

SITE DATA	PARCEL ID:	R05600-007-005-000
CURRENT ZONING:		R-15
PROPOSED ZONING:		R-7
CAMA LAND USE CLASSIFICATION:		WATERSHED RESOURCE PROTECTION/CONSERVATION
PROJECT ADDRESS		6037 WRIGHTSVILLE AVE WILMINGTON, NC 28403
CURRENT OWNER:		BETTY LOCKAMY 6037 WRIGHTSVILLE AVE WILMINGTON, NC 28403
TOTAL ACREAGE IN PROJECT BOUNDARY		128,754 S.F. (2.96 AC.)
BUILDING SIZE IN SQUARE FEET		12,096 S.F. TOTAL (1,728 PER DUPLEX)
BUILDING HEIGHT		35' MAX
BUILDING SETBACKS:		
FRONT:	REQUIRED= 30'	PROPOSED= 64.7'
SIDE:	REQUIRED= 10'	PROPOSED= 74.7'L/29.6'R
REAR:	REQUIRED= 25'	PROPOSED= 359'
CALCULATION FOR BUILDING COVERAGE	PROPOSED COVERAGE	12,096 S.F. ÷ 128,754 S.F. = 9.4 %

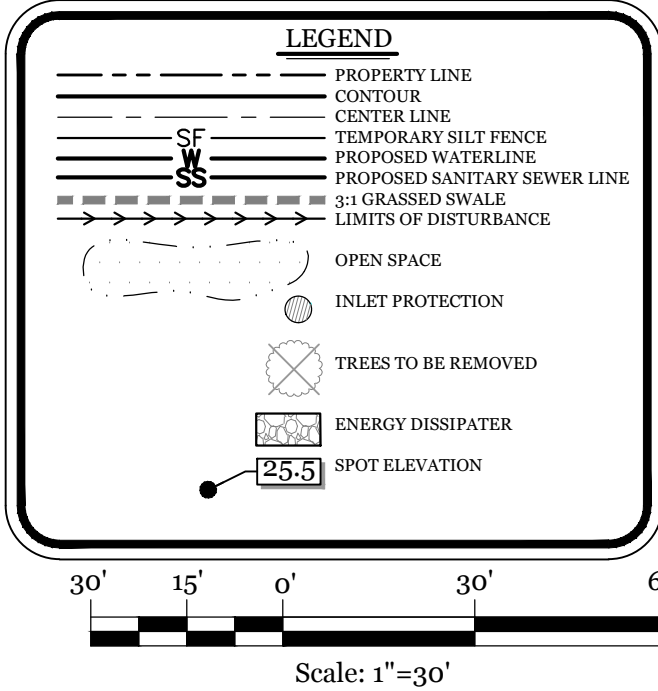
TOTAL IMPERVIOUS BEFORE & AFTER DEVELOPMENT		
BEFORE DEVELOPMENT		
BUILDINGS		3,086 S.F.
GRAVEL DRIVEWAY		2,251 S.F.
TOTAL		5,337 S.F. ÷ 128,754 S.F. = 4.1%
AFTER DEVELOPMENT		
BUILDINGS		12,096 S.F.
SIDEWALKS		1,355 S.F.
DRIVEWAYS		20,810 S.F.
TOTAL		34,261 S.F. ÷ 128,754 S.F. = 26.6%
PARKING REQUIRED	1.5 SPACES / 1BR UNIT @ 14 UNITS =	21 SPACES
PARKING PROVIDED		26 SPACES
OPEN SPACE REQUIREMENTS:	0.03 AC. PER DWELLING UNIT	
	0.03 X 14 = 0.42 AC (MIN 50% ACTIVE OPEN SPACE)	
	0.42 AC PROVIDED (.022 AC ACTIVE OPEN SPACE)	

**DEVELOPMENT NOTES:**

1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.
2. PROPOSED USES AT THIS TIME ARE ART GALLERY, TAP ROOM, AND BREWERY.
3. PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.

- UTILITY NOTES:**
1. EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS.
  2. ALL PROPOSED UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
  3. ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CFPWA TECHNICAL SPECIFICATIONS & STANDARDS.
  4. 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 343-3910 FOR INFORMATION.
  5. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCCCCH OR ASSE.
  6. WATER & SEWER SERVICES CAN NOT BE ACTIVATED ON NEW MAINS UNTIL THE ENGINEER'S CERTIFICATION AND AS-BUILTS ARE RECEIVED AND "FINAL APPROVAL" ISSUED BY THE PUBLIC WATER SUPPLY SECTION OF NCDENR, AND "FINAL ENGINEERING CERTIFICATION" ISSUED BY DIVISION OF WATER QUALITY SECTION OF NCDENR.
  7. 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.
  8. FIRE HYDRANTS CANNOT BE FURTHER THAN 8' FROM THE CURB.
  9. PARKING AND LANDSCAPING CANNOT BLOCK FIRE HYDRANTS OR FDC'S.
  10. FDC'S CAN BE NO FURTHER THAN 40' FROM FIRE DEPT. VEHICLE PLACEMENT.
  11. FDC'S CAN BE NO FURTHER THAN 150' FROM A FIRE HYDRANT.
  12. ALL WEATHER ACCESS ROAD MUST BE MAINTAINED AROUND CONSTRUCTION SITE AT ALL TIMES.
  13. NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS BEING DELIVERED TO THE JOB SITE.
  14. HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FIRE FLOW REQUIREMENTS OF STRUCTURE.
  15. IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
  16. PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE UNDERGROUND FIRE LINE PERMIT FROM THE WILMINGTON FIRE AND LIFE SAFETY DIVISION 910-343-0696.
  17. 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.
  18. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OR EXISTING UTILITIES DURING CONSTRUCTION. CALL 1-1-800-492-4949. 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.
  19. THE BELLSOUTH 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.
  20. 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.
  21. SOLID WASTE DISPOSAL IS DUMPSTER PICKUP BY PRIVATE CONTRACT AND TO BE LOCATED INSIDE LOADING DOCK ENCLOSURE.

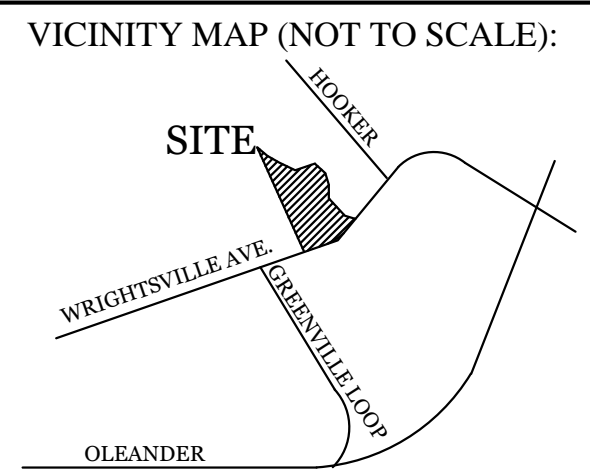
Fire & Life Safety Notes:  
1. Construction Type - R-3 RESIDENTIAL  
2. Buildings will not be sprinkled.



STANDARD ONE-WAY DRIVEWAY DETAIL (no curb on street)

**GENERAL TRAFFIC NOTES:**

1. 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]
2. 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]
3. 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.
4. 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.
5. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
6. 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]
7. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.
8. all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30' to 10'.

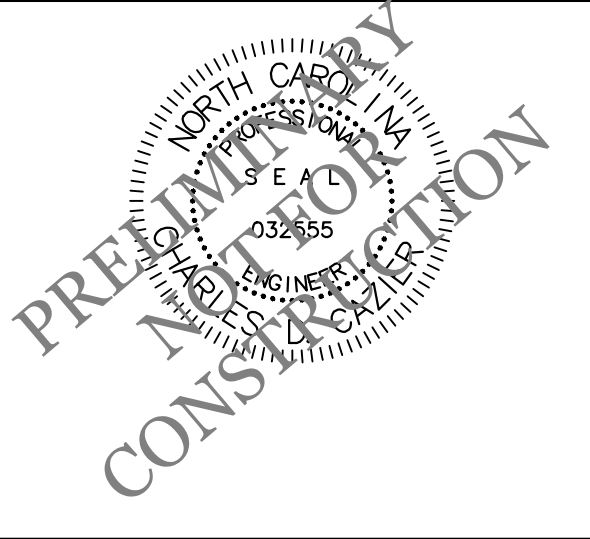


REVISIONS

**INTRACOASTAL ENGINEERING, PLLC**

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License Number P-0662

**PRELIMINARY SITE PLAN**  
FOR  
**WESTPRONG PH-II**  
WILMINGTON, NC



CLIENT INFORMATION:
PENTON DEVELOPMENT LLC. 6105 OLEANDER DRIVE SUITE 201 WILMINGTON, NC 28403 (910) 452-1410

DRAWN:	JAE	SHEET SIZE:	24 x 36
CHECKED:	CDC	DATE:	10/14/2015
APPROVED:	CDC	SCALE:	1" = 30'
PROJECT NUMBER:	2015-044		

DRAWING NUMBER:	C-1
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