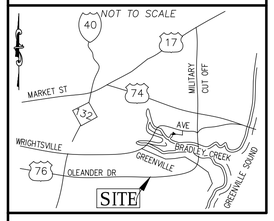
LOCATION MAP



SITE & BUILDING DATA:

TOTAL LOT AREA = 11,339 SF (0.26 AC.)

PROPERTY ADDRESS IS 5817 OLEANDER DRIVE

EXISTING ONSITE DATA:

EXISTING BUILDINGS ON SITE	= 1,144 SF
EXISTING PORCH	= 173 SF
TOTAL:	= 1,317 SF

1,317 SF / 11,339 SF

EXISTING 11.6% IMPERVIOUS

PROPOSED ONSITE DATA:

EXISTING BUILDING AREA:	1,144 SF
EXISTING PORCH AREA:	173 SF
PROPOSED CONCRETE:	558 SF
PROPOSED GRAVEL:	3,835 SF
TOTAL ONSITE IMPERVIOUS AREA:	5,740 SF

5,740 SF / 11,339 SF = 0.506 OR 51% TOTAL IMPERVIOUS

4,423 SF / 11,339 SF = 0.390 OR 39% NEW IMPERVIOUS

TOTAL IMPERVIOUS SURFACE; EXISTING 12% (1,317 SF), NEW = 39% (4,423 SF), TOTAL = 51%

PROPOSED OFFSITE DATA:

PROPOSED OLEANDER DRIVEWAY APRON:	707 SF
TOTAL OFFSITE IMPERVIOUS AREA:	707 SF

BUILDING DATA:

PROPOSED CONSTRUCTION TYPE = II B

NUMBER OF BUILDINGS = 1

BUILDING HEIGHT = +/- 15 FT

NUMBER OF STORIES = 1

PROPOSED BUILDING AREA: 1,317 SF

LOT COVERAGE: 1,317 SF / 11,339 SF = 0.116

PROPOSED 12% BUILDING LOT COVERAGE

BUILDING SETBACKS:

EX. BUILDING

REQUIRED SETBACKS	PROPOSED SETBACKS
FRONT SETBACK: 20 FT	FRONT SETBACK: 43.7 FT
SIDE SETBACK: 0 FT	SIDE SETBACK: ENCROACHMENT AGREEMENT
REAR SETBACK: 20 FT	REAR SETBACK: > 20 FT

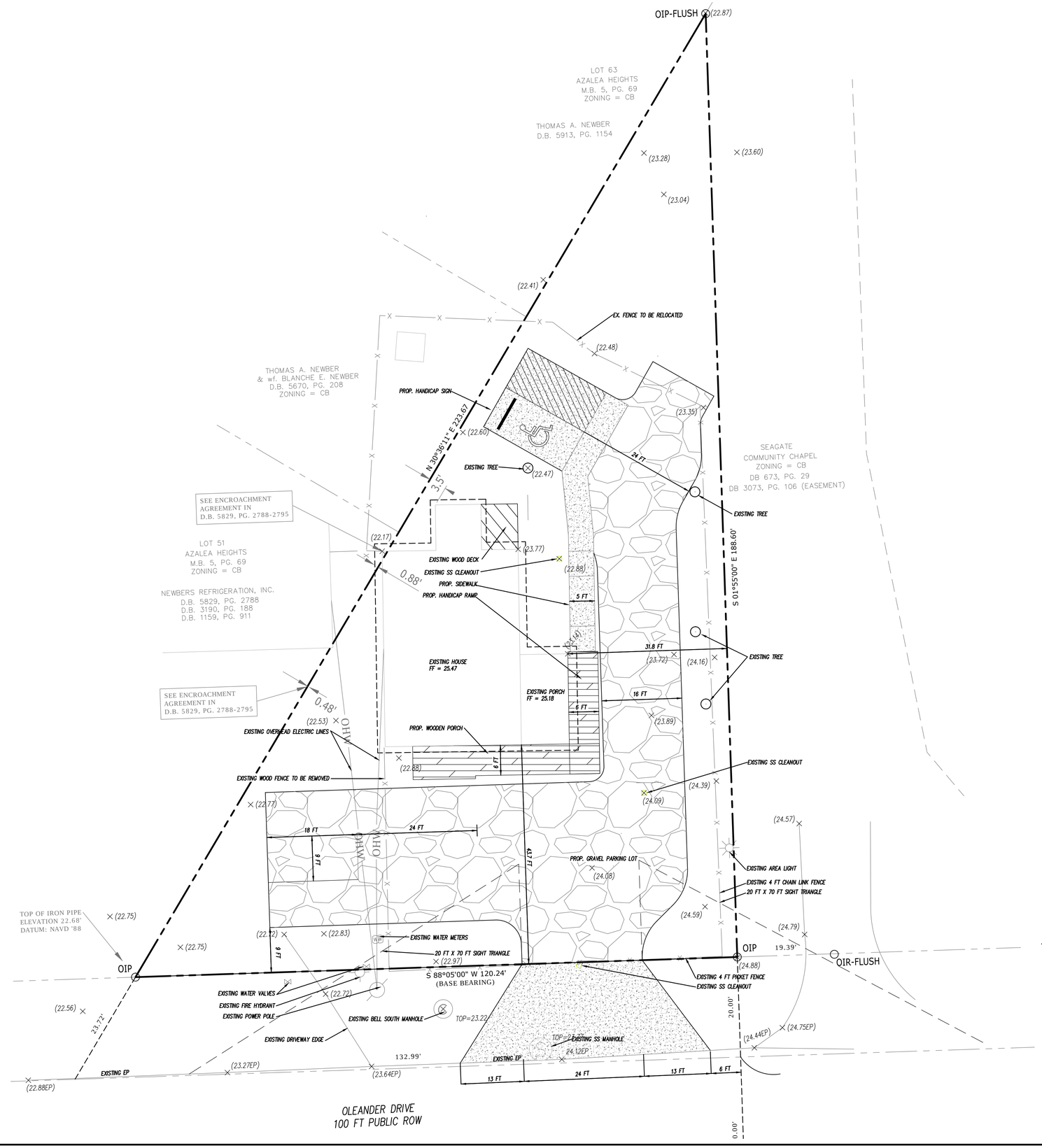
For each open utility cut of City streets, a $325 permit shall be required from the City prior to occupancy and/or project acceptance.

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

Approved Construction Plan
Name _____ Date _____
Planning_____
Public Utilities_____
Traffic_____
Fire_____

LEGEND

- EXISTING BOUNDARY
- PROP GRAVEL
- PROP CONCRETE
- PROP PORCH/HANDICAP RAMP
- ×(22.2) EX. ELEVATION SHOT



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 TO 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 OFFICAL 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, DRIVEWAY 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.
11. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
12. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30 INCHES - 10 FT.

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.

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.

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.

PARKING NOTES:

1. MIN - 1 SPACE PER 400 SF GROSS FLOOR AREA
   1,144 / 400 = 3
   MAX - 1 SPACE PER 200 SF GROSS FLOOR AREA
   1,144 / 200 = 6
   5 SPACES PROVIDED
2. 1 HANDICAP SPACE REQUIRED: ONE SPACE PROVIDED.

GENERAL NOTES:

1. NEW HANOVER COUNTY PARCEL NUMBERS:
   PID = R06207-004-012-000
2. TOTAL PROJECT AREA: 11,339 SF (0.26 AC.)
3. EXISTING ZONING DISTRICT: COMMUNITY BUSINESS (CB)
4. LAND CLASSIFICATION: WATERSHED RESOURCE PROTECTION
5. THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 370171 3146 J, EFFECTIVE DATE 4/3/06
6. BASE FLOOD ELEV. = 10 + 2 FT FREEBOARD = MIN FF OF 12.0
7. SITE ADDRESS 5817 OLEANDER DRIVE
8. EXISTING IMPERVIOUS ONSITE = 1,317 SF
9. ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO COASTAL SITE DESIGN, PC BY PORT CITY LAND SURVEYING, PLLC. VERTICAL DATUM = 88
10. STORMWATER DRAINS TO BRADLEY CREEK, SC;HOW 18-87-24-4(1)
11. LAND OWNER - STEWART KEELS
    5817 OLEANDER DRIVE
    WILMINGTON, NC 28412

WATER & SEWER USAGE NOTES:

CURRENT WATER USAGE 0 GPD	PROPOSED WATER USAGE 35 GPD
CURRENT SEWER USAGE 0 GPD	PROPOSED SEWER USAGE 25 GPD

WATER - 1 EMPLOYEES X 35 GPD = 35 GPD
SEWER - 1 EMPLOYEES X 25 GPD = 25 GPD

10 5 0 10 20 30
SCALE IN FEET: 1"= 10'

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
THE SHOP OF SEAGATE

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SITE IMPROVEMENTS FOR
THE SHOP OF SEAGATE
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: STEWART KEELS
5817 OLEANDER DRIVE
WILMINGTON, NC 28412

PRELIMINARY

REV. NO.	REMARKS	BY	DATE

DATE: 4-21-16
HORZ. SCALE: 1" = 10'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 16-0358

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 _____

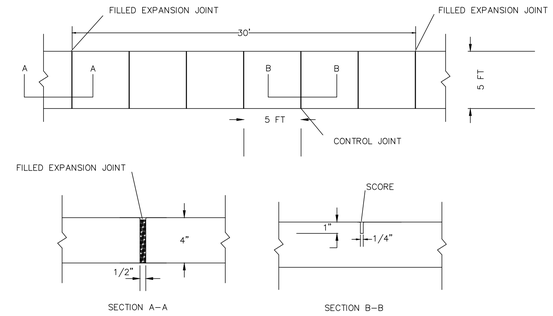
Traffic _____

Fire _____

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

LANDSCAPE CALCULATIONS:

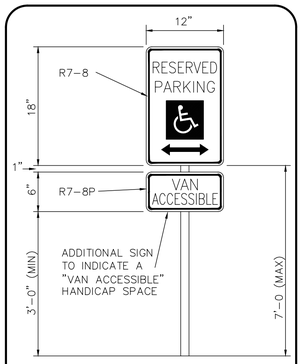
1. STREETYARD LANDSCAPING:
   1 TREE AND 6 SHRUBS PER 600 SF;
   –OLEANDER DRIVE
   (120 FT – 24 FT); 96 FT * 18 FT STREETYARD = 1,728 SF
   1,728 SF REQ'D; 1,288 SF STREETYARD PROVIDED
   1,288 SF / 600 = 2.1 ; 2 CANOPY TREES & 12 SHRUBS PROVIDED
   REQUESTING WAIVER ON STREET LANDSCAPING REQUIRED SF DUE TO SITE CONSTRAINTS.
2. SEC. 18–490 FOUNDATION LANDSCAPING:
   432 SF EXISTING BLDG FACE * 12% = 51 SF REQ'D FOUNDATION LANDSCAPING.
   104 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 OPACITY OF VEHICLE HEADLIGHTS.
6. BUFFERYARD LANDSCAPING:
   ADJACENT PROPERTY ZONING CB; NO BUFFERYARD REQ'D FOR CB ZONING.
7. ALL SPECIFIED PLANT MATERIAL CLASSIFIES AS XERIC LANDSCAPING. SPECIES WERE CHOSEN BY CROSS–REFERENCING THE NC COOPERATIVE EXTENSION AND THE CITY OF WILMINGTON'S APPROVED PLANT LIST. ANY SUBSTITUTIONS SHALL BE OF SIMILAR GENUS OR VARIETY AS THE ONES SPECIFIED AND MUST BE APPROVED BY CITY OF WILMINGTON PLANNING DEPT.



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.

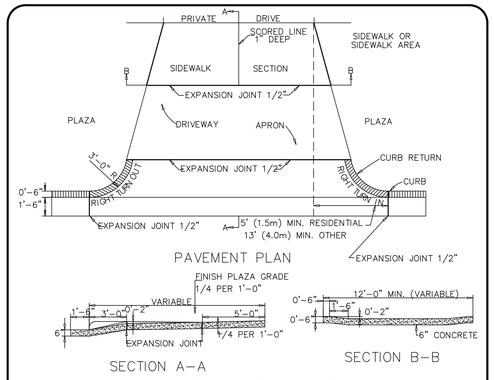
STANDARD SIDEWALK DETAIL

SD 3–10
NTS



HANDICAP SIGN

NOT TO SCALE



STANDARD DRIVEWAY DETAIL

NOT TO SCALE
SD 8–02

TREE SCHEDULE

NUMBER	TYPE	MITIGATION VALUE (MV)
452	12" SYCAMORE	
453	8" SYCAMORE	
~~454~~	18" PINE	
~~455~~	25" PINE	100
~~456~~	24" OAK	100
457	14" GUM	
458	13" DOGWOOD	
~~459~~	TWIN MAGNOLIAS	
460	4" DOGWOOD	
480	27" PINE	
499	13" PINE	
500	8" GUM	
501	19" GUM	
502	12" PINE	
503	20" GUM	
504	21" BLACK WALNUT	
506	CLUSTER OAKS	
507	21" PECAN	
TOTAL	83 INCHES	

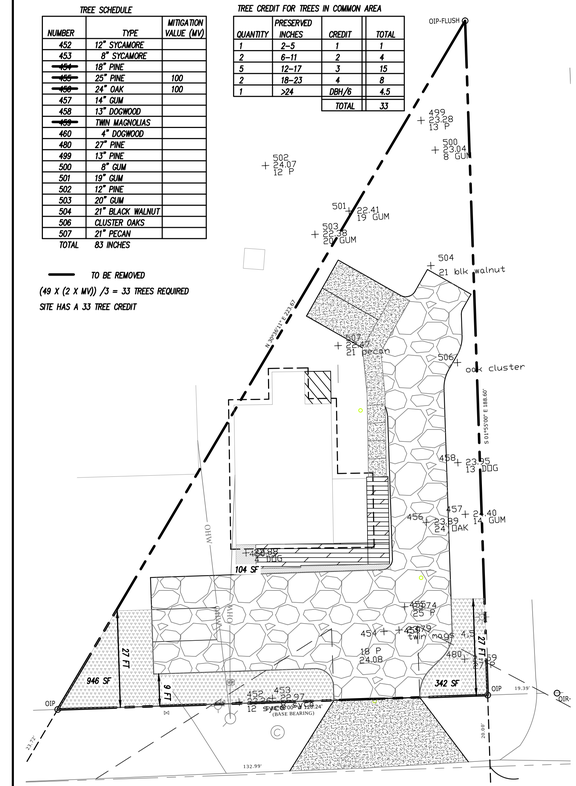
TREE CREDIT FOR TREES IN COMMON AREA

QUANTITY	PRESERVED INCHES	CREDIT	TOTAL
1	2–5	1	1
2	6–11	2	4
5	12–17	3	15
2	18–23	4	8
1	>24	DBH/6	4.5
		TOTAL	33

TO BE REMOVED

(49 X (2 X MV)) /3 = 33 TREES REQUIRED

SITE HAS A 33 TREE CREDIT

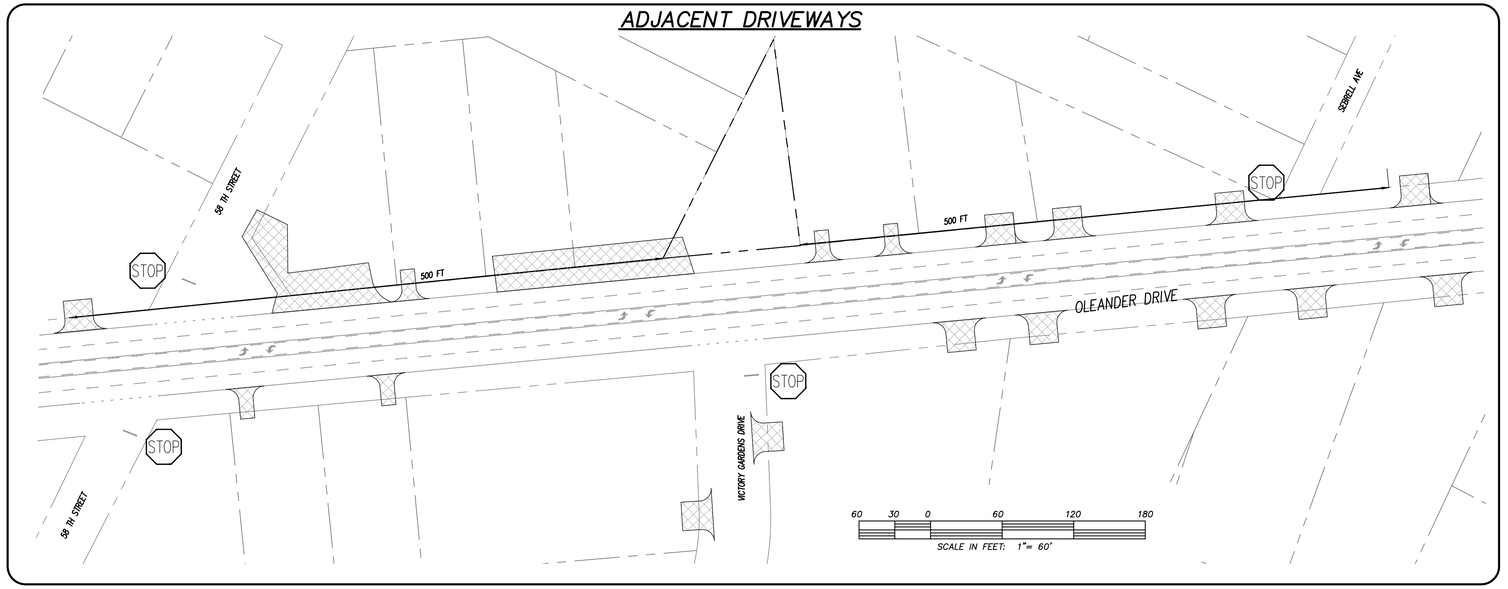


REGULATED TREES:
- HARDWOOD TRESS 8" DBH
- ALL CONIFER TREES 12 IN DBH
- DOGWOODS, MAGNOLIA AND OTHER ORNAMENTAL FLOWER TREES AND AMERICAN HOLLIES AT LEAST 4 IN DBH

SIGNIFICANT TREES:
- HARDWOOD, LONG LEAF PINE, POCOSIN (POND) PIN, BLACK PINE, AND NON–PINE CONIFERS AT LEAST 24 IN DBH
- ALL OTHER PINES AT LEAST 32 IN DBH
- DOGWOODS, MAGNOLIA AND OTHER ORNAMENTAL FLOWER TREES AND AMERICAN HOLLIES AT LEAST 8 IN DBH

20 10 0 20 40 60
SCALE IN FEET: 1"= 20'

ADJACENT DRIVEWAYS



CSD
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P.O. Box 4041
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SITE IMPROVEMENTS FOR
THE SHOP OF SEAGATE

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SITE IMPROVEMENTS FOR
THE SHOP OF SEAGATE
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: STEWART KEELS
5817 OLEANDER DRIVE
WILMINGTON, NC 28412

PRELIMINARY

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DATE: 4–21–16
HORZ. SCALE: as noted
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PROJECT NO.: 16–0358

Sheet No. 2 of 2