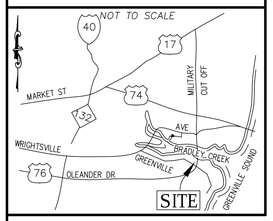
LOCATION MAP



SITE & BUILDING DATA:

TOTAL LOT AREA = 14,136 SF (0.32 AC.)

PROPERTY ADDRESS IS 6331 OLEANDER DRIVE
PORTION PID = R05620-003-011-000

EXISTING ONSITE DATA:

EXISTING BUILDINGS ON SITE	= 1,024 SF
EXISTING PORCH	= 166 SF
EXISTING CONCRETE	= 1,522 SF
TOTAL:	= 2,712 SF

2,712 SF / 14,136 SF
EXISTING 19% IMPERVIOUS

PROPOSED ONSITE DATA:

EXISTING BUILDING AREA:	1,024 SF
EXISTING PORCH AREA:	166 SF
PROPOSED CONCRETE:	2,424 SF
PROPOSED BUILDING:	864 SF
PROPOSED GRAVEL:	1,629 SF
TOTAL ONSITE IMPERVIOUS AREA:	6,107 SF

6,107 SF / 14,136 SF = 0.43 OR 43% IMPERVIOUS
PROPOSED 43% IMPERVIOUS

PROPOSED OFFSITE DATA:

EXISTING OLEANDER DRIVEWAY APRON:	186 SF
ADDITION TO EXISTING OLEANDER DRIVEWAY APRON:	192 SF
PROPOSED COMMERCE DRIVE DRIVEWAY APRON:	535 SF
TOTAL OFFSITE IMPERVIOUS AREA:	913 SF

BUILDING DATA:
PROPOSED CONSTRUCTION TYPE = II B
NUMBER OF BUILDINGS = 2
BUILDING HEIGHT = +/- 25 FT

NUMBER OF STORIES = 1

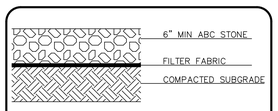
PROPOSED BUILDING AREA: 2,054 SF
LOT COVERAGE: 2,054 SF / 14,136 SF = 0.145
PROPOSED 15% BUILDING LOT COVERAGE

BUILDING SETBACKS:
PROP. BUILDING

REQUIRED SETBACKS	PROPOSED SETBACKS
FRONT SETBACK: 20 FT	FRONT SETBACK: 86.1 FT
SIDE SETBACK: 10 FT	SIDE SETBACK: 10 FT
REAR SETBACK: 20 FT	REAR SETBACK: 25 FT

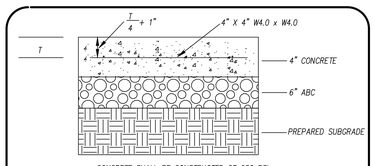
EX. BUILDING

REQUIRED SETBACKS	PROPOSED SETBACKS
FRONT SETBACK: 20 FT	FRONT SETBACK: 10.9 FT
SIDE SETBACK: 10 FT	SIDE SETBACK: 22.6 FT
REAR SETBACK: 20 FT	REAR SETBACK: 96.7 FT



GRAVEL PARKING AREA

(NTS)



CONCRETE SHALL BE CONSTRUCTED OF 650 PSI FLEXURAL STRENGTH CONCRETE.

CONCRETE PAVING DETAIL

NTS

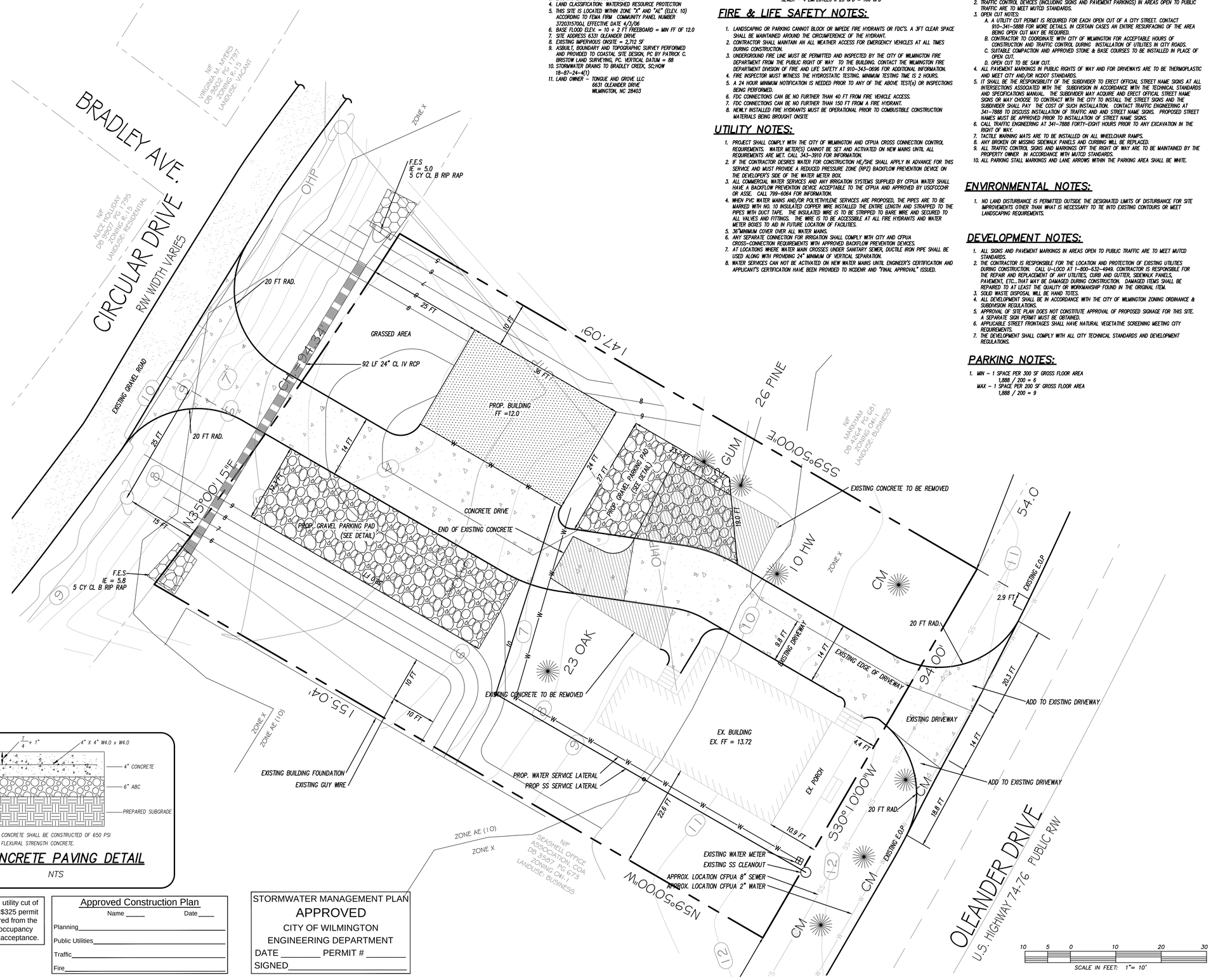
LEGEND

- EXISTING BOUNDARY
- PROP BUILDING FOOTPRINT
- PROP CONCRETE
- EXISTING CONCRETE TO BE REMOVED
- PROP CONTOUR
- PROPOSED CULVERT
- TREE

For each open utility cut of City streets, a $325 permit shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan
Name _____ Date _____
Planning _____
Public Utilities _____
Traffic _____
Fire _____

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____ PERMIT # _____
SIGNED _____



GENERAL NOTES:

1. NEW HANOVER COUNTY PARCEL NUMBERS:
   PID = R05620-003-011-000
2. TOTAL PROJECT AREA: 14,136 SF (0.32 AC.)
3. EXISTING ZONING DISTRICT: O&I-1
4. LAND CLASSIFICATION: WATERSHED RESOURCE PROTECTION
5. THIS SITE IS LOCATED WITHIN ZONE "X" AND "AE" (ELEV. 10) ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720315700J, EFFECTIVE DATE 4/3/06
6. BASE FLOOD ELEV. = 10 + 2 FT FREEBOARD = MIN FF OF 12.0
7. SITE ADDRESS 6331 OLEANDER DRIVE
8. EXISTING IMPERVIOUS ONSITE = 2,712 SF
9. ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO COASTAL SITE DESIGN, PC BY PATRICK C. BRISTOW LAND SURVEYING, PC. VERTICAL DATUM = 88
10. STORMWATER DRAINS TO BRADLEY CREEK, SC;HOW 18-87-34-4(1)
11. LAND OWNER – TONGUE AND GROVE LLC
    6631 OLEANDER DRIVE
    WILMINGTON, NC 28403

WATER & SEWER USAGE NOTES:

CURRENT WATER USAGE	140 GPD	PROPOSED WATER USAGE	140 GPD
CURRENT SEWER USAGE	100 GPD	PROPOSED SEWER USAGE	100 GPD

WATER – 4 EMPLOYEES X 35 GPD = 140 GPD
SEWER – 4 EMPLOYEES X 25 GPD = 100 GPD

FIRE & LIFE SAFETY NOTES:

1. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS OR FDC'S. A 3FT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
2. CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
3. UNDERGROUND FIRE LINE MUST BE PERMITTED AND INSPECTED BY THE CITY OF WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT OF WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-343-0696 FOR ADDITIONAL INFORMATION.
4. FIRE INSPECTOR MUST WITNESS THE HYDROSTATIC TESTING. MINIMUM TESTING TIME IS 2 HOURS.
5. A 24 HOUR MINIMUM NOTIFICATION IS NEEDED PRIOR TO ANY OF THE ABOVE TEST(s) OR INSPECTIONS BEING PERFORMED.
6. FDC CONNECTIONS CAN BE NO FURTHER THAN 40 FT FROM FIRE VEHICLE ACCESS.
7. FDC CONNECTIONS CAN BE NO FURTHER THAN 150 FT FROM A FIRE HYDRANT.
8. NEWLY INSTALLED FIRE HYDRANTS MUST BE OPERATIONAL PRIOR TO COMBUSTIBLE CONSTRUCTION MATERIALS BEING BROUGHT ONSITE

UTILITY NOTES:

1. PROJECT SHALL COMPLY WITH THE CITY OF WILMINGTON AND CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE SET AND ACTIVATED ON NEW MAINS UNTIL ALL REQUIREMENTS ARE MET. CALL 343-3910 FOR INFORMATION.
2. IF THE CONTRACTOR DESIRES WATER FOR CONSTRUCTION HE/SHE 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.
3. ALL COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY CFPUA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE CFPUA AND APPROVED BY USCFCCCHR OR ASSE. CALL 799-6064 FOR INFORMATION.
4. WHEN PVC WATER MAINS AND/OR POLYETHYLENE SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED COPPER WIRE INSTALLED THE ENTIRE LENGTH AND STRAPPED TO THE PIPES WITH DUCT TAPE. THE INSULATED WIRE IS TO BE STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES AND FITTINGS. THE WIRE IS TO BE ACCESSIBLE AT ALL FIRE HYDRANTS AND WATER METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
5. 36"MINIMUM COVER OVER ALL WATER MAINS.
6. ANY SEPARATE CONNECTION FOR IRRIGATION SHALL COMPLY WITH CITY AND CFPUA CROSS-CONNECTION REQUIREMENTS WITH APPROVED BACKFLOW PREVENTION DEVICES.
7. AT LOCATIONS WHERE WATER MAIN CROSSES UNDER SANITARY SEWER, DUCTILE IRON PIPE SHALL BE USED ALONG WITH PROVIDING 24" MINIMUM OF VERTICAL SEPARATION.
8. WATER SERVICES CAN NOT BE ACTIVATED ON NEW WATER MAINS UNTIL ENGINEER'S CERTIFICATION AND APPLICANT'S CERTIFICATION HAVE BEEN PROVIDED TO NCDENR AND "FINAL APPROVAL" ISSUED.

TRAFFIC ENGINEERING NOTES:

1. 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 RECORDING OF THE FINAL PLAT. PLAN SHALL ADHERE SD 15-17.
2. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT PARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
3. OPEN CUT NOTES:
   A. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 910-341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
   B. CONTRACTOR TO COORDINATE WITH CITY OF WILMINGTON FOR ACCEPTABLE HOURS OF CONSTRUCTION AND TRAFFIC CONTROL DURING INSTALLATION OF UTILITIES IN CITY ROADS.
   C. SUITABLE COMPACTION AND APPROVED STONE & BASE COURSES TO BE INSTALLED IN PLACE OF OPEN CUT.
   D. OPEN CUT TO BE SAW CUT.
4. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
5. IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO ERECT OFFICIAL STREET NAME SIGNS AT ALL INTERSECTIONS ASSOCIATED WITH THE SUBDIVISION IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL. THE SUBDIVIDER MAY ACQUIRE AND ERECT OFFICIAL STREET NAME SIGNS OR MAY CHOOSE TO CONTRACT WITH THE CITY TO INSTALL THE STREET SIGNS AND THE SUBDIVIDER SHALL PAY THE COST OF SUCH INSTALLATION. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
6. CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
7. TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
8. ANY BROKEN OR MISSING SIDEWALK PANELS AND CURBING WILL BE REPLACED.
9. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
10. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREA SHALL BE WHITE.

ENVIRONMENTAL NOTES:

1. NO LAND DISTURBANCE IS PERMITTED OUTSIDE THE DESIGNATED LIMITS OF DISTURBANCE FOR SITE IMPROVEMENTS OTHER THAN WHAT IS NECESSARY TO TIE INTO EXISTING CONTOURS OR MEET LANDSCAPING REQUIREMENTS.

DEVELOPMENT NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB AND GUTTER, SIDEWALK PANELS, PAVEMENT, ETC...THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
3. SOLID WASTE DISPOSAL WILL BE HAND TOTES.
4. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON ZONING ORDINANCE & SUBDIVISION REGULATIONS.
5. APPROVAL OF SITE PLAN DOES NOT CONSTITUTE APPROVAL OF PROPOSED SIGNAGE FOR THIS SITE. A SEPARATE SIGN PERMIT MUST BE OBTAINED.
6. APPLICABLE STREET FRONTAGES SHALL HAVE NATURAL VEGETATIVE SCREENING MEETING CITY REQUIREMENTS.
7. THE DEVELOPMENT SHALL COMPLY WITH ALL CITY TECHNICAL STANDARDS AND DEVELOPMENT REGULATIONS.

PARKING NOTES:

1. MIN – 1 SPACE PER 300 SF GROSS FLOOR AREA
   1,888 / 200 = 6
   MAX – 1 SPACE PER 200 SF GROSS FLOOR AREA
   1,888 / 200 = 9

CSD
LICENSE # C-2710
COASTAL SITE DESIGN, PC
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL
P.O. Box 4041
Wilmington, NC 28406
(910) 791-4441

SITE IMPROVEMENTS FOR
TONGUE AND GROVE OFFICE

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SITE IMPROVEMENTS FOR
TONGUE AND GROVE OFFICE
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

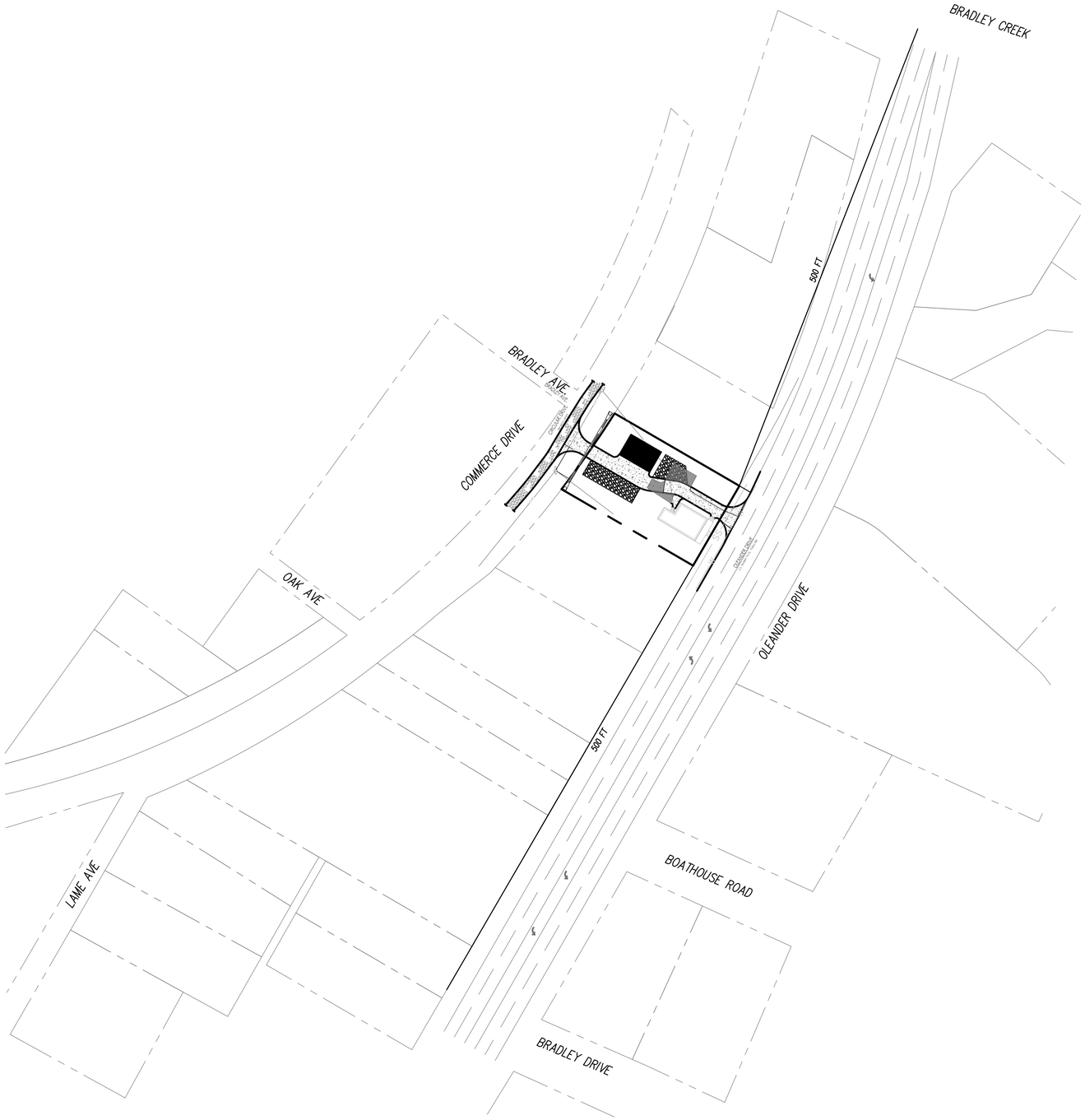
OWNER: TONGUE AND GROVE LLC
6631 OLEANDER DRIVE
WILMINGTON, NC 28403

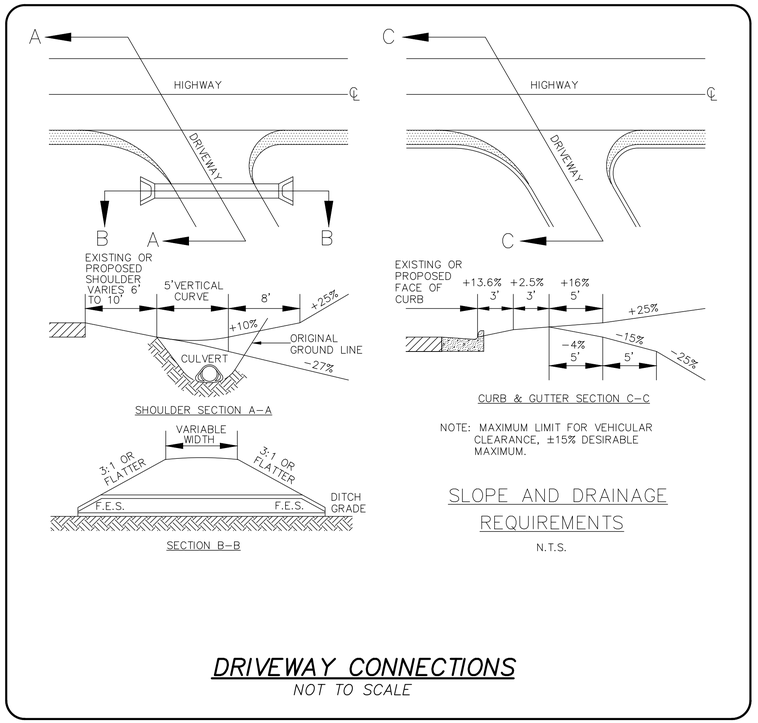
PRELIMINARY

REV. NO.	REMARKS	BY	DATE

DATE: 5-19-15
HORZ. SCALE: 1" = 10'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 14-330

Sheet No. 1 of 2





DRIVEWAY CONNECTIONS

NOT TO SCALE

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Approved Construction Plan

Name _____ Date _____

Planning _____

Public Utilities _____

Traffic _____

Fire _____

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____ PERMIT # _____
SIGNED _____

60 30 0 60 120 180
SCALE IN FEET: 1"= 60'

LICENSE # C-2710
COASTAL SITE DESIGN, PC
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL
P.O. Box 4041
Wilmington, NC 28406
(910) 791-4441

SITE IMPROVEMENTS FOR
TONGUE AND GROVE OFFICE

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SITE IMPROVEMENTS FOR
TONGUE AND GROVE OFFICE
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: TONGUE AND GROVE, LLC
6631 OLEANDER DRIVE
WILMINGTON, NC 28403

PRELIMINARY

REV. NO.	REMARKS	BY	DATE

DATE: 5-19-15
HORZ. SCALE: 1" = 60'
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PROJECT NO.: 14-330

Sheet No. 2 of 2