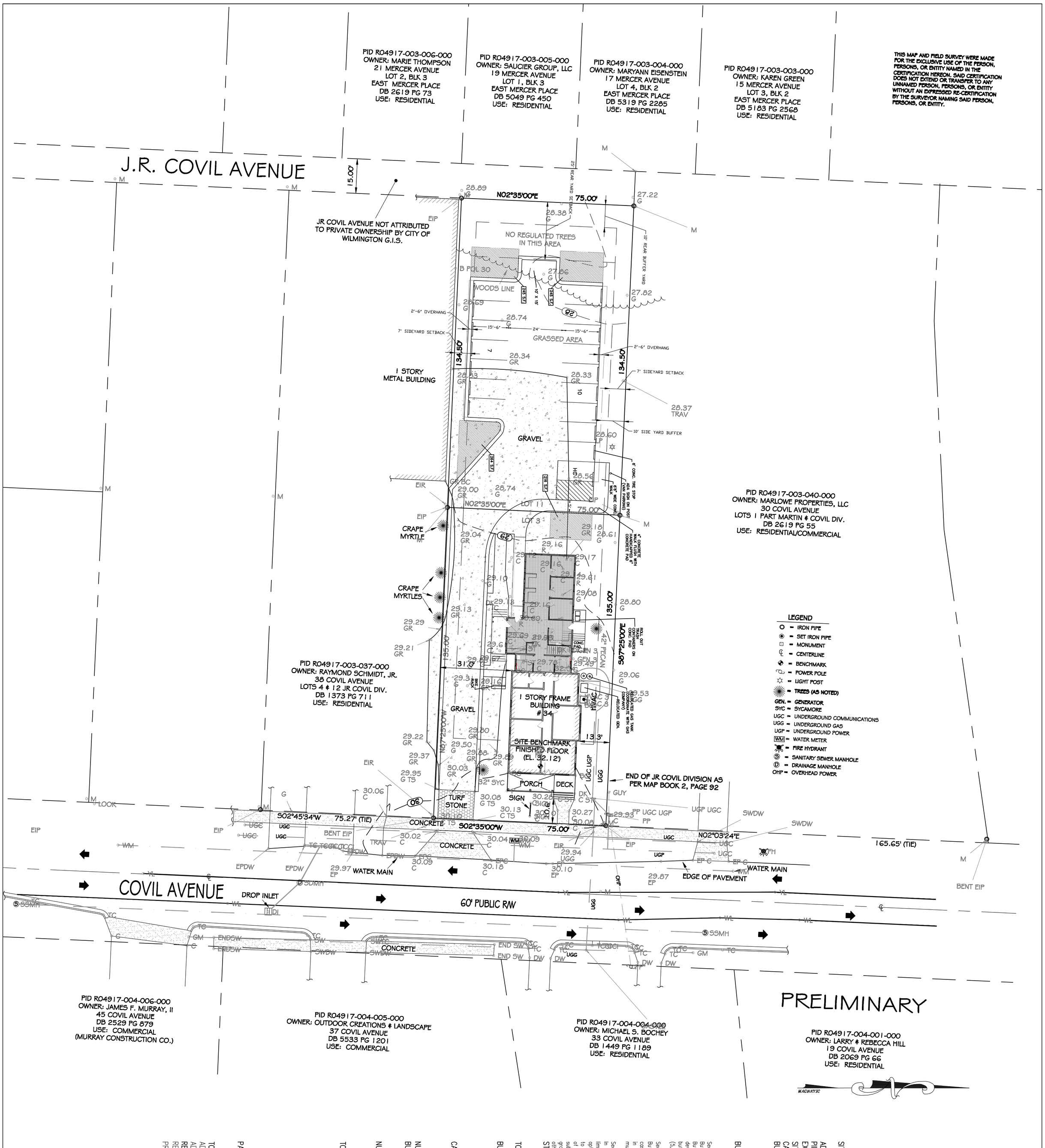


SITE DATA

ADDRESS FOR SITE: 34 COVIL AVE.
PIN NUMBERS: R04917-003-038-000
EXISTING ZONING: CS
SITE: 20,212.50 S.F. (.46 AC)
CAMA LAND CLASSIFICATION URBAN
BUILDING SETBACKS REQUIRED
FRONT 35'
SIDE 7'
REAR (ABUTTING RESIDENTIAL) 25'
BUFFER YARD
REAR 10'
SIDE 10' (SEE NOTE)

Sec. 18-497. Location of Buffer Yards.
Buffer yards shall be required to screen any residential use from any nonresidential uses or districts. Buffer yards shall also be required to screen any residential use or district from any attached housing development or mobile home park or high-density development or Planned Development. However, no buffer yard will be required for high density detached lots provided lots equal or exceed five thousand (5,000) square feet.

Sec. 18-498. Width of Buffer Yards.
Buffer yards shall have a base width equal to at least fifty (50) percent of the required setback. In all cases the base of the buffer yard shall be equal to or greater than twenty (20) feet, except as allowed in this article. Where a utility easement occupies a portion of the buffer yard, sufficient buffer width must be provided outside the utility easement to meet the required opacity standards.

Sec. 18-499. Site Constraints.
In the event that preexisting conditions on an infill, redevelopment or expansion project within the city limits result in site constraints (i.e. small lot, drainage swale, etc.) that prevent meeting the standard options for buffer yards as required in this section, the city manager may alter the buffer yard requirements to no less than ten (10) feet with a solid eight (8) to ten (10) foot fence provided the spirit and intent of this section is met. Such an allowance will only be made at the request to the applicant, who shall submit a plan showing how the proposed buffer would screen the intended use. The allowance will not be granted without documenting to the satisfaction of the city manager that constraints on the site prohibit otherwise meeting the requirements of this section.
STREET YARD
PRIMARY 25' (12.5' OR 37.5')

TOTAL ACREAGE IN PROJECT BOUNDARY 1

BUILDING SIZE IN SQUARE FEET
EXISTING BUILDING 1,324 S.F. FOOTPRINT
PROPOSED BUILDING 1ST. FL. 1,251 S.F. / 2ND FL. 1,321 S.F. TOTAL
TOTAL BUILDING S.F 3,896 S.F.

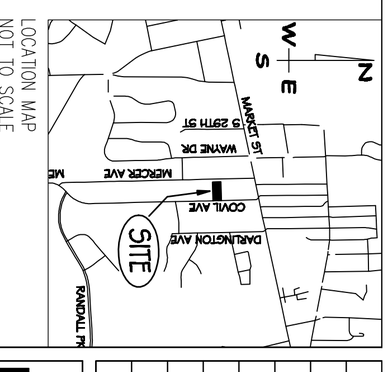
CALCULATION FOR BUILDING COVERAGE
EXISTING COVERAGE
PROPOSED COVERAGE

NUMBER OF BUILDINGS 1
BUILDING HEIGHT MAX HEIGHT ALLOWED 35'
EXISTING BLDG. 25' (ESTIMATED)
PROPOSED ADDITION 25' 1 1/2"
NUMBER OF STORIES & SQ.FT. PER FLOOR
EXISTING BLDG. 1ST 1,324 S.F.
PROPOSED BLDG. 1ST 1,251 S.F. 2ND 1,321 S.F. TOTAL

TOTAL IMPERVIOUS BEFORE & AFTER DEVELOPMENT
ONSITE EXISTING IMPERVIOUS
BUILDING 1,483 S.F.
SIDEWALK/CONCRETE 519 S.F.
GRAVEL PARKING 7,296 S.F.
TOTAL **9,298 S.F.**
ONSITE PROPOSED IMPERVIOUS
BUILDING 2,735 S.F.
SIDEWALK 1,224 S.F.
GRAVEL/CONCRETE PARKING 7,959 S.F.
TOTAL **11,918 S.F**

PARKING REQUIRED OFFICE PROFESSIONAL MAX. 1 PER 200 S.F. / MIN 1 PER 300 S.F.
3,896 S.F ÷ 200 = 19 SPACES (MAX.)
3,896 S.F. ÷ 300 = 13 SPACES (MIN.)
TOTAL PARKING PROVIDED 17 SPACES
ADA PARKING REQUIRED 1 ADA SPACES
ADA PARKING PROVIDED 1 ADA SPACES
REQUIRED PARKING LOT SHADING
REQUIRED XXXXX @ 20% = XXXX S.F.
PROVIDED = XXXX S.F. (SEE LANDSCAPE PLAN)

LOCATION MAP
NOT TO SCALE



PRELIMINARY PLAN
20 10 0 20 40
SCALE: 1"=20'-0"

HOWARD T CAPPS & ASSOCIATES, INC. C-97
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 289 HOWARD T. CAPPS

REVISIONS	DATE

HTCA

Howard T. Capps & Associates, Inc.
Land Planning Landscape Architecture
805 North Fourth Street
Wilmington, North Carolina 28401
Phone: (910) 763-7708 Fax: (910) 763-7707

Sheally Insurance Group, Inc.
3905 Oleander Drive
Wilmington, N.C. 28403

34 Covil Avenue

Wilmington, North Carolina

DESIGNED:	DRAWN:
H. Capps	R. Capps
DATE : 1-20-2015	
SCALE : 1"=20'	
JOB NO. : 427-00614	
SHEET L 2 OF SHEETS	