

# DEVELOPMENT PLANS for THE PARKER BUILDING

**7242 WRIGHTSVILLE AVENUE  
Wilmington, North Carolina**

**General Notes:**

1. 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, materials, or vehicles are permitted within the tree protection fencing.
2. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards.
3. Once streets are open to traffic, contact Traffic Engineering to request installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.
4. 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.
5. Contact Traffic Engineering at 341-7888 to ensure that all traffic signals facilities and equipment are shown on the plan. Add a note to call Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right-of-way.
6. Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
7. Contact TRAFFIC ENGINEERING at 341-7888 to discuss street lighting options.
8. 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. Call 332-6419 for information.
9. If the contractor desires CFPUA water for construction he 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.
10. Any irrigation system supplied by CFPUA water shall comply with the CFPUA's Connection Control regulations. Call 332-6419 for information.
11. Any backflow prevention devices required by the CFPUA will need to be on the list of approved devices for USCFCCHR or ASSE.
12. 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.
13. Permitting of business identification signage is a separate process. NCDOT/City of Wilmington will not allow obstructions within the right of way.
14. 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.
15. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
16. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.
17. All parking stall markings and lane arrows within parking areas shall be white.



INDEX	
SD-1	EXISTING CONDITIONS
SD-2	SITE PLAN
SD-3	GRADING PLAN
SD-4	SITE DETAILS

**NOT FOR  
CONSTRUCTION**

**UTILITY LOCATION NOTE:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OR RELOCATION OF ALL UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY AGENCY OR COMPANY. THE CONTRACTOR IS REQUIRED TO CALL THE "NORTH CAROLINA ONE CALL CENTER" 1-800-632-4949 OR 811 BEFORE DIGGING.


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

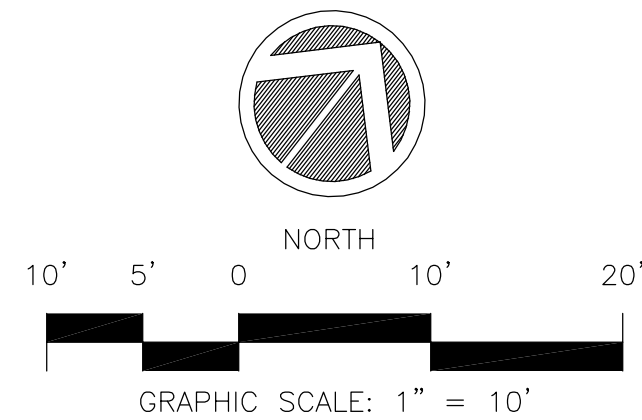
**DEVELOPER:**  
PARKER CONSTRUCTION GROUP  
P.O. BOX 925  
WRIGHTSVILLE BEACH, NC 28480  
PHONE: 910-256-4229  
chris@parkerconstructiongroup.com

**OWNER:**  
U.S. LIFE SAVING SERVICES, LLC  
P.O. BOX 1612  
WRIGHTSVILLE BEACH, NC 28480  
PHONE: 910-256-4229

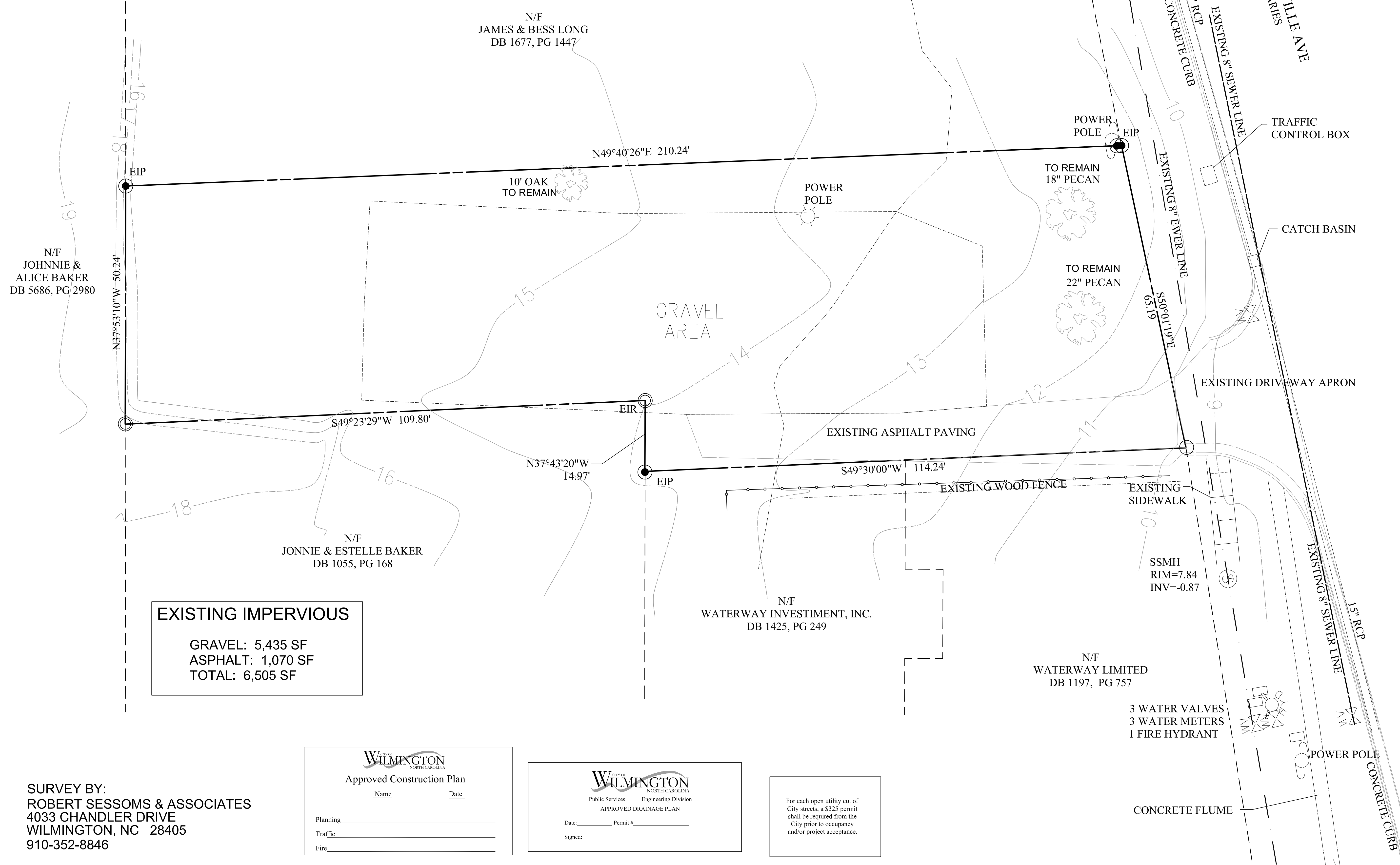
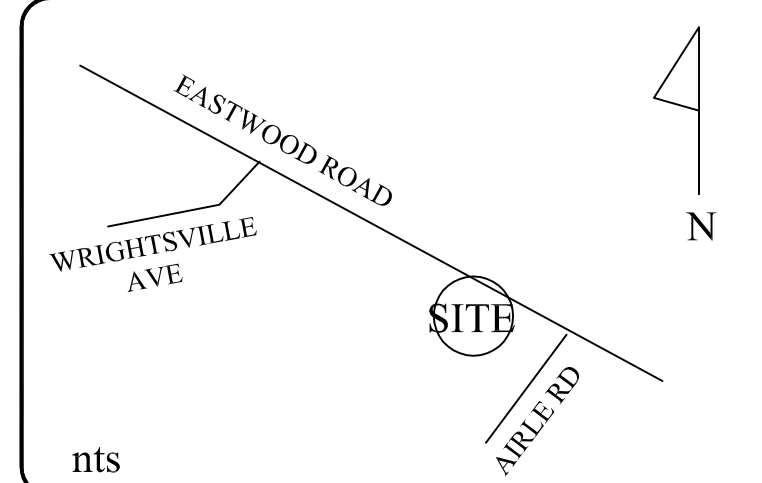
**DESIGNER:**  
 **Coastal Land Design, PLLC**  
Civil Engineering / Landscape Architecture  
Land Planning / Construction Management  
NCBELS Firm License No: P-0369  
P.O. Box 1172 Phone: 910-254-9333  
Wilmington, NC 28402 www.cldeng.com Fax: 910-254-0502

  
Public Services Engineering Division  
APPROVED DRAINAGE PLAN  
Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
Signed: \_\_\_\_\_

  
Approved Construction Plan  
Name \_\_\_\_\_ Date \_\_\_\_\_  
Planning \_\_\_\_\_  
Traffic \_\_\_\_\_  
Fire \_\_\_\_\_



FEMA FLOOD ZONE  
B.F.E. 12

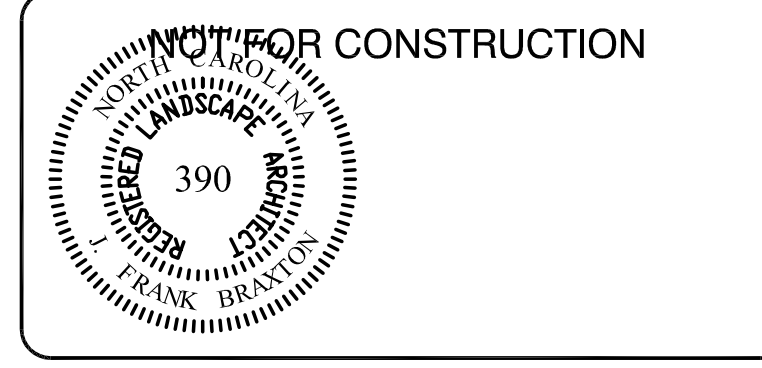


**EXISTING IMPERVIOUS**

GRAVEL: 5,435 SF  
ASPHALT: 1,070 SF  
TOTAL: 6,505 SF

**LEGEND:**

REV. #	DESCRIPTION	REV. BY



**PARKER CONSTRUCTION GROUP**  
P.O. BOX 925  
WRIGHTSVILLE BEACH, NC 28480  
910.256.4229

**Coastal Land Design, PLLC**  
Civil Engineering / Landscape Architecture  
Land Planning / Construction Management  
NCBELS Firm License No: P-0899  
P.O. Box 1172 Wilmington, NC 28402 www.cldeng.com Phone: 910-254-0333 Fax: 910-254-0502

DRAWN : J. Petroff	PROJECT NUMBER : 435-02
DESIGN : F. Braxton	SCALE : 1" = 10'
CHECK : J. Petroff	DATE : 24 Apr 14
APPROVED : F. Braxton	FILE NAME :

**THE PARKER BUILDING**  
7242 Wrightsville Avenue

**EXISTING INVENTORY PLAN**

JOB NUMBER: 435-02 SHEET NUMBER: SD-1

**SURVEY BY:**  
ROBERT SESSOMS & ASSOCIATES  
4033 CHANDLER DRIVE  
WILMINGTON, NC 28405  
910-352-8846

**Approved Construction Plan**

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

Planning \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_

**APPROVED DRAINAGE PLAN**

Date: \_\_\_\_\_ Permit #: \_\_\_\_\_

Signed: \_\_\_\_\_

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

**SITE DATA**

OWNER: 7242 WRIGHTSVILLE  
 PIN# R05714-008-005  
 ZONING: CB (WILM)  
 PARCEL SIZE: 0.28 AC (12,196 SF)  
 LAND USE: VACANT  
 PROPOSED USE: CONTRACTOR OFFICE  
 SETBACKS:  
 FRONT = 20'  
 SIDE = 0'  
 REAR = 25' + 1'/1' BLDG HT ABOVE 20'  
 = REAR SETBACK OF 50'

**BUILDING DATA**

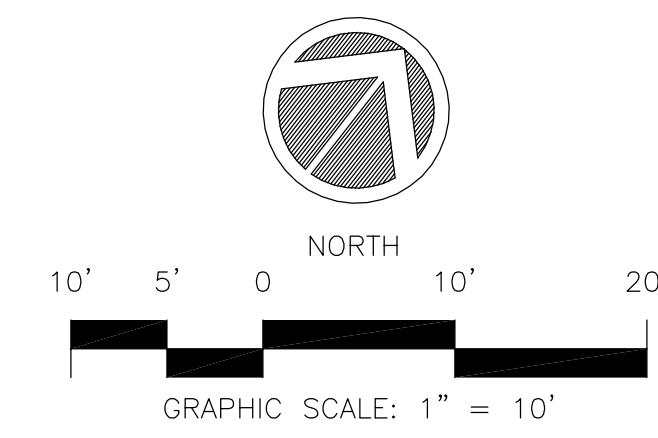
3 STORIES  
 MAX HT = 45'  
 SIZE = 4,500 SF (1,500 SF/FLOOR)  
 GROUND FLOOR USED  
 FOR PARKING/STORAGE  
 FOOTPRINT: 1,799 SF  
 BUILDING LOT COVERAGE  
 1,799/12,196 = 14.75%  
 INTERIOR WASTE CONTAINERS

**PARKING DATA**

(BASED ON 3,000 SF)  
 REQUIRED PARKING RATIO  
 MAX = 1 SPACE/200 GSF (15 SPACES)  
 MIN = 1 SPACE/300 GSF (10 SPACES)  
 PROPOSED SPACES = 11 SPACES  
 INCLUDING 1 ADA SPACE

**IMPERVIOUS DATA**

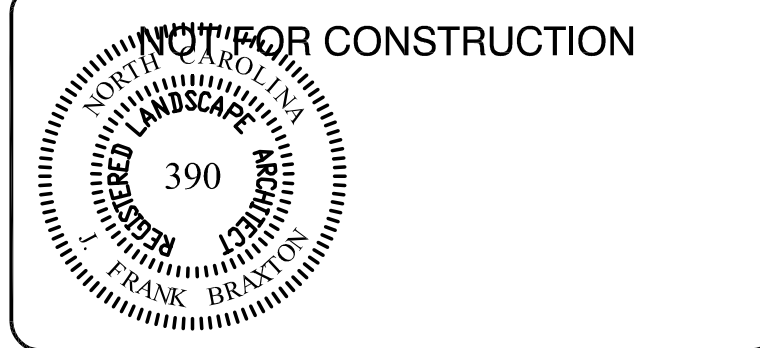
EXISTING IMPERVIOUS: 6,505 SF  
 PROPOSED IMPERVIOUS: 5,296 SF\*\*  
 \*\*INCLUDES PERVIOUS PAVEMENT CREDIT



SURVEY BY:  
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 4033 CHANDLER DRIVE  
 WILMINGTON, NC 28405  
 910-352-8846

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 P.O. BOX 925  
 WRIGHTSVILLE BEACH, NC 28480  
 910.256.4229

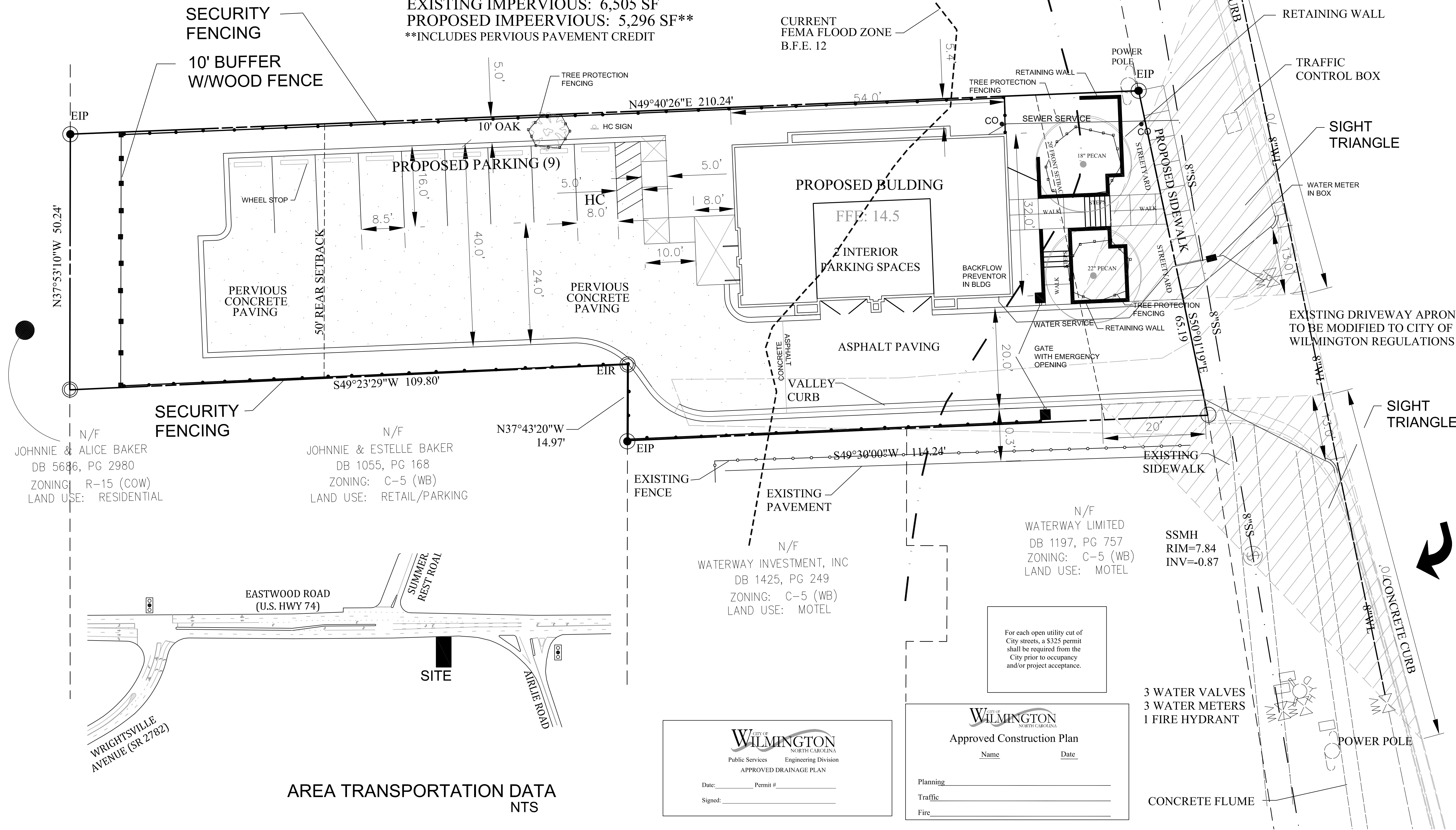


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**THE PARKER BUILDING**  
 7242 Wrightsville Avenue

**PRELIMINARY SITE PLAN**  
 7242 Wrightsville Avenue

JOB NUMBER <b>435-02</b>	SHEET NUMBER <b>SD-2</b>
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**AREA TRANSPORTATION DATA**  
 NTS



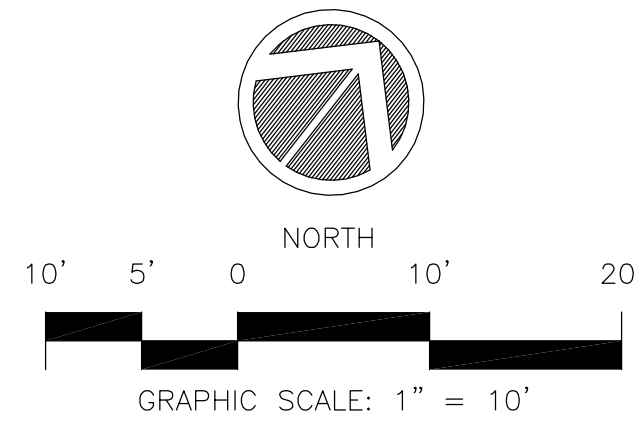
**Approved Construction Plan**

Name	Date
Planning	_____
Traffic	_____
Fire	_____

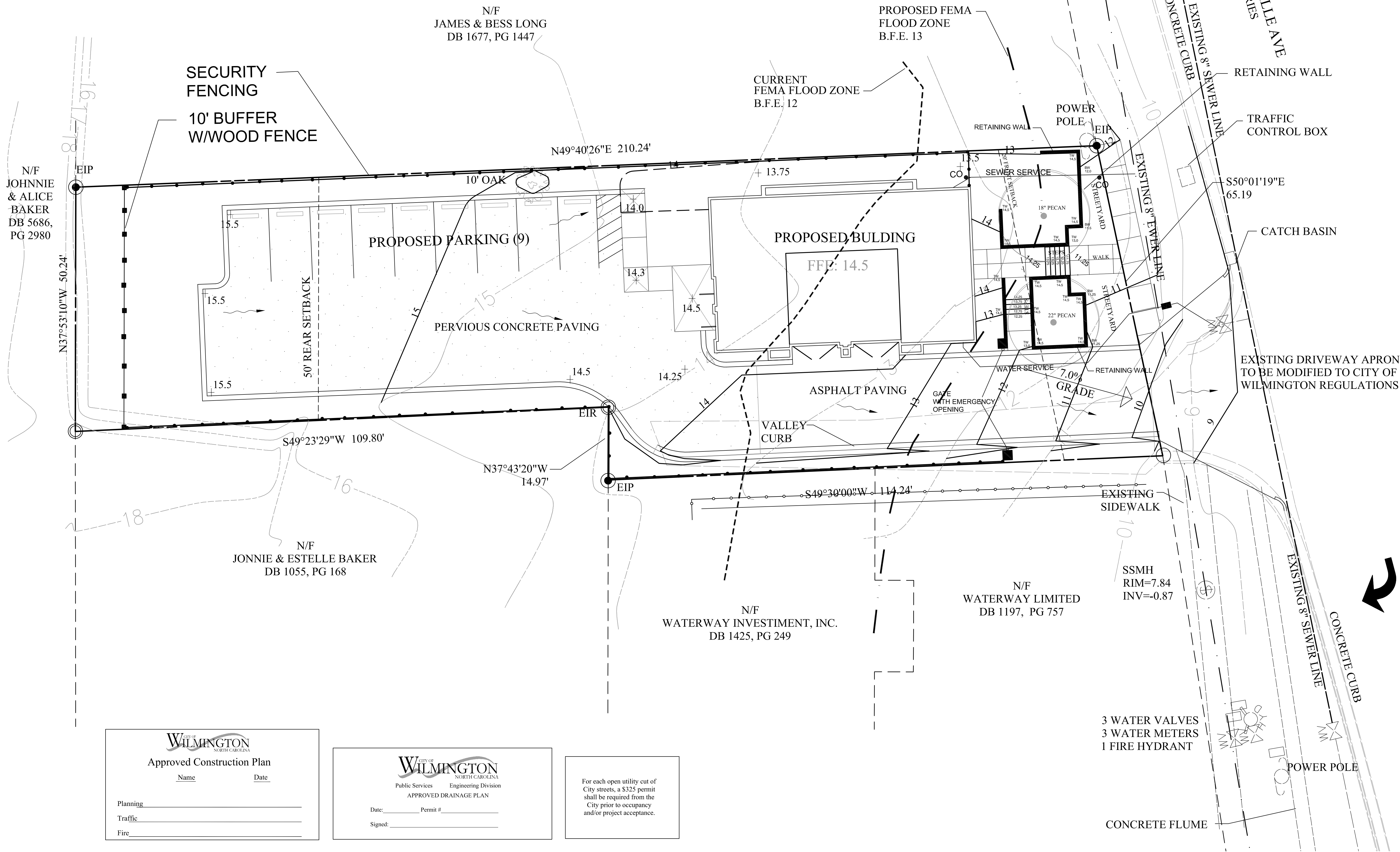
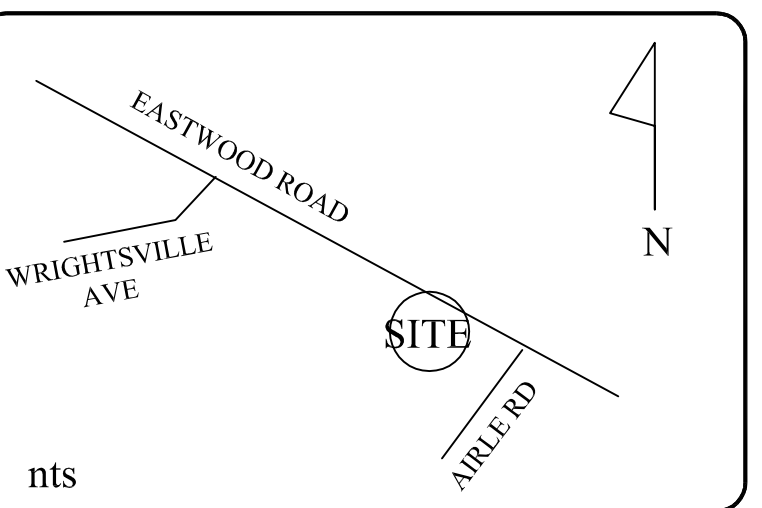
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

3 WATER VALVES  
 3 WATER METERS  
 1 FIRE HYDRANT

**CAMA LAND USE CLASSIFICATION: WATERSHED RESOURCE PROTECTION**

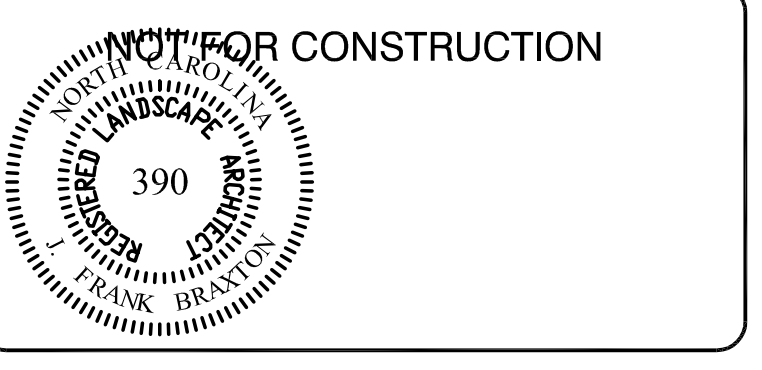


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 NCBELS Firm License No. P-0389  
 P.O. Box 1172  
 Wilmington, NC 28402 www.cldeng.com Phone: 910-254-8333 Fax: 910-254-6502

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CHECK : J. Petroff	SCALE : 1" = 10'
APPROVED : F. Braxton	DATE : 24 Apr 14
FILE NAME :	

**THE PARKER BUILDING**  
 7242 Wrightsville Avenue

**PRELIMINARY GRADING & DRAINAGE**

**WILMINGTON**  
 Approved Construction Plan

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

Planning \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_

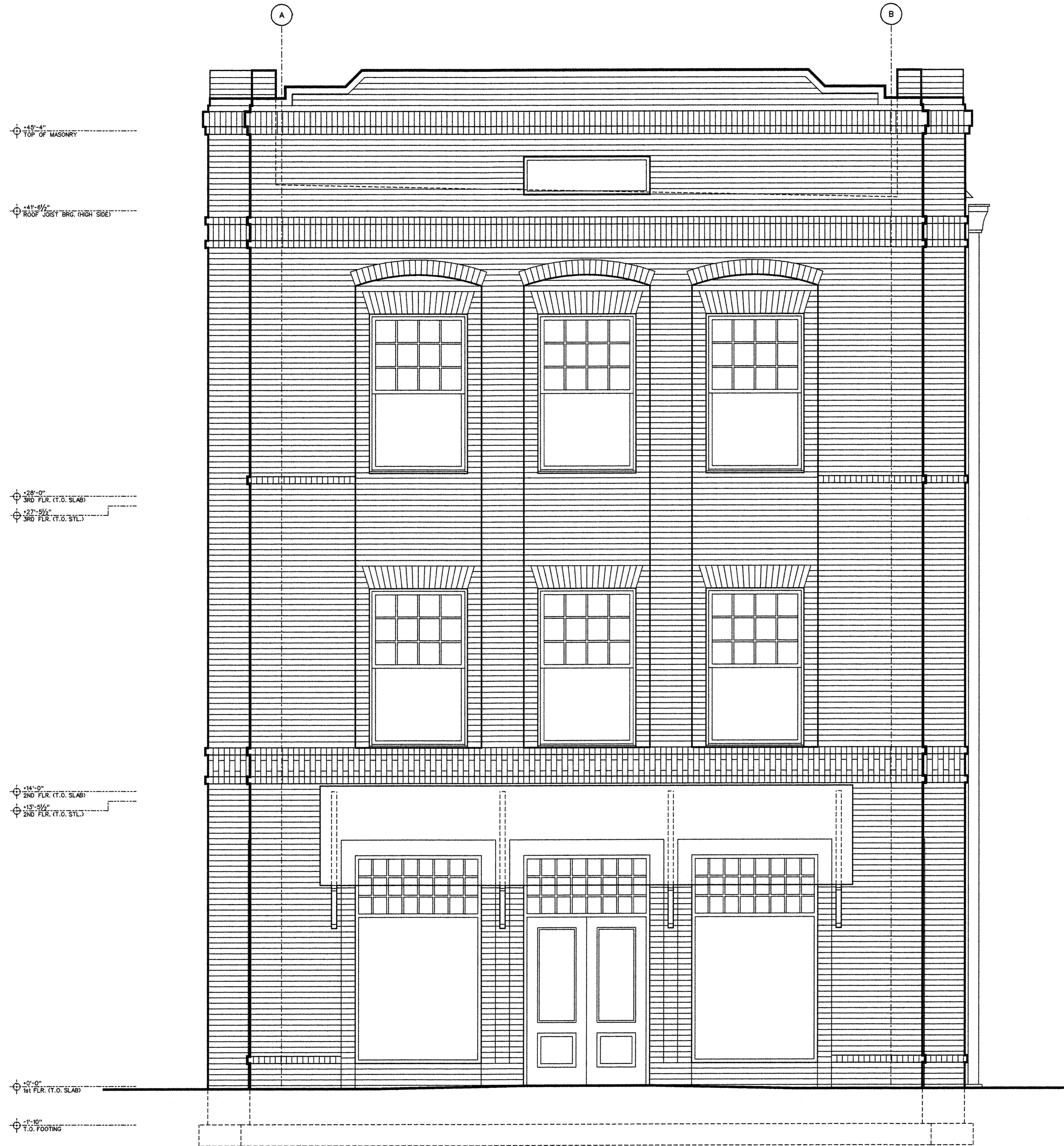
**WILMINGTON**  
 NORTH CAROLINA  
 Public Services Engineering Division  
 APPROVED DRAINAGE PLAN

Date: \_\_\_\_\_ Permit # \_\_\_\_\_

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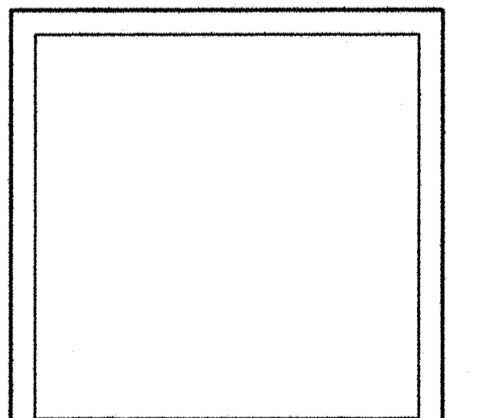
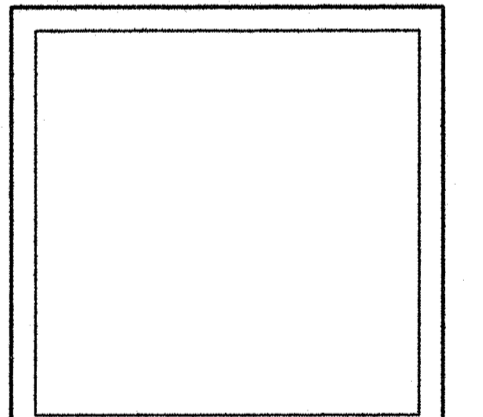
1 EASTWOOD ROAD ELEVATION  
 A4.01 SCALE: 3/8" = 1'-0"

**KOT HOSTETTLER**  
**ARCHITECTS**  
 www.kot-hostetler.com  
 www.KOT-HOSTETTLER.com

**PARKER BUILDING**  
 7242 WRIGHTSVILLE AVE.  
 WILMINGTON, NORTH CAROLINA 28403

PROGRESS DRAWINGS: NOT FOR CONSTRUCTION

PERMIT SET



PROJECT: 14023	
DATE: 3.31.15	
REVISIONS	DATE
DRAWN BY:	GPK
CHECKED BY:	GPK
<b>A4.01</b>	
<small>2015 © KOT HOSTETTLER ARCHITECTS</small>	



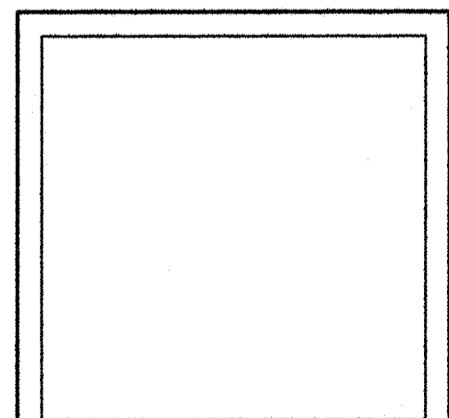
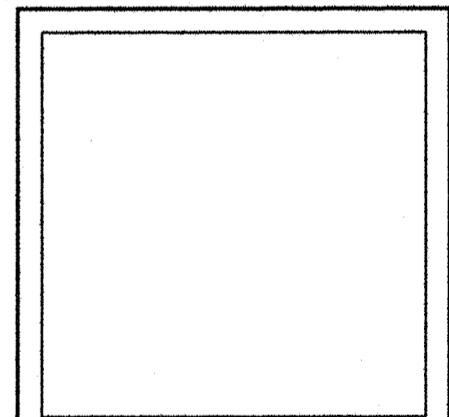
**KOT HOSTETTLER  
ARCHITECTS**

greg@kot-hostetler.com  
show@kot-hostetler.com  
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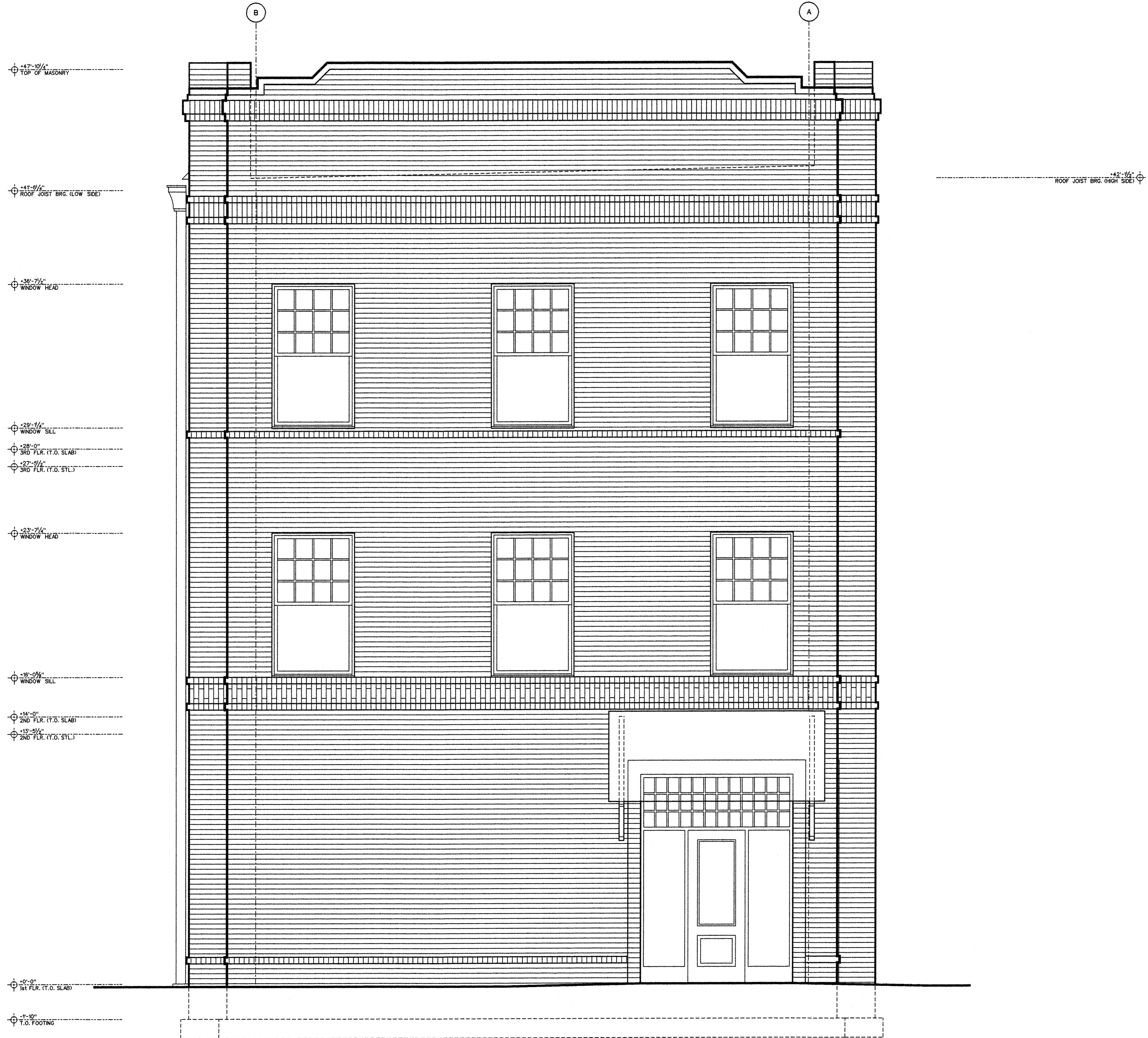
PROGRESS DRAWINGS: NOT FOR CONSTRUCTION

PERMIT SET



PROJECT: 14023	
DATE: 3.31.15	
REVISIONS	DATE
DRAWN BY:	GPK
CHECKED BY:	GPK
<b>A4.02</b>	
2015 © KOT HOSTETTLER ARCHITECTS	

**1 DRIVEWAY ELEVATION**  
SCALE: 3/8" = 1'-0"



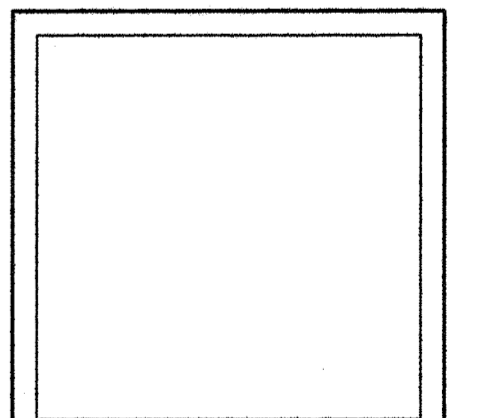
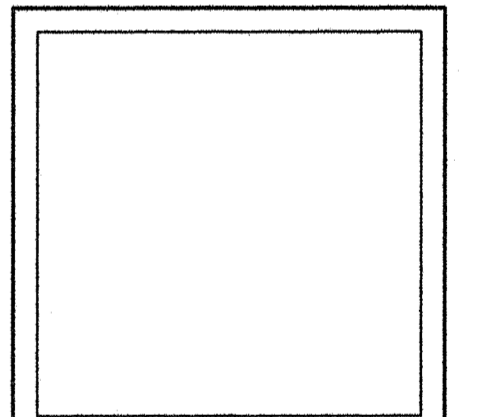
1 PARKING LOT ELEVATION  
 A4.03 SCALE: 3/8" = 1'-0"

**KOT HOSTETTLER**  
**ARCHITECTS**  
 greg@kot-hostetler.com  
 shawn@kot-hostetler.com  
 www.KOT-HOSTETTLER.com

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 WILMINGTON, NORTH CAROLINA 28403

PROGRESS DRAWINGS: NOT FOR CONSTRUCTION

PERMIT SET



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<b>A4.03</b>	
<small>2015 © KOT HOSTETTLER ARCHITECTS</small>	