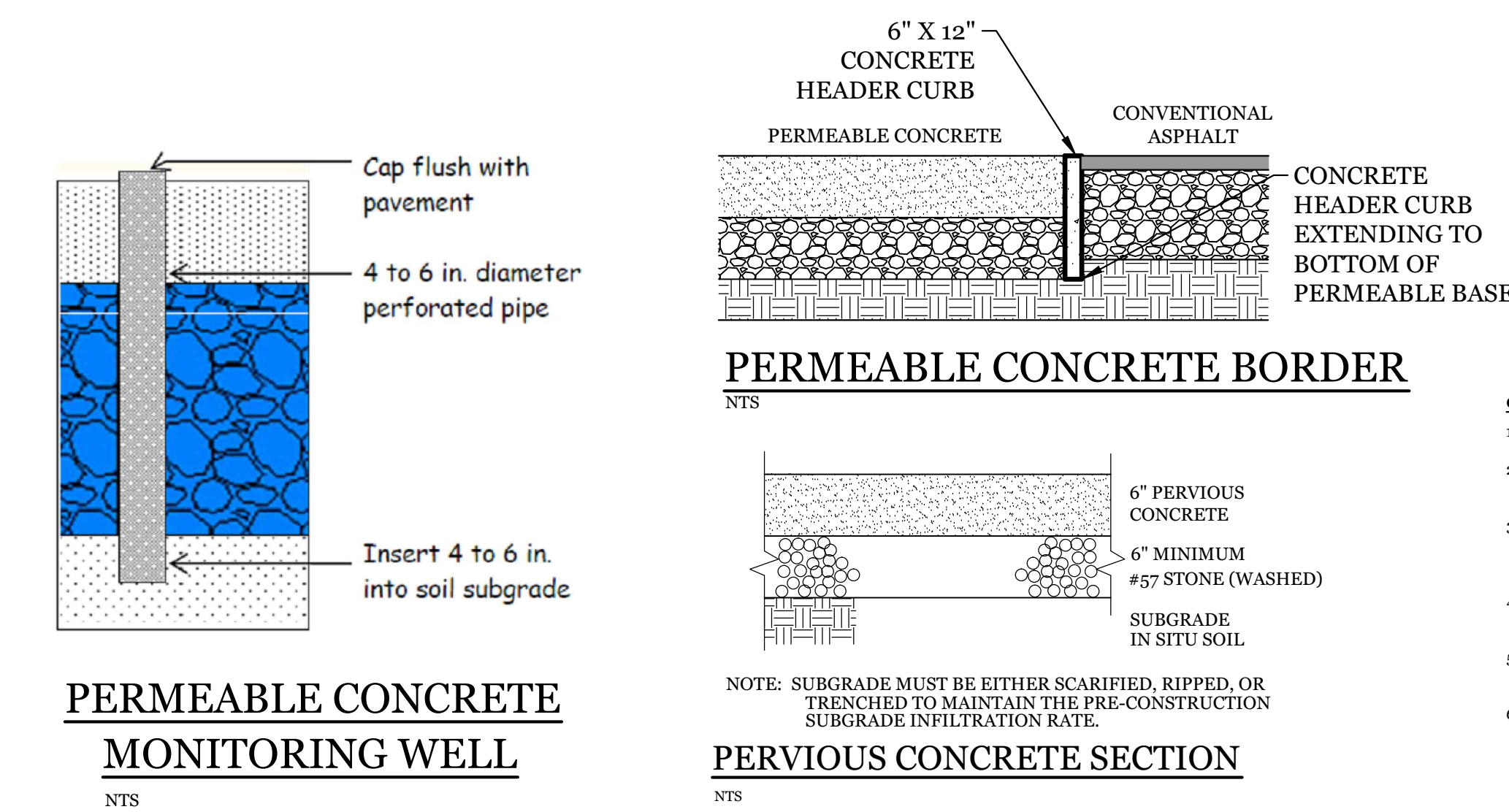
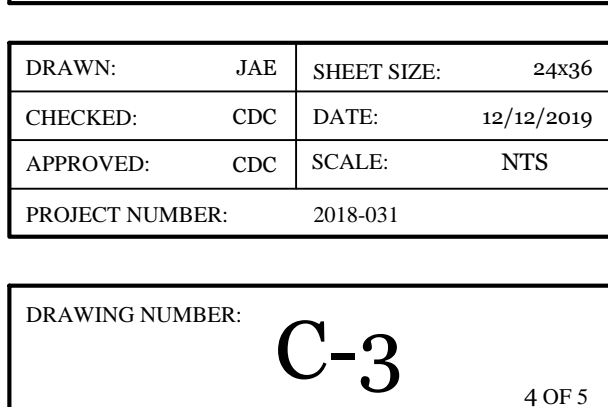
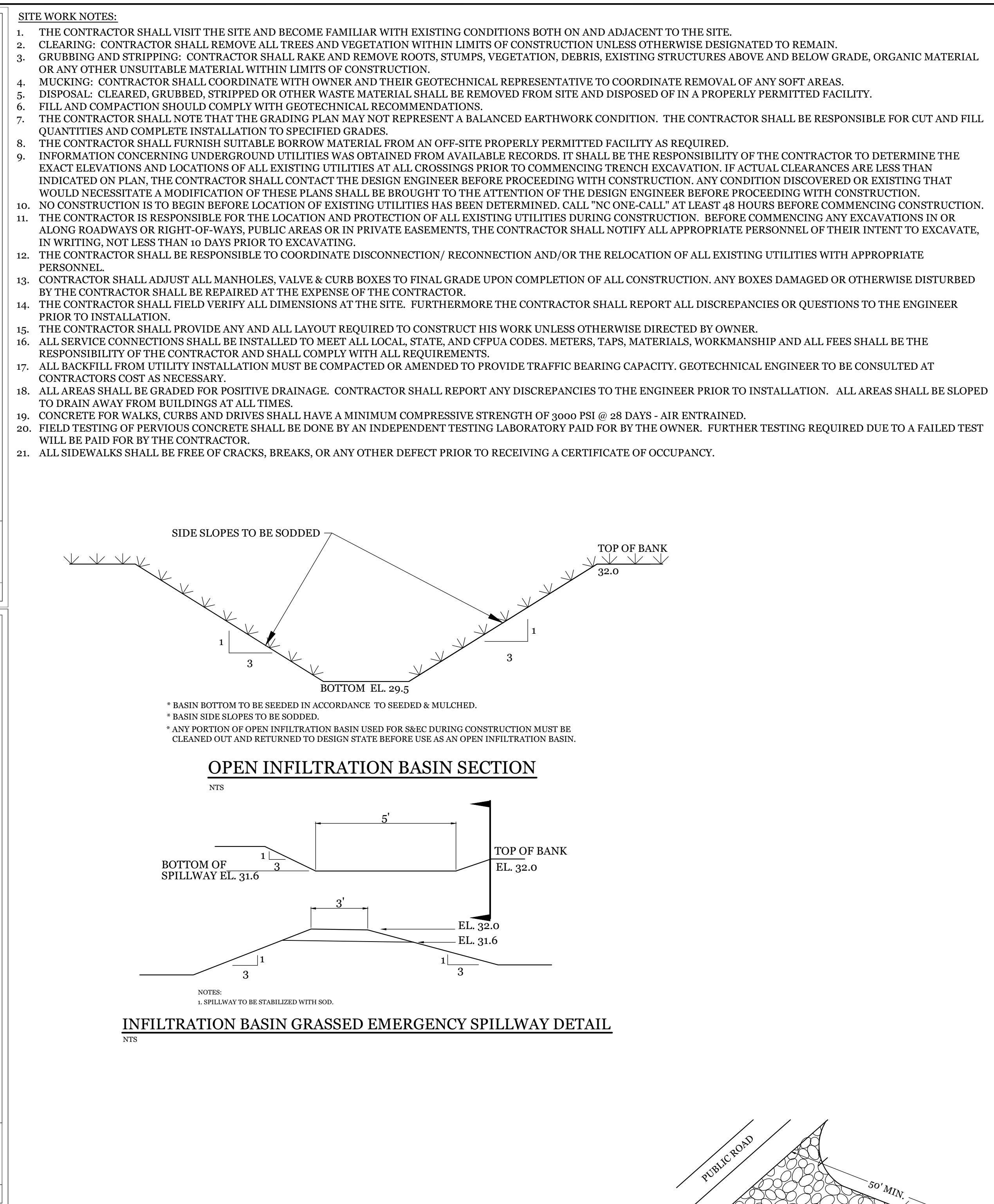
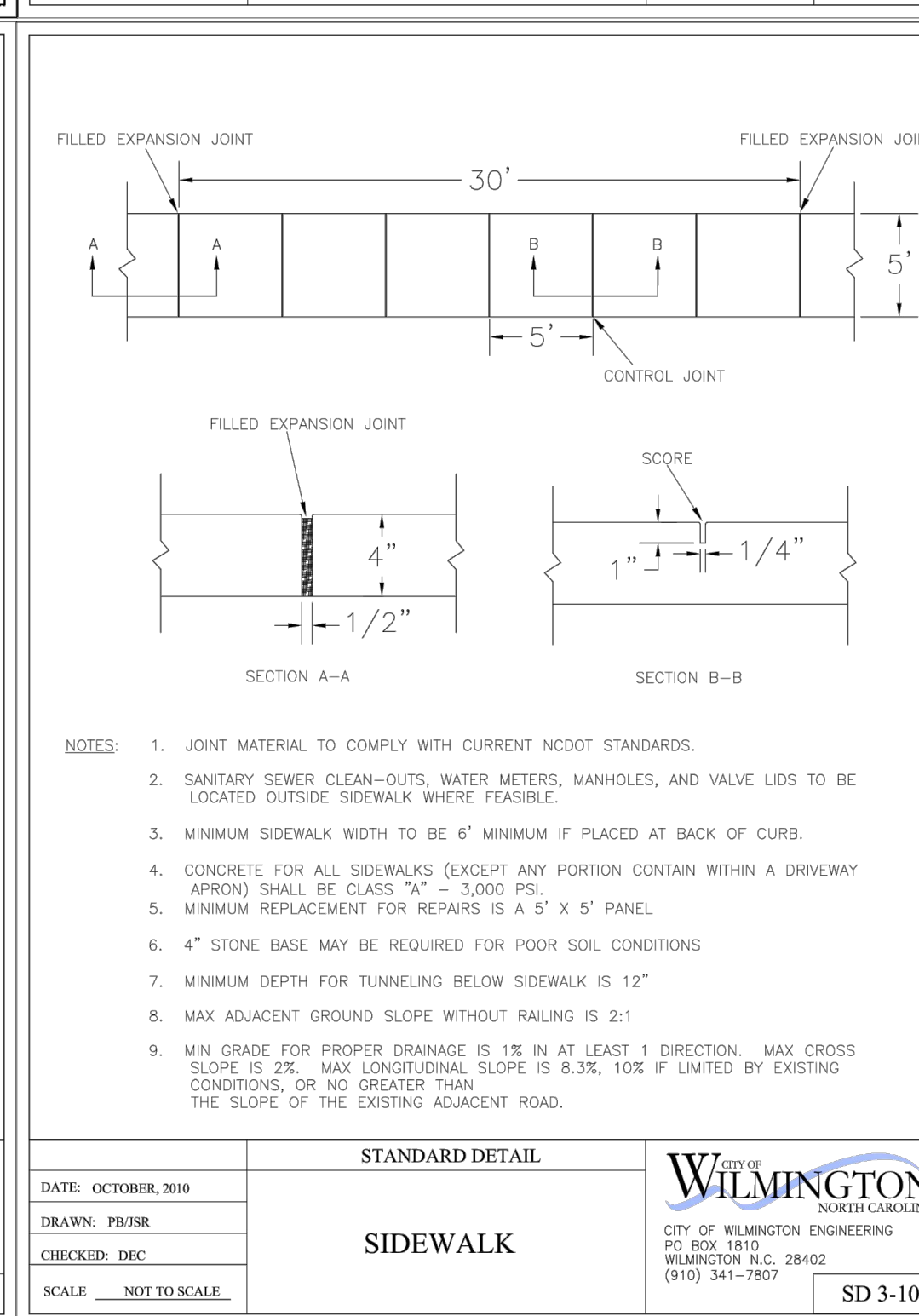
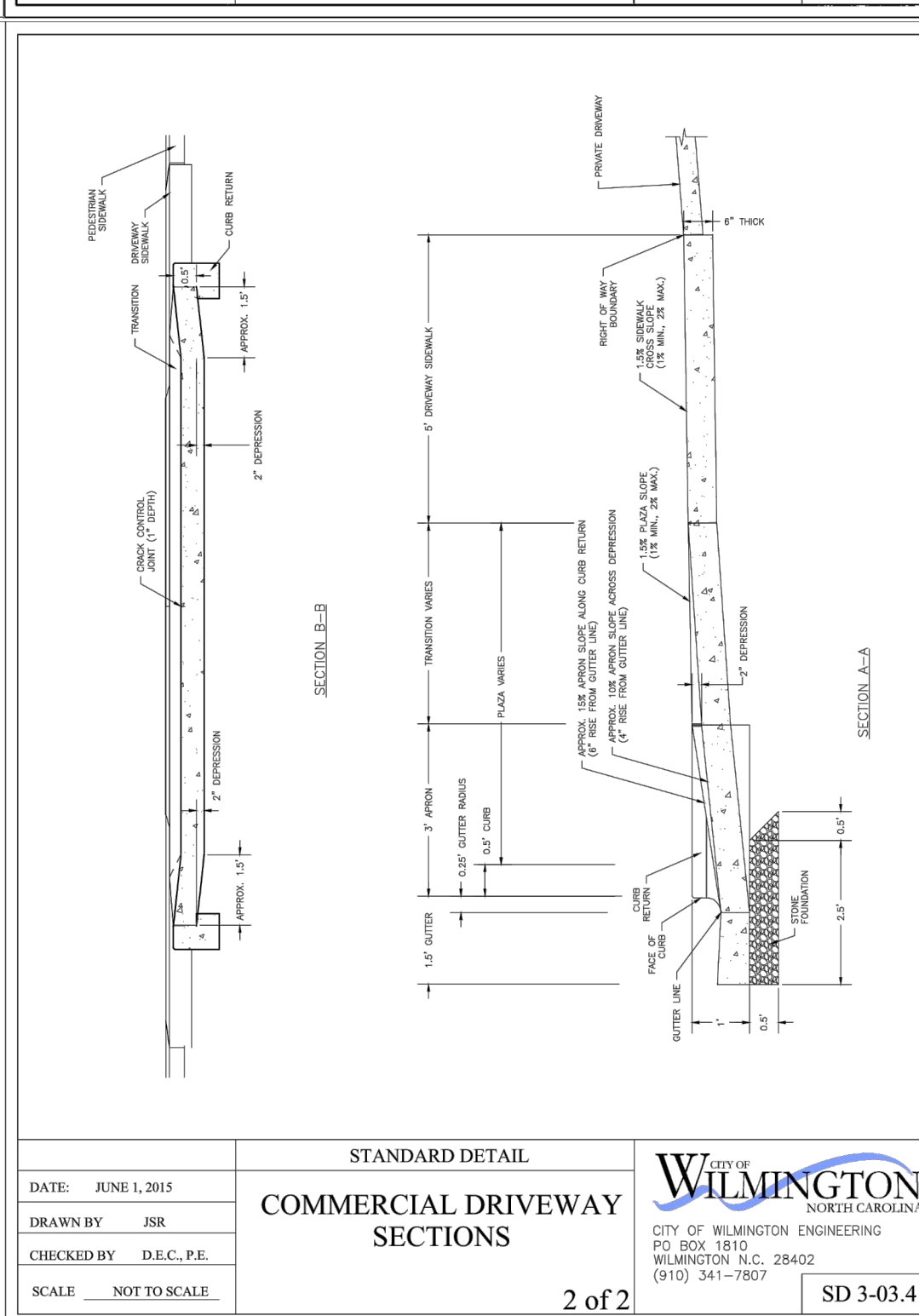
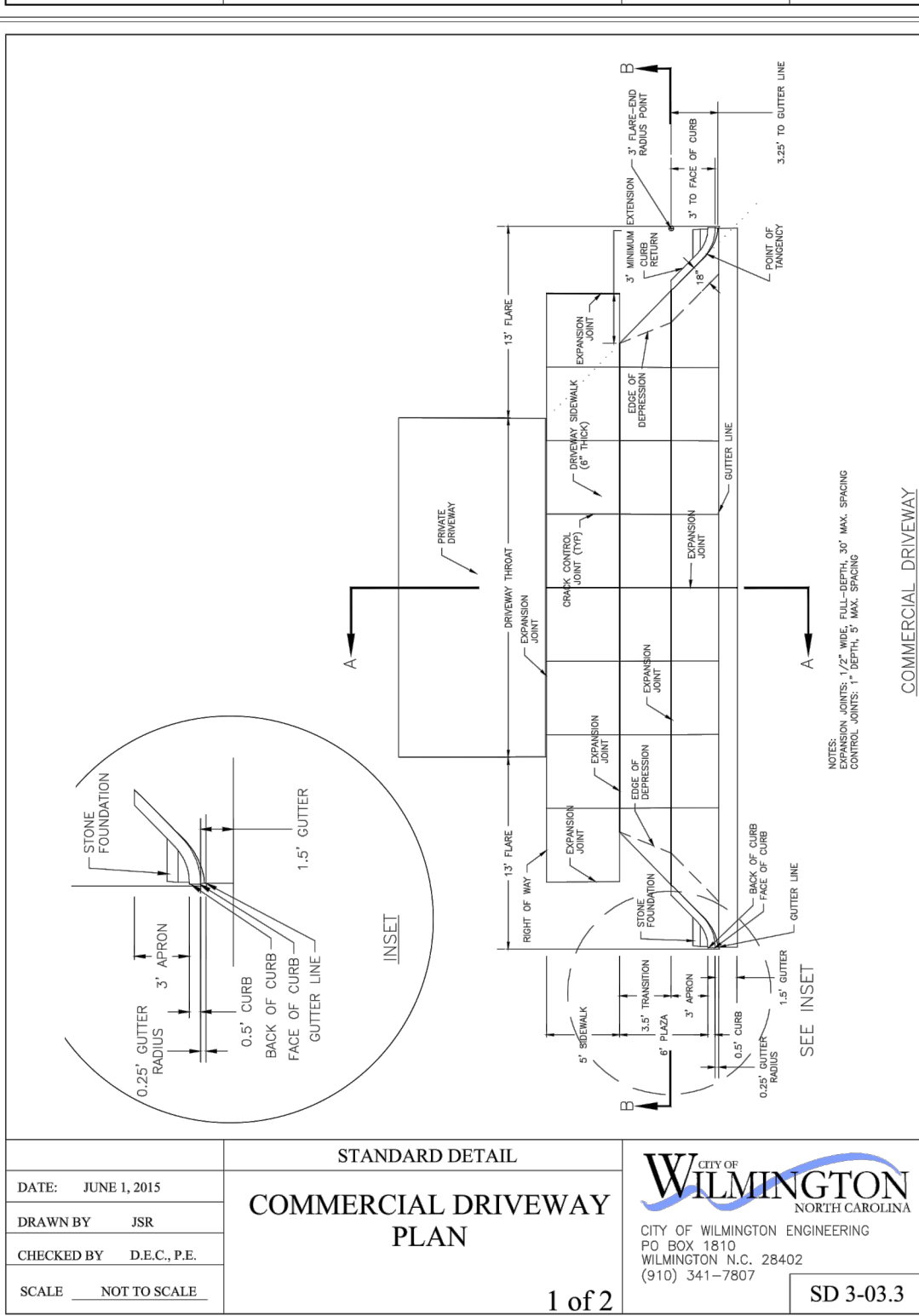
- DEVELOPMENT NOTES:**
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.
  - PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.
  - ALL RUNOFF FROM IMPERVIOUS SURFACES INCLUDING ROOF DRAINS TO BE ROUTED TO STORMWATER SYSTEM.
  - LOT #1 WILL REQUIRE ROOF DRAINS AND DOWN SPOUTS ROUTED TO DROP INLET#3.

- 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 CFPWA TECHNICAL SPECIFICATIONS & STANDARDS.
  - 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 332-6558 FOR INFORMATION.
  - ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCCC OR ASSE.
  - 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.
  - WHEN PVC WATER MAINS AND SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED, SINGLE-STRAND COPPER WIRE INSTALLED & STRAPPED TO THE PIPES WITH DUCT TAPE. THIS IS TO BE ACCESSIBLE IN ALL VALVES AND METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
  - SEWER GUARDS REQUIRED AT ALL MANHOLES. STAINLESS STEEL SEWER GUARDS REQUIRED AT MANHOLES LOCATED IN TRAFFIC AREAS.
  - SERVICES SHALL BE PERPENDICULAR TO MAIN AND TERMINATE AT RIGHT-OF-WAY LINE. SERVICES IN CUL-DE-SACS ARE REQUIRED TO BE PERPENDICULAR OR MUST ORIGINATE IN MANHOLE AND TERMINATE AT RIGHT-OF-WAY LINE.
  - ALL SERVICES TRYING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF CLASS 50 D.I.P. WITH PROTECTO 401 CERAMIC EPOXY LINING.
  - MINIMUM 10' UTILITIES EASEMENT PROVIDED ALONG THE FRONTAGE OF ALL LOTS AND AS SHOWN FOR NEW DEVELOPMENTS.
  - NO FLEXIBLE COUPLINGS SHALL BE USED.
  - ALL STAINLESS STEEL FASTENERS SHALL BE 316.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL UL-OCO AT 1-800-632-4949. 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 BELL SOUTH CONTACT IS STEVE DAYVAULT, BUILDING INDUSTRY CONSULTANT, AT 910-392-8712. 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. \* BELL SOUTH & CABLE TV WILL THEN PLACE THEIR CABLE AT APPROXIMATELY 2' DEEP.
  - SOLID WASTE DISPOSAL IS COW CURBSIDE PICKUP.
  - SHOULD ADDITIONAL SERVICES BE LOCATED DURING CONSTRUCTION, THEY MUST EITHER BE UTILIZED OR ABANDONED.
  - 3' SEPARATION BETWEEN JOINTS, FITTINGS, SERVICE SADDLES AND WYES ARE REQUIRED FOR SS AND WATER TAPS.

- FIRE & SAFETY NOTES:**
- 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.
  - NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO JOB SITE.
  - IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.

- 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 15-13 & SD 11-3 COPW 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 & SD 11-3 COPW TECH STDS]
  - ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
  - 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 COPW 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'-10'. [SEC.18-556 COPW LDC]









PH1-39

Proposal Subject to Review by City Council

RECEIVED

APR 10 2018

PLANNING DIVISION