

Exceptional Design Project Narrative

Project: Tongue and Groove

Prepared by **Coastal Site Design, PC**

The proposed Tongue and Groove improvement project is located at 6331 Oleander Drive. The site's CAMA Land Classification is Watershed Resource Protection & Conservation Area per the CAMA Land Classification Map. The proposed site improvements will include an additional building, parking spaces and improved vehicular circulation with a new egress point at Circular Drive.

Site Assessment

The site has an area of 14,136 SF (0.32 AC.). The existing site contains a building, pavement, a significant hardwood & conifer, a regulated hardwood and a mature Crepe Myrtle. The major soil type found at this location is Craven (Cr) soils with a portion of Kenansville (Ke) soils to the northwest of the site. Soil analysis has not been performed. The FEMA flood zones present at this site are "X" and "AE". There are no regulated wetlands present.

Development Plans

A Site Plan has been submitted to the City Technical Review Committee as required with the Application for Minor Site Plan Approval. The plan depicts an existing building to remain and another to be added. The plan depicts the reconfiguration of pavement and parking with added driveway connection to Circular Drive. Other improvements include; gravel parking, site walkways, utility connections to proposed building, proposed grading and stormwater conduit to preserve hydrology between adjacent properties. Concrete walkways will be located adjacent to vegetated areas effectively creating disconnected impervious, which will give adjacent planted areas a chance to infiltrate runoff from these hardscapes.

Low Impact Development (LID) Techniques

The project seeks to maintain the hydrological function of the site and mimic pre-development runoff patterns by directing runoff to xeric planting areas.

- Xeric depressed planting areas adjacent to impervious areas.

Exceptional Design Criteria Points Summary

Points required for 19% base impervious area = **10**

Points claimed:

100% xeric landscaping = 15

Impervious Surface Calculations

Total site area:	Sf: 14,136 Acreage: 0.32	Existing	New	Total
Building footprints:		Sf: 1,190	Sf: 864	Sf: 2,054
Pavement :		Sf: 1,522	Sf: 1,048	Sf: 2,570
Gravel parking:		Sf:	Sf: 1,604	Sf: 1,604
Total Impervious		Sf: 2,712 %: 19	Sf: 3,516 %: 25	Sf: 6,228 %: 44
Exceptional Design note		Grandfathered Impervious <25%	Exceptional Design pts. Needed based on new impervious above 25%; minimum 10 pts.	