

REVISIONS		
No./Date	Description	By

LOCATION MAP
NTS



- SITE INVENTORY NOTES:**
- PREPARER OF THE PLAN: TRIPP ENGINEERING, P.C.
 - APPLICANT NAME: STEVE ANDERSON PROPERTIES, LLC
 - SITE ADDRESS OF THE DEVELOPMENT: 6020 OLEANDER DRIVE
 - PROPERTY OWNER: HORNE JOYCE W IRREV TRUST ETAL
 - DEVELOPER: STEVE ANDERSON PROPERTIES, LLC
 - PROPERTY BOUNDARY: SEE PLAN
TAX PARCEL INFORMATION: R06207-011-006-000
 - PROPERTY ZONING: CB-COMMUNITY BUSINESS DISTRICT
 - ADJACENT PROPERTY OWNER INFORMATION: SEE PLAN
 - VICINITY MAP: SEE PLAN
 - TOPOGRAPHY: SEE PLAN
 - 100-YEAR FLOOD BOUNDARY: N/A
 - EXISTING DITCHES, CREEKS AND STREAMS: SEE PLAN
 - SOIL: LEON SAND AND SEAGATE FINE SAND
 - CAMA AEC: N/A
 - CAMA LAND CLASSIFICATION: URBAN
 - CONSERVATION RESOURCES: NONE
ASSOCIATED SETBACKS: N/A
 - HISTORIC OR ARCHAEOLOGICAL SITE: N/A
 - CEMETERIES, BURIAL SITES/GROUNDS: N/A
 - FORESTED AREAS, HABITAT AND DOMINANT SPECIES: N/A
 - WETLANDS: NONE
 - PROTECTED SPECIES OR HABITAT: N/A
 - EXISTING OR PROPOED THOROUGHFARES, BIKE ROUTES, PEDESTRIAN SIDEWALKS OR TRAILS AND TRANSIT FACILITIES: SEE SITE PLAN.

BAGLEY AVENUE S.R. #1567 (40' PUBLIC R/W)

US HWY 76 OLEANDER DRIVE (100' PUBLIC R/W)

BAGLEY AVENUE S.R. #1567 (40' PUBLIC R/W)

WOOPER WILLIAM CRAIG ZONING: R-15-RESIDENTIAL USE: FAM RES

TIMOTHY & GIZELLA COSTIN DB: 1666 PG: 87 ZONING: R-15-RESIDENTIAL USE: FAM RES

CASSIE COSTIN DB: 2237 PG: 447 ZONING: R-15-RESIDENTIAL USE: FAM RES

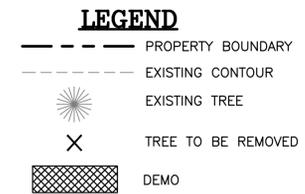
COSTIN TIMOTHY M GIZELLA N ZONING: R-15-RESIDENTIAL USE: UNUSED LAND

SEAGATE FIRE DEPT. CITY OF WILMINGTON DB: 573 PG: 620 ZONING: O&I-OFFICE & INSTITUTION (GENERAL) USE: GOVERNMENTAL

JOHNSON SHIRLEY S ETAL ZONING: R-15-RESIDENTIAL USE: UNUSED LAND

Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

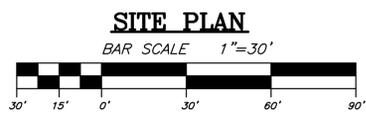


STORMWATER MANAGEMENT PLAN APPROVED

CITY OF WILMINGTON ENGINEERING DEPARTMENT

DATE _____ PERMIT # _____

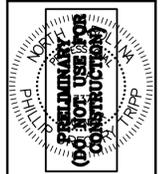
SIGNED _____



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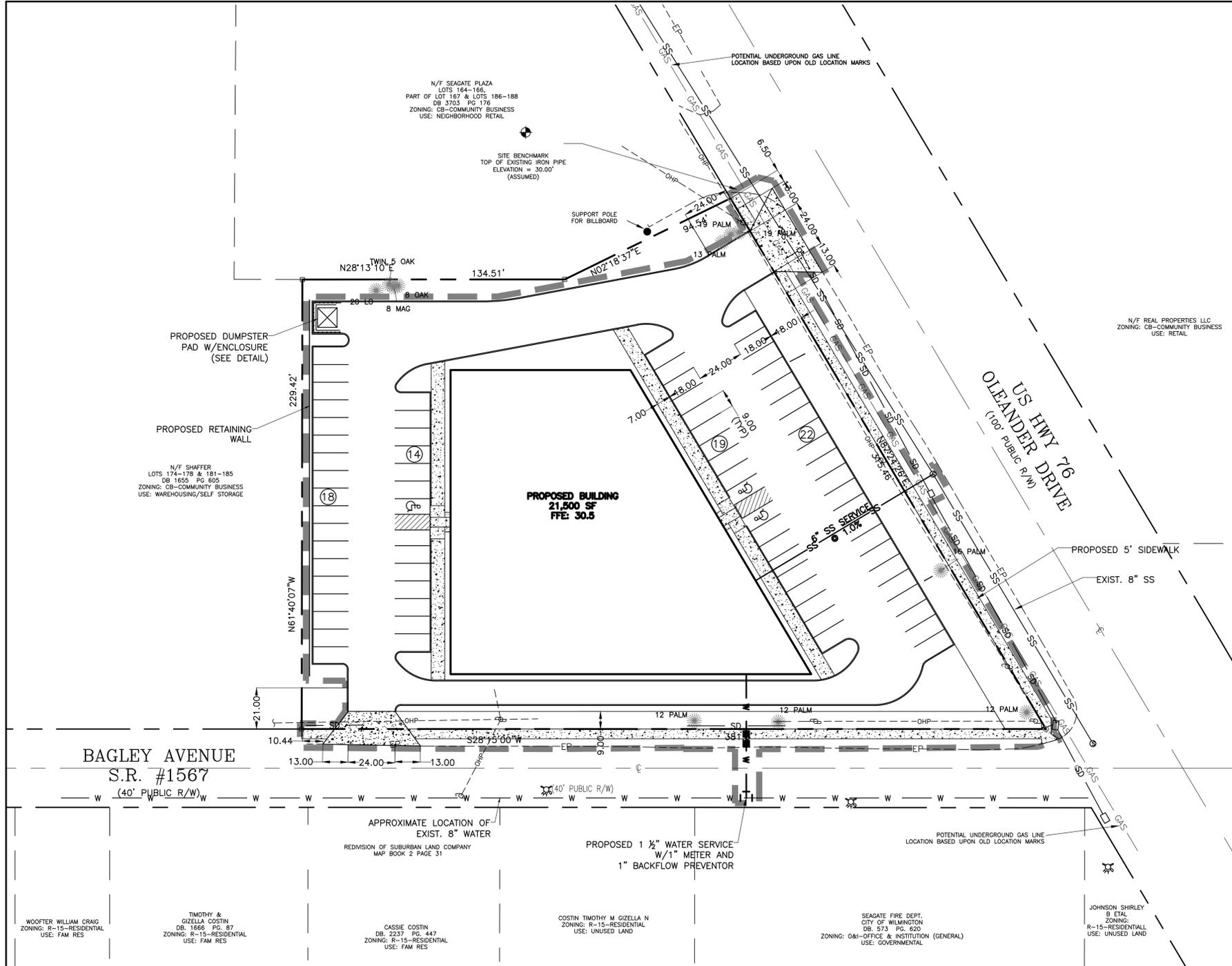
EXISTING CONDITIONS, SITE INVENTORY AND DEMOLITION PLAN
6020 OLEANDER DRIVE
WILMINGTON, NORTH CAROLINA

TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631
© 2014 TRIPP ENGINEERING, P.C.



DATE 10-15-14
DESIGN PGT
DRAWN EJW

C1



NOTES:

ZONING

- 1) TOPOGRAPHY AND TREE SURVEY COMPLETED BY PAT BRISTOW, PLS.
- 2) PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS. CITY OF WILMINGTON WILL NOT ALLOW OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY.
- 3) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.
- 4) EXISTING EASEMENTS AS SHOWN
- 5) CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- 6) 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.

SOLID WASTE

- 1) SITE TO USE ON-SITE DUMPSTER.

TRAFFIC

- 1) ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- 2) 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.
- 3) CONTACT TRAFFIC ENGINEERING AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNALS FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
- 4) CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
- 5) ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- 6) CONTACT KAREN DIXON AT 741-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- 7) ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- 8) NO ROWS TO BE CLOSED.
- 9) NO STREETS PROPOSED.
- 10) OFF SITE PARKING PROPOSED AS SHOWN.
- 11) DRIVEWAYS TO MEET CITY STANDARDS.
- 12) ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
- 13) ALL TRAFFIC SIGNALS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
- 14) STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
- 15) TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.

LANDSCAPING

- 1) A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND THE PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT.
- 2) NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SITE DISTANCE.
- 3) PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
- 4) ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
- 5) 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 INSTRUCTIONS ON TREE PROTECTION METHODS.

CFPUA

- 1) WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
- 2) PROJECT SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.
- 3) 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 DEVELOPERS SIDE OF THE WATER METER BOX.
- 4) ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH THE CFPUA'S CONNECTION CONTROL REGULATION. CALL 332-6419 FOR INFORMATION.
- 5) ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USCFCCHCR OR ASSE.
- 6) PUBLIC WATER AND SEWER EXISTING.
- 7) CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING OR GRADING.
- 8) ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.
- 9) CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.

DRAINAGE

- 1) CURB INLETS 1 THROUGH 3 DRAIN INTO DETENTION SYSTEM No. 1.
- 2) CURB INLETS 4 THROUGH 7 DRAIN INTO DETENTION SYSTEM No. 2.
- 3) ALL OUTFALLS DRAIN TO EXIST. 36" RCP AT OLEANDER DR.



REVISIONS		
No./Date	Description	By

SITE DATA:

PROPERTY OWNER: HORNE JOYCE W IRREV TRUST ETAL
 PROJECT ADDRESS: 6020 OLEANDER DR
 PIN NUMBER: R06207-011-006-000

AREA NOT IN A FEMA 100-YEAR FLOOD ZONE
 ZONING DISTRICT: CB-COMMUNITY BUSINESS
 DISTURBED AREA: 1.78 Ac.

SETBACKS REQUIRED: FRONT: 20', REAR: 10', SIDE: 0', CORNER: 20'

PROPOSED BUILDING SETBACKS: FRONT: 89', REAR: 76', SIDE: 46', CORNER: 36.5'

TRACT AREA: 74,052 SF (1.70 AC)
 BUILDING USE: OFFICE

EXISTING BUILDING AREA: 5,600 SF
 PROPOSED BUILDING AREA (GROSS): 21,500 SF
 BUILDING LOT COVERAGE (21,500/74,052): 29.03%
 NUMBER OF BUILDINGS: 1
 NUMBER OF UNITS: 8
 BUILDING HEIGHT: 25'
 NUMBER OF STORIES: 1
 SF PER FLOOR (GROSS): 21,500 SF

EXISTING IMPERVIOUS AREAS:
 EXISTING BUILDING: 5,600 SF
 EXISTING CONCRETE: 2,075 SF
 EXISTING GRAVEL: 6,965 SF
 EXISTING IMPERVIOUS AREA: 14,640 SF (19.77%)

PROPOSED IMPERVIOUS AREAS:
 PROPOSED BUILDING FOOTPRINT: 21,500 SF
 PROPOSED ASPHALT + CURB: 32,245 SF
 PROPOSED CONCRETE: 2,655 SF
 PROPOSED IMPERVIOUS AREA: 56,400 SF (76.16%)
 EXISTING IMPERVIOUS (TO REMAIN): 0 SF
 PROPOSED-EXISTING IMPERVIOUS AREA 56,400 SF (76.16%)

PARKING REQUIRED:
 OFFICE: 1 SPACE PER 300 SF MIN.
 1 SPACE PER 200 SF MAX.
 21,500/300=72 MIN. 21,500/200=108 MAX. 72-108
 TOTAL PARKING REQUIRED: 72-108
 PARKING PROPOSED: 73

CAMA LAND USE: URBAN

PUBLIC WATER AND SEWER BY CFPUA
 EXISTING WATER FLOW: 1,166 GPD
 EXISTING SEWER FLOW: 1,080 GPD
 PROPOSED WATER FLOW: (25 GPD PER EMPLOYEE x 60 EMPLOYEES x 110%) 1,650 GPD
 PROPOSED SEWER FLOW: (25 GPD PER EMPLOYEE x 60 EMPLOYEES) 1,500 GPD

HANDICAP SPOTS REQUIRED: PROPOSED
 (1-25 SPOTS = 1 HANDICAP SPOT)
 73 SPOTS/25=2.92 3 HANDICAP SPOTS

BICYCLE PARKING REQUIRED (73 SPACES) 10 BICYCLE PARKS
 BICYCLE PARKING PROPOSED 10 BICYCLE PARKS

LEGEND

- PROPERTY BOUNDARY
- ☀ EXISTING TREE
- SS PROPOSED SEWER
- W PROPOSED WATER
- SD PROPOSED STORM WATER
- ▬ LIMITS OF DISTURBANCE

SITE PLAN
 BAR SCALE 1"=30'

Approved Construction Plan

Name _____ Date _____

Planning _____

Traffic _____

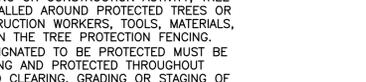
Fire _____

STORMWATER MANAGEMENT PLAN
 APPROVED
 CITY OF WILMINGTON
 ENGINEERING DEPARTMENT

DATE _____ PERMIT # _____

SIGNED _____

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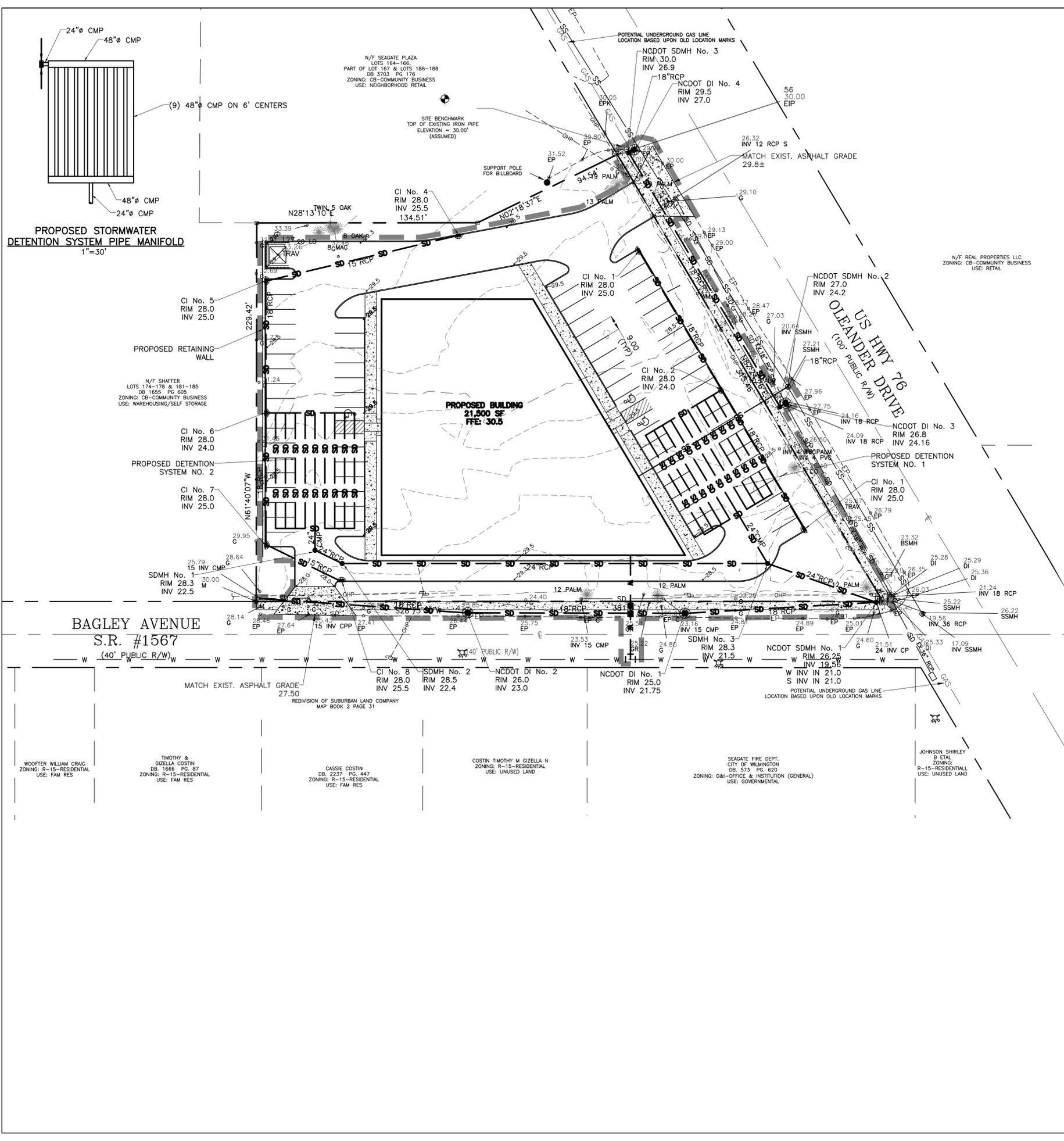
TRIPP ENGINEERING, P.C. SITE AND UTILITY PLAN
 419 Chestnut Street
 Wilmington, North Carolina 28401
 Phone 910-763-5100
 Fax 910-763-5631
 © 2014 TRIPP ENGINEERING, P.C.

PRELIMINARY DO NOT USE FOR CONSTRUCTION

DATE 10-15-14
 DESIGN PGT
 DRAWN EJW

C2

SHEET 2 OF 4
 14032



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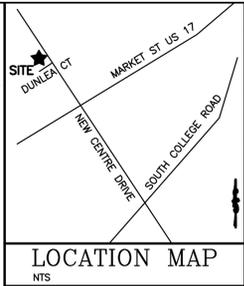
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- SS --- PROPOSED SEWER
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- LIMITS OF DISTURBANCE

PROPOSED SPOT ELEVATION
EXISTING SPOT ELEVATION

SITE PLAN

BAR SCALE 1"=30'



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419 Chestnut Street
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Phone 910-763-5100
Fax 910-763-5631
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GRADING, DRAINAGE, EROSION CONTROL AND STORMWATER MANAGEMENT
6020 OLEANDER DRIVE
WILMINGTON, NORTH CAROLINA

DATE 10-15-14
DESIGN PGT
DRAWN EJW

C3

SHEET 3 OF 4
14032

