



Planning, Development, & Transportation Department  
 Planning Division  
 305 Chestnut Street  
 PO Box 1810  
 Wilmington, NC 28402-1810  
 910 254-0900  
 910 341-3264 fax  
 wilmingtonnc.gov  
 Dial 711 TTY/Voice

**APPROVED**  
 By waltonj at 9:46 am, Jul 21, 2021

TRANSMITTAL LETTER

TO: Zoning Enforcement Inspector  
 DATE: July 21, 2021  
 SUBJECT: **1502 Kidder Street** Project # 2019103  
 LOCATION: 1502 Kidder Street

The following items are being sent to you via this package.

QUAN.	DWG./NO.	DESCRIPTION
1	Dated 7/21/21	1502 Kidder Street Approved Plans
1	Dated 7/20/21	Approved Tree Preservation Permit TPP-21-205
1	Dated TBD	City Comprehensive Stormwater Management Permit No. 2021033
1	Dated 10/16/18	SU-3-918 Ordinance

REMARKS: The **1502 Kidder Street** project, located at 1502 Kidder Street, is hereby conditionally released for construction. The following conditions must be satisfied as part of this release:

- A. **A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE SITE CONTRACTOR AND CITY STAFF PRIOR TO ANY SITE WORK, TREE REMOVAL, CLEARING, OR GRADING BEGINNING ON THE SITE. FAILURE TO COMPLY WILL RESULT IN IMMEDIATE CIVIL PENALTIES. CONTACT 910-254-0900.**
- B. **ANY TREES, INCLUDING THE CRITICAL ROOT ZONE AREA, AND/OR AREA DESIGNATED TO BE SAVED MUST BE PROPERLY BARRICADED OR MARKED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING AND GRADING WILL OCCUR IN THOSE AREAS.**
- C. **THIS DEVELOPMENT SHALL COMPLY WITH ALL LOCAL, CITY TECHNICAL STANDARDS, REGIONAL, STATE AND FEDERAL DEVELOPMENT REGULATIONS. ALL APPLICABLE TRC REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE FINAL ZONING APPROVAL.**
- D. **PER THE REQUIREMENTS OF THE STORMWATER PERMIT, THE FOLLOWING SHALL OCCUR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR OPERATION OF THE PERMITTED FACILITY:**
  - **A FINAL INSPECTION IS REQUIRED BY CITY OF WILMINGTON ENGINEERING PERSONNEL (910) 341-5856.**
- E. **PRIOR TO A FINAL INSPECTION, A WALKTHROUGH WITH CITY INSPECTIONS SHALL TAKE PLACE TO VERIFY COMPLETENESS OF SITE WORK IN ROW. ANY MATERIAL TEST REPORTS AND STORMWATER VIDEOS AS REQUIRED SHALL**

**BE SUBMITTED PRIOR TO AND APPROVED BY CITY ENGINEERING. PLEASE CONTACT THE CITY ENGINEERING DIVISION AT 910.341.0094.**

- F. CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL COMMERCIAL BUILDINGS THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.**
- G. This project is proposing less than 500 linear feet of right-of-way or public improvements. Per Chapter V of the City Fee schedule, the project will require Engineering inspection fees in the amount of \$250.00. This fee must be paid prior to issuance of plat recordation of certificate of occupancy. Please contact City Engineering at 910.341.0094 for payment options.**
- H. THE DEVELOPER ASSUMES ALL RISKS AND PENALTIES WITH ANY DELAY OR STOP WORK ORDER ASSOCIATED WITH THE VIOLATION OF THIS RELEASE. THE DEVELOPER ACKNOWLEDGES THE CONDITIONS OF THIS RELEASE AND ASSUMES ALL RESPONSIBILITIES AND RISKS ASSOCIATED WITH IT. THE CITY OF WILMINGTON WILL NOT BE HELD LIABLE FOR ANY COSTS ASSOCIATED WITH THE CONSTRUCTION RELEASE.**
- I. APPROVAL OF A MAJOR OR MINOR SITE PLAN SHALL EXPIRE AFTER EIGHTEEN (18) MONTHS FROM THE DATE OF SUCH APPROVAL IF THE APPLICANT HAS FAILED TO MAKE SUBSTANTIAL PROGRESS ON THE SITE. THE TECHNICAL REVIEW COMMITTEE MAY GRANT A SINGLE, SIX-MONTH EXTENSION OF THIS TIME LIMIT FOR MAJOR AND MINOR SITE PLANS, FOR GOOD CAUSE SHOWN, UPON RECEIVING A REQUEST FROM THE APPLICANT BEFORE THE EXPIRATION OF THE APPROVED PLAN. IN THE EVENT APPROVAL OF A SITE PLAN HAS EXPIRED, FOR WHATEVER REASONS, THE OWNER AND/OR APPLICANT WILL BE REQUIRED TO RESUBMIT FOR APPROVAL OF A SITE PLAN THAT MEETS CURRENT DEVELOPMENT STANDARDS UNLESS OTHERWISE NOTED IN THIS CHAPTER.**
- J. IF THE CONDITIONS LISTED ABOVE ARE VIOLATED, A STOP WORK ORDER WILL BE ISSUED.**

Please notify New Hanover County Building Inspections of this release.



Signature: \_\_\_\_\_  
Jeff Walton, Associate Planner

Copy: Cheryl Piner, PE	Applicant (e-mail only)
Bret Russell	Construction Manager
Rob Gordon	Engineering
Jim Quinn	Stormwater Specialist
Aaron Reese	Urban Forestry
Rich Christensen	Engineering (email only)
Eric Seidel	Engineering (email only)
Trent Butler	Engineering (email only)
Chris Elrod	Wilmington Fire Department (e-mail only)
Chris Walker	Wilmington Fire Department (e-mail only)
Brian Blackmon	Surveyor (e-mail only)
Jim Sahlie	GIS Addressing (e-mail only)
Bill McDow	Traffic Engineering (e-mail only)
Mitesh Baxi	Traffic Engineering (e-mail only)
Don Bennett	Traffic Engineering (e-mail only)
Bernice Johnson	CFPUA (e-mail letter only)
Beth Easley Wetherill	NHC Erosion Control (e-mail only)
Michelle Hutchinson	GIS Engineer (e-mail only)
Amy Beatty	Community Services (e-mail only)
Ryan O'Reilly	Community Services (e-mail only)
Joan Mancuso	City Zoning (email only)
Catherine Meyer	City Zoning (email only)
Debra Hornbuckle	City Zoning (email only)
Shawn Evans	City Attorney's Office (email only)
Courtney Salgado	City Attorney's Office (email only)



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Wilmington, NC 28402-1810

910 254-0900  
910 341-3264 fax  
wilmingtonnc.gov

July 21, 2021

Cheryl M. Piner, PE  
LAT 34 Engineering, PLLC  
507 Charlotte Avenue  
Carolina Beach, NC 28428

**RE: 1502 Kidder Street project, located at 1502 Kidder Street**

Please make note of the conditions for the release as they appear on the attached release letter. These conditions must be followed and met in order for the construction to be approved. ***Prior to beginning any construction or grading on the site, you must have a pre-construction meeting between City staff and the project's representatives. Any violation of this condition will result in an immediate stop work order and other civil penalties. Please contact our zoning office at 254-0900 to schedule the preconstruction meeting.***

All construction on the site must be in accordance with the City of Wilmington standards and the approved construction plans stamped by the City. All trees and areas designated to be saved or protected must be properly barricaded and/or marked throughout construction. In addition please be aware that to obtain a final zoning inspection for this construction project, the appropriate departments within the City of Wilmington must perform and approve final inspections.

To arrange for inspections please contact the assigned Zoning Enforcement Officer, at 254-0900. Staff will coordinate the inspections and provide a punch-list to the Developer within 5 working days. Upon correction of the punch-list items, a final inspection will be performed. ***NOTE: Zoning will not issue final approval until all requirements of the City of Wilmington are fulfilled.***

Please also be advised that any party aggrieved by the issuance of this approval may file a notice of appeal to the City Clerk within 30 days of receipt of active or constructive notice of this decision. It shall be presumed that all persons with standing to appeal have constructive notice of the decision from the date a sign containing the words "Zoning Decision" or "Subdivision Decision" in letters at least six inches high and identifying the means to contact an official for information about the decision is prominently posted on the property that is the subject of the decision, provided the sign remains on the property for at least 10 days. Posting of signs is not the only form of constructive notice. Any such posting shall be the responsibility of the landowner or applicant. Verification of the posting shall be provided to the official who made the decision. Absent an ordinance provision to the contrary, posting of signs shall not be required.

The City thanks you for your investment in our community and we look forward to working with you towards the construction of a quality development project.

Sincerely,

A handwritten signature in black ink that reads "Jeff Walton".

Jeff Walton  
Associate Planner



APPROVED: \_\_\_\_\_ DENIED: \_\_\_\_\_

PERMIT #: **TPP-21-205**

**Application for Tree Removal Permit**

Name of Applicant: Sonny Russell Phone: 910-599-4199 Date: 6/10/2021  
 Name of Property Owner: Sonny Russell Phone: 910-599-4199  
 Property Owner Address: 1502 Kidder Street, Wilmington NC  
 Email address for permit to be sent: PO Box 1488 Carolina Beach NC 28428  
 Address of Proposed Tree Removal: 1502 Kidder Street, Wilmington, NC

Description and location of tree(s) to be removed & reason for removal: (provide attachment if necessary and tag tree(s) on site)

1. N/A
2. N/A
3. N/A

Description of replacement trees: \_\_\_\_\_

I, Sonny Russell, certify that the property owner has given me permission to apply for this permit on his/her behalf.

Applicant Signature: [Signature] Date: 6/10/2021

\*\*\*\*\* OFFICIAL USE ONLY \*\*\*\*\*

Reviewed by: [Signature] Date: **APPROVED**  
*By waltonj at 5:33 pm, Jul 20, 2021*

Remarks: \_\_\_\_\_

ALL WORK MUST BE IN COMPLIANCE WITH THE CITY LAND DEVELOPMENT CODE, ARTICLE 8, LANDSCAPING AND TREE PRESERVATION

NEW CONSTRUCTION:  EXPANSION:  OTHER:  PAID: \_\_\_\_\_

Tree preservation permit fees

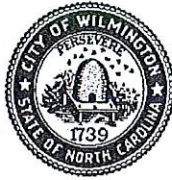
Less than 1 acre	\$25.00
1-5 acres	\$50.00
5-10 acres	\$100.00
Greater than 10 acres	\$150.00

\*\*\*IF MITIGATION IS REQUIRED, CONTACT THE ZONING DEPARTMENT AT (910)254-0900 TO DISCUSS A PLANTING SCHEDULE\*\*\*

Application can be mailed, emailed to: [zoning@wilmingtonnc.gov](mailto:zoning@wilmingtonnc.gov) or dropped off at our office.



# Ordinance



City Council  
City of Wilmington  
North Carolina

Introduced By: Sterling B. Cheatham, City Manager

Date: 10/16/2018

**Ordinance Granting a Special Use Permit for Property Located at 1502 Kidder Street  
for a Contractor Storage Yard on Property Zoned UMX, Urban Mixed-use District  
(SU-3-918)**

The City Council for the City of Wilmington held a public hearing on October 16, 2018  
to consider the following application:

Application Number: SU-3-918  
Applicant/Owner: Sonny Ray Russell  
PO Box 1488  
Carolina Beach, NC 28428

Location: 1502 Kidder Street  
Tax Map: R05414-018-001-000  
Proposed Use: Contractor Storage Yard  
Zoning District: UMX, Urban Mixed-use District

Meeting Dates: Planning Commission 9/5/2018 City Council 10/16/2018

The City Council, having heard all evidence and arguments presented at the hearing,  
makes the following findings of fact:

1. The site is part of an area annexed into the city limits in December 1945.
2. The site is zoned UMX, Urban Mixed-use District and is currently vacant.
3. An eight-foot tall fence along rights-of-way is not consistent with the purpose of the UMX district because it creates large expanses of flat, unadorned wall.
4. The applicant is requesting to locate a contractor storage yard on the subject site. The Land Development Code (LDC) requires the issuance of a special use permit for a contractor's storage yard use in the UMX district.
5. The applicant proposes one driveway on S. 15th Street and one on Kidder Street.
6. The applicant does not propose any interconnections to any adjacent sites.
7. Compliance with all applicable LDC requirements would be required as part of the construction plan review and approval.
8. An eight-foot tall fence is proposed on the site. As the fence would exceed the four-foot allowable fence height in front yards, it would be located 10 feet from the property line along S. 15th Street and 11.5 feet from the property line along Kidder

CERTIFIED TO BE A TRUE COPY  
Amber Spin Sidlow  
City Clerk

Street.

9. A shed is the only building proposed for the site. The shed would be located at the south-east corner of the site, fronting S. 15th Street. It would be set back 10 feet from the property line on S. 15th Street and 17.7 feet from Kidder Street.
10. Kidder Street and S. 15th Street are currently operating at a level of service A.

Based upon the foregoing FINDINGS OF FACT, the City Council draws the following conclusions as required by Section 18-85(b)(6) of the City of Wilmington Land Development Code:

- a. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved by the issuance of the special use permit;
- b. The use does meet all required conditions and specifications;
- c. The use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
- d. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the city's comprehensive plan and adopted special area plans (i.e. corridor plans, neighborhood plans, Wilmington Vision 2020: A Waterfront Downtown Plan, and the CAMA plan).

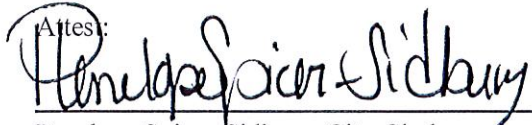
Therefore, because the City Council concludes that all general and specific conditions precedent to the issuance of a SPECIAL USE PERMIT have been satisfied, IT IS ORDERED that the application for the issuance of a SPECIAL USE PERMIT be GRANTED, subject to the following conditions:

1. The property shall be subject to all of the specific requirements stated in the Land Development Code for the proposed use as well as any additional conditions stated below.
2. The use and development of the property shall comply with all other supplemental regulations and requirements imposed by the Land Development Code or any other applicable federal, state or local law, ordinance or regulation. In the event of a conflict, the more stringent requirement or higher standard shall apply.
3. 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.
4. The use and development of the property shall be in accordance with the plans and elevations as submitted and approved.
5. Approval of this special use permit does not constitute technical approval of the site plan. All Technical Review Committee comments shall be followed prior to issuance of a construction release or final zoning approval.
6. A fence exceeding four feet in height is allowable with a minimum setback of 10 feet


along rights-of-way. The fence must be consistent with "proposed fence option 1," as shown in the special use permit application (dated received 7/24/18) and shall be no more than eight feet in height.

7. The proposed storage shed shall not exceed 12'x20' in size and shall meet all existing building design standards for the UMX zoning district.
8. All city, state, and federal regulations shall be met.

Adopted at a regular meeting  
on October 16, 2018

Attest:  
  
\_\_\_\_\_  
Penelope Spicer-Sidbury, City Clerk

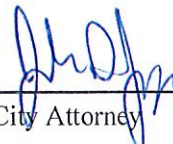


  
\_\_\_\_\_  
Bill Saffo, Mayor

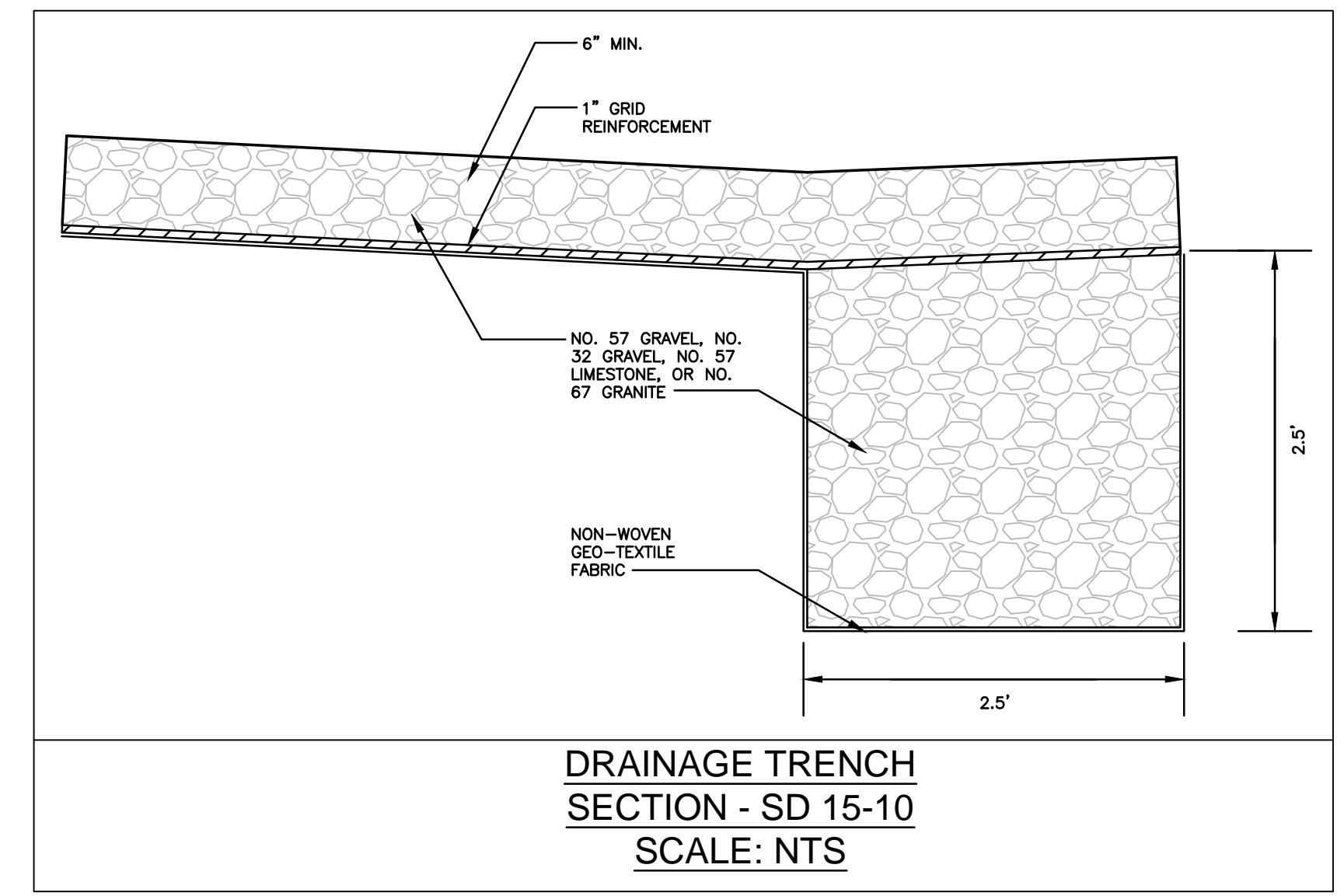
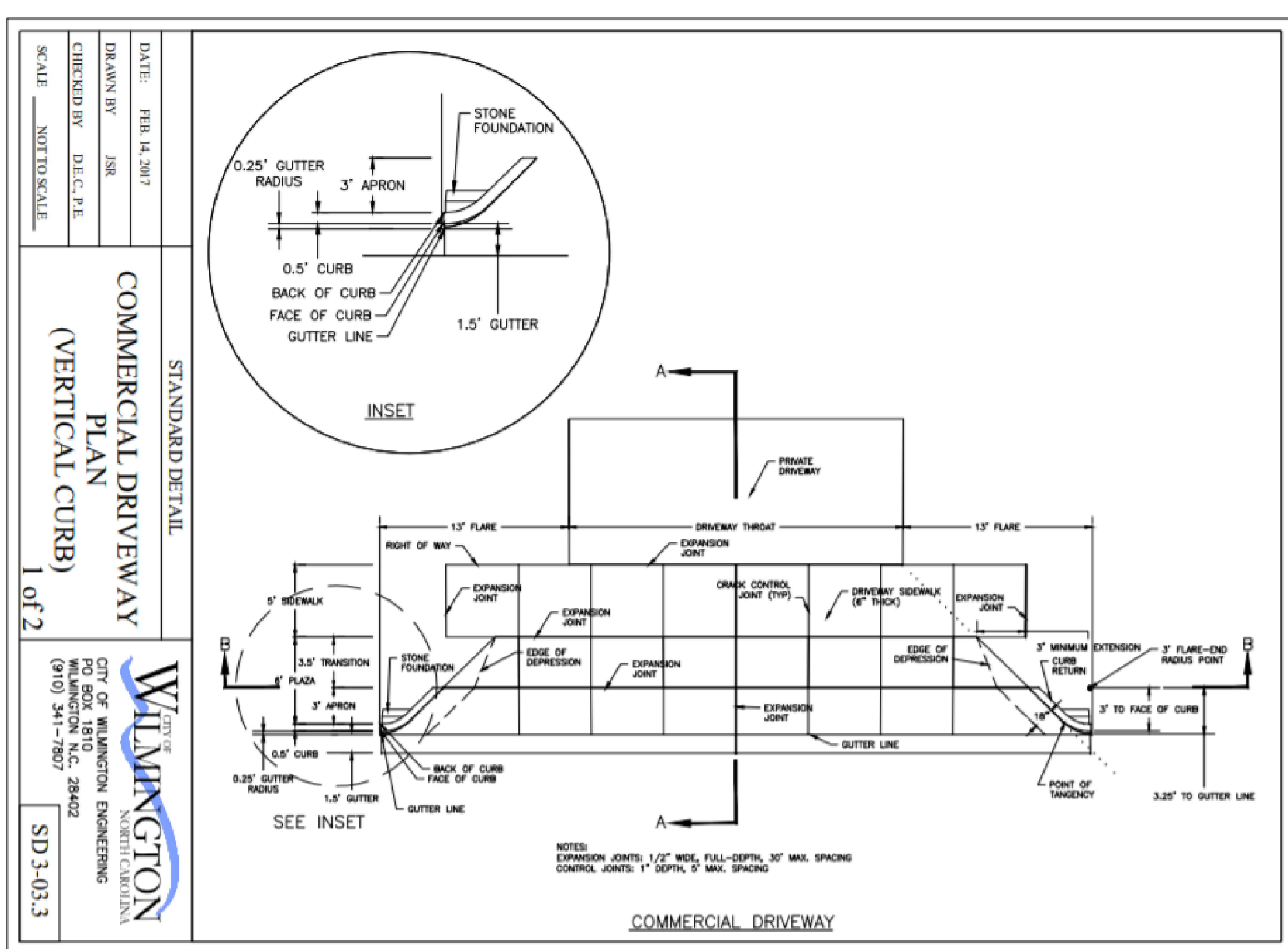
Approved As To Availability of  
Funds:

\_\_\_\_\_  
Finance Director

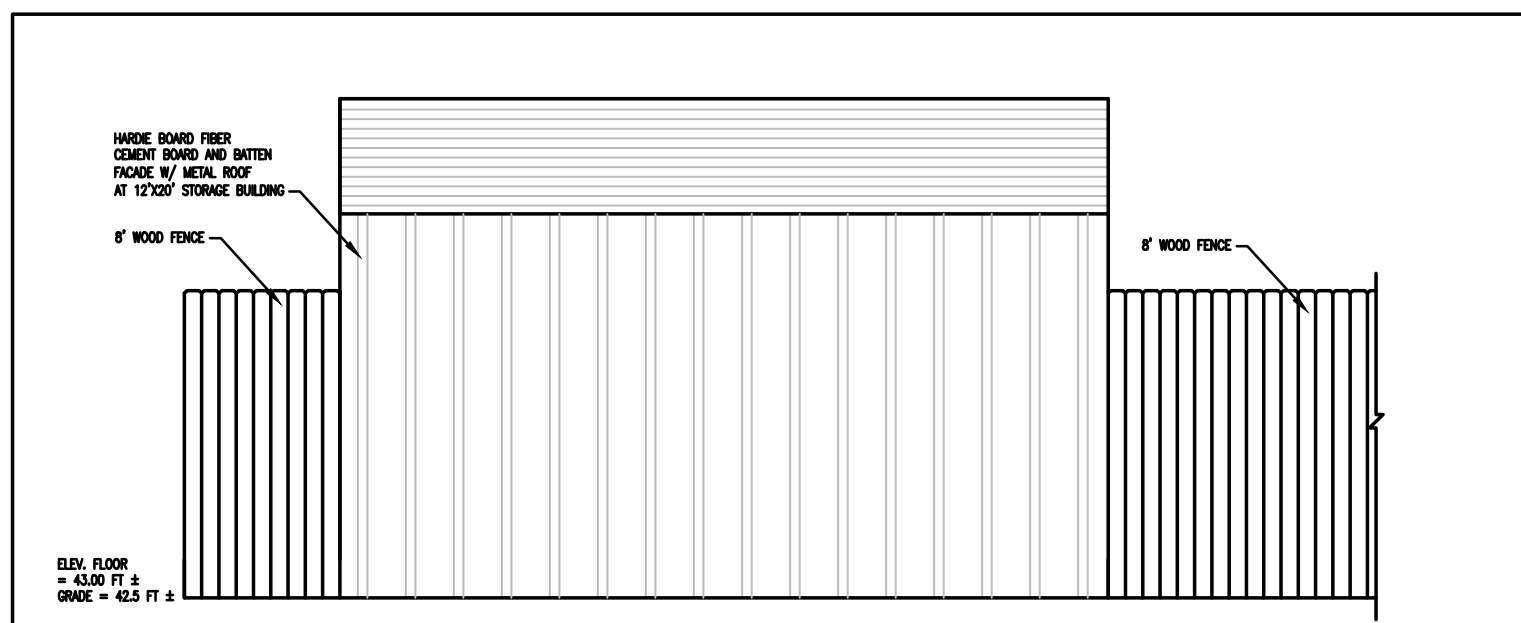
Approved As To Form:

  
\_\_\_\_\_  
City Attorney

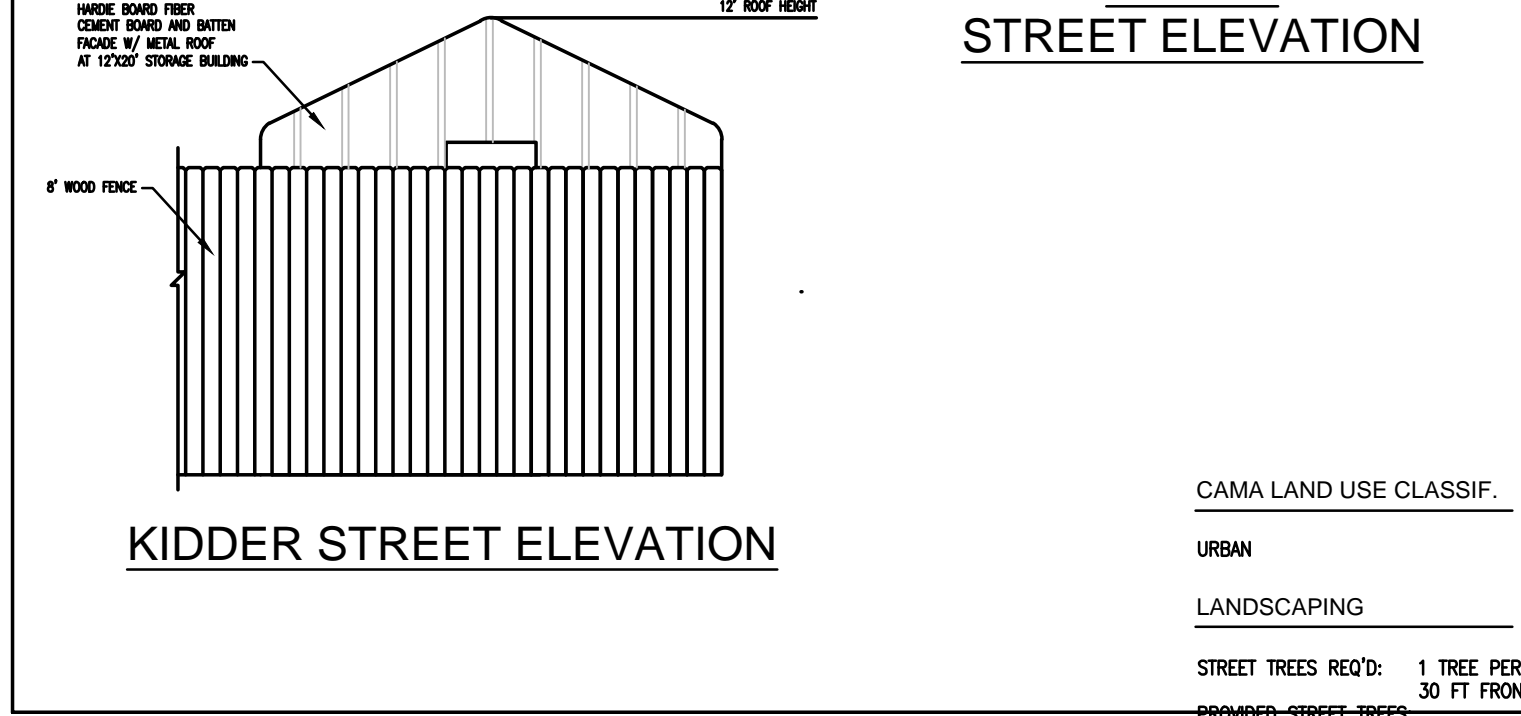




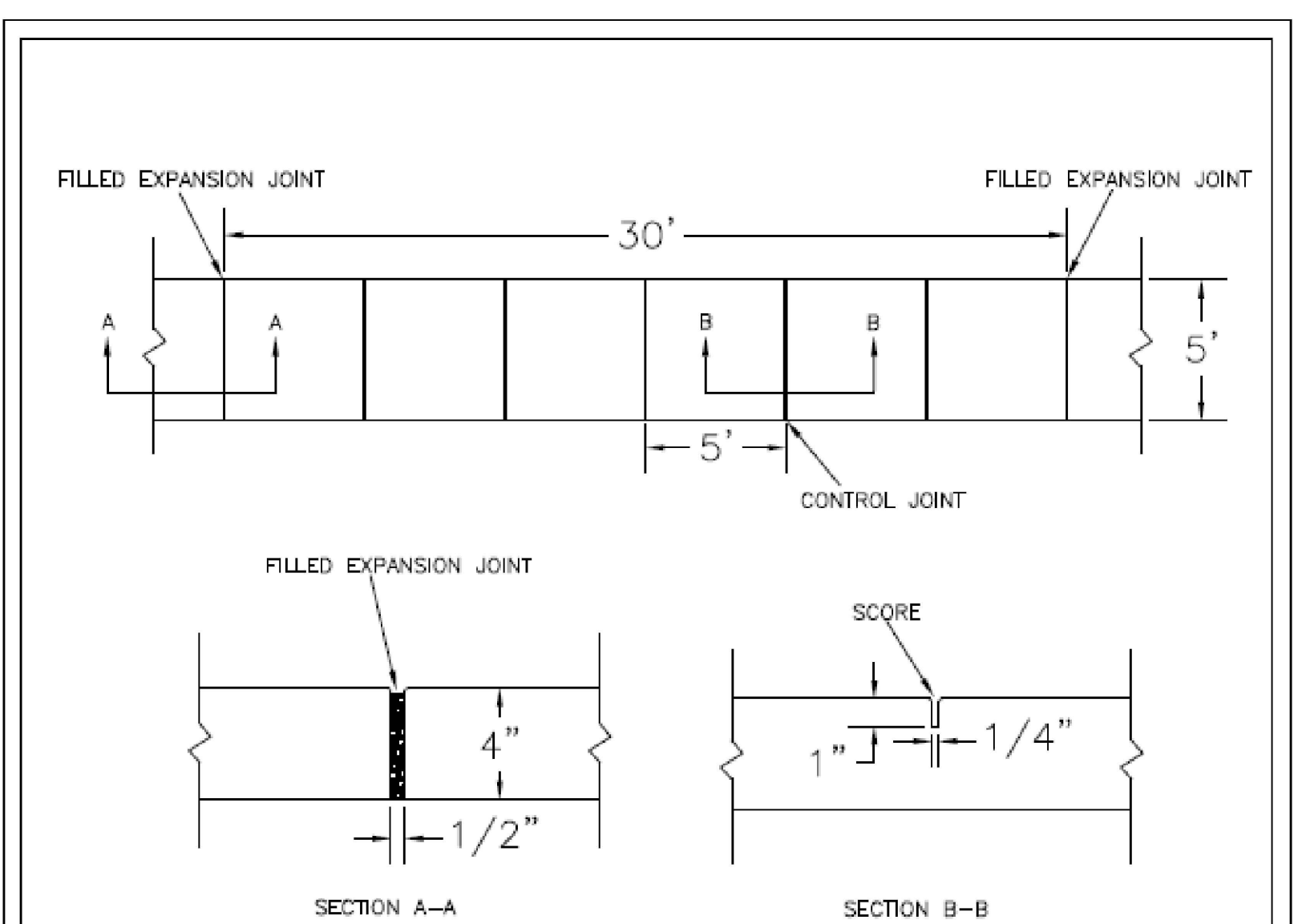
8' FENCE STYLE



S. 15TH STREET ELEVATION



KIDDER STREET ELEVATION



SECTION A-A

SECTION B-B

SPECIAL USE CONDITIONS

1. THE PROPERTY SHALL BE SUBJECT TO ALL OF THE SPECIFIC REQUIREMENTS STATED IN THE LAND DEVELOPMENT CODE FOR THE PROPOSED USE AS WELL AS ANY ADDITIONAL CONDITIONS STATED BELOW. 2. THE USE AND DEVELOPMENT OF THE PROPERTY SHALL COMPLY WITH ALL OTHER SUPPLEMENTAL REGULATIONS AND REQUIREMENTS IMPOSED BY THE LAND DEVELOPMENT CODE OR ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAW, ORDINANCE OR REGULATION. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT OR HIGHER STANDARD SHALL APPLY. 3. 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. 4. THE USE AND DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE PLANS AND ELEVATIONS AS SUBMITTED AND APPROVED. 5. APPROVAL OF THIS SPECIAL USE PERMIT DOES NOT CONSTITUTE TECHNICAL APPROVAL OF THE SITE PLAN. ALL TECHNICAL REVIEW COMMITTEE COMMENTS SHALL BE FOLLOWED PRIOR TO ISSUANCE OF A CONSTRUCTION RELEASE OR FINAL ZONING APPROVAL. PHIS-3 6. A FENCE EXCEEDING FOUR FEET IN HEIGHT IS ALLOWABLE WITH A MINIMUM SETBACK OF 10 FEET ALONG RIGHTS-OF-WAY. THE FENCE MUST BE CONSISTENT WITH PROPOSED FENCE OPTION 1, AS SHOWN IN THE SPECIAL USE PERMIT APPLICATION (DATED RECEIVED 7/24/18) AND SHALL BE NO MORE THAN EIGHT FEET IN HEIGHT. 7. THE PROPOSED STORAGE SHED SHALL NOT EXCEED 12'X20' IN SIZE AND SHALL MEET ALL EXISTING BUILDING DESIGN STANDARDS FOR THE UMX ZONING DISTRICT. 8. ALL CITY, STATE, AND FEDERAL REGULATIONS SHALL BE MET.

DESIGNER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE LATEST WILMINGTON STANDARDS AND SPECIFICATIONS FOR STORM WATER MANAGEMENT AND CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF WILMINGTON. SIGNATURE: \_\_\_\_\_ PRINTED NAME AND TITLE: CHERYL PINE, PE; LAT 34 ENGINEERING, PLLC OWNER DATE: 6/10/21 REGISTRATION NUMBER: 037480

OWNER'S/DEVELOPER'S CERTIFICATION

I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN AND THAT THE APPLICABLE STORMWATER MANAGEMENT CONDITIONS AND REQUIREMENTS OF THE CITY OF WILMINGTON, THE STATE OF NORTH CAROLINA AND THE FEDERAL GOVERNMENT AND ITS AGENCIES ARE HEREBY MADE PART OF THIS PLAN. SIGNATURE: \_\_\_\_\_ PRINTED NAME AND TITLE: SONNY RAY RUSSELL; PROPERTY OWNER DATE: 6/10/2021

GENERAL NOTES

- ALL PAVEMENT MARKINGS IN PUBLIC RIGHT-OF-WAY ARE TO BE THERMOPLASTIC AND ARE TO MEET CITY AND OR NC DOT STANDARDS.
- ALL SIGNS IN AREA OPEN TO PUBLIC MUST MEET MUTCD STANDARDS.
- CONTRACTOR IS TO UTILIZE CALL BEFORE YOU DIG, NC ONE CALL CENTER PRIOR TO ANY DIGGING OR CLEARING WORK.
- ANY DAMAGED SIDEWALKS MUST BE REPLACED. COORDINATE WITH CITY ROW INSPECTOR.
- NO OBSTRUCTIONS ARE PERMITTED IN THE SITE DISTANCE TRIANGLE SHOWN AT DRIVEWAY ENTRANCE.
- NO LIGHTING WILL BE PROVIDED AT SITE.
- NO VEGETATION WITHIN SIGHT DISTANCE TRIANGLE SHALL INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30' TO 10'.
- CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN ROW B. CONTACT TRAFFIC ENGINEERING AT (910) 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- BUILDING IS NOT CONNECTED TO UTILITIES.
- BUILDING WILL HAVE APPROVED SIDING INSTALLED ON EXTERIOR MEETING STANDARDS. SEE PRODUCT SUBMISSION.

TABLE 4.1.1 CURRENT WEEKDAY VOLUMES, CAPACITIES AND LEVELS OF SERVICE

ROAD	LOCATION	VOLUME	CAPACITY	V/C	LOS
KIDDER STREET	BETWEEN S. 15TH AND S. 15TH STREETS	136	5000	0.0272	A
S. 15TH STREET	BETWEEN MARSTELLAR AND MARTIN STREETS	2696	6750	0.399	A

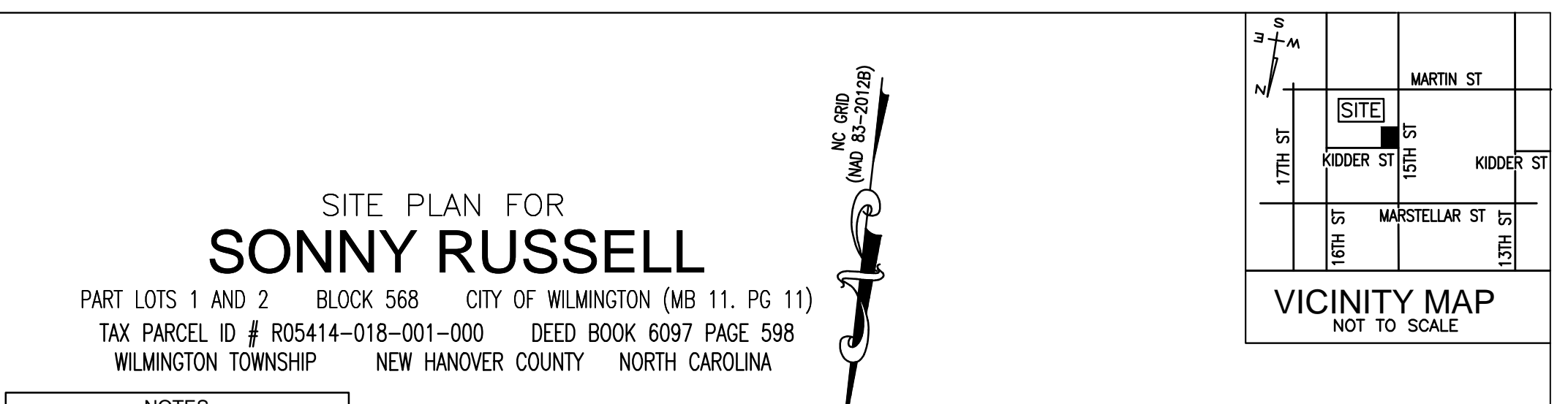
TREES

STREET TREES	QTY	BOTANICAL/COMMON NAME	SIZE
+	6	QUERCUS PHellos	2.5 CAL
●	6	MYRTA CERPERA	7 CAL
○		WAX MYRTLE	3' HT

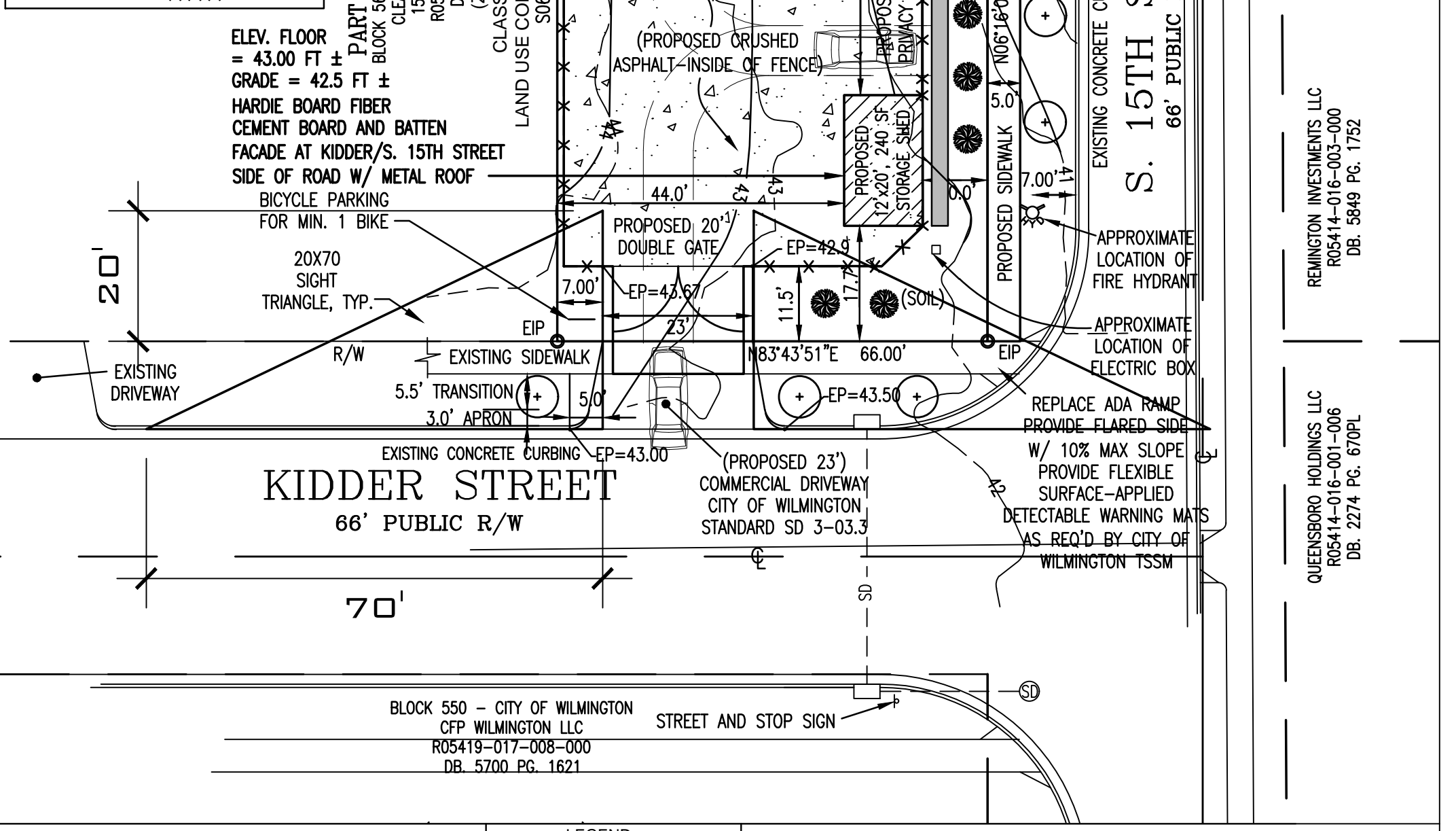
- NOTES:
- JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
  - SANITARY SEWER CLEAN-OUTS, WATER METERS, MANHOLES, AND VALVE LIDS TO BE LOCATED OUTSIDE SIDEWALK WHERE FEASIBLE.
  - MINIMUM SIDEWALK WIDTH TO BE 6' MINIMUM IF PLACED AT BACK OF CURB.
  - CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAIN WITHIN A DRIVEWAY APRON) SHALL BE CLASS "A" - 3,000 PSI.
  - MINIMUM REPLACEMENT FOR REPAIRS IS A 5' X 5' PANEL.
  - 4" STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS.
  - MINIMUM DEPTH FOR TUNNELING BELOW SIDEWALK IS 12"
  - MAX ADJACENT GROUND SLOPE WITHOUT RAILING IS 2:1
  - MIN GRADE FOR PROPER DRAINAGE IS 1% IN AT LEAST 1 DIRECTION. MAX CROSS SLOPE IS 2%. MAX LONGITUDINAL SLOPE IS 8.3%, 10% IF LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN THE SLOPE OF THE EXISTING ADJACENT ROAD.

STANDARD DETAIL  
DRAWN: PBJ/SR  
CHECKED: DBC  
SCALE: NOT TO SCALE  
SD 3-10

CITY OF WILMINGTON  
WILMINGTON, N.C. 28402  
(910) 341-7807



- NOTES
- THIS LOT IS LOCATED IN ZONE X PER FRS ON FIRM MAP NUMBER # 3720312700 J DATED: APRIL 3, 2006
  - CAMA LAND CLASSIFICATION: URBAN
  - THIS LOT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHT OF WAYS NOT SHOWN HEREIN.
  - "BEST FIT MODEL" UTILIZED BASED UPON THE PREPONDERANCE OF EVIDENCE FOUND.
  - NC GRID BEARINGS DERIVED USING TOPCON SR UTILIZING NORTH CAROLINA VRS SYSTEM.
  - ZONING: UMX (URBAN MIXED USE) W/ SPECIAL USE PERMIT (SU-3-918) FOR CONTRACTOR STORAGE LOT



LEGEND  
● IRON PILE FOUND (EP)  
□ CONC. MONUMENT FOUND (ECM)  
○ CENTERLINE  
x FIRE HYDRANT  
R/W RIGHT OF WAY  
○ NON-MONUMENTED POINT (NMP)  
● PROPOSED CRANE MYRTLE TREE

DANFORD & ASSOCIATES  
LAND SURVEYING, P.C.  
4002 1/2 OLEANDER DRIVE  
SUITE 203  
WILMINGTON, NC 28403  
PHONE 910-799-6916  
FIRM LIC# C2797  
email: ddanfords@danfordsurveying.com

JULY 23, 2018  
REVISED: 8/27/2018  
0.152 ACRES  
1 INCH = 20 FEET  
© DANFORD & ASSOCIATES LAND SURVEYING, PC

\*Engineer seal does not include construction means, methods, techniques, sequences, procedure or safety precaution.  
\*Any deviations or discrepancies on plans are to be brought to the immediate attention of Engineer. Failure to do so will void Engineer's liability.  
\*Please review these documents carefully. Engineer will interpret that all dimensions, recommendations, etc. presented in these documents were deemed acceptable once construction begins.  
\*Any changes made without written consent of Engineer will void Engineer's liability.

LAT 34°  
ENGINEERING, PLLC  
FIRM LICENSE: P-1737  
CAROLINA BEACH, NC 28428  
910-737-3000  
INFO@LAT34ENGINEERING.COM

SONNY RAY RUSSELL  
PO BOX 1488  
CAROLINA BEACH, NC 28428  
CONTRACTOR STORAGE YARD  
1502 KIDDER STREET  
WILMINGTON, NC

SITE & DRAINAGE PLAN

Project: 2019-060  
Date: 06/10/2021  
Drawn/Design By: CMP  
DWG. Checked By: CMP  
Scale: SEE PLAN

REVISIONS

No.	Date	Remarks
1		
2		
3		
4		

Sheet Number  
C1