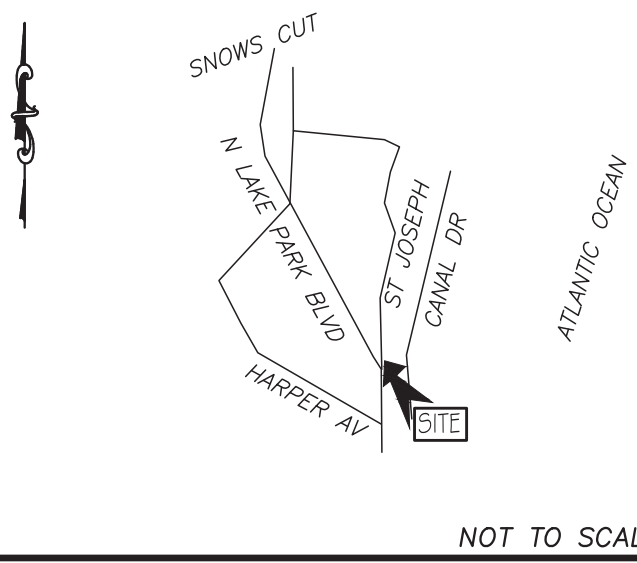


LOCATION MAP



NOT TO SCALE

CONSTRUCTION DRAWINGS for
HARBOR VIEW

LOCATED IN TOWN OF CAROLINA BEACH
NEW HANOVER COUNTY, NORTH CAROLINA



LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

COVER SHEET
HARBOR VIEW

CONSTRUCTION DRAWINGS for
HARBOR VIEW
LOCATED IN TOWN OF CAROLINA BEACH
NEW HANOVER COUNTY, NORTH CAROLINA
OWNER: PELICAN POINT DEVELOPMENT, LLC
337 BRADLEY DRIVE
WILMINGTON, NC 28409

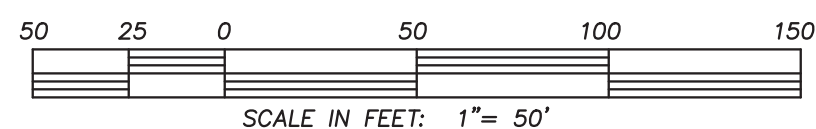
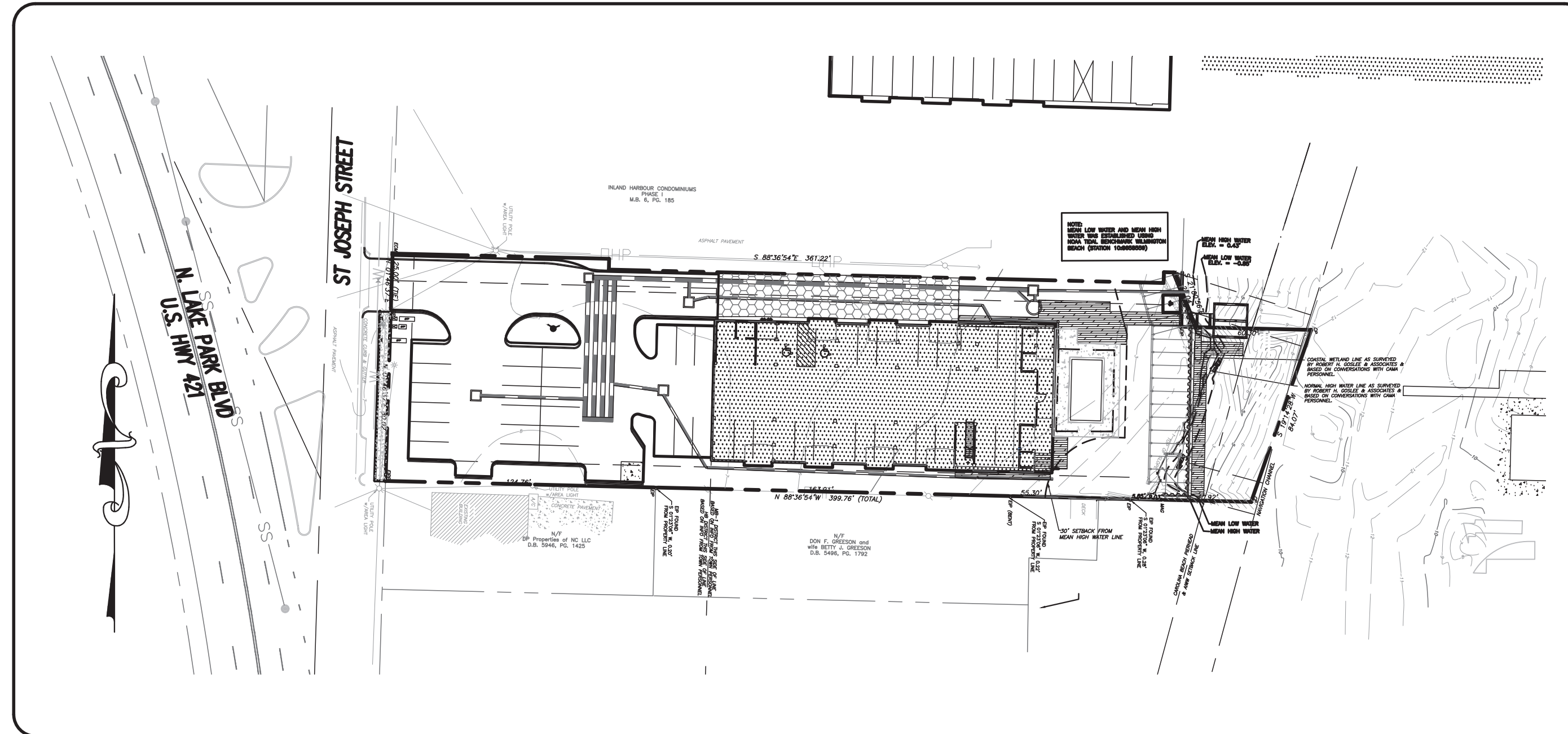


REV.	DATE	BY	REMARKS
1	8/27/19	MRB	REVISED OWNERS NAME & SHEET NUMBERS
2	8/27/19	MRB	REVISED BLD FOOTPRINT
3	8/27/19	MRB	REVISED BLD FOOTPRINT
4	8/27/19	MRB	REVISED BLD FOOTPRINT
5	8/27/19	MRB	REVISED POOL AND NOTES

DATE: 6-28-17
HORZ SCALE: 1" = 50'
VERT. SCALE: N/A
DRAWN BY: MRB
CHECKED BY: HSR
PROJECT NO.: 17-0395

NOTES:

- ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY ROBERT H. GOSLEE & ASSOCIATES, PA 513 CHESTNUT ST WILMINGTON, NC 28401 (910) 763-1941
- THIS MAP IS NOT FOR CONVEYANCE, RECORDATION, OR SALES.
- THIS PROPERTY IS LOCATED WITHIN ZONE "AE" ELEV 11 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL #372031300-K, EFFECTIVE DATE 8/28/18
- THIS PROPERTY IS ZONED HB & MB-1
- TOWN OF CAROLINA BEACH WATER
- TOWN OF CAROLINA BEACH SEWER
- ALL CONSTRUCTION TO CONFORM TO TOWN OF CAROLINA BEACH STANDARDS AND APPLICABLE STATE & LOCAL CODES.
- CONTRACTOR TO COORDINATE ANY REQUIRED TRAFFIC CONTROL WITH TOWN OF CAROLINA BEACH AND OR NCDOT.
- CARE SHALL BE TAKEN DURING FINAL GRADING TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO RECEIVING STRUCTURES. ROOF DRAIN DOWNSPOUTS TO BE CONNECTED TO STORM DRAINAGE STUBOUTS OR DIRECTED TO STREET/PARKING AREAS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY RELOCATIONS, RE-ALIGNMENTS, DISCONNECTIONS OR CONNECTIONS OF EXISTING UTILITIES WITH APPLICABLE AUTHORITIES.
- CLEARING AND GRUBBING OF SITE TO INCLUDE REMOVAL OF EXISTING CURB, ASPHALT, INLETS, AND ANY OTHER STRUCTURES INCLUDING TREES, STUMPS AND DEBRIS EXISTING ON SITE. TREES NOT REQUIRED TO BE CLEARED FOR CONSTRUCTION SHALL REMAIN UNLESS OTHERWISE DIRECTED.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES AT ALL CROSSINGS PRIOR TO COMMENCING TRENCH EXCAVATION. IF ACTUAL CLEARANCES ARE LESS THAN INDICATED ON PLAN, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. ANY CONDITION DISCOVERED OR EXISTING THAT WOULD NECESSITATE A MODIFICATION OF THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NC ONE-CALL" AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE & CURB BOXES TO FINAL GRADE UPON COMPLETION OF ALL CONSTRUCTION. ANY BOXES DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST AND EROSION DURING CONSTRUCTION AT HIS EXPENSE. PARKING AREAS SHALL BE WATERED TO CONTROL DUST WHEN ORDERED BY THE ENGINEER.
- NO GEOTECHNICAL TESTING HAS BEEN PERFORMED ON SITE. NO WARRANTY IS MADE FOR SUITABILITY OF SUBGRADE, AND UNDERCUT AND ANY REQUIRED REPLACEMENT WITH SUITABLE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR TO ENSURE THAT PAVEMENT IS PLACED SO AS TO DRAIN POSITIVELY TO THE STREET INLETS AND CATCH BASINS. ALL FUTURE ROOF DRAIN DOWNSPOUTS TO BE DIRECTED TO THE STORM DRAINAGE STUBOUTS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- THIS PLAN IS FOR SITE GRADING, UTILITIES, SITING, AND DRAINAGE ONLY. SEE BUILDING PLANS FOR DETAILED HOOKUPS TO BUILDINGS, ETC.
- CONTRACTOR AND BUILDER ARE RESPONSIBLE FOR COORDINATING FINISHED FLOOR ELEVATION OF ALL BUILDINGS WITH THE OWNER. ELEVATIONS GIVEN ARE MINIMUM GROUND ELEVATIONS AT THE BUILDING SITE AND DO NOT PURPORT TO BE FINISHED FLOOR. MINIMUM RECOMMENDED FF ELEVATIONS SHOWN ON PLANS.
- AFFECTED NON-MUNICIPAL UTILITIES SHALL BE CONTACTED AND PROVIDED WITH PLANS AND OTHER PERTINENT INFORMATION, WHEN FEASIBLE, TO COORDINATE APPROPRIATE SCHEDULING AND PLACEMENT.
- EXTREME CARE SHALL BE TAKEN TO ENSURE MINIMUM SEPARATIONS AT ALL UTILITY CROSSINGS.
- MINIMUM SEPARATION SHALL BE MAINTAINED AS FOLLOWS:
 - HORIZONTAL SEPARATION OF 10 FEET BETWEEN SANITARY SEWER AND WATER MAINS AND STORM SEWER.
 - WHERE VERTICAL CLEARANCE IS LESS THAN 24" BETWEEN SANITARY SEWER AND WATER OR WHERE SEWER LINE CROSSES ABOVE WATER MAIN, BOTH PIPES SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10' EITHER SIDE OF CROSSING.
 - WHERE VERTICAL CLEARANCE IS LESS THAN 24" BETWEEN SANITARY SEWER AND STORM DRAIN, SANITARY SEWER SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10 FEET EITHER SIDE OF CROSSING.
 - WHERE VERTICAL CLEARANCE IS LESS THAN 12" BETWEEN SANITARY SEWER AND STORM DRAIN, SANITARY SEWER SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10' EITHER SIDE OF CROSSING, AND BRIDGING SHALL BE INSTALLED PER APPLICABLE UTILITY AUTHORITY'S DETAILS.
 - IN NO CASE SHALL THERE BE LESS THAN 18" OF SEPARATION BETWEEN OUTSIDE OF WATER MAIN AND OUTSIDE OF SEWER OR STORM DRAINAGE.
 - MINIMUM COVER OF 36" SHALL BE PROVIDED FOR ALL BURIED WATER MAINS AND SANITARY SEWER MAINS.
- SEE DETAIL SHEETS FOR TYPICAL UTILITIES HOOKUPS.
- ALL SANITARY SEWER MAINS TO BE 8" UNLESS OTHERWISE INDICATED.
- ALL WATER MAINS TO BE 8" UNLESS OTHERWISE INDICATED.
- TWO VALVES ARE REQUIRED AT "T" INTERSECTIONS AND ONE VALVE ON THE WATER LINE TO FIRE HYDRANTS.
- A BLOW-OFF VALVE IS REQUIRED AT THE TERMINUS OF ALL "DEAD END" WATER LINES.



WATER			
SIZE	4"	4"	6"
TYPE	C-900	DIP	C-900
LF	101	57	101

SEWER			
SIZE	8"		
TYPE	DIP		
LF	195		

INDEX TO DRAWINGS

SHEET No.	DESCRIPTION	DRAWING No.
1 OF 11	COVER SHEET	CD_COVER
2 OF 11	EXISTING BOUNDARY AND TOPOGRAPHY	EX_COND
3 OF 11	SITE PLAN	SITE_PLAN
4 OF 11	GRADING & UTILITY PLAN	GP_UP
5 OF 11	NCDOT ENCROACHMENT PLAN	NCDOT_DE
6 OF 11	NCDOT TRAFFIC CONTROL PLAN	NCDOT_TOP
7 OF 11	NCDOT DETAILS	NCDOT_DETAILS
8 OF 11	CFPUA STANDARD WATER DETAILS	WSD_1
9 OF 11	CFPUA STANDARD WATER DETAILS	WSD_2
10 OF 11	CFPUA STANDARD SEWER DETAILS	SSD_1
11 OF 11	CFPUA STANDARD SEWER DETAILS	SSD_2
1 OF 4	SEDIMENTATION & EROSION CONTROL PLAN	EC1_OF_4
2 OF 4	SEDIMENTATION & EROSION CONTROL PLAN	EC2_OF_4
3 OF 4	SEDIMENTATION & EROSION CONTROL PLAN	EC3_OF_4
4 OF 4	SEDIMENTATION & EROSION CONTROL PLAN	EC4_OF_4
1 OF 1	DRAINAGE AREA & PROJECT LIMITS	DA_PL
LP1 OF LP1	LANDSCAPE PLAN	LP1

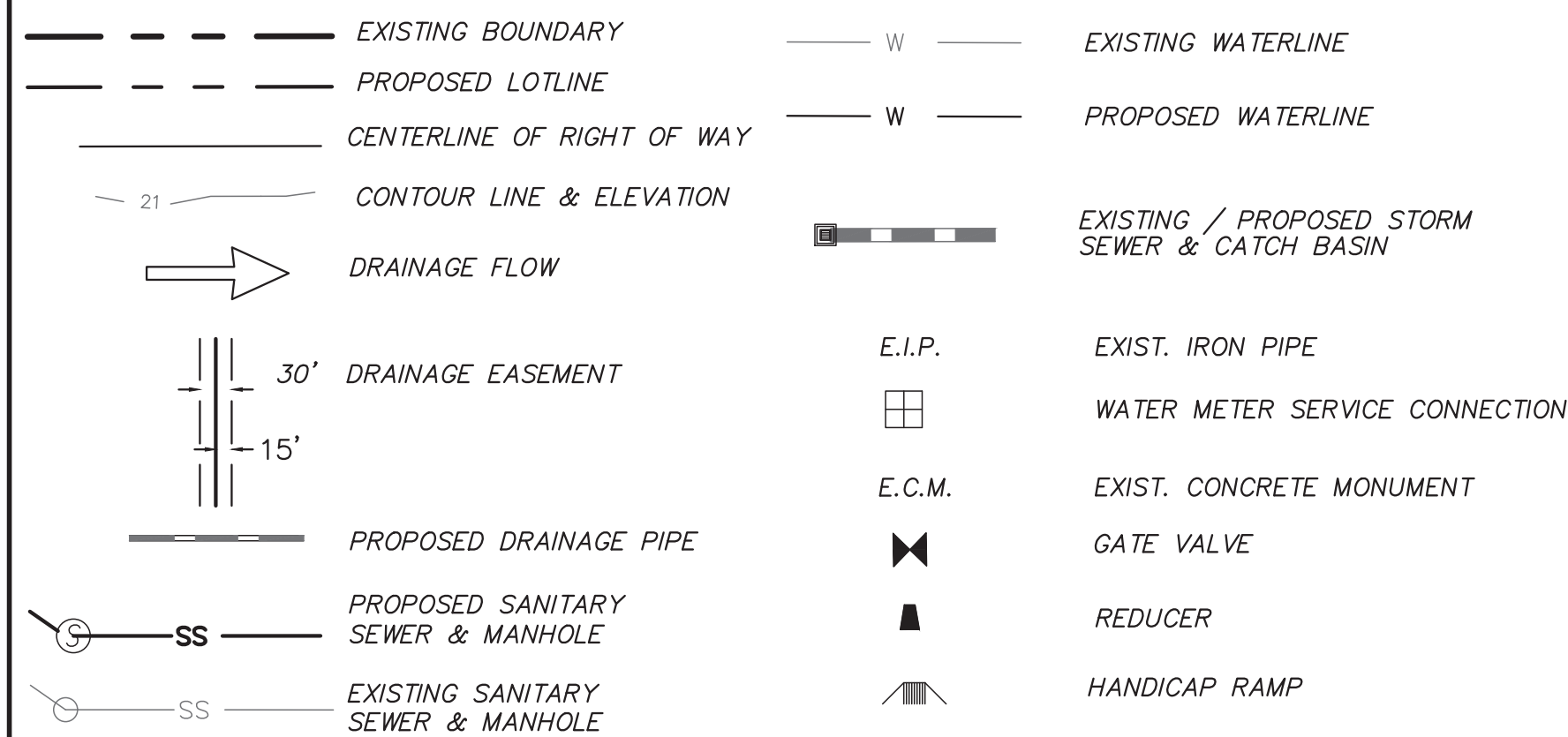
GENERAL NOTES:

- NEW HANOVER COUNTY PARCEL NUMBERS: PD = R08918-006-019-000
- TOTAL PROJECT AREA: 40,839 SF (0.94 AC.)
- EXISTING ZONING DISTRICT: MB-1
- LAND CLASSIFICATION: URBAN
- THIS SITE IS LOCATED WITHIN ZONE "AE" ELEV 11 ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 372031300K, EFFECTIVE DATE 8/28/18
- SITE ADDRESS: 402 NORTH LAKE PARK BLVD
- EXISTING IMPERVIOUS ONSITE = 8,489 SF
- ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY ROBERT H. GOSLEE AND ASSOCIATES, PA (910-763-1941) VERTICAL DATUM = 88
- STORMWATER DRAINS TO CAROLINA BEACH YACHT BASIN, SB 18-67-31.2
- LAND OWNER - PELICAN POINT DEVELOPMENT, LLC 337 BRADLEY DRIVE WILMINGTON, NC 28409

WATER & SEWER USAGE NOTES:

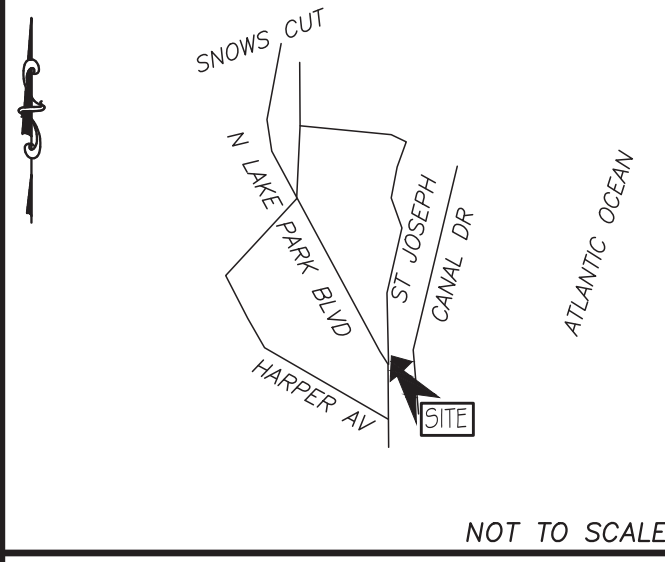
CURRENT WATER USAGE 0 GPD PROPOSED WATER USAGE 8,640 GPD
CURRENT SEWER USAGE 0 GPD PROPOSED SEWER USAGE 8,640 GPD
WATER - 36 UNITS X 240 GPD = 8,640 GPD
SEWER - 36 UNITS X 240 GPD = 8,640 GPD

LEGEND



OWNER: PELICAN POINT DEVELOPMENT, LLC
337 BRADLEY DRIVE
WILMINGTON, NC 28409

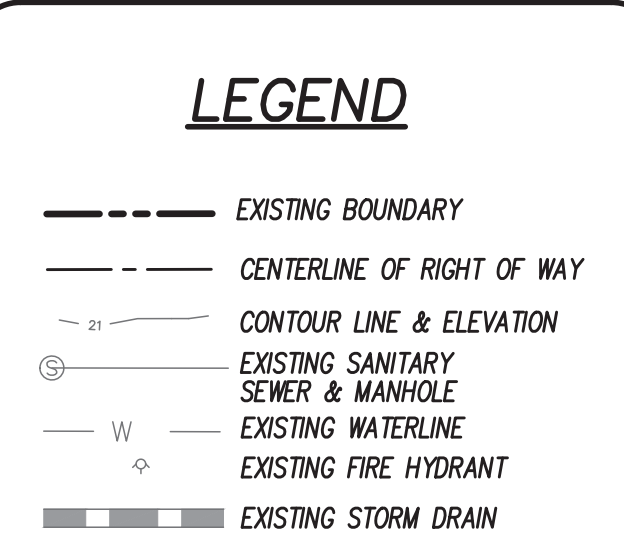
LOCATION MAP



NOT TO SCALE



- GENERAL NOTES:**
1. NEW HANOVER COUNTY PARCEL NUMBERS: PD = R08918-006-019-000
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 6. SITE ADDRESS: 402 NORTH LAKE PARK BLVD
 7. EXISTING IMPERVIOUS DRAINAGE = 6,469 SF
 8. AS-BUILT BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY ROBERT H. GOSLEE AND ASSOCIATES, PA (910-763-1941) VERTICAL DATUM = 88
 9. STORMWATER DRAINS TO CAROLINA BEACH YACHT BASIN, SB 18-87-31.2

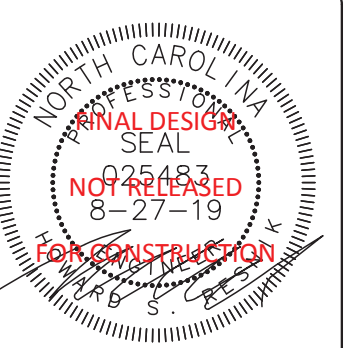


LICENSE # C-2710
ENGINEERING
LAND PLANNING
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(910) 791-4441

EXISTING CONDITIONS for
HARBOR VIEW

EXISTING CONDITIONS for
HARBOR VIEW
LOCATED IN TOWN OF CAROLINA BEACH
NEW HANOVER COUNTY, NORTH CAROLINA
OWNER:
PELICAN POINT DEVELOPMENT, LLC
337 BRADLEY DRIVE
WILMINGTON, NC 28409

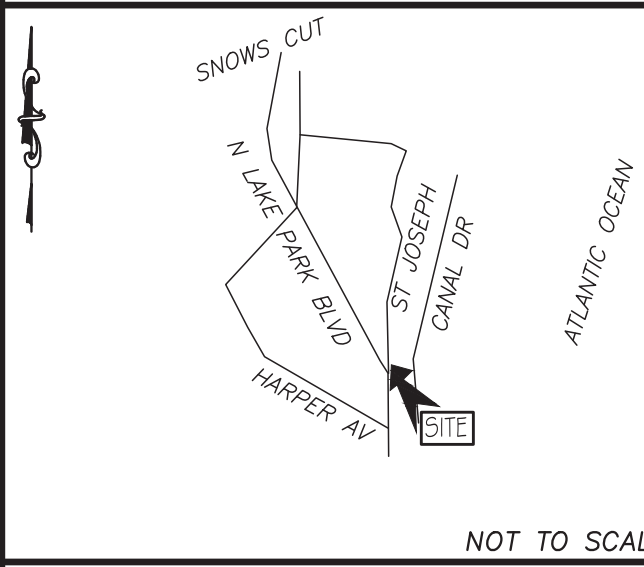


REV. NO.	DATE	BY	REMARKS
4	6-28-17	RLW	REVISED FLOOD ZONE NOTE
3	6-21-19	RLW	RE-PLOTTED FOR TOWN SUBMITTAL
2	4-25-18	RLW	RE-PLOTTED FOR SIGNATURE
1	4-19-18	RLW	REVISED OWNER NAME & SHEET NUMBERS

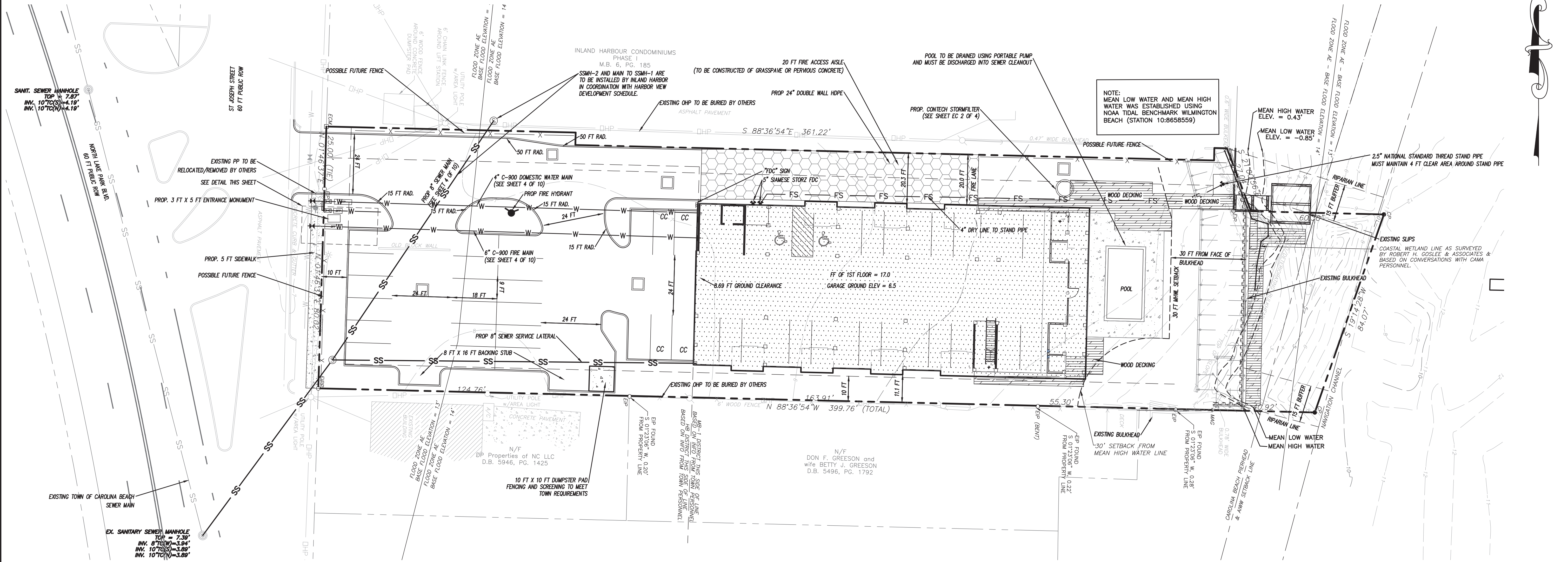
DATE: 6-28-17
HORZ. SCALE: 1" = 20'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 17-0395



LOCATION MAP



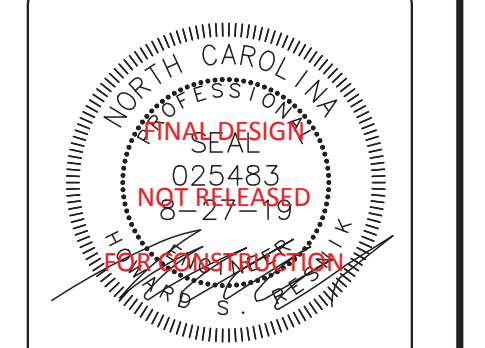
NOT TO SCALE



CSD ENGINEERING
 LICENSE # C-2710
 ENGINEERING
 LAND PLANNING
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 WILMINGTON, NC 28406
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SITE PLAN for HARBOR VIEW

SITE PLAN for **HARBOR VIEW**
 LOCATED IN TOWN OF CAROLINA BEACH
 NEW HANOVER COUNTY, NORTH CAROLINA
 OWNER: PELICAN POINT DEVELOPMENT, LLC
 337 BRADLEY DRIVE
 WILMINGTON, NC 28409



REV.	DATE	BY	REMARKS
1	4/20/18	RLW	ISSUED FOR PERMITS
2	4-25-18	RLW	REVISED PER TRC COMMENTS
3	4-9-18	RLW	REVISED NOTES & SHEET NUMBERS
4	3-27-18	RLW	REVISED BLD FOOTPRINT, OWNER NAME
5	8-16-17	RLW	REVISED BLD FOOTPRINT
6	8-9-17	RLW	REVISED PER TOWN OF CAROLINA BEACH COMMENTS
7	8-21-19	RLW	REVISED BUILDING

DATE: 3-23-17
 HORZ. SCALE: 1" = 20'
 VERT. SCALE: N/A
 DRAWN BY: RLW
 CHECKED BY: HSR
 PROJECT NO.: 17-0395

LEGEND

- EXISTING BOUNDARY
- CENTERLINE OF RIGHT OF WAY
- CONTOUR LINE & ELEVATION
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN
- PROP STORM DRAIN
- PROP FIRE HYDRANT
- PROP GATE VALVE
- PROP WATER METER
- PROP SANITARY SEWER & MANHOLE
- PROP WATER MAIN
- PROP FENCE
- PROP SUPPORT COLUMN
- COMPACT CAR PARKING 8.5 FT X 18 FT
- PROP BUILDING FOOTPRINT
- PROP CONCRETE
- PROP GRASSPAVE

SITE & BUILDING DATA:

TOTAL LOT AREA = 40,839 SF (0.94 AC.)
 PROPERTY ADDRESS: 402 N. LAKE PARK BLVD.
 PID = 080818-006-019-000

EXISTING ON-SITE DATA:
 EXISTING GRAVEL ON SITE = 6,489 SF
 EXISTING ASPHALT = 0 SF
 TOTAL = 6,489 SF

6,489 / 40,839 = 0.158

EXISTING IMPERVIOUS
 PROPOSED IMPERVIOUS ON-SITE
 PROPOSED ASPHALT & CURBING = 12,365 SF
 PROPOSED BUILDING = 10,524 SF
 CONCRETE POOL DECK = 1,045 SF
 TOTAL = 23,934 SF

23,934 / 40,839 = 0.586

PROPOSED 50% IMPERVIOUS
 PROPOSED IMPERVIOUS OFF-SITE
 DRIVEWAY TO PROPERTY LINE = 253 SF

BUILDING DATA:
 NUMBER OF BUILDINGS = 1
 5 STORIES
 8 - 2 BEDROOM UNITS
 28 - 1 BEDROOM UNITS

BUILDING HEIGHT = 57 FT TO TOP OF ELEVATOR PENTHOUSE
 = +/- 56 FT 8 1/4 INCHES TO TOP OF BUILDING
 BUILDING TYPE = RESIDENTIAL - III-A, BUILDING OCCUPANCY TYPE R-2
 = PARKING LEVEL - II-A, BUILDING OCCUPANCY TYPE S-2

GROSS BUILDING AREA (CONDITIONED AND UNCONDITIONED): 52,465 SF
 BUILDING AREA: 10,524 SF
 LOT COVERAGE: 10,524 SF / 40,839 SF = 0.257
 PROPOSED 20% BUILDING LOT COVERAGE
 TOTAL OCCUPIED SPACE WITHIN EXTERIOR WALL: 27,056 SF
 BUILDING SETBACKS:
 REQUIRED SETBACKS MB-1
 FRONT SETBACK: 50 FT
 SIDE SETBACK: 10 FT
 REAR SETBACK: 10 FT
 PROPOSED SETBACKS MB-1
 FRONT SETBACK: 151.9 FT
 SIDE SETBACK: (N) 20.3 FT (S) 11.1 FT
 REAR SETBACK: >10 FT

GENERAL NOTES:

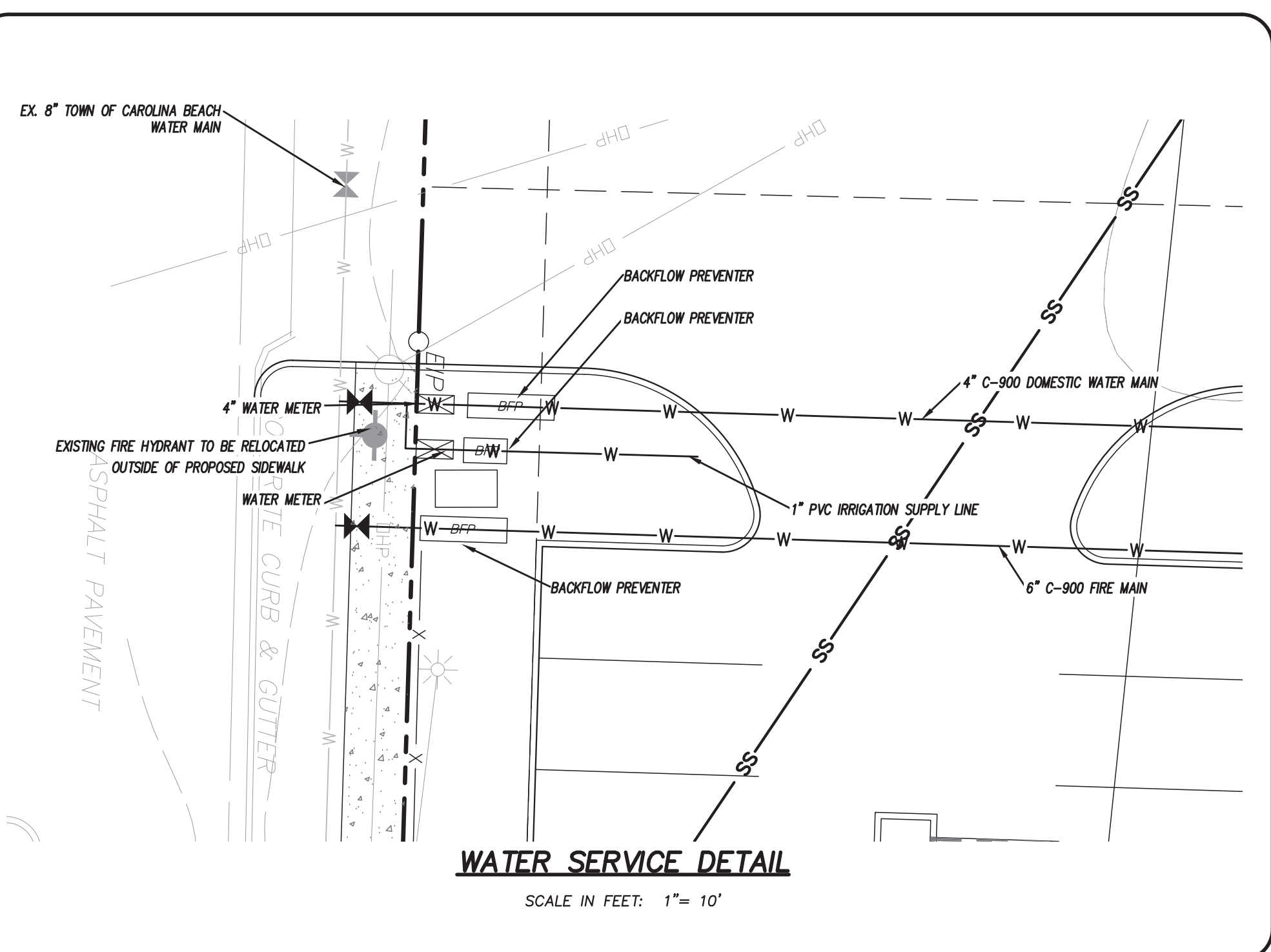
- NEW HANOVER COUNTY PARCEL NUMBERS:
 PID = 080818-006-019-000
- TOTAL PROJECT AREA: 40,839 SF (0.94 AC.)
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- LAND OWNER - PELICAN POINT DEVELOPMENT, LLC
 337 BRADLEY DRIVE
 WILMINGTON, NC 28409

LANDSCAPE NOTES:

- REFERENCE LANDSCAPE PLAN

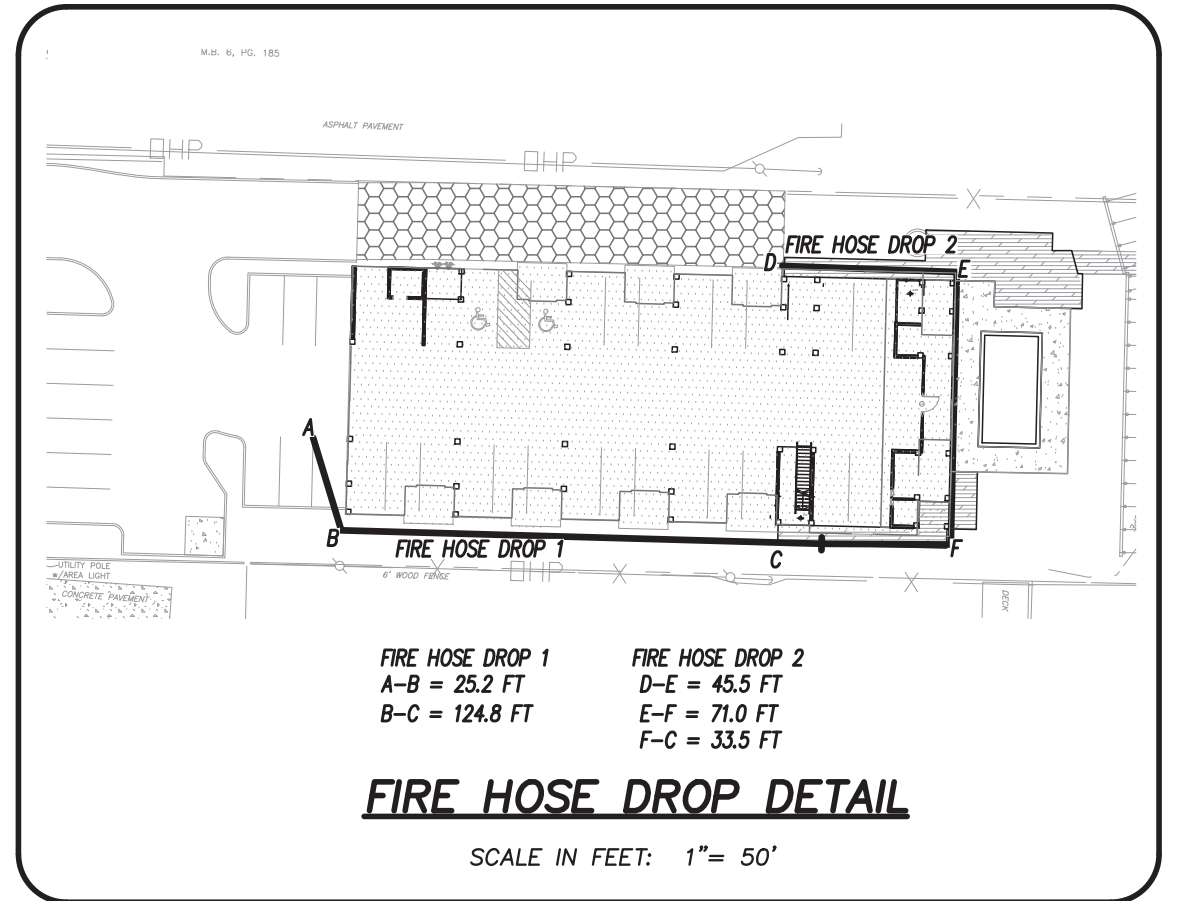
PARKING NOTES:

- 1 SPACE PER UNITS 650 SF OR LESS
 28 UNITS ARE 650 SF OR LESS = 28 SPACES
 8 UNITS ARE OVER 650 SF AND ARE TWO BEDROOMS
 8 X 2 = 16
 28 + 16 = 44 SPACES
 24 SPACES UNDER BUILDING
 24 SPACES IN PARKING LOT
 48 SPACES PROVIDED



WATER SERVICE DETAIL

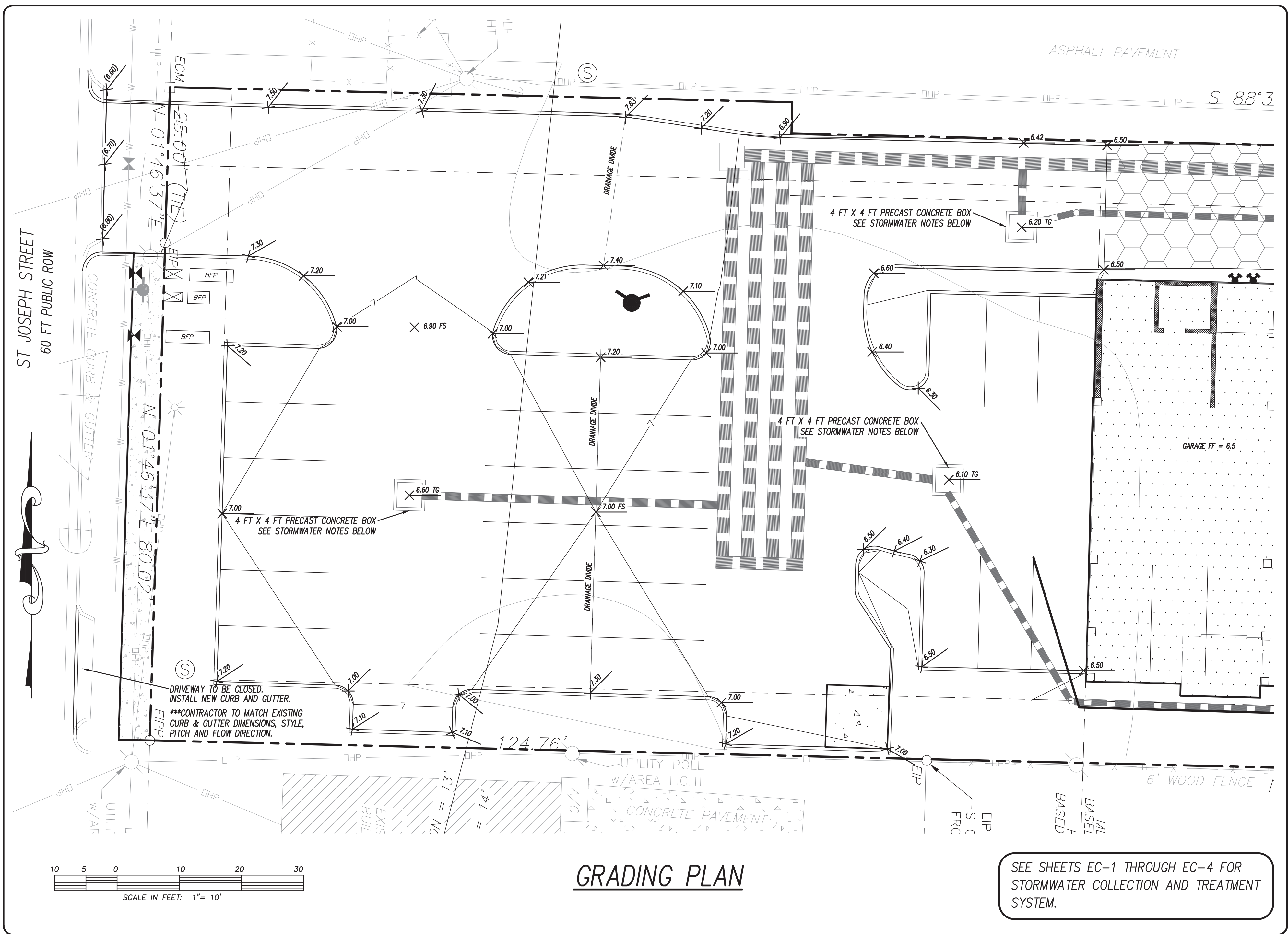
SCALE IN FEET: 1" = 10'



FIRE HOSE DROP DETAIL

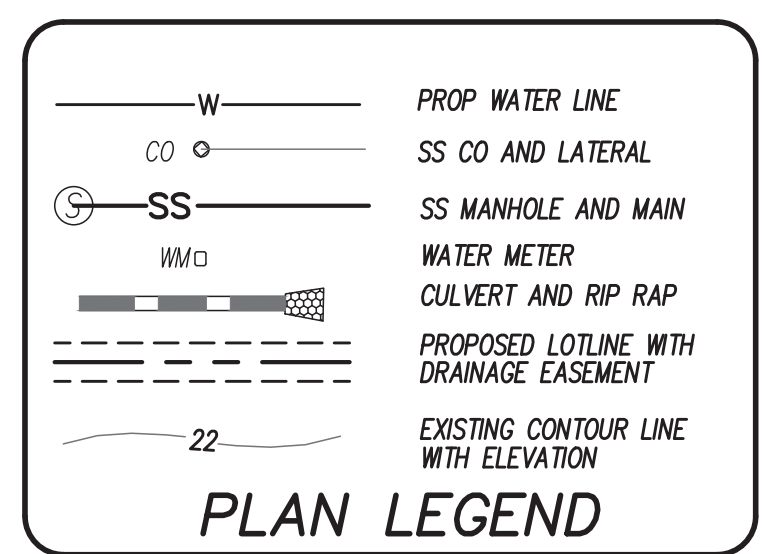
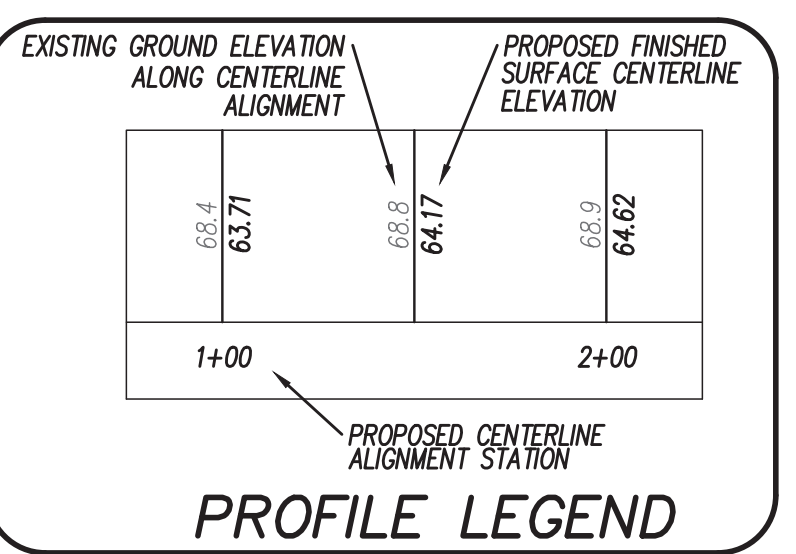
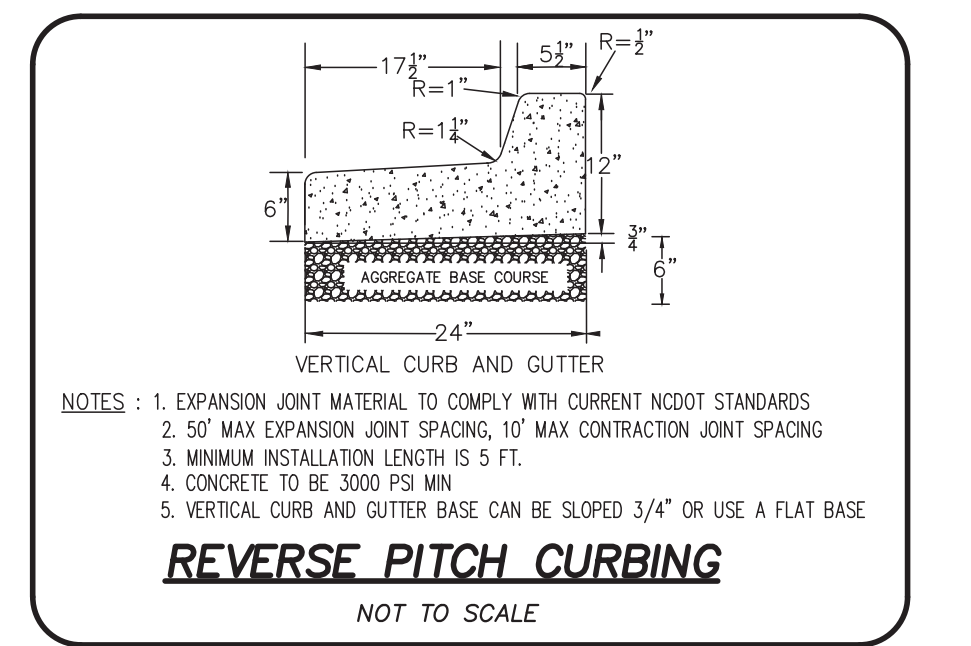
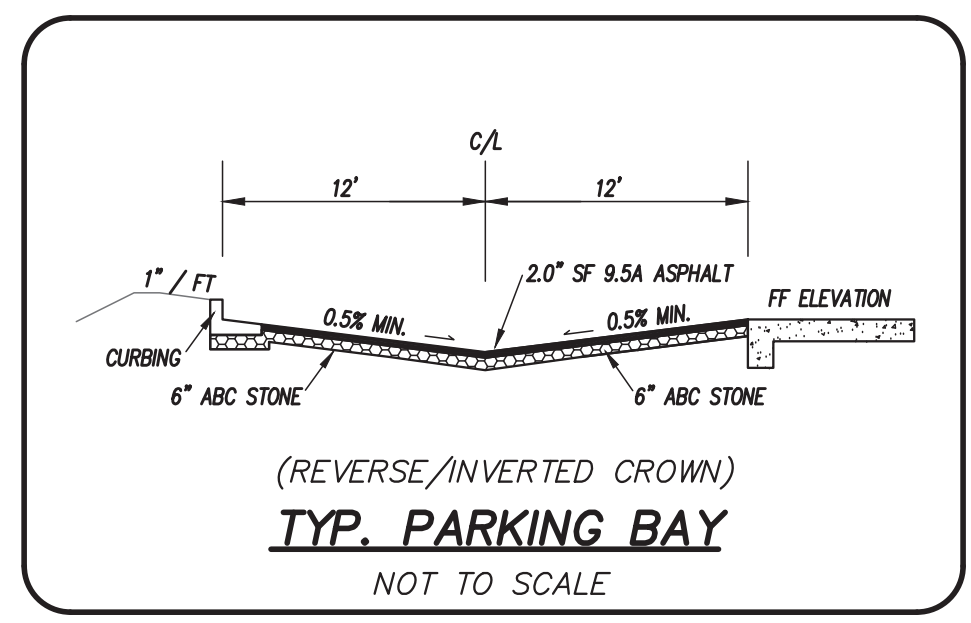
SCALE IN FEET: 1" = 50'





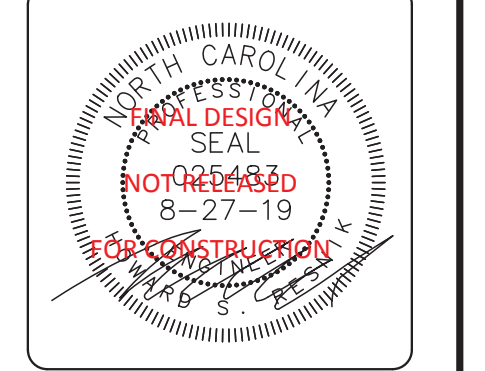
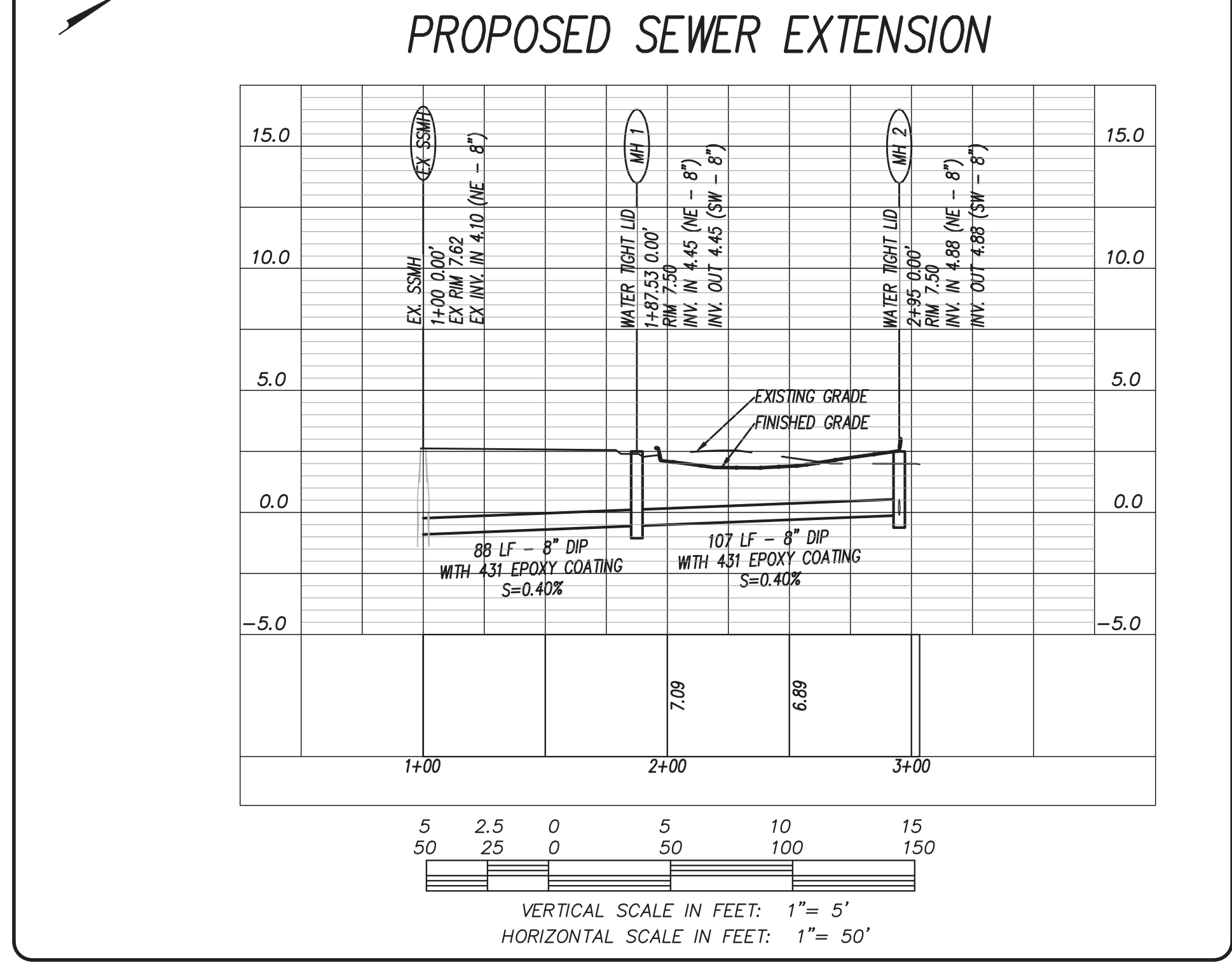
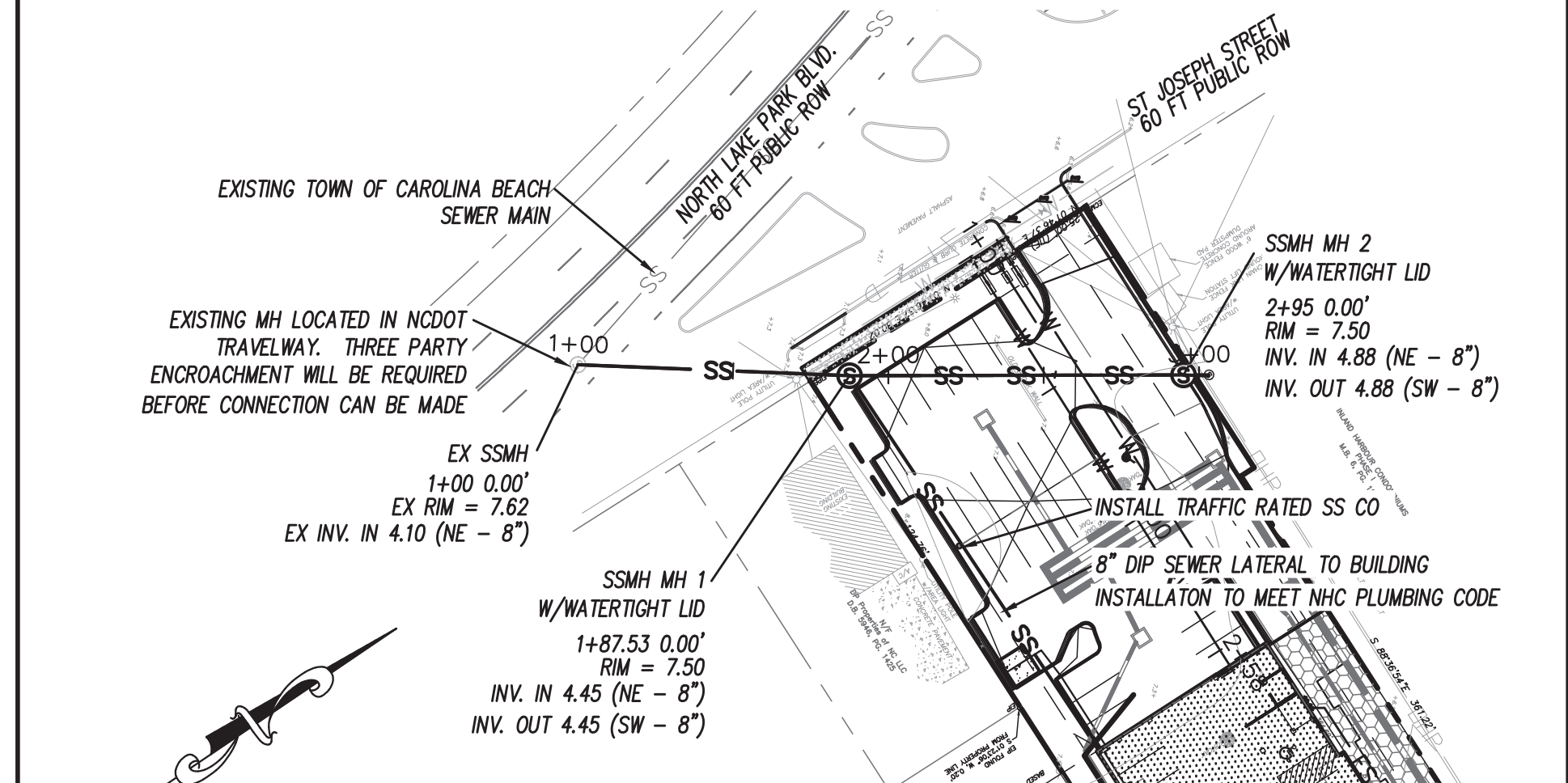
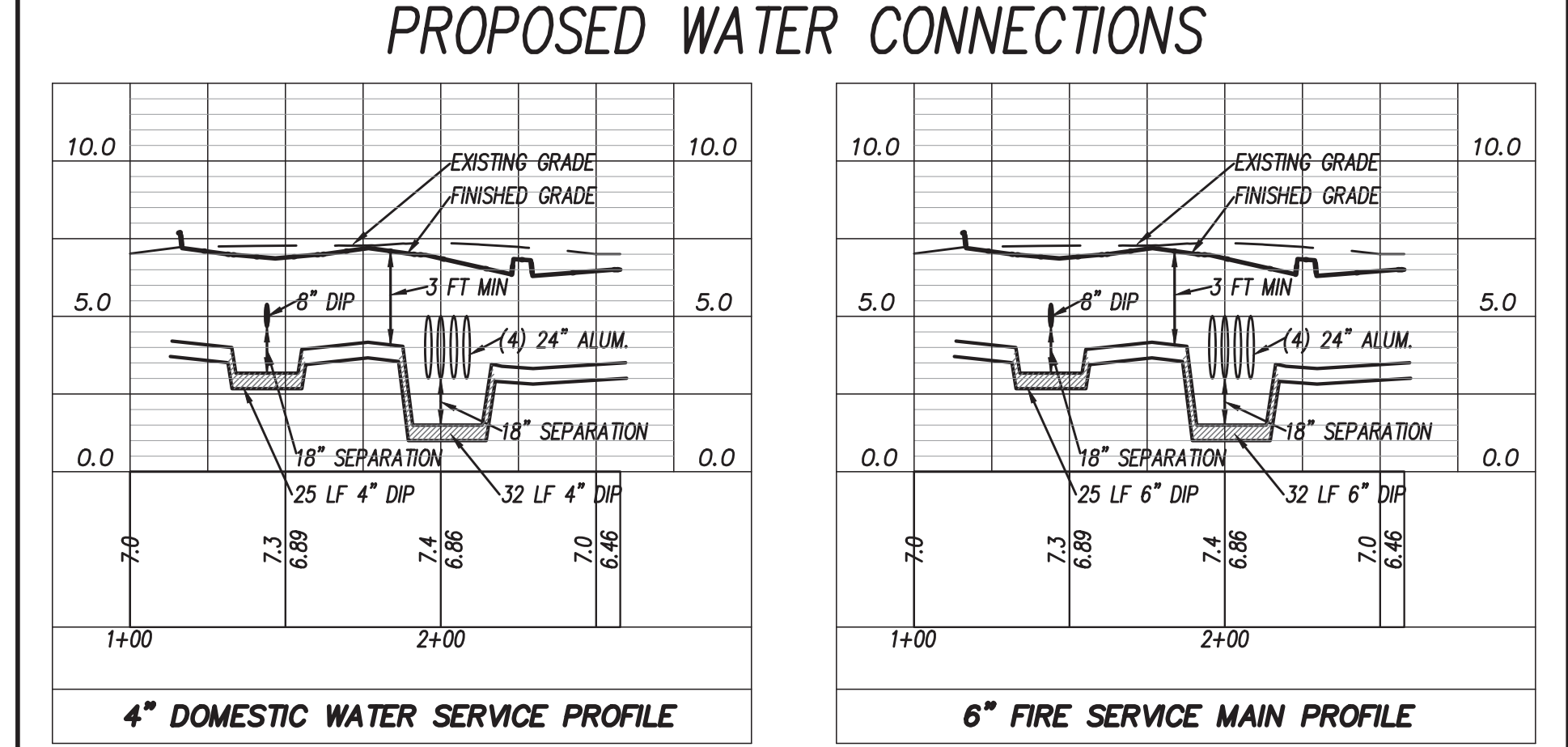
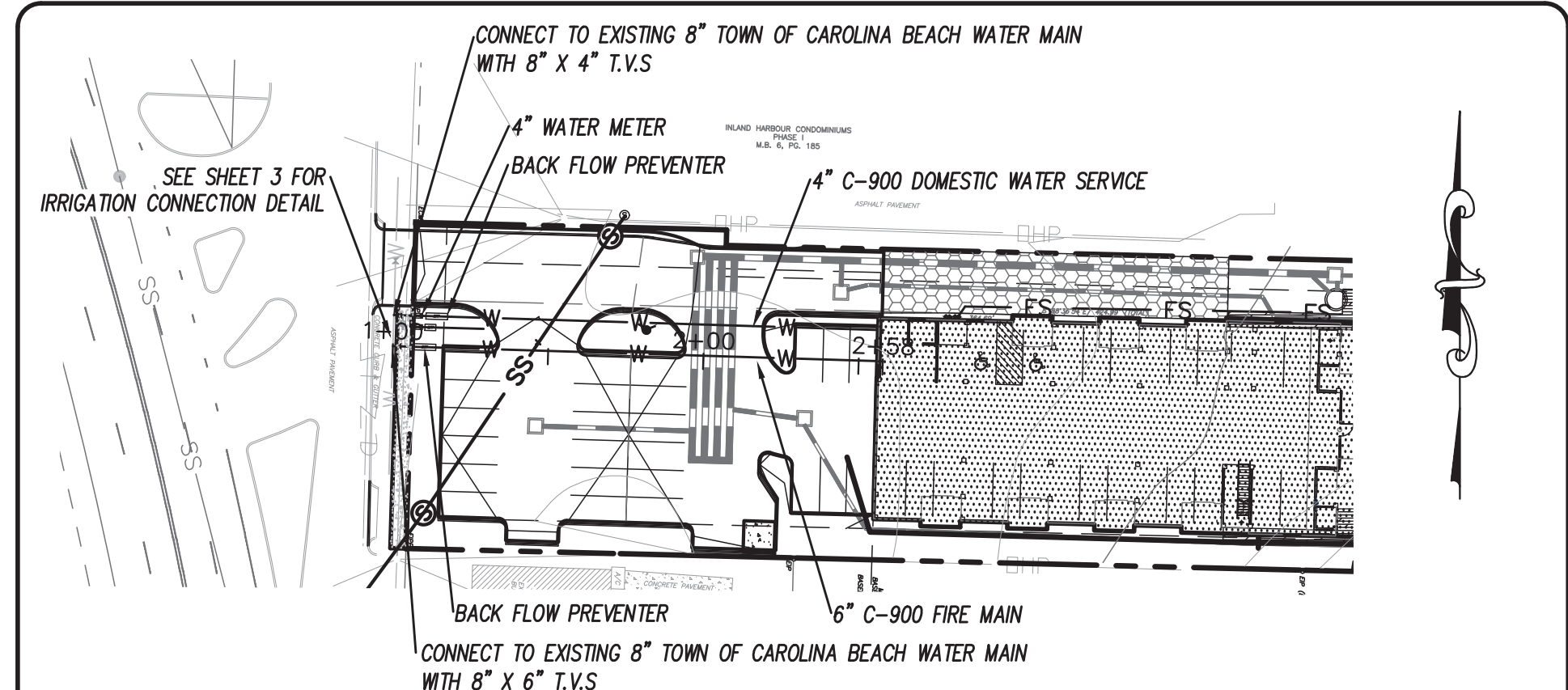
GRADING NOTES:

- CONTRACTOR TO MAKE SMOOTH TRANSITION FROM INVERTED CROWN TO SHEET FLOW IN DESIGNATED AREAS
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL FINISHED AREAS.
- ALL BUILDING ROOF DRAINS MUST BE DIRECTED INTO THE STORM DRAINAGE COLLECTION SYSTEM OR INTO THE PARKING LOT.



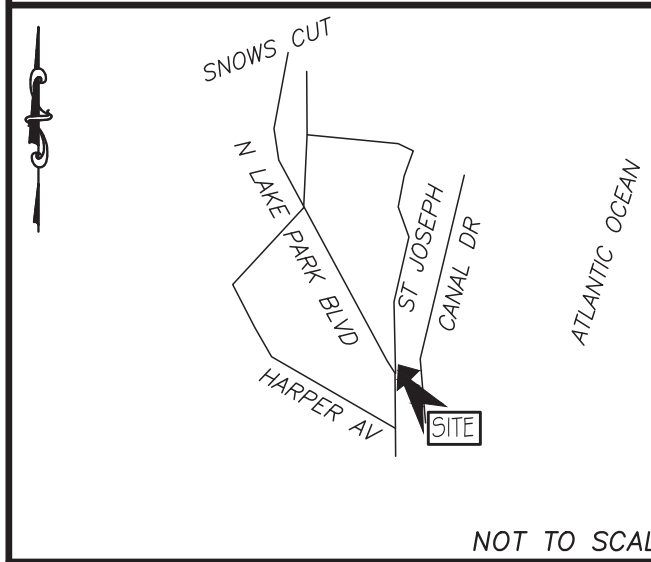
STORMWATER DRAINAGE STRUCTURE NOTES

- CONTRACTOR AND PRECASTER TO DETERMINE STORM STRUCTURE SIZES.
- FRAME AND GRATES TO BE NCDOT STD 840.16 OR EQUIVALENT.
- PRECAST STORM STRUCTURES TO MEET HS-20-44 LOADING.

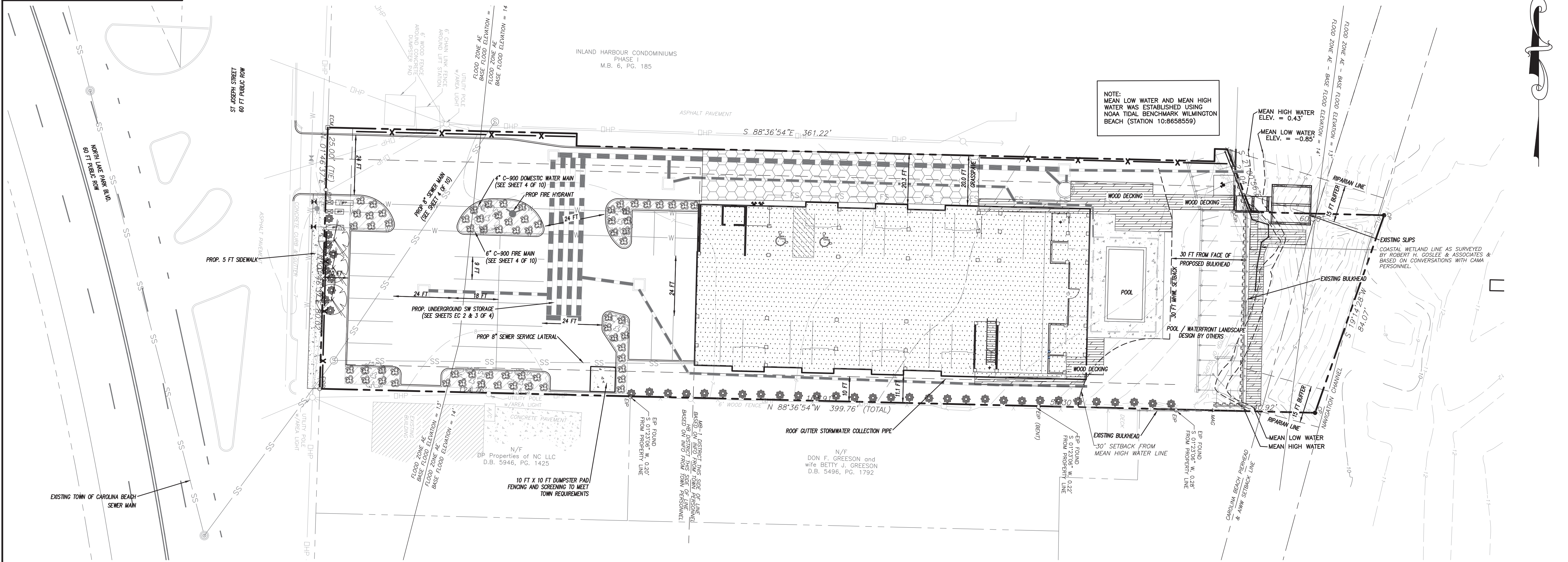


REV. NO.	DATE	BY	REMARKS
6	8/27/19	RLW	REVISED UTILITY EASEMENT
5	6/21/19	RLW	REVISED BLDG FOOTPRINT
4	4/30/18	MRB	REVISED BLDG FOOTPRINT
3	4/25/18	RLW	BLD SHFT
2	4/9/18	RLW	REVISED GRADING, OWNER NAME & SHEET NUMBERS
1	6/28/17	MRB	REVISED SHEET NUMBERS

LOCATION MAP



NOT TO SCALE



NOTE: MEAN LOW WATER AND MEAN HIGH WATER WAS ESTABLISHED USING NOAA TIDAL BENCHMARK WILMINGTON BEACH (STATION 10:8658559)

MEAN HIGH WATER ELEV. = 0.43'
MEAN LOW WATER ELEV. = -0.85'

LEGEND

- EXISTING BOUNDARY
- - - CENTERLINE OF RIGHT OF WAY
- - - CONTOUR LINE & ELEVATION
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN
- PROP STORM DRAIN
- PROP FIRE HYDRANT
- PROP GATE VALVE
- PROP WATER METER
- SS --- PROP SANITARY SEWER & MANHOLE
- W --- PROP WATER MAIN
- PROP SUPPORT COLUMN
- CC COMPACT CAR PARKING 8.5 FT X 18 FT
- ▨ PROP BUILDING FOOTPRINT
- ▨ PROP CONCRETE

Proposed Plant Table

SHRUBS					
Quantity	Symbol	Scientific Name	Common Name	Planting Size	Planting Remarks
10	☼	<i>Ilex cornuta</i>	Needlepoint Holly	7 GAL. 3' HT.	STREETYARD SHRUB
30	☼	<i>Ilex cornuta</i>	Needlepoint Holly	7 GAL. 3' HT.	BUFFERYARD SHRUB
70	☼	<i>Buxus microphylla</i>	Wintergreen Boxwood	3 Gal.	PARKING ISLAND
6	☼	<i>Myrica cerifera</i>	Wax Myrtle	7 Gal. 3' Ht.	PARKING ISLAND
TREES					
Quantity	Symbol	Scientific Name	Common Name	Planting Size	Planting Remarks
3	☼	<i>prunus serrulata</i>	'Nwanzan' Japanese Cherry	2-1/2" CAL.	STREETYARD TREE

O.C. - "ON CENTER" CAL - "CALIPER AT 6" ABOVE GRADE" GAL. - "GALLON CONTAINER"

LANDSCAPE CALCULATIONS:

1. BUFFERYARD / STREETYARD CALCULATIONS: (SEC 40-178)
TYPE B; 2 CANOPY, 4 UNDERSTORY, 6 SHRUBS / 50 LF OF FRONTAGE.
105.02 LF - 24 LF DRIVEWAY = 81.02 LF (APPLICABLE)
81.02 LF / 25 (CANOPY TREE FACTOR) = 3.24 TREES REQ'D; 3 TREES PROVIDED
81.02 LF / 12.5 (UNDERSTORY TREE FACTOR) = 6.48 TREES REQ'D; 0 TREES PROVIDED
81.02 LF / 8.33 (SHRUB FACTOR) = 9.73 TREES REQ'D; 10 SHRUBS PROVIDED
*** UTILITY EASEMENTS AND INFRASTRUCTURE LIMIT THE AVAILABLE PLANTING AREA WITHIN THE STREETYARD.
TYPE B; 2 CANOPY, 4 UNDERSTORY, 6 SHRUBS / 50 LF OF SIDE PROPERTY LENGTH
SOUTH PROPERTY LINE = 234 LF (REQUESTING WAIVER ON TREES)
234 / 50 = 4.7
5 X 6 = 30 SHRUBS REQ'D
NORTH PROPERTY LINE = REQUESTING WAIVER

2. PARKING FACILITIES LANDSCAPING CALCULATIONS: (SEC 40-178(A)(2))
MINIMUM REQ'D = 8% OF TOTAL PARKING FACILITY
TOTAL PARKING FACILITY AREA = 12,365 SF
12,365 * 0.8 = 9892.5 SF REQ'D LANDSCAPE AREA; 1,486 SF PROVIDED

LANDSCAPE NOTES:

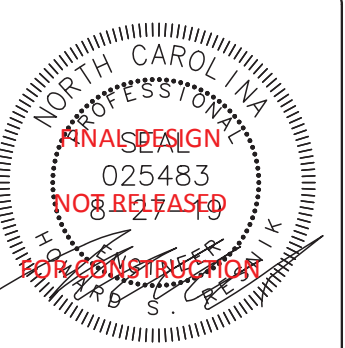
- POOL & WATERFRONT LANDSCAPE DESIGN BY OTHERS.
- REQUESTING WAIVER FOR PERIMETER LANDSCAPING REQUIREMENTS



LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL
P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

LANDSCAPE PLAN for HARBOR VIEW

LANDSCAPE PLAN for HARBOR VIEW
LOCATED IN TOWN OF CAROLINA BEACH
NEW HANCOCK COUNTY, NORTH CAROLINA
OWNER: PELICAN POINT DEVELOPMENT, LLC
337 BRADLEY DRIVE
WILMINGTON, NC 28409



REV.	DATE	BY	REMARKS
1	8/27/19	RLW	REVISED POOL FOOTPRINT, LANDSCAPE NOTES
2	8/27/19	RLW	REVISED BLDG FOOTPRINT
3	4/30/18	MRB	REVISED BLDG FOOTPRINT
4	4/25/18	RLW	REVISED NOTES

DATE: 4-9-18
HORZ. SCALE: 1" = 20'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 17-0395

Sheet No. **LP1** of **LP1**

