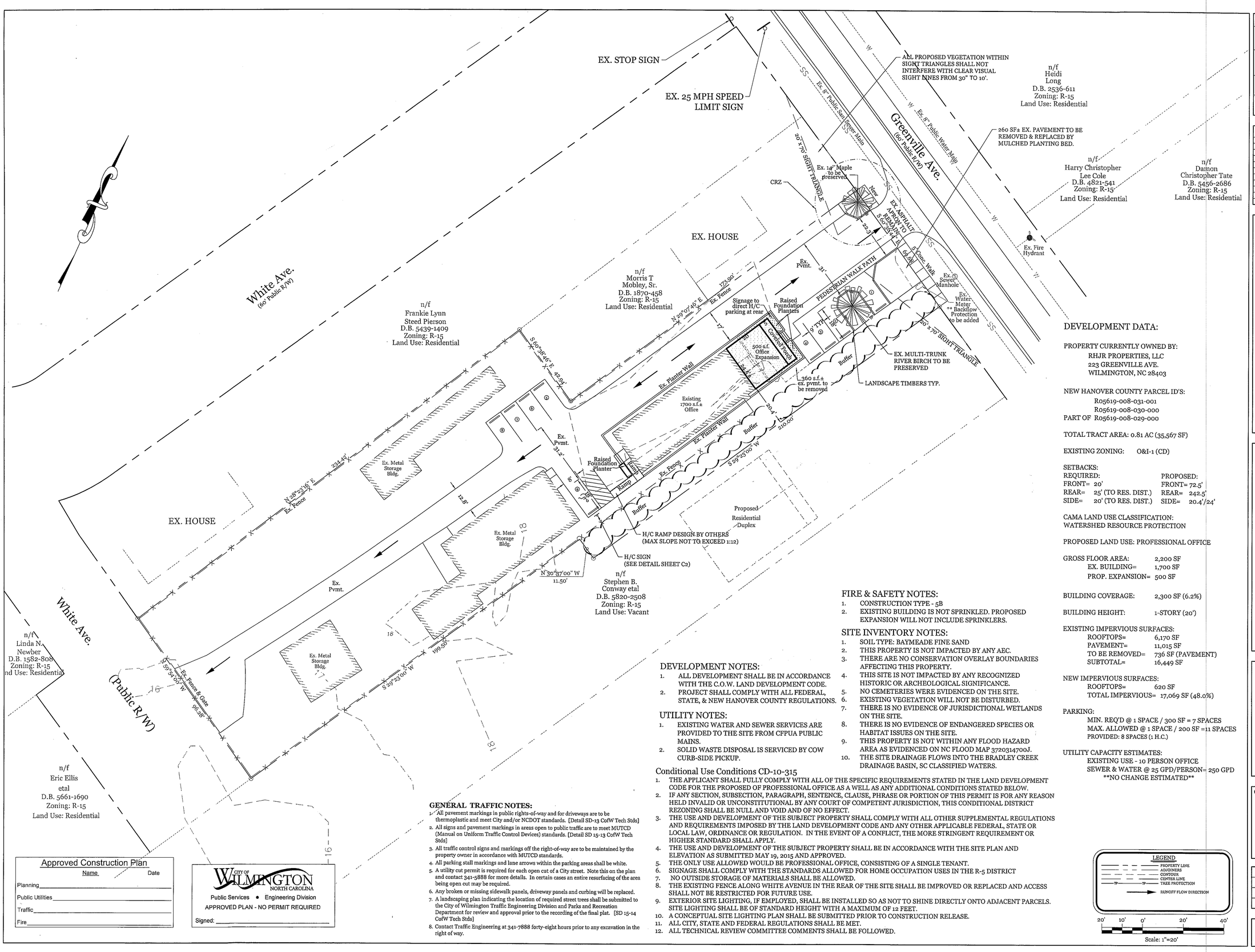


DEVELOPMENT DATA:

PROPERTY CURRENTLY OWNED BY:
RHJR PROPERTIES, LLC
223 GREENVILLE AVE.
WILMINGTON, NC 28403

NEW HANOVER COUNTY PARCEL ID'S:
R05619-008-031-001
R05619-008-030-000
PART OF R05619-008-029-000

TOTAL TRACT AREA: 0.81 AC (35,567 SF)

EXISTING ZONING: O&I-1 (CD)

SETBACKS:

REQUIRED:		PROPOSED:	
FRONT=	20'	FRONT=	72.5'
REAR=	25' (TO RES. DIST.)	REAR=	242.5'
SIDE=	20' (TO RES. DIST.)	SIDE=	20.4'/24'

CAMA LAND USE CLASSIFICATION:
WATERSHED RESOURCE PROTECTION

PROPOSED LAND USE: PROFESSIONAL OFFICE

GROSS FLOOR AREA:	2,200 SF
EX. BUILDING=	1,700 SF
PROP. EXPANSION=	500 SF
BUILDING COVERAGE:	2,300 SF (6.2%)
BUILDING HEIGHT:	1-STORY (20')

EXISTING IMPERVIOUS SURFACES:

ROOFTOPS=	6,170 SF
PAVEMENT=	11,015 SF
TO BE REMOVED=	736 SF (PAVEMENT)
SUBTOTAL=	16,449 SF

NEW IMPERVIOUS SURFACES:

ROOFTOPS=	620 SF
TOTAL IMPERVIOUS=	17,069 SF (48.0%)

PARKING:
MIN. REQ'D @ 1 SPACE / 300 SF = 7 SPACES
MAX. ALLOWED @ 1 SPACE / 200 SF =11 SPACES
PROVIDED: 8 SPACES (1 H.C.)

UTILITY CAPACITY ESTIMATES:
EXISTING USE - 10 PERSON OFFICE
SEWER & WATER @ 25 GPD/PERSON= 250 GPD
NO CHANGE ESTIMATED

FIRE & SAFETY NOTES:

1. CONSTRUCTION TYPE - 5B
2. EXISTING BUILDING IS NOT SPRINKLED. PROPOSED EXPANSION WILL NOT INCLUDE SPRINKLERS.

SITE INVENTORY NOTES:

1. SOIL TYPE: BAYMEADE FINE SAND
2. THIS PROPERTY IS NOT IMPACTED BY ANY AEC.
3. THERE ARE NO CONSERVATION OVERLAY BOUNDARIES AFFECTING THIS PROPERTY.
4. THIS SITE IS NOT IMPACTED BY ANY RECOGNIZED HISTORIC OR ARCHEOLOGICAL SIGNIFICANCE.
5. NO CEMETERIES WERE EVIDENCED ON THE SITE.
6. EXISTING VEGETATION WILL NOT BE DISTURBED.
7. THERE IS NO EVIDENCE OF JURISDICTIONAL WETLANDS ON THE SITE.
8. THERE IS NO EVIDENCE OF ENDANGERED SPECIES OR HABITAT ISSUES ON THE SITE.
9. THIS PROPERTY IS NOT WITHIN ANY FLOOD HAZARD AREA AS EVIDENCED ON NC FLOOD MAP 3720314700J.
10. THE SITE DRAINAGE FLOWS INTO THE BRADLEY CREEK DRAINAGE BASIN, SC CLASSIFIED WATERS.

DEVELOPMENT NOTES:

1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE C.O.W. LAND DEVELOPMENT CODE.
2. PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE, & NEW HANOVER COUNTY REGULATIONS.

UTILITY NOTES:

1. EXISTING WATER AND SEWER SERVICES ARE PROVIDED TO THE SITE FROM CFPUA PUBLIC MAINS.
2. SOLID WASTE DISPOSAL IS SERVICED BY COW CURB-SIDE PICKUP.

Conditional Use Conditions CD-10-315

1. THE APPLICANT SHALL FULLY COMPLY WITH ALL OF THE SPECIFIC REQUIREMENTS STATED IN THE LAND DEVELOPMENT CODE FOR THE PROPOSED OF PROFESSIONAL OFFICE AS A WELL AS ANY ADDITIONAL CONDITONS STATED BELOW.
2. IF ANY SECTION, SUBSECTION, PARAGRAPH, SENTENCE, CLAUSE, PHRASE OR PORTION OF THIS PERMIT IS FOR ANY REASON HELD INVALID OR UNCONSTITUTIONAL BY ANY COURT OF COMPETENT JURISDICTION, THIS CONDITIONAL DISTRICT REZONING SHALL BE NULL AND VOID AND OF NO EFFECT.
3. THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL OTHER SUPPLEMENTAL REGULATIONS AND REQUIREMENTS IMPOSED BY THE LAND DEVELOPMENT CODE AND 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.
4. THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN ACCORDANCE WITH THE SITE PLAN AND ELEVATION AS SUBMITTED MAY 19, 2015 AND APPROVED.
5. THE ONLY USE ALLOWED WOULD BE PROFESSIONAL OFFICE, CONSISTING OF A SINGLE TENANT.
6. SIGNAGE SHALL COMPLY WITH THE STANDARDS ALLOWED FOR HOME OCCUPATION USES IN THE R-5 DISTRICT
7. NO OUTSIDE STORAGE OF MATERIALS SHALL BE ALLOWED.
8. THE EXISTING FENCE ALONG WHITE AVENUE IN THE REAR OF THE SITE SHALL BE IMPROVED OR REPLACED AND ACCESS SHALL NOT BE RESTRICTED FOR FUTURE USE.
9. EXTERIOR SITE LIGHTING, IF EMPLOYED, SHALL BE INSTALLED SO AS NOT TO SHINE DIRECTLY ONTO ADJACENT PARCELS. SITE LIGHTING SHALL BE OF STANDARD HEIGHT WITH A MAXIMUM OF 12 FEET.
10. A CONCEPTUAL SITE LIGHTING PLAN SHALL BE SUBMITTED PRIOR TO CONSTRUCTION RELEASE.
11. ALL CITY, STATE AND FEDERAL REGULATIONS SHALL BE MET.
12. ALL TECHNICAL REVIEW COMMITTEE COMMENTS SHALL BE FOLLOWED.

GENERAL TRAFFIC NOTES:

1. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards. [Detail SD-13 CofW Tech Stds]
2. All signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards. [Detail SD 15-13 CofW Tech Stds]
3. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
4. All parking stall markings and lane arrows within the parking areas shall be white.
5. 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.
6. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
7. A 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. [SD 15-14 CofW Tech Stds]
8. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.

Approved Construction Plan

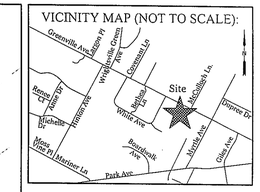
	Name	Date
Planning		
Public Utilities		
Traffic		
Fire		

CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED PLAN - NO PERMIT REQUIRED
Signed: _____

LEGEND
PROPERTY LINE
ADJOINERS
CONTOUR
CENTER LINE
TREE PROTECTION
RUNOFF FLOW DIRECTION

20' 10' 0' 20' 40'
Scale: 1"=20'

VICINITY MAP (NOT TO SCALE):



REVISIONS

INTRACOASTAL ENGINEERING, PLLC
5725 Oleander Dr. Unit E-7
Wilmington, North Carolina 28403
Phone: 910.859.8983
Email: Charlie@intracoastalengineering.com
License Number: P-0662

SITE PLAN FOR ROBERT HIGH OFFICES

233 GREENVILLE AVE,
WILMINGTON, NC 28403

NORTH CAROLINA PROFESSIONAL SEAL 032555 ENGINEER CHARLES D. CAMPER
11.2.15

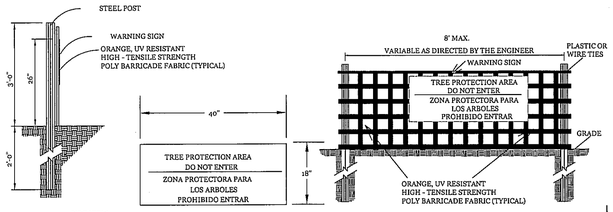
CLIENT INFORMATION:

RHJR PROPERTIES, LLC
ROBERT HIGH
223 GREENVILLE AVE
WILMINGTON, NC 28403
PHONE: 910-790-9490
EMAIL: rhp@robertthighproperties.com

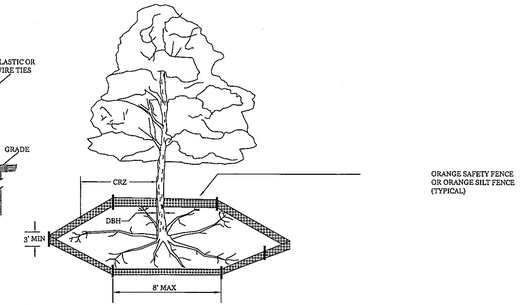
DRAWN:	JAE	SHEET SIZE:	24X36
CHECKED:	CDC	DATE:	11/2/2015
APPROVED:	CDC	SCALE:	1" = 20'
PROJECT NUMBER:	2015-035		

DRAWING NUMBER: C-1

1 OF 2



NOTES:
1. THE TREE PROTECTION FENCING SHALL NOT BE VIOLATED FOR THE ENTIRE DURATION OF THE PROJECT WITHOUT APPROVAL FROM URBAN FORESTRY STAFF.
2. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE 2" HIGH, MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
3. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER. FOR TREE PROTECTION AREAS LESS THAN 100' IN PERIMETER, PROVIDE NO LESS THAN TWO SIGNS PER PROTECTION AREA.
4. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE AND SIGNS THROUGHOUT DURATION OF PROJECT.
5. TREE PROTECTION FENCING AND SIGNAGE SHALL BE REMOVED AFTER CONSTRUCTION.
6. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF WILMINGTON, BASED ON ACTUAL FIELD CONDITIONS.

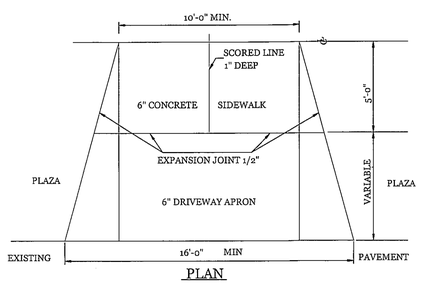


NOTES:
1. PROTECT CRITICAL ROOT ZONE (CRZ) OF TREES PRIOR TO CONSTRUCTION. CLEARLY MARK THE TREES AND ERECT A PROTECTIVE BARRIER AT THE CRZ. BARRIER SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
2. CRZ RADIUS IS 1 FT PER INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH).
3. IF CONSTRUCTION OCCURS WITHIN THE CRZ, AT LEAST 12" OF MULCH AND/OR LOGGING MATTS SHALL BE PLACED WHERE MACHINERY MANEUVERS TO REDUCE SOIL COMPACTION IN THIS ZONE.
4. WHERE SIDEWALKS AND PATHWAYS PASS WITHIN CRZ, EXTRA CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE ROOTS. ALTERNATE CONSTRUCTION METHODS, SUCH AS A REINFORCED SIDEWALK, SHALL BE IMPLEMENTED AS NECESSARY.
5. FOR ALL TREES, CUTTING OF LARGE STRUCTURAL ROOTS LOCATED NEAR THE BASE OF THE TRUNK IS PROHIBITED. DO NOT COMPACT SOIL BENEATH TREES. NO VEHICLE SHALL BE ALLOWED TO PARK UNDER TREES. NO MATERIALS OR EQUIPMENT SHALL BE STORED BENEATH TREES. DAMAGING THE BARK WITH LAWNMOWERS, CONSTRUCTION EQUIPMENT, OR ANYTHING ELSE IS PROHIBITED. CONTRACTOR SHALL REPAIR DAMAGE TO TREES.
6. FAILING TO INSTALL OR MAINTAIN PROTECTION MEASURES SHALL RESULT IN A STOP WORK ORDER AND FINE OF $500/DAY. DISTURBANCE OTHER THAN THAT ALLOWED ON THE APPROVED PLAN WILL REQUIRE OWNER TO POST A LETTER OF CREDIT FOR 3 YRS FOR TREE MITIGATION.
7. THE CRITICAL ROOT ZONE (CRZ) OF A TREE IS WHERE THE MAJORITY OF A TREE'S ROOTS LAY. 85% OF MOST TREE ROOTS ARE FOUND IN THE TOP 24" OF THE SOIL AND SUPPLY THE MAJORITY OF NUTRIENTS AND WATER. GENERALLY, ROOTS SPREAD OUT 2-3X THE HEIGHT OF THE TREE.
8. CROWN OF THE TREE IS NEEDED FOR LEAF GROWTH TO PRODUCE OXYGEN, FILTER THE AIR, REDUCE WIND AND SOFTEN NOISE. DO NOT DISFIGURE CROWN WITH INTENSIVE PRUNING.

TREE PROTECTION DETAIL (SD 15-09)

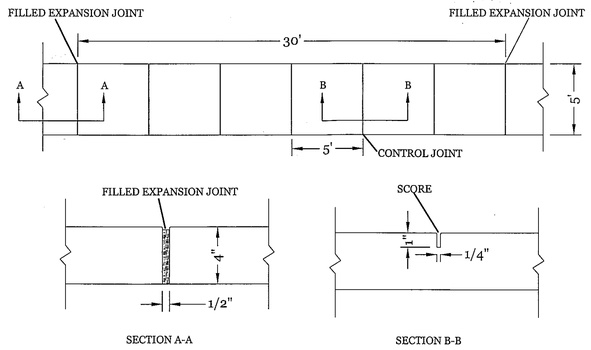
NOT TO SCALE

SITE WORK NOTES:
1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BOTH ON AND ADJACENT TO THE SITE.
2. 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.
3. CLEARING: CONTRACTOR SHALL REMOVE ALL TREES AND VEGETATION WITHIN LIMITS OF CONSTRUCTION UNLESS OTHERWISE DESIGNATED TO REMAIN.
4. GRUBBING AND STRIPPING: CONTRACTOR SHALL RAKE AND REMOVE ROOTS, STUMPS, VEGETATION, DEBRIS, EXISTING STRUCTURES ABOVE AND BELOW GRADE, ORGANIC MATERIAL OR ANY OTHER UNSUITABLE MATERIAL WITHIN LIMITS OF CONSTRUCTION.
5. MUCKING: CONTRACTOR SHALL COORDINATE WITH OWNER AND THEIR GEOTECHNICAL REPRESENTATIVE TO COORDINATE REMOVAL OF ANY SOFT AREAS.
6. DISPOSAL: CLEARED, GRUBBED, STRIPPED OR OTHER WASTE MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A PROPERLY PERMITTED FACILITY.
7. FILL AND COMPACTION SHOULD COMPLY WITH GEOTECHNICAL RECOMMENDATIONS.
8. THE CONTRACTOR SHALL NOTE THAT THE GRADING PLAN MAY NOT REPRESENT A BALANCED EARTHWORK CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUT AND FILL QUANTITIES AND COMPLETE INSTALLATION TO SPECIFIED GRADES.
9. THE CONTRACTOR SHALL FURNISH SUITABLE BORROW MATERIAL FROM AN OFF-SITE PROPERLY PERMITTED FACILITY AS REQUIRED.
10. 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.
11. NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NC ONE-CALL" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. BEFORE COMMENCING ANY EXCAVATIONS IN OR ALONG ROADWAYS OR RIGHT-OF-WAYS, PUBLIC AREAS OR IN PRIVATE EASEMENTS, THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE PERSONNEL OF THEIR INTENT TO EXCAVATE, IN WRITING, NOT LESS THAN 10 DAYS PRIOR TO EXCAVATING.
13. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE DISCONNECTION/ RECONNECTION AND/OR THE RELOCATION OF ALL EXISTING UTILITIES WITH APPROPRIATE PERSONNEL.
14. 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.
15. EXISTING SURVEYING PERFORMED BY TALBOT LAND SURVEYING, PC
16. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE. FURTHERMORE THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES OR QUESTIONS TO THE ENGINEER PRIOR TO INSTALLATION.
17. THE CONTRACTOR SHALL PROVIDE ANY AND ALL LAYOUT REQUIRED TO CONSTRUCT HIS WORK UNLESS OTHERWISE DIRECTED BY OWNER.
18. ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO MEET ALL LOCAL, STATE, AND CFPUA CODES. METERS, TAPS, MATERIALS, WORKMANSHIP AND ALL FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL COMPLY WITH ALL REQUIREMENTS.
19. ALL BACKFILL FROM UTILITY INSTALLATION MUST BE COMPACTED OR AMENDED TO PROVIDE TRAFFIC BEARING CAPACITY. GEOTECHNICAL ENGINEER TO BE CONSULTED AT CONTRACTORS COST AS NECESSARY.
20. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INSTALLATION. ALL AREAS SHALL BE SLOPED TO DRAIN AWAY FROM BUILDINGS AT ALL TIMES.
21. CONCRETE FOR WALKS, CURBS AND DRIVES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS - AIR ENTRAINED.
22. FIELD TESTING SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY PAID FOR BY THE OWNER. FURTHER TESTING REQUIRED DUE TO A FAILED TEST WILL BE PAID FOR BY THE CONTRACTOR.
23. ALL SIDEWALKS SHALL BE FREE OF CRACKS, BREAKS, OR ANY OTHER DEFECT PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.



STANDARD DRIVEWAY APRON DETAIL

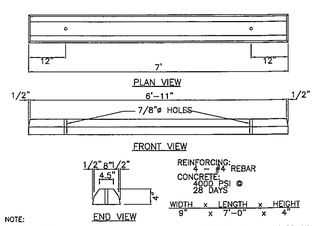
NTS



NOTES:
1. JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
2. SANITARY SEWER CLEAN-OUTS, WATER METERS, MANHOLES, AND VALVE LIDS TO BE LOCATED OUTSIDE SIDEWALK WHERE FEASIBLE.
3. MINIMUM SIDEWALK WIDTH TO BE 6' MINIMUM IF PLACED AT BACK OF CURB.
4. CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAIN WITHIN A DRIVEWAY APRON) SHALL BE CLASS "A" - 3,000 PSI.
5. MINIMUM REPLACEMENT FOR REPAIRS IS A 5' X 5' PANEL
6. 4" STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS
7. MINIMUM DEPTH FOR TUNNELING BELOW SIDEWALK IS 12"
8. MAX ADJACENT GROUND SLOPE WITHOUT RAILING IS 2:1
9. 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 SIDEWALK DETAIL (SD 3-10)

NTS



NOTE:
1. CONTRACTOR SHALL INSTALL PER CITY OF WILMINGTON TECHNICAL STANDARD PER SD 15-13
2. CONTRACTOR SHALL INSTALL WHEEL STOP 2.5' FROM SIDEWALK.

WHEEL STOP DETAIL

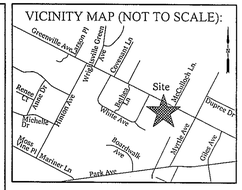
NTS

CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED PLAN - NO PERMIT REQUIRED
Signed: _____

Approved Construction Plan

	Name	Date
Planning		
Public Utilities		
Traffic		
Fire		

VICINITY MAP (NOT TO SCALE):



REVISIONS

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Wilmington, North Carolina 28403
Phone: 910.859.8983
Email: Charlie@intracoastalengineering.com
License Number: P-0662

DETAILS FOR ROBERT HIGH OFFICES
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NORTH CAROLINA PROFESSIONAL SEAL 032555 ENGINEER CHARLES D. CAMER
11-2-15

CLIENT INFORMATION:

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PHONE: 910-790-9490
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DRAWN:	JAE	SHEET SIZE:	24X36
CHECKED:	CDC	DATE:	11/2/2015
APPROVED:	CDC	SCALE:	NTS
PROJECT NUMBER:	2015-035		

DRAWING NUMBER: C-2