

SITE DATA TABLE

TOTAL ACREAGE OF SITE	.459 AC. (19,991 S.F.)
PARCEL ID#	RO6108-009-003-000
ADDRESS	5014 OLEANDER DR. WILMINGTON, NC
CURRENT OWNER	DEWEY M. MORRIS III, WILMINGTON, NC
EXISTING ZONING	RO RESIDENTIAL OFFICE DISTRICT
CAMA LAND CLASSIFICATION	URBAN / WATERSHED RESOURCE PROTECTION
FIRM PANEL	3720314600J (ZONE "X")
MIN. LOT SIZE	15,000 S.F.
MIN. LOT WIDTH	80'
MAX. LOT COVERAGE	50%
LIMITS OF DISTURBANCE	6,650 S.F.

BUILDING SETBACKS REQUIRED

MIN. FRONT SETBACK:	PREDOMINANT FRONT SETBACK
MIN. REAR	25'
MIN. SIDE	10'
MAX. BUILDING HEIGHT	2 STORY OR 35'
MIN. SETBACK PARKING AREAS	5' FROM PROPERTY LINE
ACTUAL BUILDING SETBACKS	
FRONT	48.9'
SIDE	19.9'
REAR	105.6'

STREET YARD REQUIRED

OLEANDER DRIVE	18'
BUILDING SIZE IN SQUARE FEET	1,342 S.F.
BUILDING LOT COVERAGE (1 BLDG)	(1,342/19,991)*100 = 6.71%
NUMBER OF STORES	
ONSITE IMPERVIOUS BEFORE & AFTER DEVELOPMENT	
BEFORE DEVELOPMENT	2,815 S.F. (14.08 %)
BUILDING	1,342 S.F.
EX. DIRT/GRAVEL DRIVE	1,473 S.F.
AFTER DEVELOPMENT	4,235 S.F. (21.18%)
BUILDING	1,342 S.F.
PROPOSED DRIVE/PARKING	2,893 S.F.

OFFSITE IMPERVIOUS (NEWLY CONSTRUCTED)

ADJ. PROP. DRIVE	1,443 S.F.
SIDEWALK	384 S.F.
DRIVE APRON	470 S.F.
TOTAL OFFSITE IMPERVIOUS	2,297 S.F.

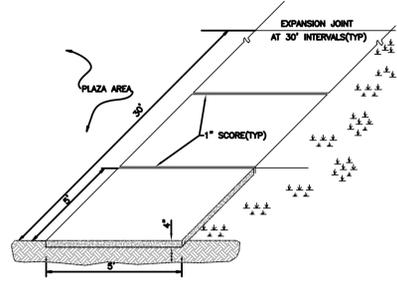
PARKING REQUIREMENT

RETAIL	MAX 1 PER 200 G.S.F./MIN. 1 PER 300 G.S.F.
PARKING REQUIRED OR PERMITTED	
TOTAL PARKING ALLOWED	7 SPACES
(1342 ÷ 400 = 3.35 OR 4 / 1342 ÷ 200 = 6.71 OR 7)	
TOTAL PARKING PROVIDED	5 SPACES
HANDICAPPED SPACES REQUIRED	1
HANDICAPPED SPACES PROVIDED	1

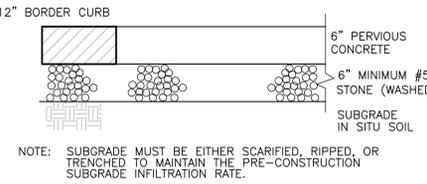
WATER AND SEWER CAPACITY NEEDS:

CURRENT USE		
WATER:	400 GPD (RESIDENTIAL USAGE)	● - EXISTING IRON PIPE
SEWER:	360 GPD (RESIDENTIAL USAGE)	◻ - EXISTING MONUMENT
PROPOSED USE (RETAIL - 100 GPD/1,000 SF) (1,342 SF BLDG)		⊙ - WATER METER
WATER:	150 GPD	○ - CLEANOUT
SEWER:	135 GPD	⊖ - UTILITY POLE
		⊕ - SEWER MANHOLE
		⊘ - DROP INLET

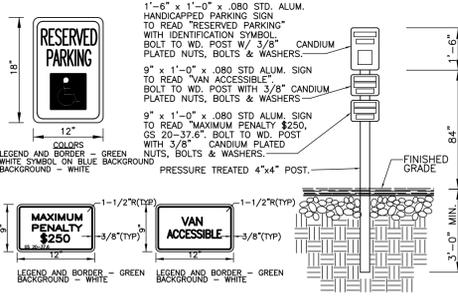
- NOTE:** ROLL OUT CONTAINERS WILL BE USED FOR SOLID WASTE DISPOSAL. NO TREES TO BE REMOVED FROM SITE.
- SITE WORK NOTES:**
- PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING SHALL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
 - ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED AND FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING OR STAGING OF MATERIALS WILL OCCUR IN THESE AREAS.
 - NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT, AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION METHODS.
 - ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND STATE DOT STANDARDS.
 - ONCE STREETS ARE OPEN TO TRAFFIC, CONTACT TRAFFIC ENGINEERING REGARDING THE INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
 - TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
 - CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
 - CALL TRAFFIC ENGINEERING AT 910-341-7888 FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
 - TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
 - ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
 - ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 - STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
 - TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
 - 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.
 - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 - CONTACT KAREN DIXON AT 910-341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
 - WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
 - PROJECT SHALL COMPLY WITH CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 910-343-3910 FOR INFORMATION.
 - IF THE CONTRACTOR DESIRES CFPUA 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.
 - ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REGULATIONS. CALL 919-343-3910 FOR INFORMATION.
 - ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.
 - ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFPCF OR ASSE.
 - CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
 - CONTRACTOR SHALL MAINTAIN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
 - UNDERGROUND FIRE LINE(S) MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-341-0696.
 - NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
 - CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING, OR GRADING.
 - SURVEY AND TOPO INFORMATION PROVIDED BY: Eric Conley - Port City Geomatics, Ltd. 910-520-8493. VERTICAL DATUM: NAVD88. NO EASEMENTS HAVE BEEN IDENTIFIED ON THE SITE.
 - EXISTING UTILITY SIZE AND APPROXIMATE LOCATIONS PROVIDED BY CFPUA ASBUILT PLANS. (ANNEX AREA B)
 - ANY 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.



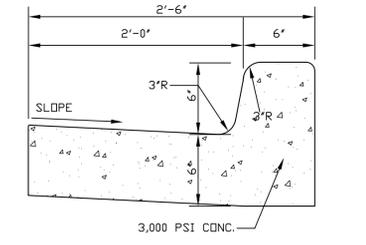
SIDEWALK DETAIL SD 8-15
NTS



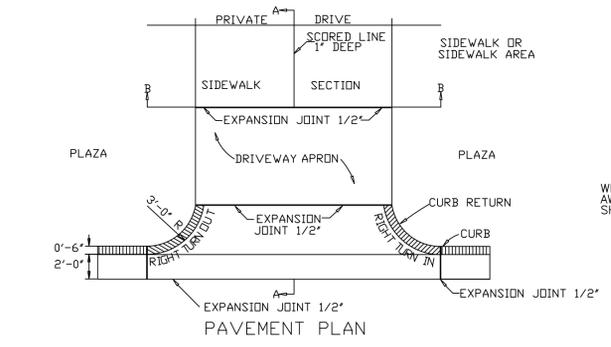
PERVIOUS CONCRETE SECTION
NTS



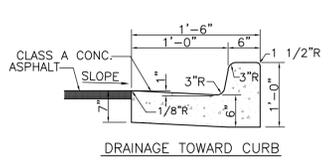
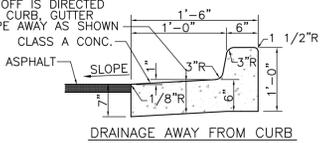
TYPICAL HANDICAPPED SIGN DETAIL
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STANDARD 30" NCDOT CURB & GUTTER
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STANDARD DRIVEWAY DETAIL
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18" CURB SECTION
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APPROVED DRAINAGE PLAN

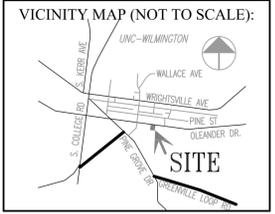
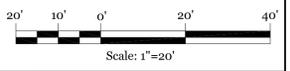
City of Wilmington
Public Services • Engineering Division

Date: _____ Permit # _____
Signed: _____

Approved Construction Plan

Name: _____ Date: _____

Planning _____
Public Utilities _____
Traffic _____
Fire _____



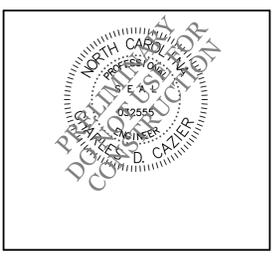
REVISIONS

NO.	DATE	DESCRIPTION

INTRACOASTAL ENGINEERING, PLLC

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Wilmington, North Carolina 28409
Phone: 910.409.3567
Email: charlie@intracoastalengineering.com
License Number P-0662

SITE PLAN FOR TENNIS WITH LOVE WILMINGTON, NC



CLIENT INFORMATION:
DEWEY M. MORRIS, III
5014 OLEANDER DRIVE
WILMINGTON, NC

DRAWN:	NME	SHEET SIZE:	24X36
CHECKED:	CDC	DATE:	2/10/14
APPROVED:	CDC	SCALE:	1:20
PROJECT NUMBER:	2013-023		

DRAWING NUMBER: **C-1**