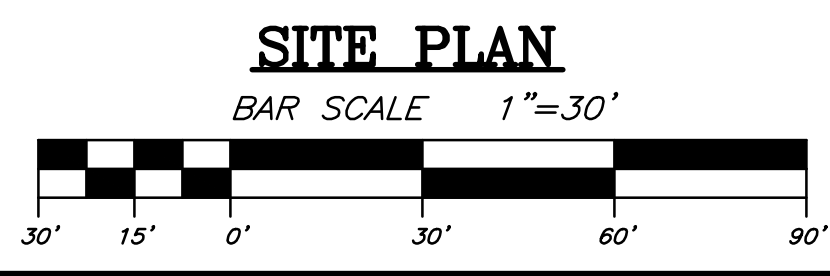
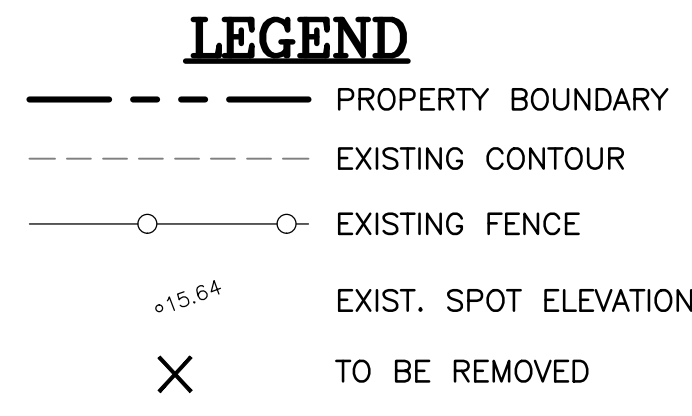


REVISIONS		
No./Date	Description	By

- SITE INVENTORY NOTES:**
- PREPARER OF THE PLAN: TRIPP ENGINEERING, P.C.
 - APPLICANT NAME: SAMM PROPERTIES, INC
 - SITE ADDRESS OF THE DEVELOPMENT: 1613 MILITARY CUTOFF RD.
 - PROPERTY OWNER: VERNELL GREEN
 - DEVELOPER: SAMM PROPERTIES, INC
 - PROPERTY BOUNDARY: SEE PLAN
TAX PARCEL INFORMATION: R05600-002-002-000
R05600-002-004-000
 - PROPERTY ZONING: O&I
 - 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: SEAGATE
 - CAMA AEC: N/A
 - CAMA LAND CLASSIFICATION: WATERSHED RESOURCE PROTECTION
 - 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 PROPOSED THOROUGHFARES, BIKE ROUTES, PEDESTRIAN SIDEWALKS OR TRAILS AND TRANSIT FACILITIES: SEE SITE PLAN.



Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT

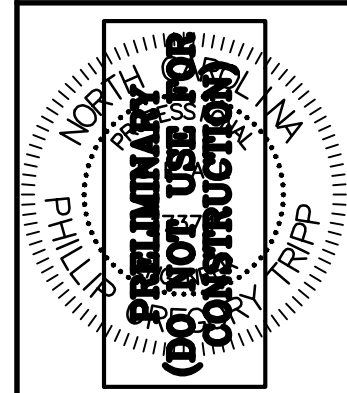
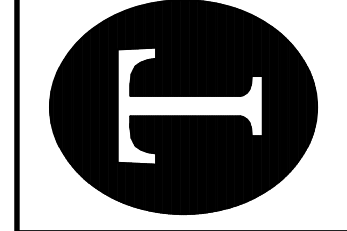
DATE _____ PERMIT # _____

SIGNED _____

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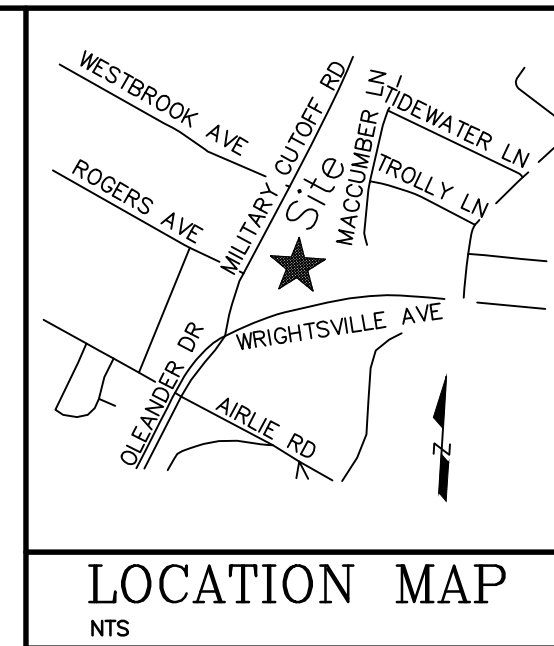
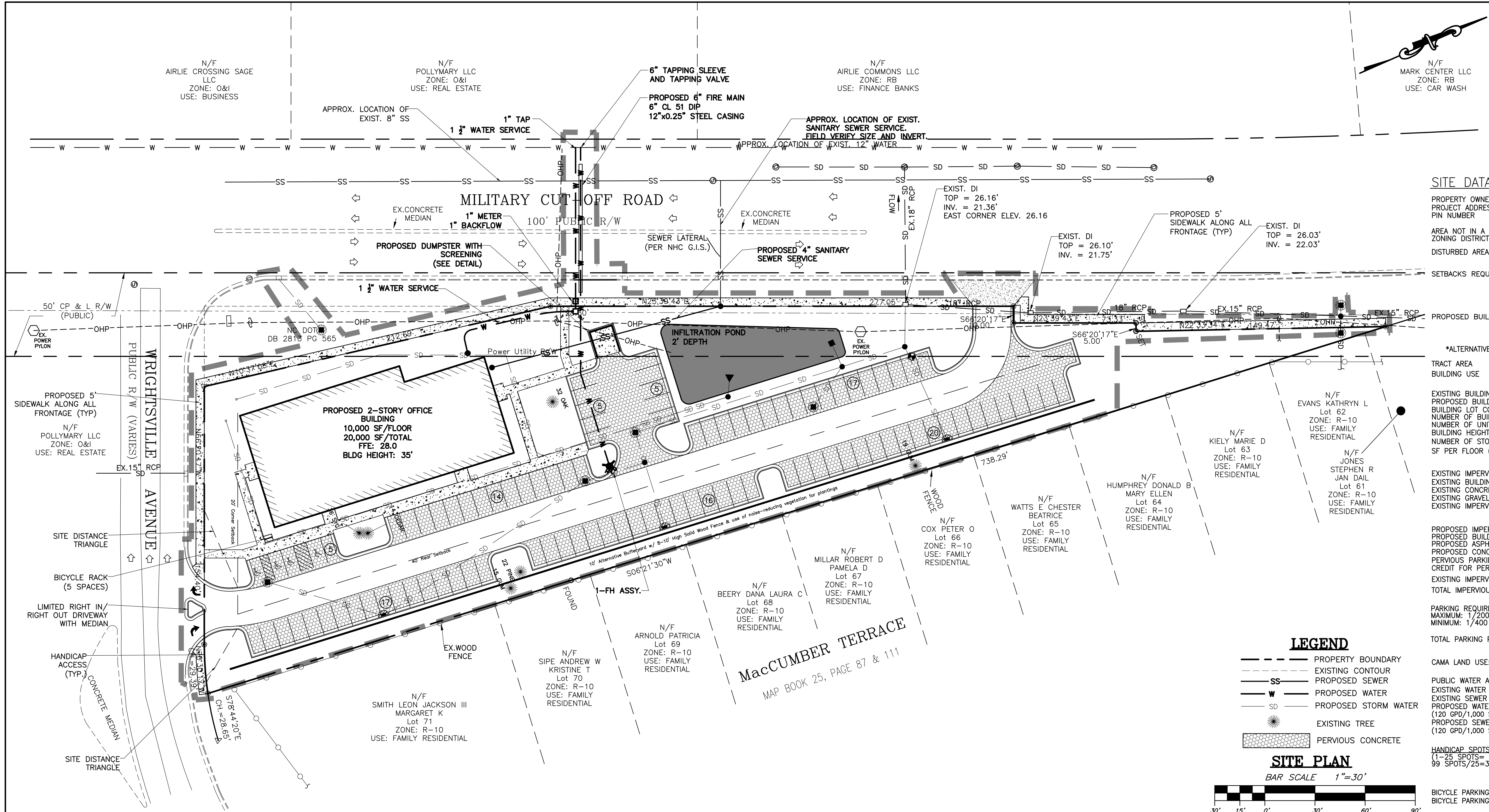
EXISTING CONDITIONS, SITE INVENTORY AND DEMOLITION PLAN
AIRLIE OFFICES
WILMINGTON, NORTH CAROLINA

TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631
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DATE 04-01-15
DESIGN PGT
DRAWN EJW

C1
SHEET 1 OF 4
13016



REVISIONS		
No./Date	Description	By

SITE DATA:

PROPERTY OWNER: VERNELL GREEN
 PROJECT ADDRESS: 1613 MILITARY CUTOFF RD.
 PIN NUMBER: ROS600-002-002-000
 AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.
 ZONING DISTRICT: O&I
 DISTURBED AREA: 2.1 Ac.
 SETBACKS REQUIRED: FRONT: 20', REAR: 25', INTERIOR SIDE: 5', CORNER SIDE: 20'
 PROPOSED BUILDING SETBACKS: FRONT: 14', REAR: 83', INTERIOR SIDE: -, CORNER SIDE: 21'
 *ALTERNATIVE FRONT SETBACK FOR TREE PRESERVATION
 TRACT AREA: 78,683 SF (1.80 AC)
 BUILDING USE: OFFICE-PROFESSIONAL

EXISTING BUILDING AREA: 1,562 SF
 PROPOSED BUILDING AREA (GROSS): 20,000 SF
 BUILDING LOT COVERAGE (10,000/78,683): 12.7%
 NUMBER OF BUILDINGS: 1
 NUMBER OF UNITS: 1
 BUILDING HEIGHT: 35'
 NUMBER OF STORIES: 2
 SF PER FLOOR (GROSS): 10,000 SF

EXISTING IMPERVIOUS AREAS:
 EXISTING BUILDING: 1,562 SF
 EXISTING CONCRETE: 0 SF
 EXISTING GRAVEL: 0 SF
 EXISTING IMPERVIOUS AREA: 1,562 SF (2%)

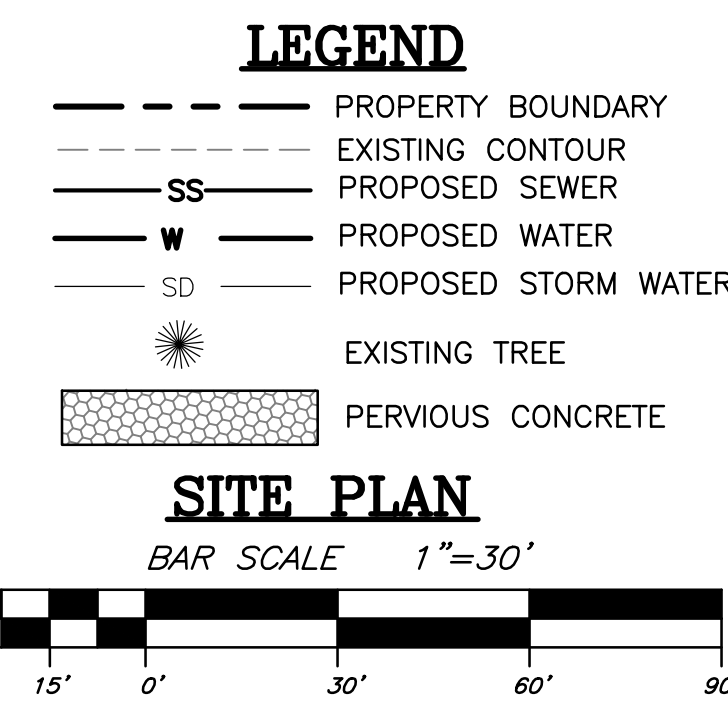
PROPOSED IMPERVIOUS AREAS:
 PROPOSED BUILDING FOOTPRINT: 10,000 SF
 PROPOSED ASPHALT + CURB: 13,693 SF
 PROPOSED CONCRETE: 2,948 SF
 PERVIOUS PARKING: 16,926 SF
 CREDIT FOR PERVIOUS PARKING: -12,695 SF
 EXISTING IMPERVIOUS (TO REMAIN): 0 SF
 TOTAL IMPERVIOUS AREA: 30,872 SF (39%)

PARKING REQUIRED: (OFFICE-PROFESSIONAL) 20,000 SF
 MAXIMUM: 1/200
 MINIMUM: 1/400
 TOTAL PARKING PROVIDED: 99

CAMA LAND USE: WATERSHED RESOURCE PROTECTION
 PUBLIC WATER AND SEWER BY CFPUA
 EXISTING WATER FLOW: 0 GPD
 EXISTING SEWER FLOW: 0 GPD
 PROPOSED WATER FLOW: 2,640 GPD
 PROPOSED SEWER FLOW: 2,400 GPD

HANDICAP SPOTS REQUIRED (1-25 SPOTS= 1 HANDICAP SPOT)
 99 SPOTS/25=3.96
 PROPOSED: 4 HANDICAP SPOTS

BICYCLE PARKING REQUIRED (99 SPACES) 5 BICYCLE PARKS
 BICYCLE PARKING PROPOSED 5 BICYCLE PARKS



- NOTES:**
- ZONING**
- 1) TOPOGRAPHY AND TREE SURVEY COMPLETED BY PATRICK C. BRISTOW, LAND SURVEYING, PC.
 - 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.
 - 13) ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
 - 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.
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 - 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 CFPWA 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 CFPWA WATER SHALL COMPLY WITH THE CFPWA'S CONNECTION CONTROL REGULATION. CALL 332-6419 FOR INFORMATION.
 - 5) ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USCFCOCHR 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.

- ACCESS/PARKING DRAINAGE**
- 1) SHEET FLOW TO PERVIOUS PAVEMENT AND INLETS TO INFILTRATION BASIN.
 - 2) OUTFALL DRAINS TO EXIST. CURB INLET AT MILITARY CUTOFF RD.

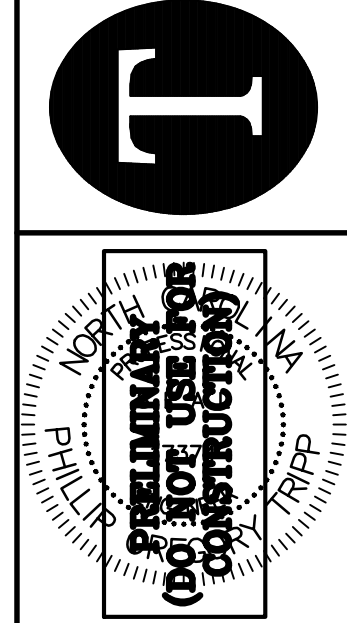
- ROOF DRAINAGE**
- 1) DOWNSPOUTS CONNECTED TO UNDERGROUND ROOF DRAIN SYSTEM TO INFILTRATION BASIN.
 - 2) OUTFALL DRAINS TO EXIST. CURB INLET AT MILITARY CUTOFF RD.

Approved Construction Plan		
Planning	Name	Date

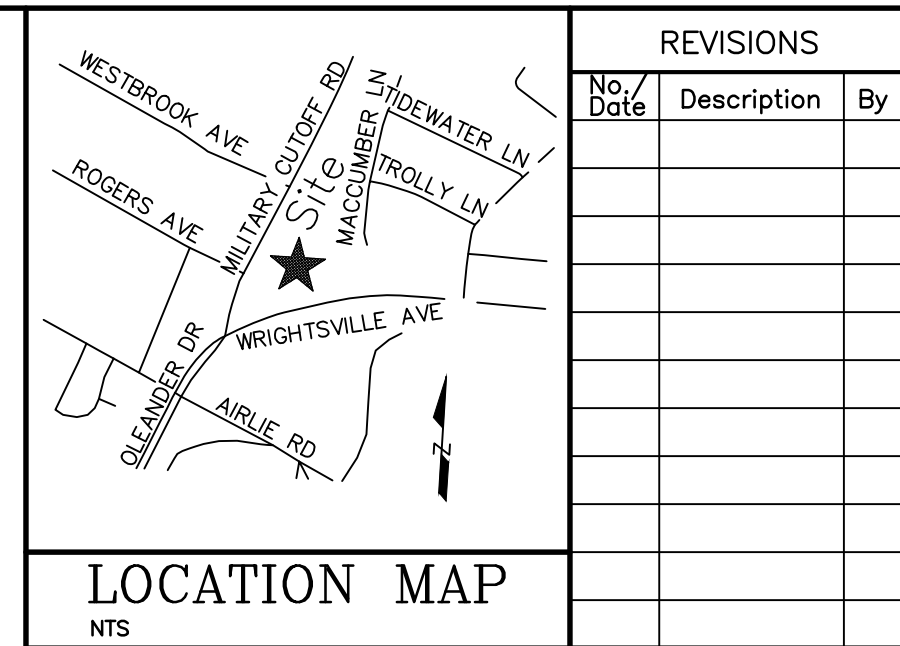
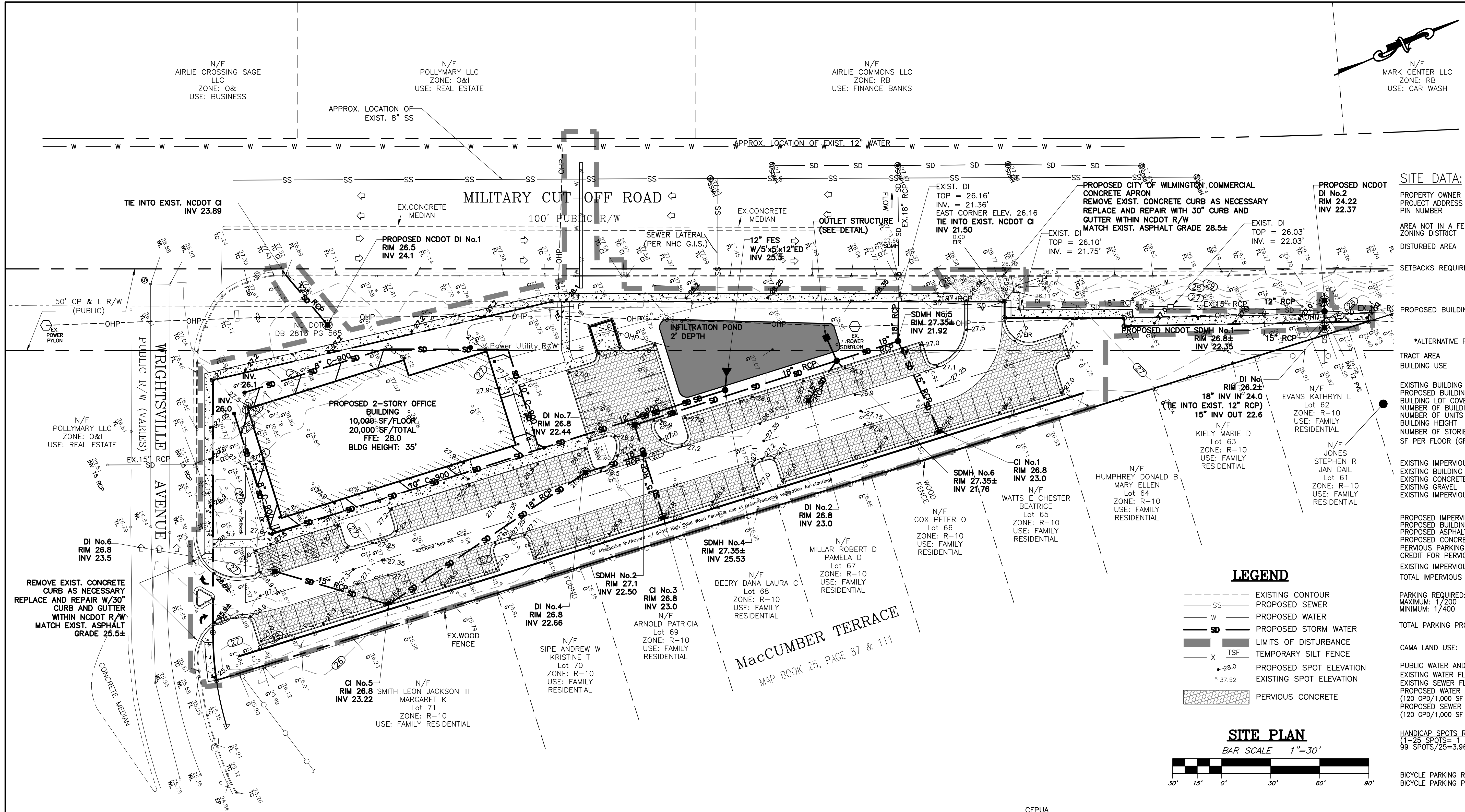
STORMWATER MANAGEMENT PLAN APPROVED	
CITY OF WILMINGTON ENGINEERING DEPARTMENT	
DATE	PERMIT #
SIGNED _____	

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TRIPP ENGINEERING, P.C.
 419 Chestnut Street
 Wilmington, North Carolina 28401
 Phone 910-763-6100
 Fax 910-763-6631
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DATE 04-01-15
 DESIGN PGT
 DRAWN EJW



REVISIONS		
No./Date	Description	By

SITE DATA:

PROPERTY OWNER: VERNELL GREEN
 PROJECT ADDRESS: 1613 MILITARY CUTOFF RD.
 PIN NUMBER: ROS600-002-002-000
 ROS600-002-004-000

AREA NOT IN A FEMA 100-YEAR FLOOD ZONE. O&I
 ZONING DISTRICT: O&I
 DISTURBED AREA: 2.1 Ac.

SETBACKS REQUIRED: FRONT: 20', REAR: 25', INTERIOR SIDE: 5', CORNER SIDE: 20'

PROPOSED BUILDING SETBACKS: FRONT: 14', REAR: 83', INTERIOR SIDE: 2', CORNER SIDE: 21'

*ALTERNATIVE FRONT SETBACK FOR TREE PRESERVATION

TRACT AREA: 78,683 SF (1.80 AC)
 BUILDING USE: OFFICE-PROFESSIONAL

EXISTING BUILDING AREA: 1,562 SF
 PROPOSED BUILDING AREA (GROSS): 20,000 SF
 BUILDING LOT COVERAGE (10,000/78,683): 12.7%
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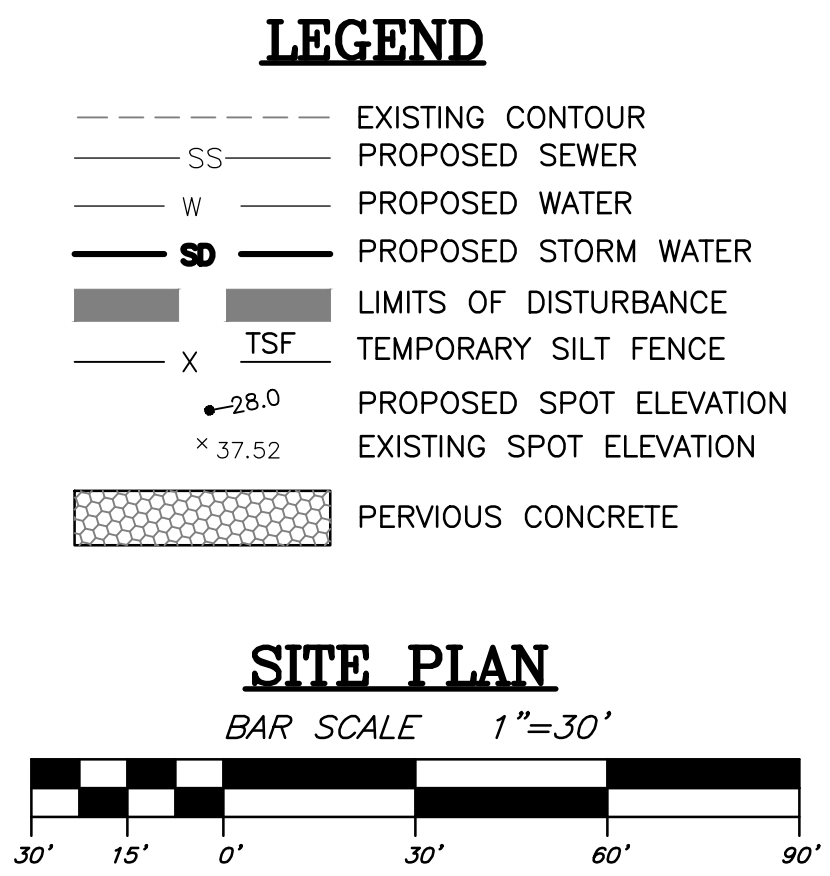
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ACCESS/PARKING DRAINAGE

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ROOF DRAINAGE

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Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

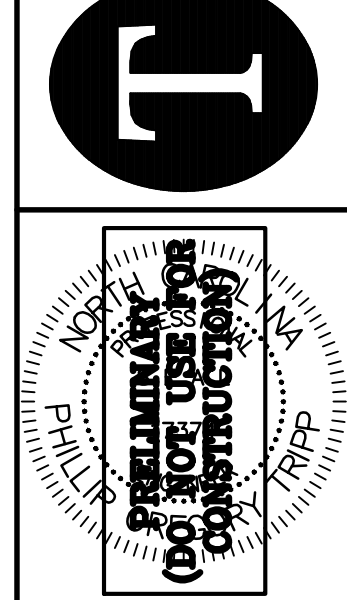
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 Phone 910-763-6100
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DESIGN PGT
 DRAWN EJW

