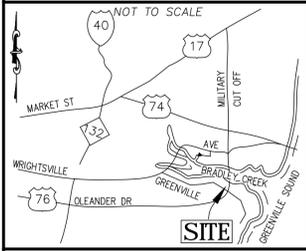


# LOCATION MAP



## 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 ON-SITE 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 ON-SITE DATA:

EXISTING BUILDING AREA:	1,024 SF
EXISTING PORCH AREA:	166 SF
PROPOSED CONCRETE:	2,570 SF
PROPOSED BUILDING:	864 SF
PROPOSED GRAVEL:	1,604 SF
<b>TOTAL ON-SITE IMPERVIOUS AREA:</b>	<b>6,228 SF</b>

6,228 SF / 14,136 SF = 0.440 OR 44% IMPERVIOUS  
 PROPOSED 44% IMPERVIOUS

**PROPOSED OFF-SITE DATA:**

PROPOSED OLEANDER DRIVEWAY APRON:	395 SF
PROPOSED COMMERCE DRIVE DRIVEWAY APRON:	569 SF
<b>TOTAL OFF-SITE IMPERVIOUS AREA:</b>	<b>964 SF</b>

**BUILDING DATA:**  
 PROPOSED CONSTRUCTION TYPE = II B  
 NUMBER OF BUILDINGS = 2  
 BUILDING HEIGHT = +/- 25 FT  
 NUMBER OF STORIES = 1

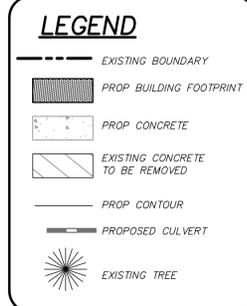
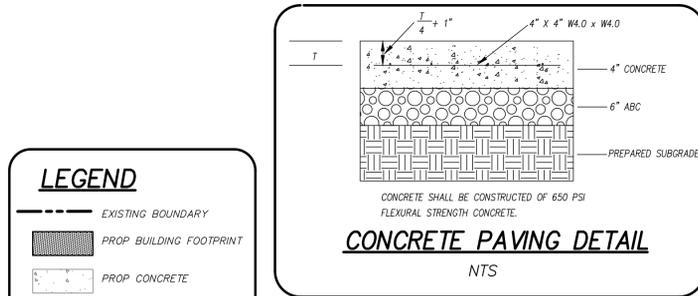
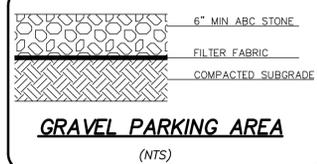
PROPOSED BUILDING AREA: 2,054 SF  
 LOT COVERAGE: 2,054 SF / 14,136 SF = 0.145  
 PROPOSED 15% BUILDING LOT COVERAGE

**BUILDING SETBACKS:**

PROP. BUILDING		PROPOSED SETBACKS	
FRONT SETBACK:	20 FT	FRONT SETBACK > 20 FT	
SIDE SETBACK:	10 FT	SIDE SETBACK:	23.3 FT
REAR SETBACK:	20 FT	REAR SETBACK:	20.1 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



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:

- NEW HANOVER COUNTY PARCEL NUMBERS: PID = R05620-003-011-000
- TOTAL PROJECT AREA: 14,136 SF (0.32 AC.)
- EXISTING ZONING DISTRICT: 084-1
- LAND CLASSIFICATION: WATERSHED RESOURCE PROTECTION & CONSERVATION AREA
- THIS SITE IS LOCATED WITHIN ZONE "X" AND "AE (10)" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720315700A, EFFECTIVE DATE 4/3/06
- BASE FLOOD ELEV. = 10 + 2 FT FREEBOARD = MIN FF OF 12.0
- SITE ADDRESS 6331 OLEANDER DRIVE
- EXISTING IMPERVIOUS ON-SITE = 2,712 SF
- ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO COASTAL SITE DESIGN, PC BY PATRICK C. BRISTOW LAND SURVEYING, PC. VERTICAL DATUM = 88
- STORMWATER DRAINS TO BRADLEY CREEK, SCHOW 18-87-24-(41)
- LAND OWNER - TONGUE AND GROVE LLC 6831 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:

- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDIE FIRE HYDRANTS OR FDC'S. A 3FT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
- CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.

## UTILITY NOTES:

- PROJECT SHALL COMPLY WITH THE CITY OF WILMINGTON AND CPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS(S) CANNOT BE SET AND ACTIVATED ON NEW MAINS UNTIL ALL REQUIREMENTS ARE MET. CALL 343-3910 FOR INFORMATION.
- 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.
- ALL COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY CPWA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE CPWA AND APPROVED BY US2FCOCHR OR ASSE. CALL 799-6064 FOR INFORMATION.
- 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 AND IN FUTURE LOCATION OF FACILITIES.
- 36" MINIMUM COVER OVER ALL WATER MAINS.
- ANY SEPARATE CONNECTION FOR IRRIGATION SHALL COMPLY WITH CITY AND CPWA CROSS-CONNECTION REQUIREMENTS WITH APPROVED BACKFLOW PREVENTION DEVICES.
- AT LOCATIONS WHERE WATER MAIN CROSSES UNDER SANITARY SEWER, DUCTILE IRON PIPE SHALL BE USED ALONG WITH PROVIDING 24" MINIMUM OF VERTICAL SEPARATION.
- WATER SERVICES CAN NOT BE ACTIVATED ON NEW WATER MAINS UNTIL ENGINEER'S CERTIFICATION AND APPLICANT'S CERTIFICATION HAVE BEEN PROVIDED TO NCDNR AND "FINAL APPROVAL" ISSUED.

## PARKING NOTES:

- MIN - 1 SPACE PER 300 SF GROSS FLOOR AREA  
 1,888 / 200 = 9  
 MAX - 1 SPACE PER 200 SF GROSS FLOOR AREA  
 1,888 / 200 = 9  
 7 SPACES PROVIDED
- 1 HANDICAP SPACE REQUIRED: ONE SPACE PROVIDED.

## TRAFFIC ENGINEERING NOTES:

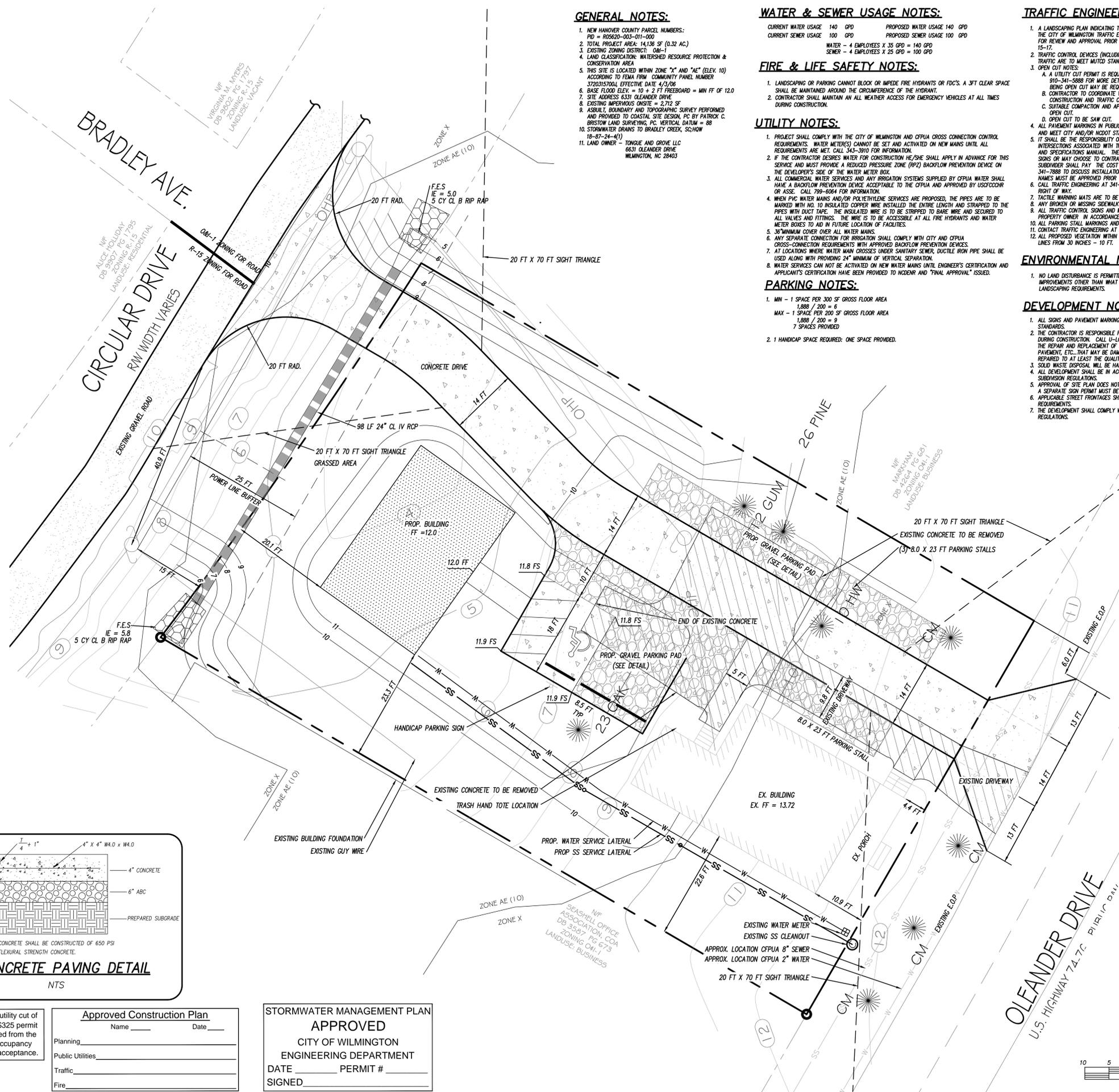
- A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO RECORDING OF THE FINAL PLAT. PLAN SHALL ADHERE SD 15-17.
- TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT PARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
- 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.  
 E. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.  
 F. 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 STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.  
 G. CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.  
 H. TRAFFIC WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.  
 I. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.  
 J. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.  
 K. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREA SHALL BE WHITE.  
 L. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.  
 M. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30 INCHES - 10 FT.

## ENVIRONMENTAL NOTES:

- 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:

- ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL 440-00 AT 1-800-832-4848. 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.
- SOLID WASTE DISPOSAL WILL BE HAND TOTES.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON ZONING ORDINANCE & SUBDIVISION REGULATIONS.
- APPROVAL OF SITE PLAN DOES NOT CONSTITUTE APPROVAL OF PROPOSED SIGNAGE FOR THIS SITE. A SEPARATE SIGN PERMIT MUST BE OBTAINED.
- APPLICABLE STREET FRONTAGES SHALL HAVE NATURAL VEGETATIVE SCREENING MEETING CITY REQUIREMENTS.
- THE DEVELOPMENT SHALL COMPLY WITH ALL CITY TECHNICAL STANDARDS AND DEVELOPMENT REGULATIONS.



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

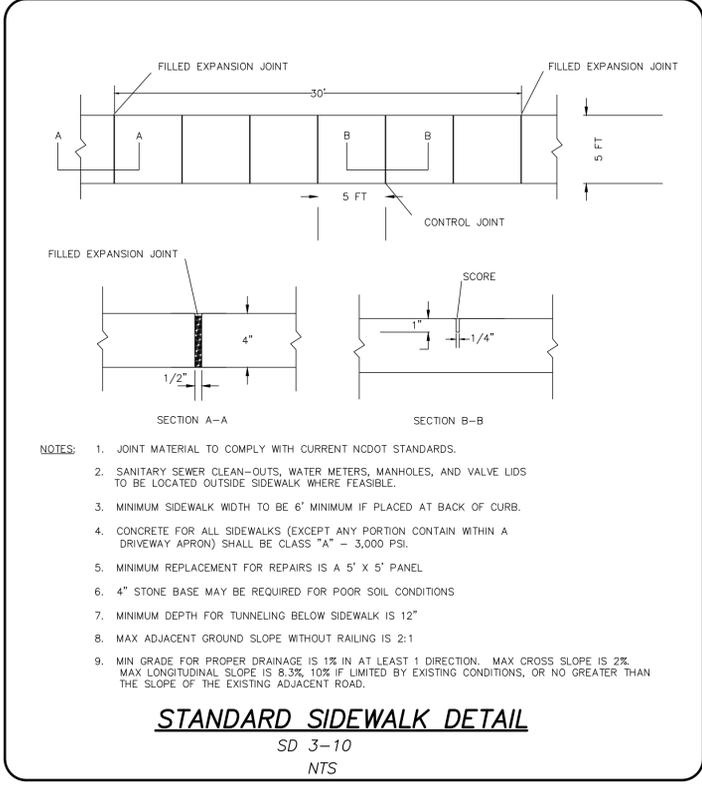
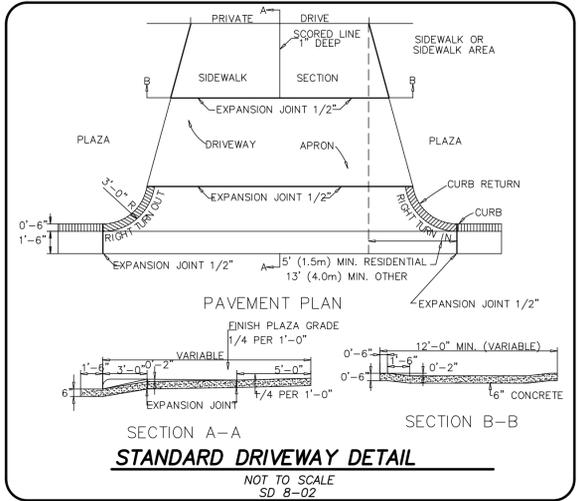
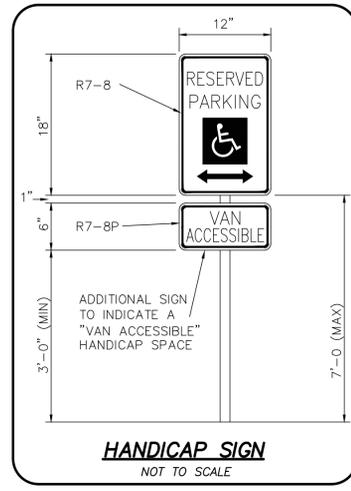
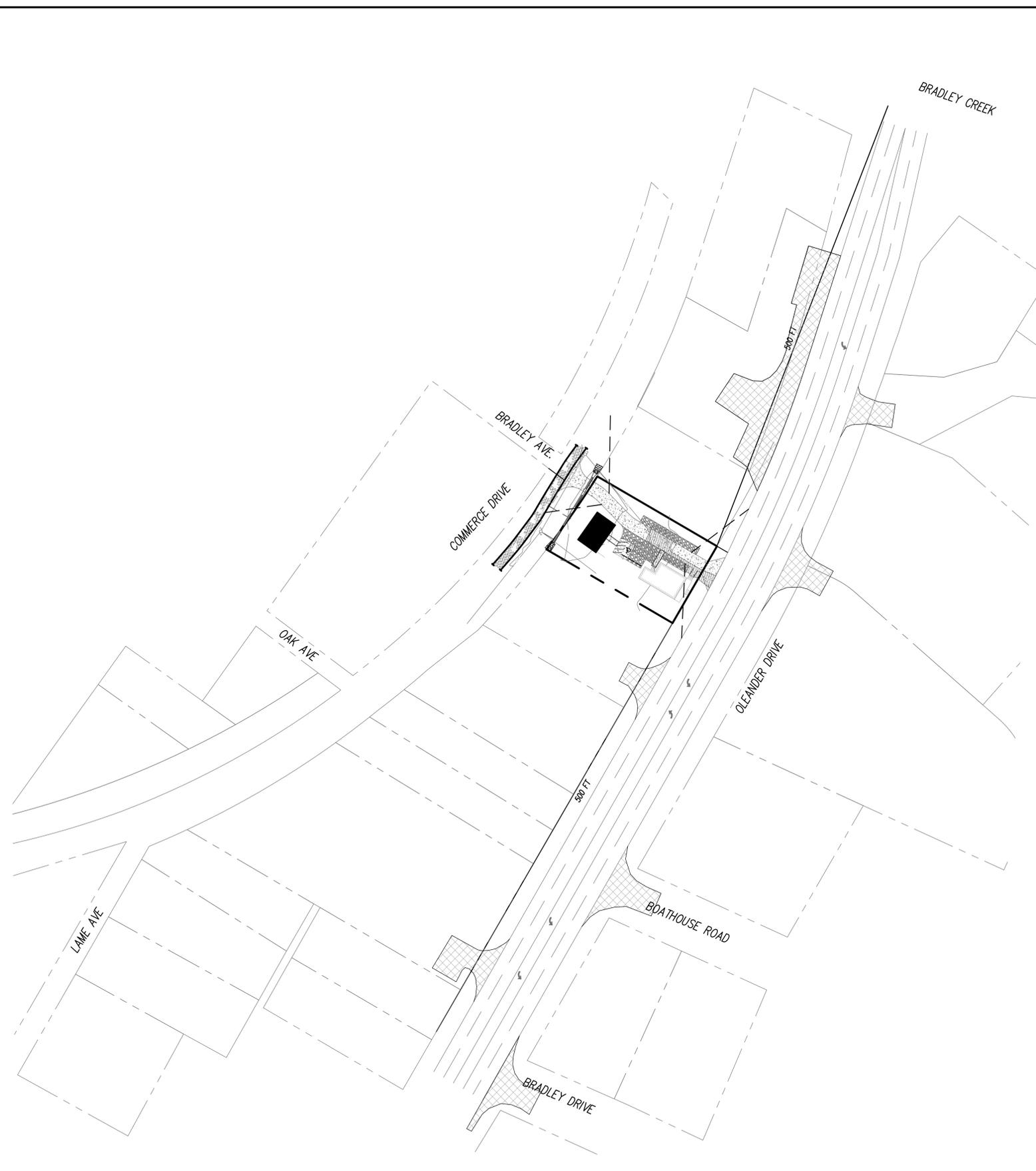
**TONGUE AND GROVE OFFICE**  
 SITED IMPROVEMENTS FOR  
 TONGUE AND GROVE OFFICE  
 LOCATED IN CITY OF WILMINGTON  
 NEW HANOVER COUNTY, NORTH CAROLINA  
 OWNER: TONGUE AND GROVE LLC  
 6831 OLEANDER DRIVE  
 WILMINGTON, NC 28403

**PRELIMINARY**

REV. NO.	DATE	BY	REMARKS
2	8/7/15	RLW	REVISED PER CIVIL COMMENTS
1	8/6/15	RLW	REVISED PER INF. SW AND EC COMMENTS

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

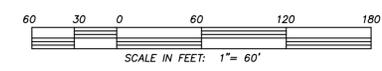
Sheet No. **1** of **2**



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 \_\_\_\_\_



ENGINEERING  
 LAND PLANNING  
 COMMERCIAL / RESIDENTIAL  
 P.O. Box 4041  
 Wilmington, NC 28406  
 (910) 791-4441

SITE IMPROVEMENTS FOR  
**TONGUE AND GROVE OFFICE**

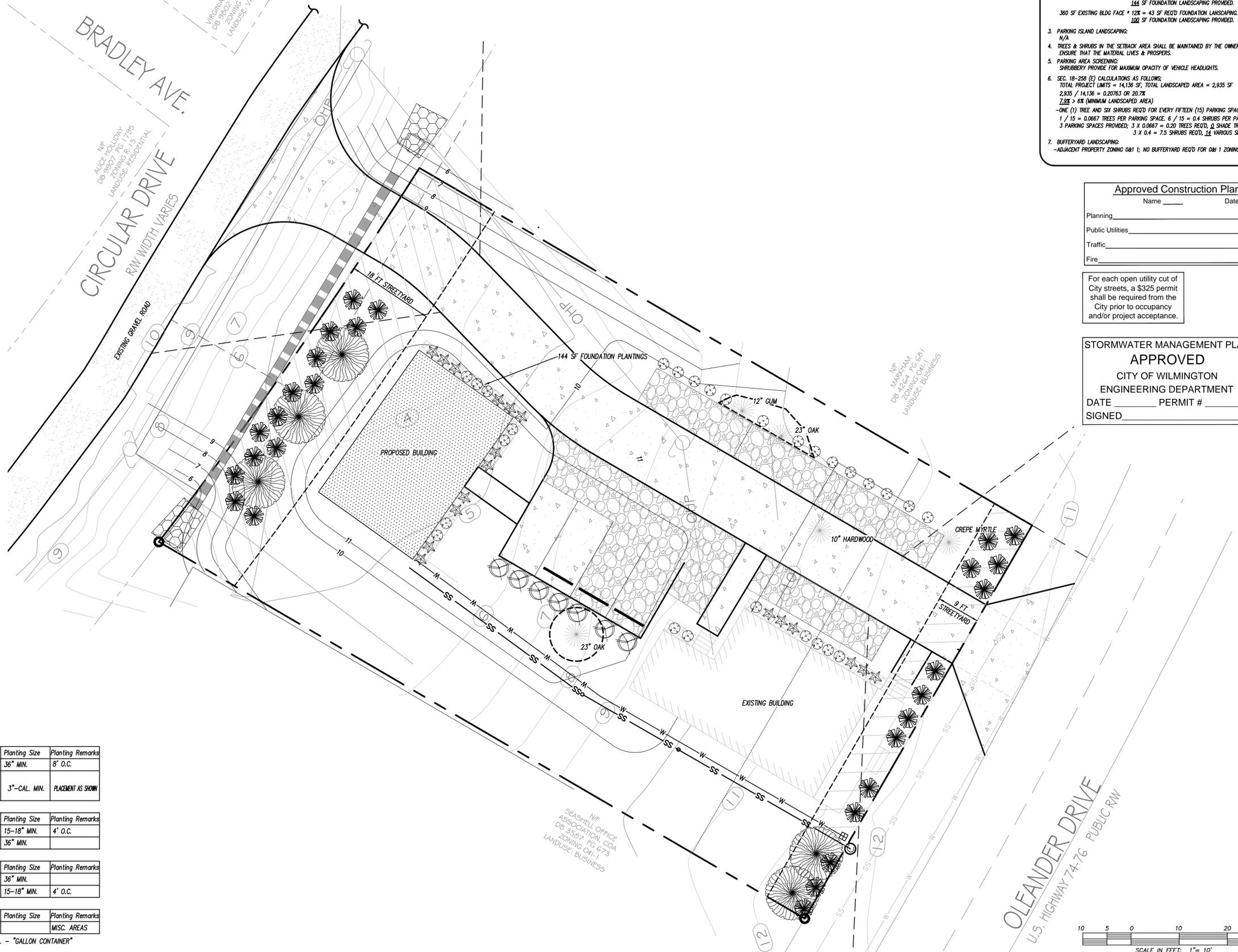
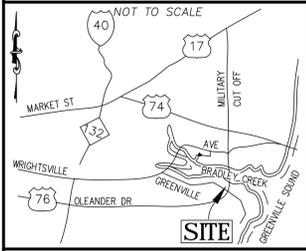
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**TONGUE AND GROVE OFFICE**  
 LOCATED IN CITY OF WILMINGTON  
 NEW HANOVER COUNTY, NORTH CAROLINA  
 OWNER: TONGUE AND GROVE LLC  
 6831 OLEANDER DRIVE  
 WILMINGTON, NC 28403

**PRELIMINARY**

REV. NO.	REVISION	DATE
1	REVISED PER CIV/ TRC COMMENTS	8/24/15

DATE: 5-19-15  
 HORIZ. SCALE: 1" = 60'  
 VERT. SCALE: N/A  
 DRAWN BY: RLW  
 CHECKED BY: HSR  
 PROJECT NO.: 14-330

**LOCATION MAP**



**LANDSCAPE CALCULATIONS:**

1. STREETYARD LANDSCAPING:  
 1 TREE AND 6 SHRUBS PER 600 SF;  
 -OLEANDER DRIVE  
 (94 FT - 14 FT); 80 FT \* 18 FT STREETYARD = 1440 SF  
 1,440 SF REQ'D; 1,221 SF STREETYARD PROVIDED  
 1,440 SF / 600 = 2.4; 2 CANOPY TREES & 14 SHRUBS PROVIDED  
 -CIRCULAR DRIVE  
 (94 FT - 14 FT); 80 FT \* 18 FT STREETYARD = 1440 SF  
 1,440 SF REQ'D; 1,440 SF STREETYARD PROVIDED  
 1,440 SF / 600 = 2.4; 3 CANOPY TREES & 14 SHRUBS PROVIDED  
 \*\*REQUIRED STREETYARD TREES NOT PROVIDED PER CONFLICT WITH SIGHT TRIANGLES.  
 TREES MITIGATED ELSEWHERE OR PAID IN LIEU TO THE TREE FUND.

2. SEC. 18-400 FOUNDATION LANDSCAPING:  
 765 SF PROPOSED BLDG FACE \* 12% = 92 SF REQ'D FOUNDATION LANDSCAPING.  
 144 SF FOUNDATION LANDSCAPING PROVIDED.  
 360 SF EXISTING BLDG FACE \* 12% = 43 SF REQ'D FOUNDATION LANDSCAPING.  
 100 SF FOUNDATION LANDSCAPING PROVIDED.

3. PARKING ISLAND LANDSCAPING:  
 N/A

4. TREES & SHRUBS IN THE SETBACK AREA SHALL BE MAINTAINED BY THE OWNER TO ENSURE THAT THE MATERIAL LIVES & PROSPERS.

5. PARKING AREA SCREENING:  
 SHRUBBERY PROVIDE FOR MAXIMUM OPAQUITY OF VEHICLE HEADLIGHTS.

6. SEC. 18-258 (E) CALCULATIONS AS FOLLOWS:  
 TOTAL PROJECT LIMITS = 14,136 SF, TOTAL LANDSCAPED AREA = 2,935 SF  
 2,935 / 14,136 = 0.20763 OR 20.7%  
 7.9% > 6% (MINIMUM LANDSCAPED AREA)  
 -ONE (1) TREE AND SIX SHRUBS REQ'D FOR EVERY FIFTEEN (15) PARKING SPACES.  
 1 / 15 = 0.0667 TREES PER PARKING SPACE, 6 / 15 = 0.4 SHRUBS PER PARKING SPACE.  
 3 PARKING SPACES PROVIDED, 3 X 0.0667 = 0.20 TREES REQ'D, 0 SHADE TREES PROVIDED  
 3 X 0.4 = 7.5 SHRUBS REQ'D, 14 VARIOUS SHRUBS PROVIDED

7. BUFFERYARD LANDSCAPING:  
 -ADJACENT PROPERTY ZONING O&I 1; NO BUFFERYARD REQ'D FOR O&I 1 ZONING.

**Approved Construction Plan**

Name \_\_\_\_\_ Date \_\_\_\_\_

Planning \_\_\_\_\_

Public Utilities \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_

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

**STORMWATER MANAGEMENT PLAN**  
**APPROVED**  
 CITY OF WILMINGTON  
 ENGINEERING DEPARTMENT  
 DATE \_\_\_\_\_ PERMIT # \_\_\_\_\_  
 SIGNED \_\_\_\_\_

**Proposed Plant Table**

BUFFER & SCREENING PLANTINGS					
Quantity	Symbol	Scientific Name	Common Name	Planting Size	Planting Remarks
18	☼	ILEX CRENATA	JAPANESE HOLLY	36" MIN.	8' O.C.
5	☼	Quercus robur 'Crimmschmidt'	CRIMSON SPIRE OAK	3"-CAL. MIN.	PLACEMENT AS SHOWN

PARKING LOT SCREENING					
Quantity	Symbol	Scientific Name	Common Name	Planting Size	Planting Remarks
14	☼	ABELIA GRANDIFOLIA	GLOSSY ABELIA	15-18" MIN.	4' O.C.
7	☼	ILEX CRENATA	JAPANESE HOLLY	36" MIN.	

FOUNDATION PLANTINGS					
Quantity	Symbol	Scientific Name	Common Name	Planting Size	Planting Remarks
18	☼	LIGUSTRUM JAPONICUM	WAX-LEAF LIGUSTRUM	36" MIN.	
14	☼	ABELIA GRANDIFOLIA	GLOSSY ABELIA	15-18" MIN.	4' O.C.

Grasses					
Quantity	Symbol	Scientific Name	Common Name	Planting Size	Planting Remarks
N/A		St. Augustine			MISC. AREAS

O.C. - "ON CENTER" CAL - "CALIPER AT 6" ABOVE GRADE" GAL - "GALLON CONTAINER"

LICENSE # C-2710  
**COASTAL SITE DESIGN, PC**  
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 LAND PLANNING  
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LANDSCAPE PLAN FOR  
**TONGUE AND GROOVE OFFICE**

LANDSCAPE PLAN FOR  
**TONGUE AND GROOVE OFFICE**  
 LOCATED IN CITY OF WILMINGTON  
 NEW HANOVER COUNTY, NORTH CAROLINA  
 OWNER: TONGUE AND GROOVE, LLC  
 6831 OLEANDER DRIVE  
 WILMINGTON, NC 28403

**PRELIMINARY**

REV.	NO.	REMARKS	BY	DATE

DATE: 6-24-15  
 HORZ. SCALE: 1" = 10'  
 VERT. SCALE: N/A  
 DRAWN BY: RLW  
 CHECKED BY: HSR  
 PROJECT NO.: 14-330

