

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 10.5' 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
Development Lot Area: 81,410 s.f.

Surfaces:

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

Disturbed Area: 0.989 ac.

Utility Capacity:
Existing Use - (1) 3 BR Residence
Sewer & Water (@ 350 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.

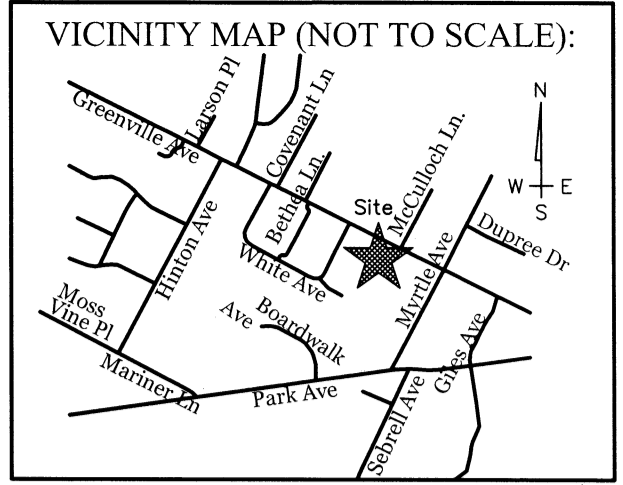
Utility Notes:

- 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 curb-side 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:	1. ADDED DRAINAGE ARROWS AT ROADSIDE DITCH.
2.	ADDED C.O.W. GREENVILLE AVE DRAINAGE EASEMENT TO PLAN.
REV. 10/5/15:	1. MOVED SIDEWALK AT GREENVILLE AVE INTO PUBLIC ROW.
2.	MOVED DRIVEWAY TO AVOID TREE.
3.	REVISED LOD.
REV. 12/7/15:	1. REVISED SIDEWALK AT GREENVILLE AVE.
2.	REVISED L.O.D. @ LOTS# 1 & 2.
REV. 12/8/15:	1. ADDED TREE AT GREENVILLE AVE.

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

Charles D. Crazier
8-19-15

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.

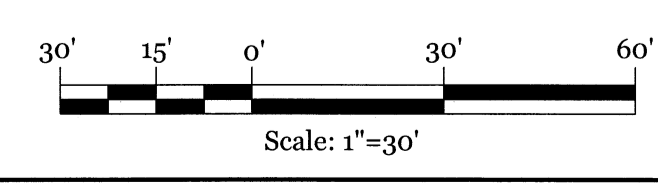
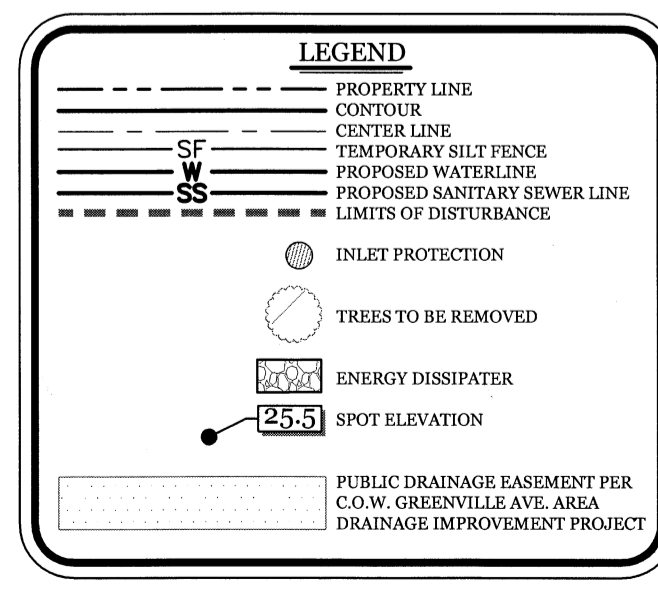
- Conditional Use Conditions CD-10-315**
- The use and development of the subject property shall comply with all regulations and requirements imposed by the Land Development Code, the City of Wilmington Technical Standards and Specifications Manual and any other applicable federal, state or local law, 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	



LATE WINTER & EARLY SPRING TEMPORARY GRASSING DETAIL

SEEDING MIXTURE table with columns for SPECIES and RATE (lb/acre). Includes Rye (grain) at 120 and Annual Legume (Kobe) at 50.

SEEDING DATES: Mountains - Above 2200 ft. Feb. 15-May 15; Piedmont and Coastal Plain, Korean in Mountains. SEEDING NOTES: 1. WHERE A NEAT APPEARANCE IS DESIRED...

SOIL AMENDMENTS: Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

MULCH: APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKLING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL.

TEMPORARY SUMMER GRASSING DETAIL

SEEDING MIXTURE table with columns for SPECIES and RATE (lb/acre). Includes German Millet at 40.

SEEDING NOTES: MOUNTAINS - MAY 15-AUG. 15; PIEDMONT - MAY 1-AUG. 15; COASTAL PLAN - APR. 15-AUG. 15. SOIL AMENDMENTS: FOLLOW RECOMMENDATIONS OF SOIL TESTS...

MULCH: APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKLING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL.

TEMPORARY FALL GRASSING DETAIL

SEEDING MIXTURE table with columns for SPECIES and RATE (lb/acre). Includes Rye (grain) at 120.

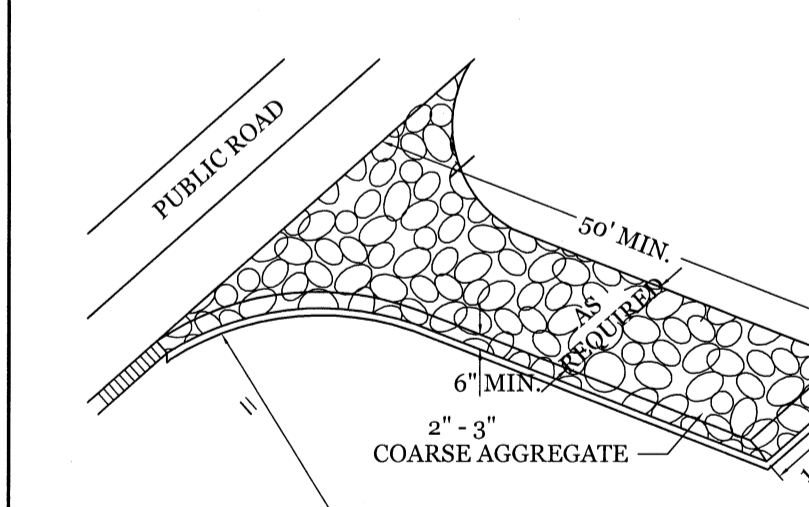
SEEDING NOTES: MOUNTAINS - AUG. 15-DEC. 15; COASTAL PLAN and PIEDMONT - AUG. 15-DEC. 30. SOIL AMENDMENTS: FOLLOW SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 10-10-10 FERTILIZER.

MULCH: APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKLING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL.

MAINTENANCE: Repair and re-fertilize damaged areas immediately. Topdress with 50 lb/acre of nitrogen in March...



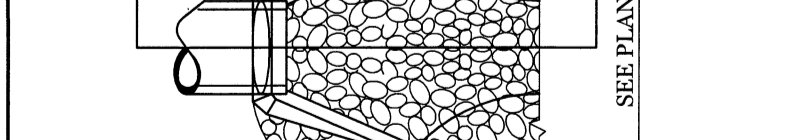
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



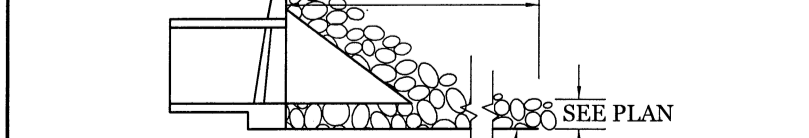
RESIDENTIAL DRIVEWAY STREETS WITH NO CURB



STANDARD SIDEWALK DETAIL (SD 3-10)



TREE PROTECTION DETAIL (SD 15-09)



ENERGY DISSIPATOR



SPRING-SUMMER PERMANENT GRASSING DETAIL

SEEDING MIXTURE table with columns for SPECIES and RATE (lb/acre). Includes Pensacola Bahiagrass at 50 and Common Bermudagrass at 50.

SEEDING NOTES: 1. WHERE A NEAT APPEARANCE IS DESIRED, OMIT SERICEA. 2. USE COMMON BERMUDAGRASS ONLY ON ISOLATED SITES WHERE IT CANNOT BECOME A PEST.

SOIL AMENDMENTS: APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS. OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

FALL-WINTER PERMANENT GRASSING DETAIL

SEEDING MIXTURE table with columns for SPECIES and RATE (lb/acre). Includes Tall Fescue at 200 and Rye (grain) at 25.

SEEDING DATES: JANUARY - APRIL; AUGUST - DECEMBER. SOIL AMENDMENTS: APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS...

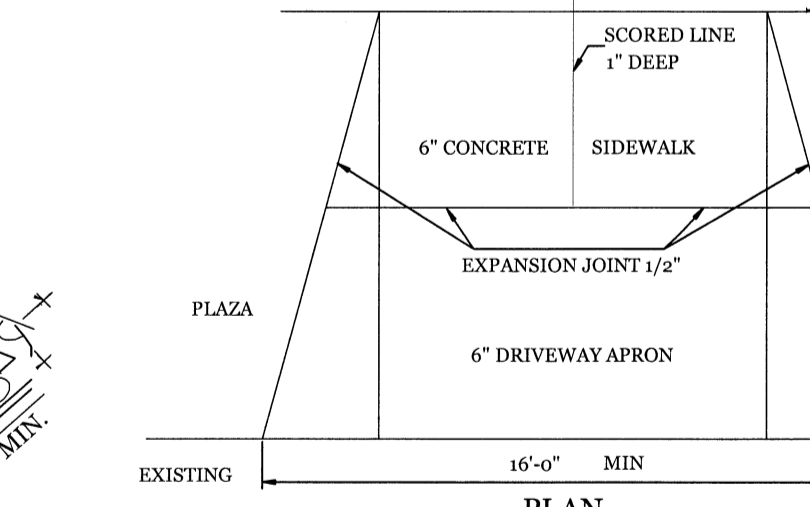
MULCH: APPLY 4,000 LB/ACRE GROUND STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH.

MAINTENANCE: FERTILIZE ACCORDING TO SOIL TESTS OR APPLY 40 LB/ACRE NITROGEN IN JANUARY OR FEBRUARY...

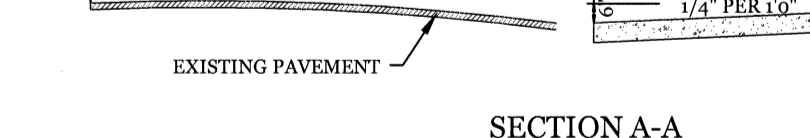
GROUND STABILIZATION CRITERIA table with columns for SITE AREA DESCRIPTION, STABILIZATION TIMEFRAME, and STABILIZATION EXCEPTIONS.



HARDWARE CLOTH AND GRAVEL INLET PROTECTION



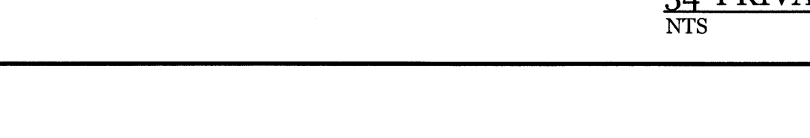
TEMPORARY SILT FENCE



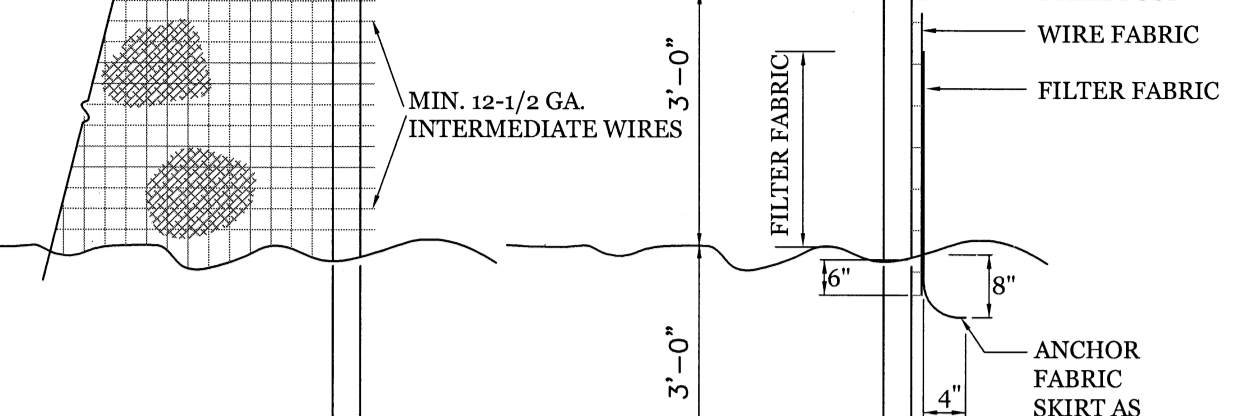
CONSTRUCTION SPECIFICATIONS

- 1. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET. 2. DRIVE 5-FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET...

TEMPORARY SILT FENCE

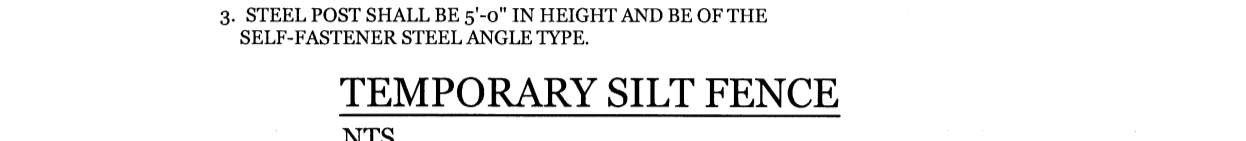


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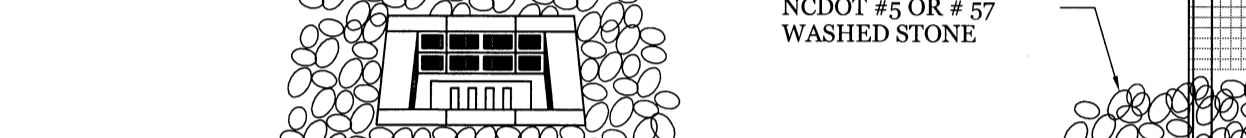
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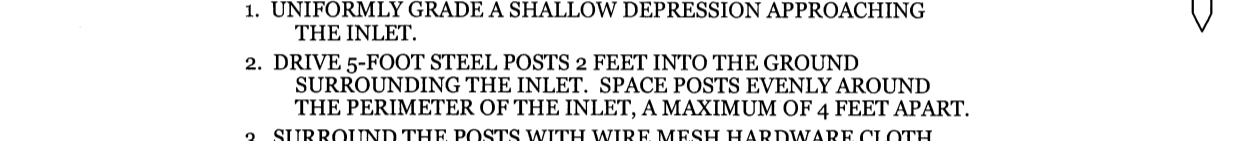
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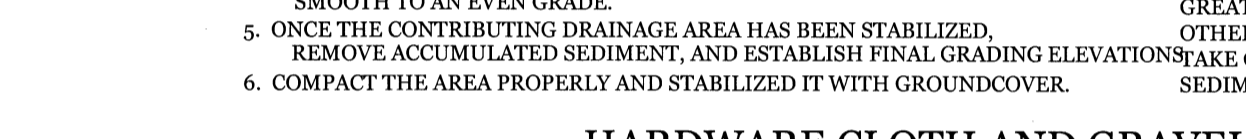
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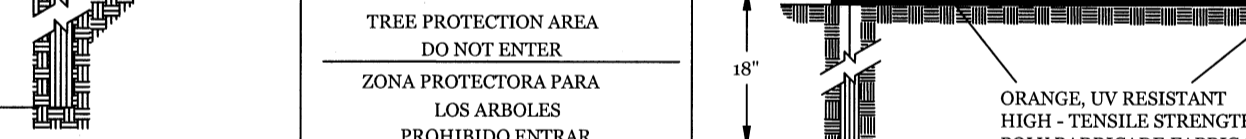
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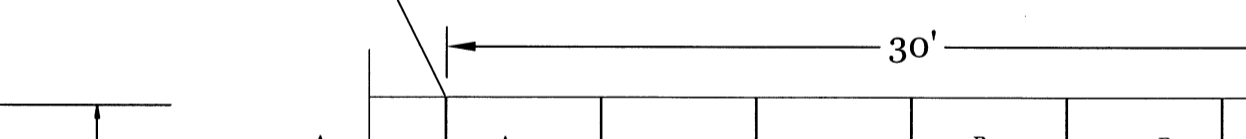
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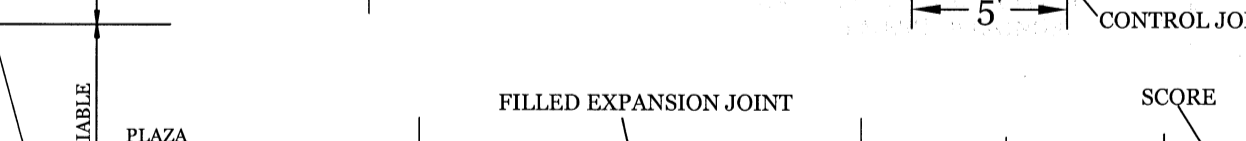
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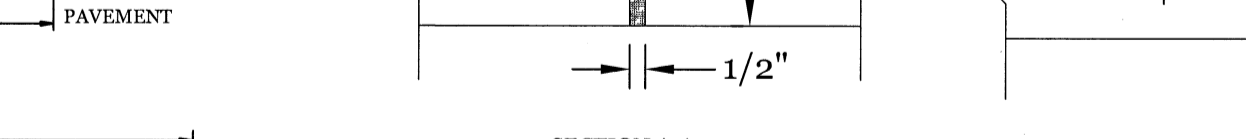
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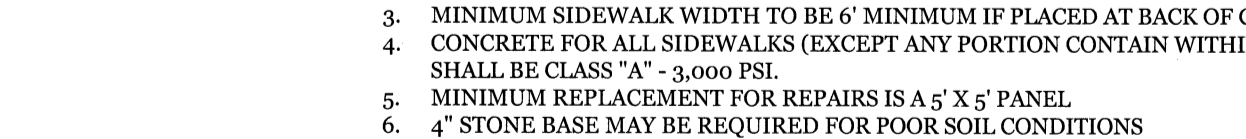
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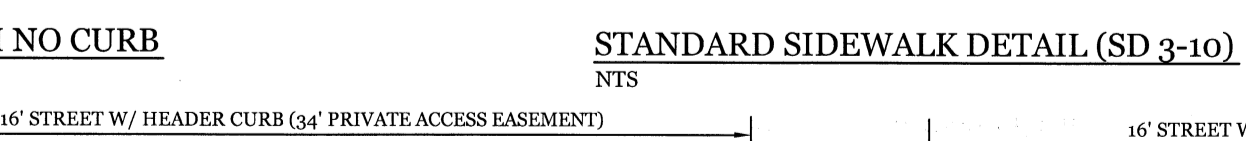
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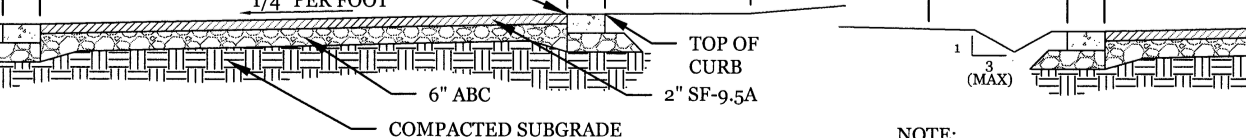
TEMPORARY SILT FENCE



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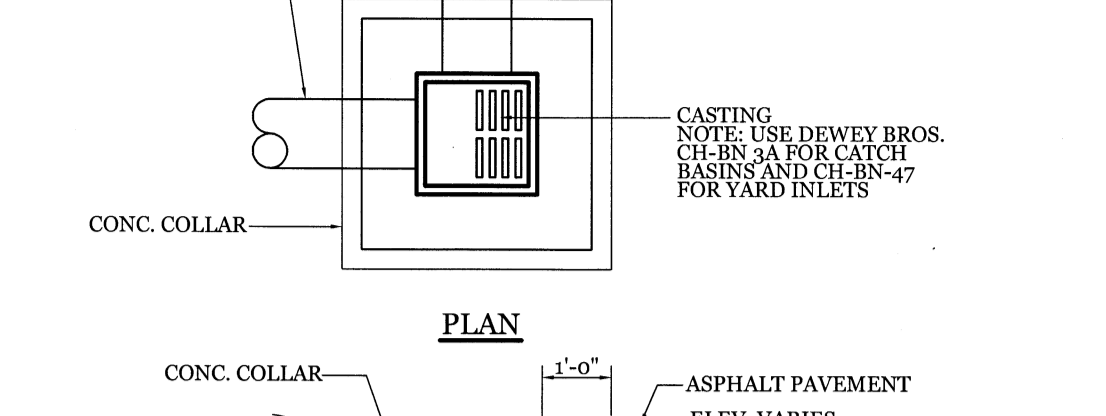
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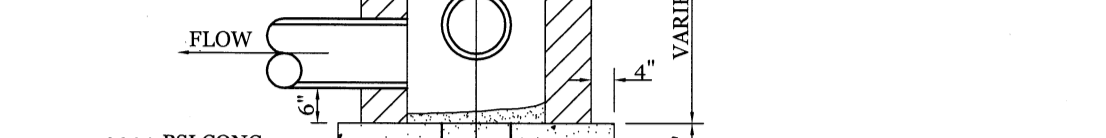
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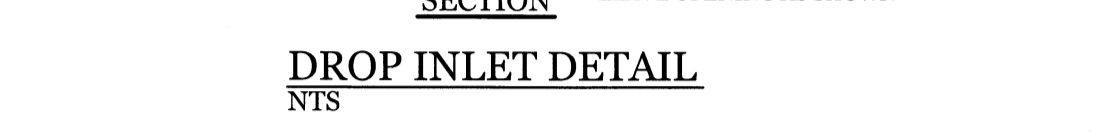
DROP INLET DETAIL



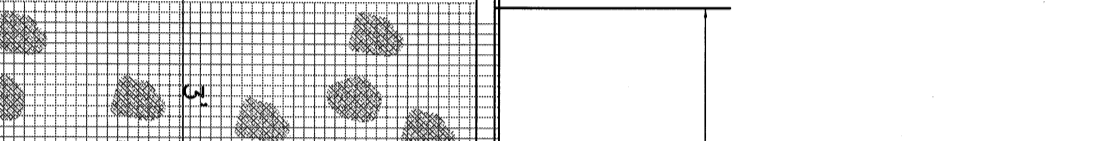
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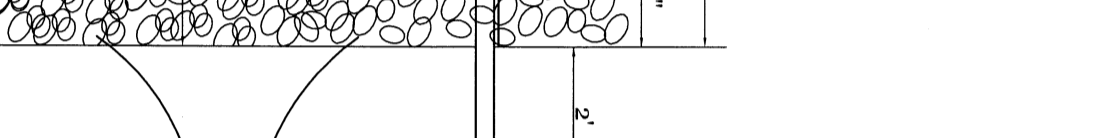
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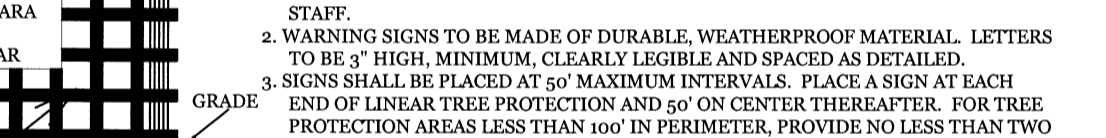
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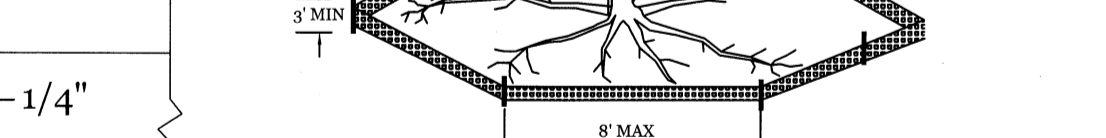
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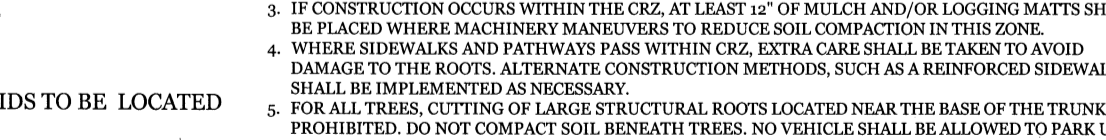
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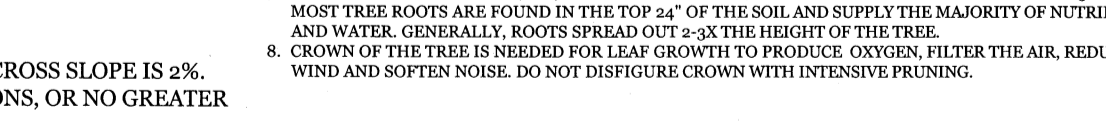
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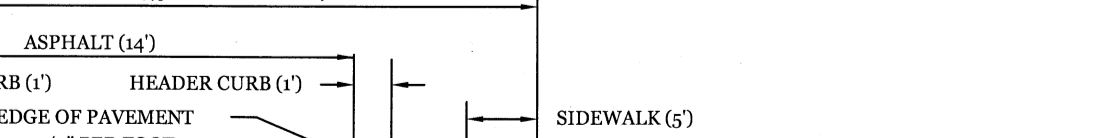
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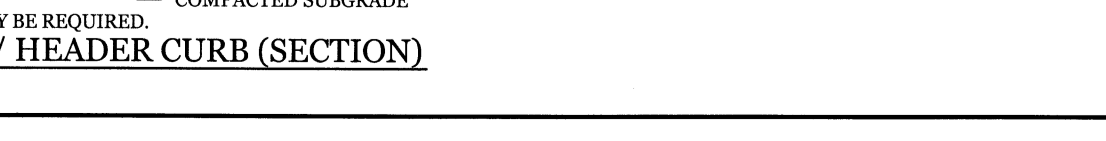
DROP INLET DETAIL



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DROP INLET DETAIL



SITE WORK NOTES

- 1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BOTH ON AND ADJACENT TO THE SITE. 2. CLEARING: CONTRACTOR SHALL REMOVE ALL TREES AND VEGETATION WITHIN LIMITS OF CONSTRUCTION UNLESS OTHERWISE DESIGNATED TO REMAIN.

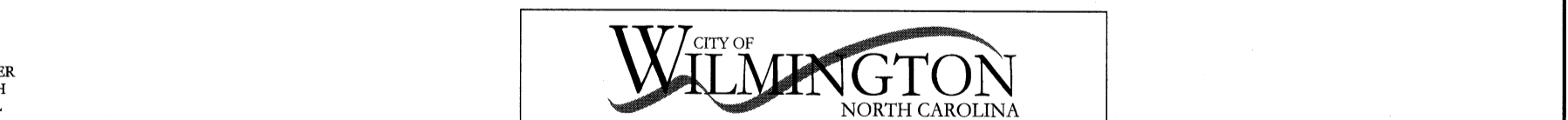
CONSTRUCTION SEQUENCE

- CONSTRUCTION OF SITE TO START WITH INSTALLATION OF CONSTRUCTION ENTRANCE AND SILT FENCE ALONG ALL LOCATIONS PER PLANS. UPON INSTALLATION OF SILT FENCE, TREES SHOULD BE REMOVED IN LOCATIONS AS NECESSARY.

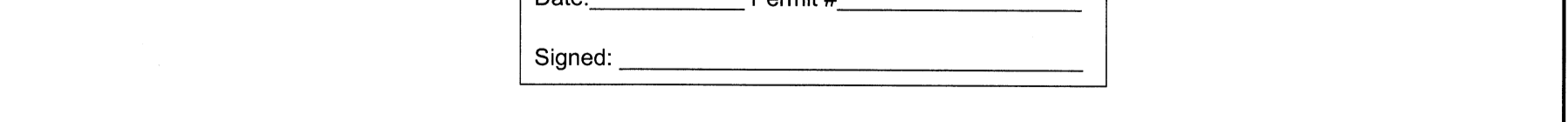
MAINTENANCE PLAN

- 1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL, BUT IN NO CASE, LESS THAN ONE EVERY WEEK AND WITHIN 24 HOURS OF EVERY HALF INCH RAINFALL.

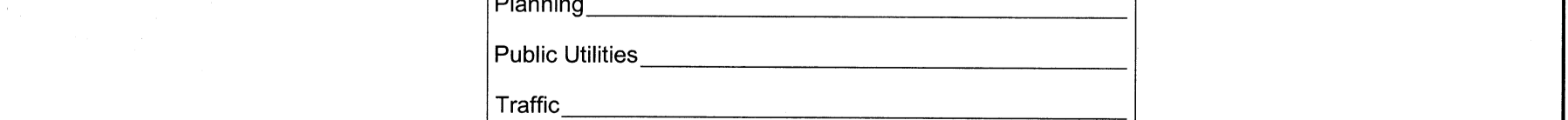
CONSTRUCTION ENTRANCE



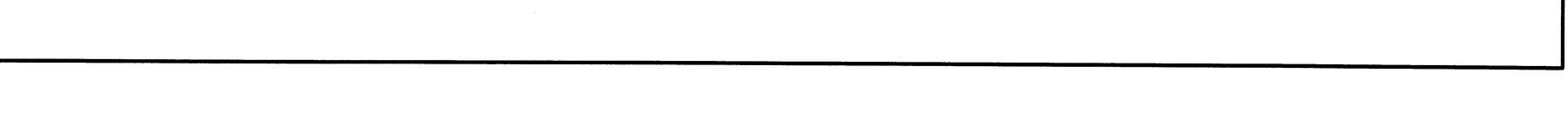
STANDARD SIDEWALK DETAIL



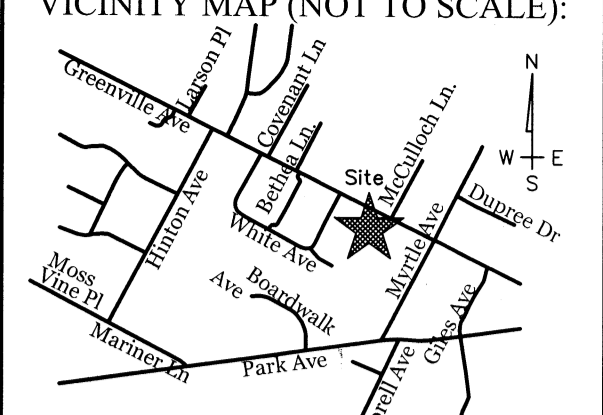
TREE PROTECTION DETAIL



ENERGY DISSIPATOR



VICINITY MAP (NOT TO SCALE)



REVISIONS

Table for revisions with columns for revision number, description, and date.

INTRACOASTAL ENGINEERING, PLLC logo and contact information including address, phone, and email.

DETAILS

FOR SEAGATE LANDING GREENVILLE AVE, WILMINGTON, NC 28403

CLIENT INFORMATION

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

APPROVED CONSTRUCTION PLAN

Table for approved construction plan with columns for Name and Date, and rows for Planning, Public Utilities, Traffic, and Fire.

DRAWING NUMBER