

- Utility Notes:**
- Existing water and sanitary sewer services are currently available to the site from Cape Fear Public Utility Authority public mains.
 - All utility services, such as electric power, CATV, gas & telephone shall be installed underground.
 - All water & sewer utilities to be installed per CFPWA Technical Specifications & Standards.
 - Project shall comply with CFPWA Cross Connection Control requirements. Water meter(s) cannot be released until all requirements are met and N.C.D.E.R. has issued their "Final Approval". Call 343-3410 for information.
 - Any backflow prevention devices required by the CFPWA will need to be on the list of approved devices by USCFCR or ASSE.
 - Water & sewer services can not be activated on new mains until the Engineer's Certification and as-built are received and "Final Approval" issued by the Public Water Supply Section of NCDENR, and "Final Engineering Certification" issued by Division of Water Quality Section of NCDENR.
 - If 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 developer's side of the water meter box.
 - When PVC water mains and services are proposed, the pipes are to be marked with No. 10 insulated, single-strand copper wire installed & strapped to the pipes with duct tape. This is to be accessible in all valves and meter boxes to aid in future location of facilities.
 - The contractor is responsible for the repair and replacement of any utilities, curb & gutter, 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.
 - The BellSouth contact is Steve Dayvault, Building Industry Consultant, at 910-392-8712. Contact him prior to starting the project in order to facilitate good communication and maximum flexibility.
 - The process for telephone cable placement:
 - Final grade will need to be established.
 - Power will place their cable first - approximately 3' deep.
 - BellSouth & Cable TV will then place their cable at approximately 2' deep.
 - Solid waste disposal is by privately contracted dumpster pickup.

Tree Preservation, Grading & Stormwater Management Notes:

- Stormwater management will meet City & State requirements. Total limits of disturbance will be under one (1) acre. No erosion control or State stormwater permits will be required.
- Tree Preservation / Removal Permit is required prior to clearing & land disturbance.
- 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.
- Protective fencing is to be maintained throughout the duration of the project. Land clearing and construction contractors shall receive adequate instruction on tree protection requirements and methods.

Traffic Notes:

- All pavement markings in public rights-of-way & for driveway are to be thermoplastic & meet City and/or NCDOT standards.
- 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.
- Contact Tom Platt, with Traffic Engineering, at 341-7888 to ensure that all traffic signal facilities and equipment are shown on the plan. Add a note to call Traffic Engineering Fort-eight (48) hours prior to any excavation in the R/W.
- Any broken or missing sidewalk panels and/or curbing shall be repaired.
- Contact Karen Dixon at 341-7888 to discuss street lighting options. The landscaping plan will be needed to determine street light locations.
- Tactile warning mats to be installed at all wheelchair ramps.
- Once streets are ready to be open to public traffic, contact the Traffic Engineering Division to request installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.
- A landscaping plan, indicating the location of required street trees shall be submitted to the Traffic Engineering Division and Parks & Recreation Department for review and approval prior to the recording of the Final Plat. Plan shall adhere to SD 15-17.

PLANT LIST

KEY NO.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	PLANTING REMARKS
AG 12	ABELIA GRANDIFLORA 'LITTEL RICHARD'	GLOSSY ABELIA	12-15' HGT.	SM. SHRUB
IV 64	ILEX VOMITORIA 'NANA'	YAUPOH HOLLY	12-15' HGT.	SM. SHRUB
LI 6	LAGERSTROMIA INDICA 'CAROLINA BEAUTY'	CREPE-MYRTLE	6-8' / 8-10' / 2.5" CAL.	SM. SHADE TREE
QV 7	QUERCUS VIRGINIANA	LIVE OAK	8-10' / 2.5" CAL.	LG. SHADE TREE

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

Plant Key

- Existing trees to be removed
- Existing trees to be protected
- AG (Glossy Abelia)
- IV (Dwarf Yaupon Holly)
- LI (Crepe-Myrtle)
- QV (Live Oak)

Landscape Calculations: (Site Improvement: 15-20 new park'g. sp. # 1/2 Landscape Upgrade req'd. #)

Req'd.	Prov'd.
Cardinal Dr. Primary Streetyard 223 l.f. frontage - 48 l.f. driveways = 175 l.f. X 18' (OH-1 District factor) / 2	1575 s.f. Existing
① 1 Lg. Shade tree / 600 s.f. / 2	3 4
⑥ 6 shrubs / 600 s.f. / 2	16 16
Hillsdale Dr. Secondary Streetyard 250 l.f. frontage X 9' (1/2 OH-1 District factor) / 2	1125 s.f. Existing
③ 3 Under-story trees / 600 s.f. / 2	6 6
⑥ 6 shrubs / 600 s.f. / 2	11 12
Parking Area Interior Shading - 38,174 s.f. x 30% / 2	5726 s.f. 5726 s.f.
Min. 75% Lg. Shade/Canopy @ 707 s.f.	6 10
Max. 25% Sm. Shade/Canopy at 314 s.f.	5 5
Parking Area Perimeter - N/A	
Foundation Plantings - N/A	
Bufferyard - N/A	
Overall Site - 1.87 ac. ± development area x 15 trees/ac.	28 28+
Mitigation - N/A	

Landscape Notes:

- Key letters refer to Plant List.
- All plants shall meet or exceed the minimum standards set forth in "The American Standard for Nurserymen" by the American Association of Nurserymen.
- All planting beds shall receive a min. of 4" pine bark mulch.
- All areas disturbed and not specified as mulched planting beds will be grassed. Lawn areas may be seeded with grass.
- Contractor shall use whatever method of tree staking he deems fit. However, he will be held liable for any damages caused to trees by improper staking methods (or absence of staking) and is responsible for uprighting & replanting trees which are blown over.
- Contractor shall warranty all trees & shrubs for a period of one (1) year from the date of final acceptance of the work of the landscape plan.
- If discrepancy or lack of availability is found in the plant species and/or minimum sizes req'd., contractor shall notify Landscape Architect. Authorization will be made for substitutions, as long as the plants follow the original intended form & function.

Additional City requirements:

- All plantings shall be curbed or otherwise physically protected from vehicular traffic.
- All planted and retained living material, required to meet the provisions (landscaping) of this section, shall be perpetually protected and maintained to professionally accepted standards by joint and several responsibility of the owner, occupant, tenant, and/or respective agents of the property on which the material is located.

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

DRAINAGE PLAN
APPROVED
CITY OF WILMINGTON
STORMWATER DISCHARGE PERMIT NOT REQUIRED
SIGNATURE DATE

Approved Construction Plan
Name Date
Planning _____
Traffic _____
Fire _____

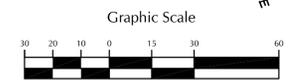
Project No: 2014-17
Scale: 1" = 30'
Date: 09/09/14
Revisions:

Owner:
Offices on Cardinal, L.L.C.
10 Cardinal Drive
Wilmington, NC 28403

Development Plan
for Parking Expansion

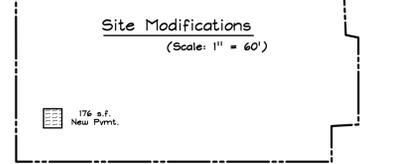
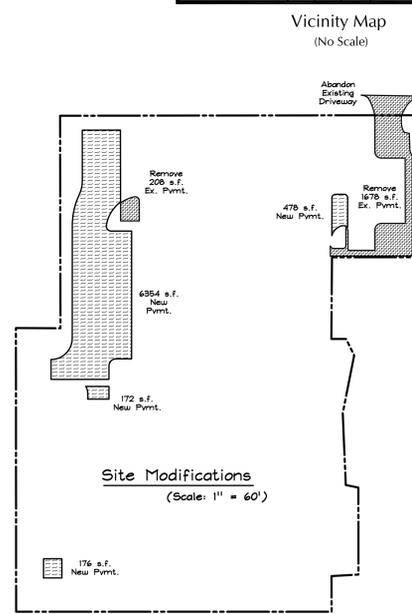
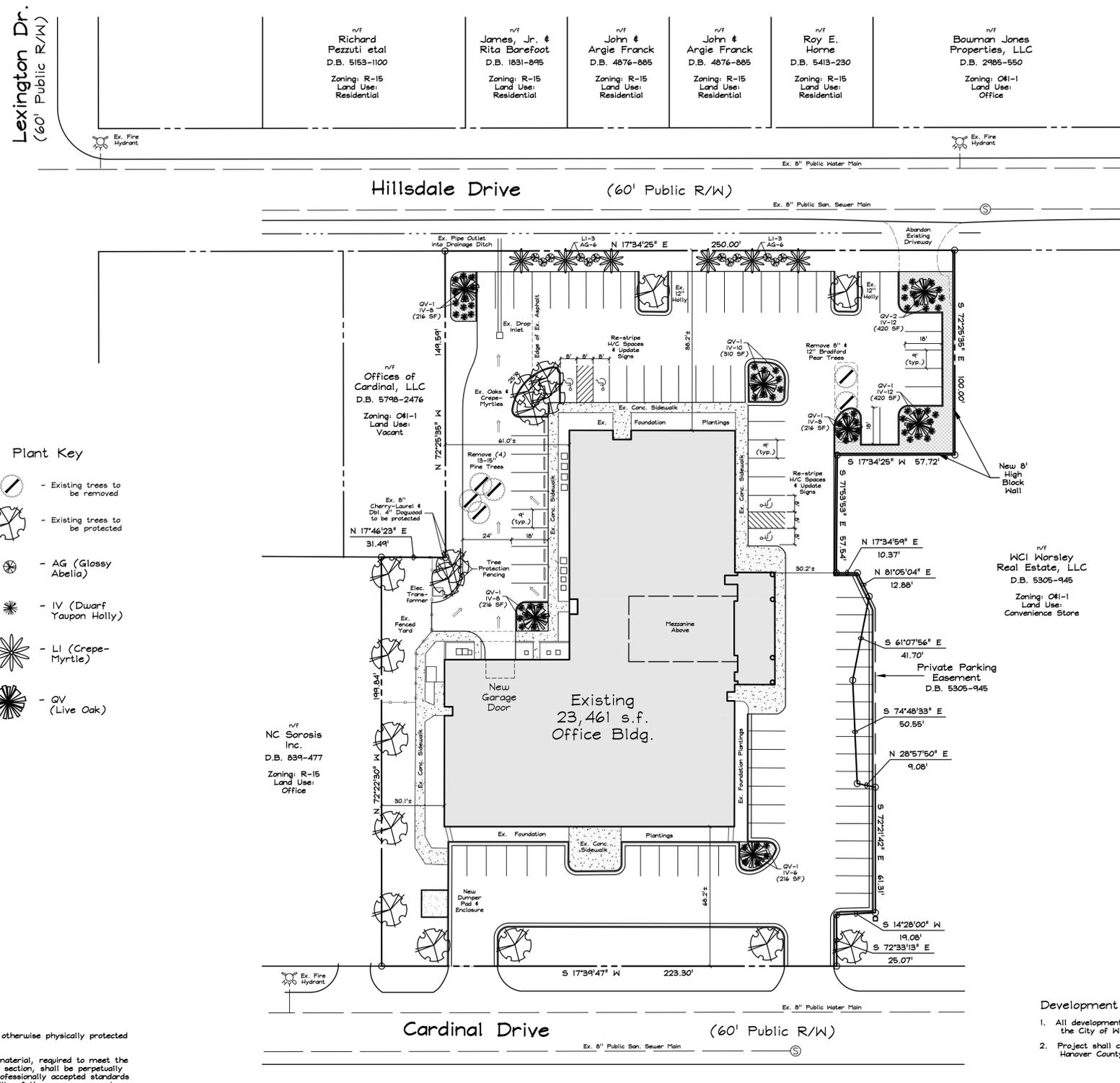
General Notes:

- New Hanover County Parcel Nos.: PIN 314819.50.2594 [PID 5014-012-022-000]
- Total Tract Area: 1.87 ac. ±
- Zoning District: OH-1 (w/ Eastwood SHGD Overlay) Setbacks - 20' Front 20' Corner 25' Rear 10' Interior Side
- CAMA Land Classification: Urban



Boundary & existing conditions data compiled from an actual field survey by:
Arnold W. Carson PLS, P.C.
406 North Third Street
Wilmington, NC 28401
Tel. (910) 772-8113

Property Address: 10 Cardinal Drive
Tribute Properties
Wilmington Township / New Hanover County / North Carolina
Sheet No. 1 of 1



Development Data:

Lot Area - 81,457 s.f. (1.87 ac.)
Proposed Land Use: Professional Offices
Bldg. Coverage - 21,784 s.f. (26.7%)
Total Ex. Bldg. Area - 23,461 s.f. GFA
1st Floor Area - 20,754 s.f. GFA
2nd Floor Area - 2,707 s.f. GFA
Total New Bldg. Area - 0 s.f. GFA
Bldg. Hgt. - 2-Story / 35'
Parking -
Min. req'd. @ 1 sp./300 s.f. GFA = 78
Max. perm't'd. @ 1 sp./200 s.f. GFA = 117
** 91 spaces prov'd. **
Impervious Surfaces -
Existing - 21,784 s.f.
Rooftop - 32,684 s.f.
Pavement - 4,190 s.f.
Walks - 58,658 s.f. (72.0%)
Subtotal - 1,886 s.f.
Existing to be Removed -
Pavement - 1,886 s.f.
New -
Pavement - 7,004 s.f.
Total - 63,776 s.f. (78.3%)
Sewer & Water Capacity -
Existing Sewer Usage - 1950 GPD
Existing Water Usage - 2438 GPD
(@ 125% Sewer Usage)
** No Changes **

Development Notes:

- All development shall be in accordance with the City of Wilmington Land Development Code.
- Project shall comply with all Federal, State & New Hanover County regulations.

P.O. Box 7223
Wilmington, NC 28406
Tel. 910-620-2374
Design Solutions



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