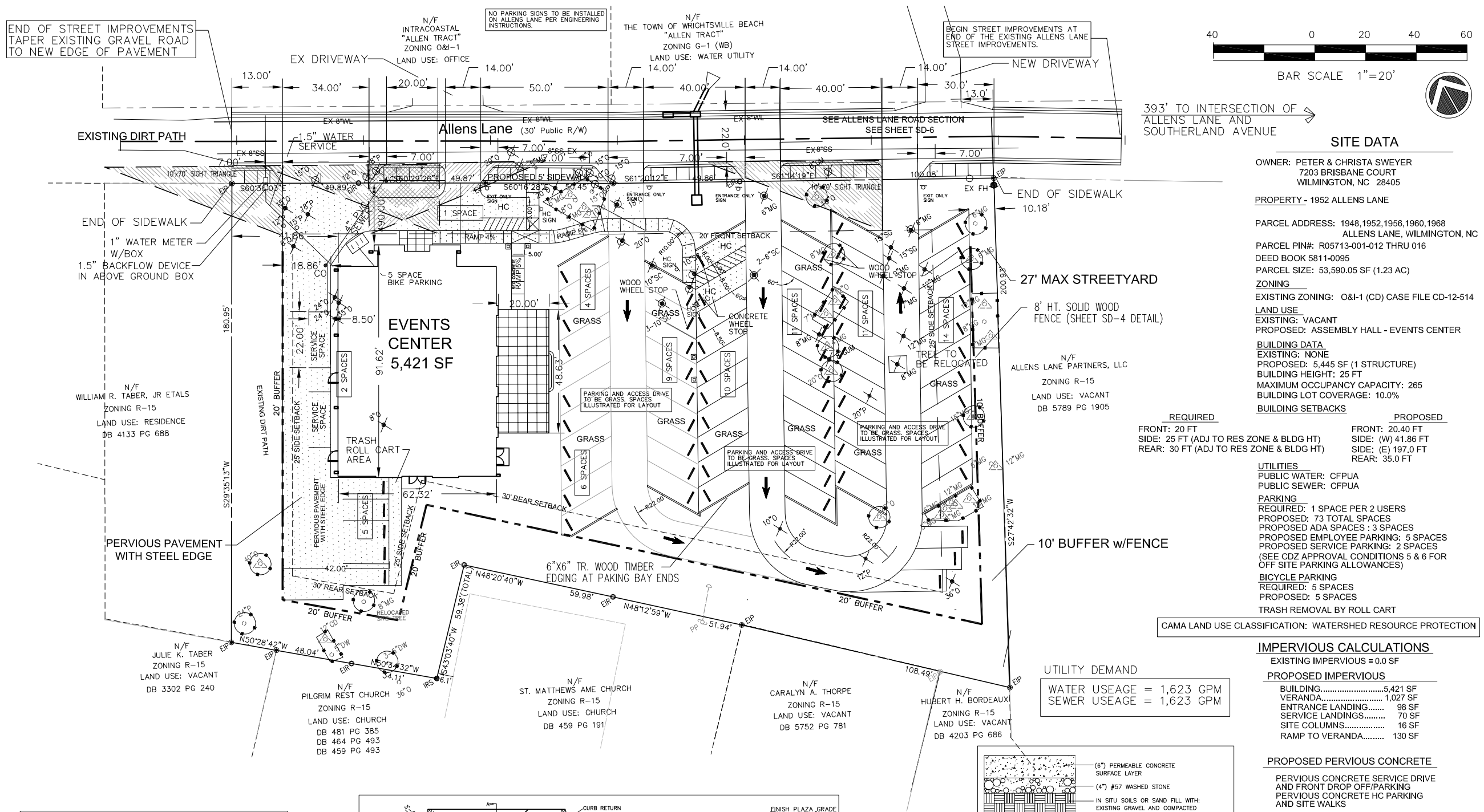
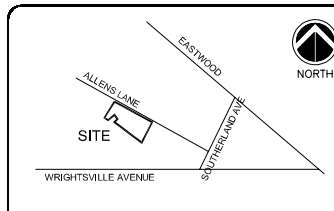




LEGEND

PERVIOUS PAVEMENT

WOOD BUFFER FENCE

SITE DATA

OWNER: PETER & CHRISTA SWEYER
7203 BRISBANE COURT
WILMINGTON, NC 28405

PROPERTY - 1952 ALLENS LANE

PARCEL ADDRESS: 1948,1952,1956,1960,1968 ALLENS LANE, WILMINGTON, NC
PARCEL PIN#: R05713-001-012 THRU 016
DEED BOOK 5811-0095
PARCEL SIZE: 53,590.05 SF (1.23 AC)

ZONING
EXISTING ZONING: O&I-1 (CD) CASE FILE CD-12-514

LAND USE
EXISTING: VACANT
PROPOSED: ASSEMBLY HALL - EVENTS CENTER

BUILDING DATA
EXISTING: NONE
PROPOSED: 5,445 SF (1 STRUCTURE)
BUILDING HEIGHT: 25 FT
MAXIMUM OCCUPANCY CAPACITY: 265
BUILDING LOT COVERAGE: 10.0%

BUILDING SETBACKS

REQUIRED	PROPOSED
FRONT: 20 FT	FRONT: 20.40 FT
SIDE: 25 FT (ADJ TO RES ZONE & BLDG HT)	SIDE: (W) 41.86 FT
REAR: 30 FT (ADJ TO RES ZONE & BLDG HT)	SIDE: (E) 197.0 FT
	REAR: 35.0 FT

UTILITIES
PUBLIC WATER: CFPUA
PUBLIC SEWER: CFPUA

PARKING
REQUIRED: 1 SPACE PER 2 USERS
PROPOSED: 73 TOTAL SPACES
PROPOSED ADA SPACES : 3 SPACES
PROPOSED EMPLOYEE PARKING: 5 SPACES
PROPOSED SERVICE PARKING: 2 SPACES
(SEE CDZ APPROVAL CONDITIONS 5 & 6 FOR OFF SITE PARKING ALLOWANCES)

BICYCLE PARKING
REQUIRED: 5 SPACES
PROPOSED: 5 SPACES

TRASH REMOVAL BY ROLL CART

CAMA LAND USE CLASSIFICATION: WATERSHED RESOURCE PROTECTION

IMPERVIOUS CALCULATIONS

EXISTING IMPERVIOUS = 0.0 SF

PROPOSED IMPERVIOUS

BUILDING	5,421 SF
VERANDA	1,027 SF
ENTRANCE LANDING	98 SF
SERVICE LANDINGS	70 SF
SITE COLUMNS	16 SF
RAMP TO VERANDA	130 SF

PROPOSED PERVIOUS CONCRETE

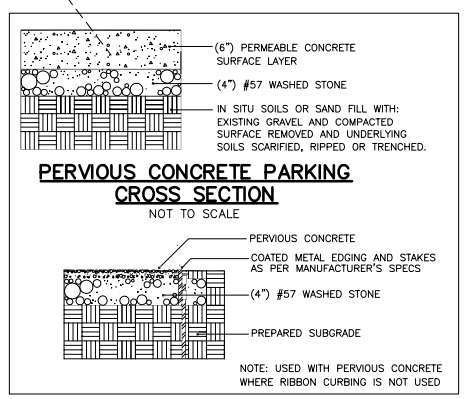
PERVIOUS CONCRETE SERVICE DRIVE AND FRONT DROP OFF/PARKING
PERVIOUS CONCRETE HC PARKING AND SITE WALKS
(6,662 SF@75% CREDIT)..... 1,666 SF

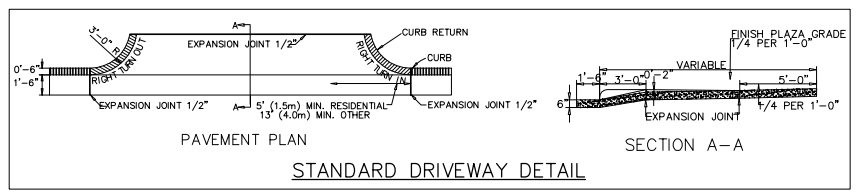
TOTAL IMPERVIOUS = 8,428 SF

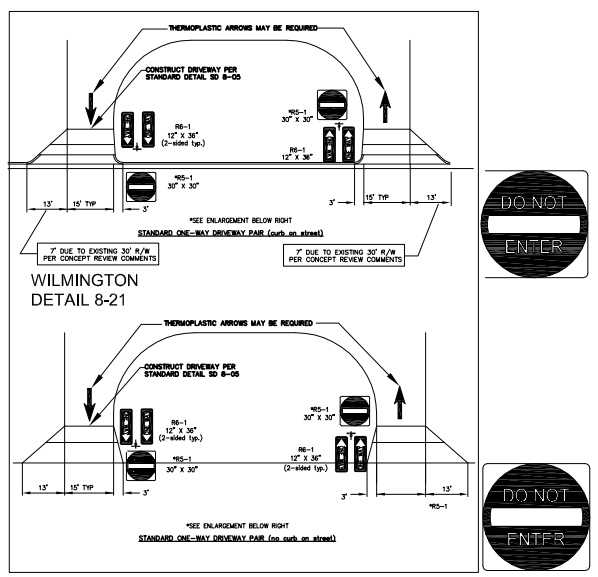
PERCENT SITE IMPERVIOUS = 16%
CAMA BASE IMPERVIOUS ALLOWANCE: 25%

UTILITY DEMAND

WATER USEAGE = 1,623 GPM
SEWER USEAGE = 1,623 GPM







CITY OF WILMINGTON NORTH CAROLINA
Public Services Engineering Division
APPROVED DRAINAGE PLAN
Date: _____ Permit #_____
Signed: _____

CITY OF WILMINGTON NORTH CAROLINA
Approved Construction Plan
Name Date
Planning
Traffic
Fire

For each open utility cut of City streets, a $325 permit shall be required from the City prior to occupancy and/or project acceptance.

REV. #	DESCRIPTION	REV.BY DATE
2	TRC COMMENTS	4/28/15
1	TRC COMMENTS	3/25/15

REVISIONS

NOT FOR CONSTRUCTION
NORTH CAROLINA LANDSCAPE ARCHITECT REGISTERED FRANK BRAXTON 390

Owner

Peter and Christa Sweyer
7203 Brisbane Court
Wilmington, NC 28405

Coastal Land Design, PLLC
CMI Engineering / Landscape Architecture
Land Planning / Construction Management
NCBELS Firm License No: P-0369
P.O.Box 1172 Wilmington, NC 28402 www.cldseng.com
Phone: 910-254-9333 Fax: 910-254-9502

DRAWN :	F.BRAXTON	PROJECT NUMBER :	435-02
DESIGN :	F.BRAXTON	SCALE :	1" = 20'
CHECK :	J. Petroff	DATE :	04/10/2014
APPROVED :	F.BRAXTON		
FILE NAME :			

Wrightsville Manor
Events Center
1952 ALLENS LANE

SITE PLAN

W/ TREE INVENTORY

JOB NUMBER	SHEET NUMBER
435-03	SD-2