



# **Intracoastal Engineering** PLLC

January 25, 2017

**Development Services  
305 Chestnut Street  
Wilmington NC, 28401**

**Attn: Brian Chambers**

Re: Shinnwood Cottages  
PN 2016-039

Dear Mr. Chambers,

Please find enclosed (5) sets of plans, (1) Site Plan Application, and (1) \$1010 Application Review Fee check.

Please contact us with any questions, comments or when the project will be scheduled for review.

Sincerely,  
**Intracoastal Engineering PLLC**

**Brock P. Daniel**

# SITE PLAN

## FOR MAJOR OR MINOR SITE PLAN APPROVAL

City of Wilmington, NC  
Planning Division

P. O. Box 1810, 305 Chestnut St, Wilmington, NC 28402  
Telephone: (910) 254-0900 FAX: (910)341-3264

### Section A. SITE DATA SHEET

DEVELOPMENT NAME: SHINNWOOD COTTAGES  
STREET ADDRESS: 6415 GREENVILLE LOOP RD.  
NEW HANOVER COUNTY TAX PARCEL IDENTIFICATION # (PARID): R06200-003-031-000; R06200-003-035-000;  
R06200-003-038-000; R06200-003-039-000; R06200-003-042-000;  
ZONING DISTRICT(S): R-15 TOTAL SITE ACRES: +/- 7.06  
PROPOSED ZONING DISTRICT: \_\_\_\_\_

CLIENT (Owner or Developer):  
Name(s) RWH PROPERTIES, LLC  
Address: 5929 MARKET ST.  
WILMINGTON, NC ZIP 28405  
Telephone: (910) 452-1410 FAX: \_\_\_\_\_  
E-Mail Address: howard@pentondevelopment.com

CONSULTANT/AGENT (Person to contact regarding questions or revisions to the plan):  
Name(s) Charles Cazier  
Address: 5725 Oleander Dr. Unit E-7 ZIP 28403  
Telephone: 910-859-8983 FAX: \_\_\_\_\_  
E-Mail Address: Charlie@intracoastalengineering.com

**NOTE: IF SITE IS IN A CONDITIONAL ZONING DISTRICT OR IF THE SITE HAS SPECIAL USE PERMIT, PLACE THE COMPLETE LIST OF ZONING CONDITIONS ON THE PLAN.**

**ALL PLANS:**  
PROPOSED BUILDING USE: RESIDENTIAL  
TOTAL BUILDING AREA (gross sq. ft.) EXISTING: 0 PROPOSED: +/- 42,000  
EXISTING AND PROPOSED BUILDING HEIGHT: 0'; 35' max.  
IF MULTI-FAMILY HOUSING (Apts. / Condo), LIST HEIGHTS OF EACH BUILDING TYPE: N/A  
NUMBER OF BUILDING(S) EXISTING: 0 PROPOSED: 21  
OFF STREET PARKING: REQ'D SPACES: 48 PROVIDED SPACES: 55  
PARKING GROUP/STANDARD APPLIED: (i.e. "1 space per 300 s.f. building area"): 2.25 SPACES PER 3 BEDROOM UNITS  
**APT./CONDO/TOWNHOME:** # 1BR Units: \_\_\_\_\_ 2BR: \_\_\_\_\_ 3BR: 21 4BR: \_\_\_\_\_

**A Traffic Impact Analysis (TIA) is required with the submittal of an application where more than 100 vehicle trips during any peak hour anticipated?** The AM PEAK HOUR is: N/A The PM PEAK HOUR is: \_\_\_\_\_  
The ITE Land Use Number used is: No application will be reviewed without the submittal of the TIA, when required.

**OWNER'S SIGNATURE:** *In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed site plan as approved by the City. I hereby designate N/A \_\_\_\_\_ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application. I attest that the information contained in this application and all supplemental materials and documents associated with this project are true and accurate.*

Owner's Name (print): \_\_\_\_\_

Owner's Signature/Date: \_\_\_\_\_

DATE RECD:

PLANNER:

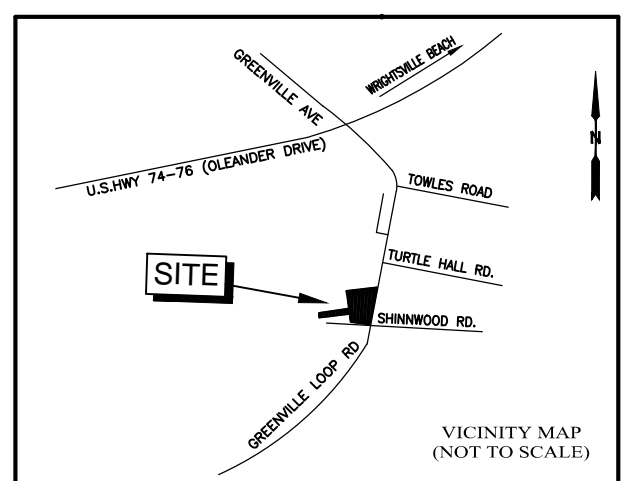
CASE FILE #:

FEE PAID \$:



**SITE DATA:**

TOTAL SITE AREA:	± 7.06 AC
PARCEL ID	R06200-003-031-000 R06200-003-035-000 R06200-003-038-000 R06200-003-039-000 R06200-003-042-000
CURRENT ZONING:	R-15
PROJECT ADDRESS:	6415 GREENVILLE LOOP RD. WILMINGTON, NC 28409
CURRENT OWNER:	RWH PROPERTIES, LLC 5929 MARKET ST. WILMINGTON, NC 28405
TOTAL ACREAGE IN PROJECT BOUNDARY	108,801 S.F. (2.50 AC.)
CAMA LAND USE CLASSIFICATION:	WATERSHED RESOURCE PROTECTION
NUMBER OF UNITS:	21 (3BR) UNITS
BUILDING SIZE:	2,000 S.F.
BUILDING HEIGHT:	35' MAX.
BUILDING COVERAGE:	42,000 S.F. ÷ 307,334 S.F. = 13.7%
TOTAL IMPERVIOUS BEFORE & AFTER DEVELOPMENT:	BEFORE DEVELOPMENT: 0 S.F. AFTER DEVELOPMENT: BUILDINGS: 42,000 S.F. CONCRETE: 6,476 S.F. ASPHALT: 23,592 S.F. TOTAL: 72,068 S.F. (23.4%)
OFFSITE IMPERVIOUS AREAS:	CONCRETE DRIVEWAY APRON: 251 S.F.
TOTAL IMPERVIOUS AREA WITHIN AEC=	1,895 S.F. / 68,238 S.F. = 2.8%
PARKING REQUIRED:	2.25 SPACES / 3BR UNIT @ 21 UNITS = 48 SPACES (2 H.C.)
PARKING PROVIDED:	55 SPACES (3 H.C.)
BICYCLE PARKING REQUIRED: (MIN. 5 PER 25+ VEHICLE SPACES) PROVIDED	5 BICYCLE PARK SPACES
PARKING LOT INTERIOR LANDSCAPING REQUIRED PROVIDED	12,865 S.F. * 8% = 1,029 S.F. 1,082 S.F.
OPEN SPACE REQUIREMENT: (40% of site area)	7.06 AC X 0.40 = 2.82 AC PROVIDED: 3.10 AC
WATER AND SEWER CAPACITY NEEDS:	0 GPD WATER (CURRENT USE): 21 UNITS @ 400 GPD = 8,400 GPD SEWER (CURRENT USE): 0 GPD SEWER (PROPOSED USE): 21 UNITS @ 360 GPD = 7,560 GPD

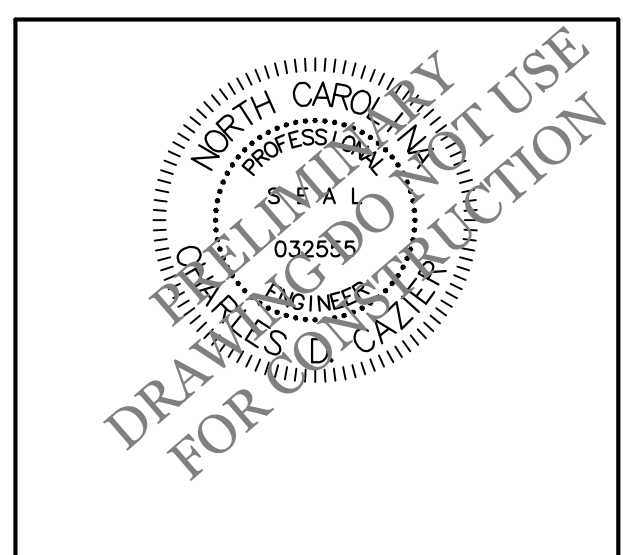


**REVISIONS**

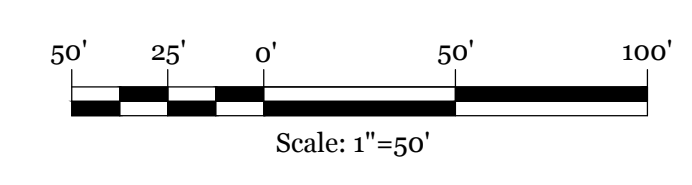
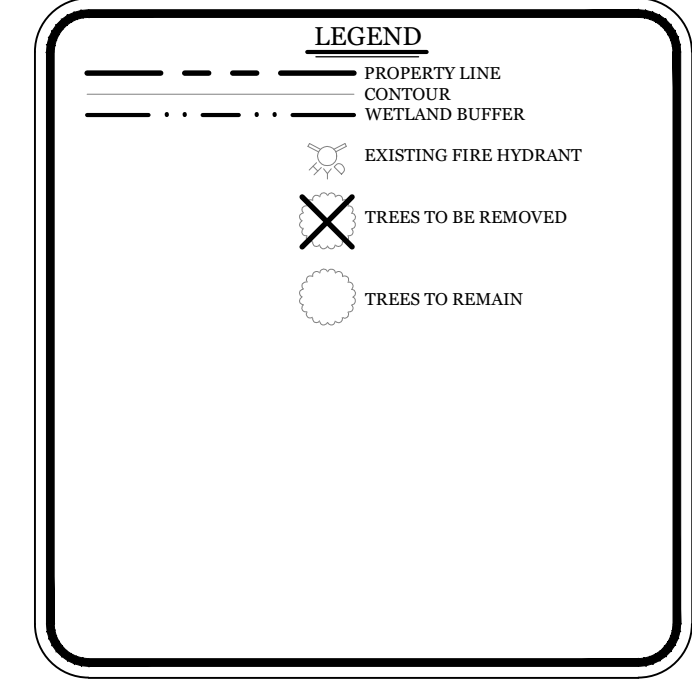
NO.	DATE	DESCRIPTION

**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 PLAN FOR SHINNWOOD COTTAGES WILMINGTON, NC**



**CLIENT INFORMATION:**  
 RWH PROPERTIES, LLC  
 5929 MARKET STREET  
 WILMINGTON, NC 28405  
 (910) 619-6858



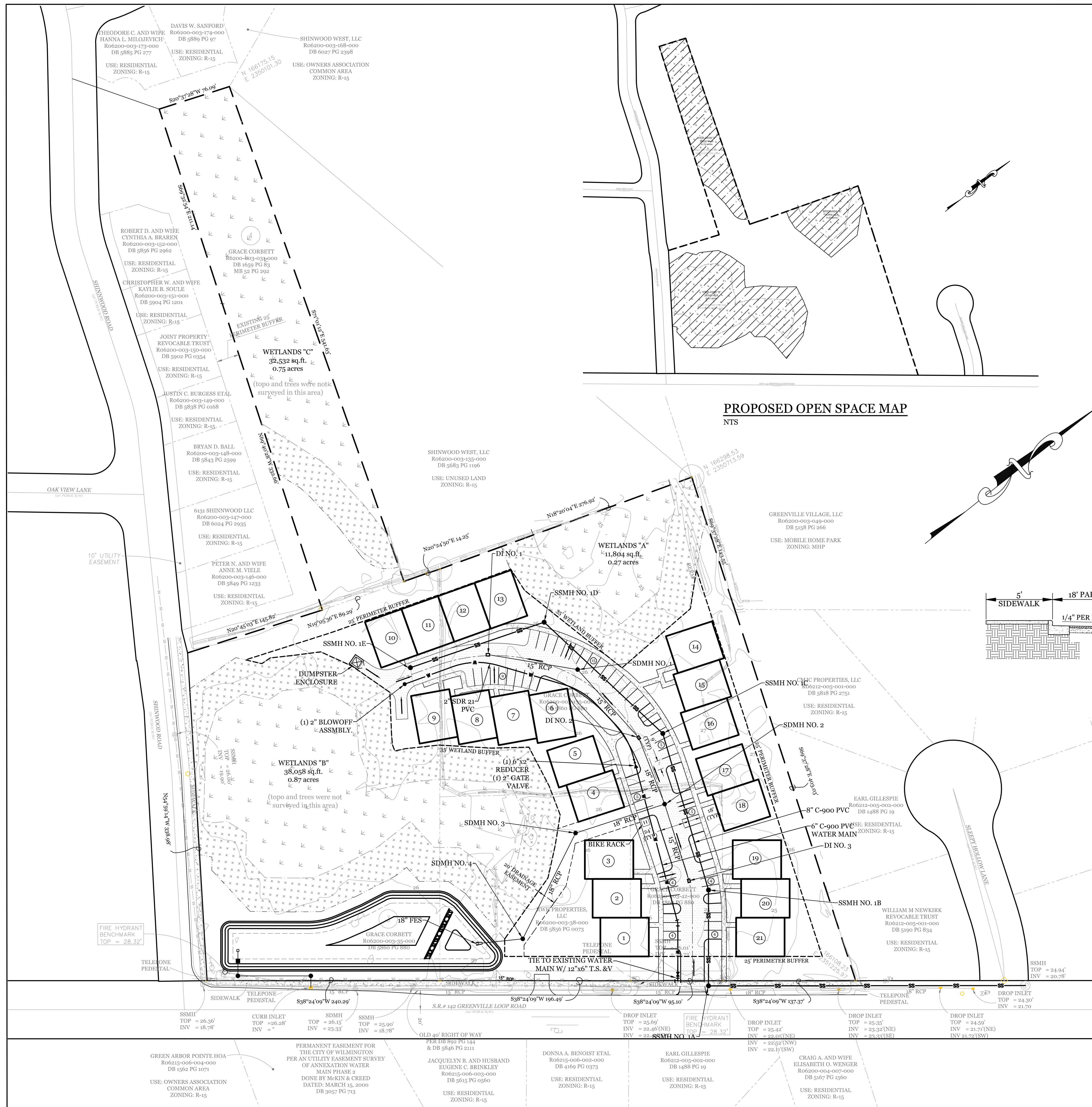
**Approved Construction Plan**

Name	Date
Planning	
Public Utilities	
Traffic	
Fire	

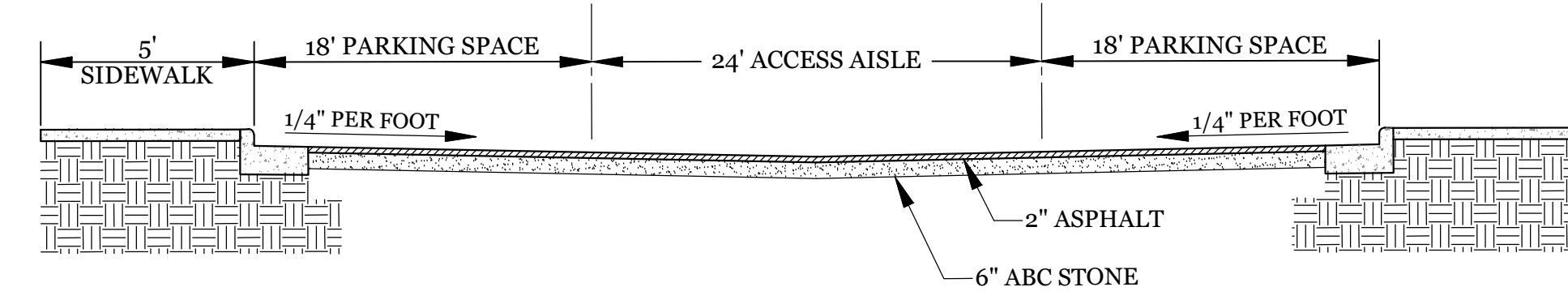
**STORMWATER MANAGEMENT PLAN APPROVED**  
 CITY OF WILMINGTON  
 ENGINEERING DEPARTMENT  
 DATE: \_\_\_\_\_ PERMIT # \_\_\_\_\_  
 SIGNED: \_\_\_\_\_

DRAWN: BPD	SHEET SIZE: 24x36
CHECKED: CDC	DATE: 1/25/2017
APPROVED: CDC	SCALE: 1" = 50'
PROJECT NUMBER: 2016-039	

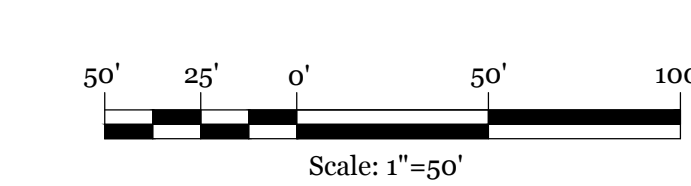
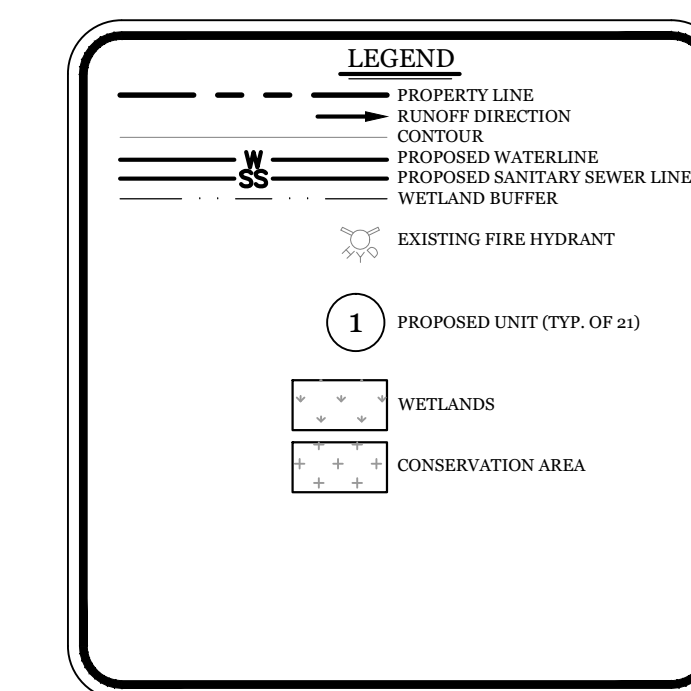
DRAWING NUMBER: **C-1** OF 2



**PROPOSED OPEN SPACE MAP**  
NTS

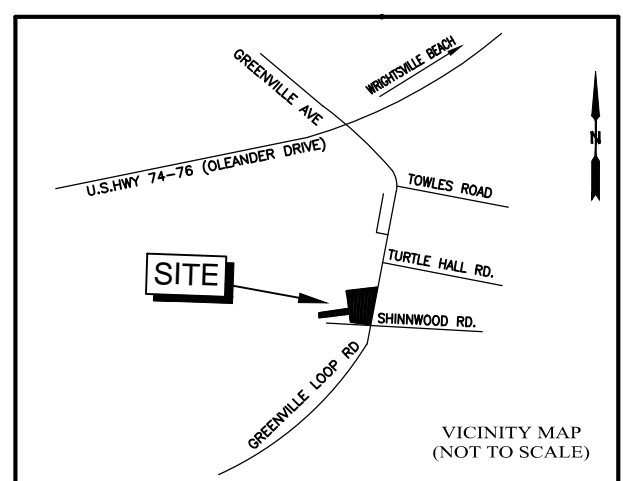


**ACCESS DRIVE CROSS SECTION**  
NTS



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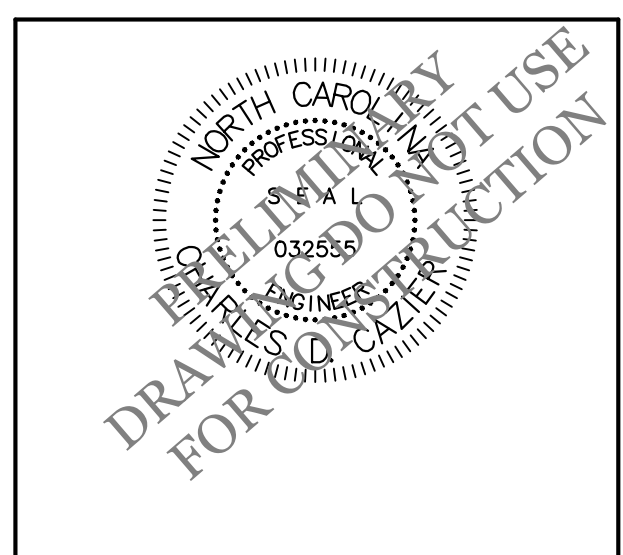


**REVISIONS**

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Wilmington, North Carolina 28403  
Phone: 910.859.8983  
Email: Charlie@intracoastalengineering.com  
License Number: P-0662

**SITE, DRAINAGE, UTILITY, & STORMWATER PLAN**  
FOR  
**SHINNWOOD COTTAGES**  
WILMINGTON, NC



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5929 MARKET STREET  
WILMINGTON, NC 28405  
(910) 619-6858

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**STORMWATER MANAGEMENT PLAN**  
**APPROVED**  
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