

VICINITY MAP
SCALE: 1" = 1,000'

LANDSCAPE CALCULATIONS:

EMERSON STREET STREETYARD: - 917.50 L.F. FRONTAGE - 58.5 DRIVEWAY 8 18' BUFFER= 834 L.F.	REQUIRED 15,012 S.F.	PROVIDED 15,012 S.F.
<ul style="list-style-type: none"> 1 CANOPY TREE / 600' S.F. (OR) 3 UNDERSTORY TREE / 600' S.F. (AND) 6 SHRUBS / 500' S.F. 	251 TREES (N/A) U-TREES 180.1 SHRUBS	26 TREES (N/A) U-TREES XX SHRUBS
PARKING AREA INTERIOR SHADING: - 199,795 S.F. x 20% - MINIMUM 75% LG. SHADE / CANOPY* 707 S.F. - MAXIMUM 25% SM. SHADE / CANOPY* 314 S.F.	REQUIRED 39959 S.F. 42.4 TREES 31.8 U-TREES	PROVIDED 39959 S.F. 43 TREES
INTERIOR PLANTING ISLANDS	22,879 S.F.	
PARKING AREA PERIMETER	N/A	N/A
FOUNDATION PLANTINGS (FOR EACH BLDG.): - WALL ADJACENT TO PARKING (2,160 L.F. x 55 FACADE HT. X 12% (BLDG'S 1,2 & 3))	14,256 S.F.	14,256 S.F.
WALL ADJACENT TO PARKING (240 L.F. x 17 FACADE HT. X 12% (CLUBHOUSE))	490 S.F.	490 S.F.
OVERALL SITE (TREES) 16.0 AC. + DEVELOPMENT AREA x 15 TREES / AC.	240 TREES	240 TREES
TREE MITIGATION - TOTAL TREE MITIGATION REQUIRED	545.1 INCHES	545.1 INCHES

THE ABOVE REFERENCE LANDSCAPE SUMMARY REFLECTS THE MINIMUM THAT SHALL BE PROVIDED ON THE DETAILED LANDSCAPE PLANS AT A LATER DATE.

TREE LEGEND:

- EXISTING TREES TO REMAIN
- EXISTING SIGNIFICANT TREES TO BE REMOVED AND MITIGATED
TOTAL = 56 TREES

SITE INVENTORY NOTES:

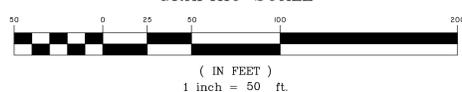
- SOIL TYPES:
No - Norfolk Fine Sandy Loam
Ss - Serapette Fine Sand
- THE PROPERTY IS NOT IMPACTED BY ANY KNOWN AEC.
- THERE ARE NO CONSERVATION OVERLAY BOUNDARIES AFFECTING THIS PROPERTY.
- THIS SITE IS NOT IMPACTED BY ANY RECOGNIZED HISTORIC OR ARCHEOLOGICAL SIGNIFICANCE.
- NO CEMETERIES WERE EVIDENCED ON THE SITE.
- EXISTING VEGETATION HAS BEEN LOCATED AND LABELED ON THE TREE SURVEY.
- THERE ARE NO JURISDICTIONAL WETLANDS ON THE SITE. THE SMALL AREA SHOWN IS ISOLATED & WILL BE PERMITTED FOR FILLING.
- THERE IS NO EVIDENCE OF ENDANGERED SPECIES OR HABITAT ISSUES ON THE SITE.
- THIS PROPERTY IS NOT WITHIN ANY FLOOD HAZARD AREA AS EVIDENCED ON N.C. FLOOD MAP 3720313700J.10. THE SITE DRAINAGE FLOWS INTO THE BURNT MILL CREEK WATERSHED, INTO SC CLASSIFIED WATERS.

THROUGH-TRAFFIC CALMING TO BE DETERMINED BY THE CITY OF WILMINGTON

GENERAL NOTES:

- NEW HANOVER COUNTY PARCEL NOS:
PN - P/O 313706.37.8869
PID - 5506-001-025-000
- TOTAL TRACT AREA: 16.00 AC. ±
- EXISTING ZONING DISTRICT: IND
PROPOSED ZONING DISTRICT: MF-M (CD)
SETBACKS: 35' FRONT
30' CORNER
25' REAR
20' INTERIOR SIDE
- CAMA LAND CLASSIFICATION: URBAN

GRAPHIC SCALE



CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	232.23'	386.00'	N 65°52'20" E	395.93'	37°08'37"
C2	550.00'	41.40'	S 75°29'01" W	41.59'	4°28'33"

N/F
AVALON APARTMENTS
DE, LLC
D.B. 5579-552
ZONING: MF-M (CD)
LAND USE:
MULTI-FAMILY
RESIDENTIAL

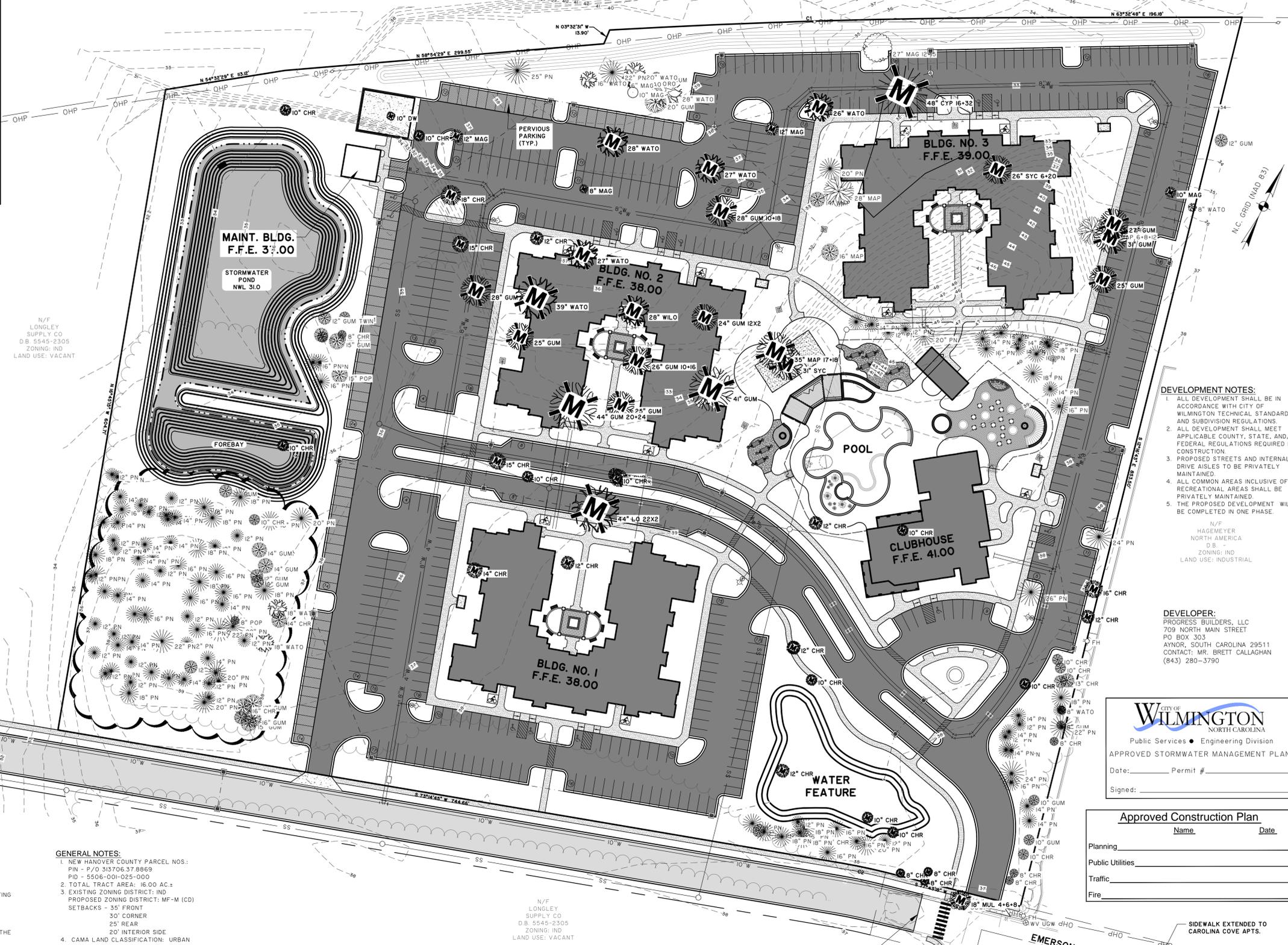
CSX RAILROAD
(FORMERLY SEABOARD COASTLINE)
R/W VARIES

N/F
MM4, LLC
D.B. 5320-328
ZONING: IND
LAND USE:
BOAT BUILDING

N/F
LONGLEY
SUPPLY CO.
D.B. 5545-2305
ZONING: IND
LAND USE: VACANT

N/F
LONGLEY
SUPPLY CO.
D.B. 5545-2305
ZONING: IND
LAND USE: VACANT

N/F
MARARO
WAREHOUSE, LLC
D.B. 5553-2846
ZONING: IND
LAND USE: INDUSTRIAL



- DEVELOPMENT NOTES:**
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH CITY OF WILMINGTON TECHNICAL STANDARDS AND SUBDIVISION REGULATIONS.
 - ALL DEVELOPMENT SHALL MEET APPLICABLE COUNTY, STATE, AND/OR FEDERAL REGULATIONS REQUIRED FOR CONSTRUCTION.
 - PROPOSED STREETS AND INTERNAL DRIVE AISLES TO BE PRIVATELY MAINTAINED.
 - ALL COMMON AREAS INCLUSIVE OF RECREATIONAL AREAS SHALL BE PRIVATELY MAINTAINED.
 - THE PROPOSED DEVELOPMENT WILL BE COMPLETED IN ONE PHASE.

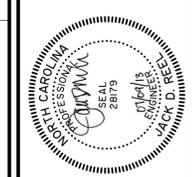
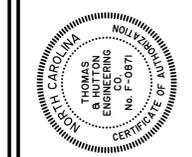
N/F
HAGEMEYER
NORTH AMERICA
D.B. -
ZONING: IND
LAND USE: INDUSTRIAL

DEVELOPER:
PROGRESS BUILDERS, LLC
709 NORTH MAIN STREET
PO BOX 303
AYNOR, SOUTH CAROLINA 29511
CONTACT: MR. BRETT CALLAGHAN
(843) 280-3790

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: _____ Permit # _____
Signed: _____

Approved Construction Plan

Name	Date
Planning	
Public Utilities	
Traffic	
Fire	



NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
215 South Kerr Avenue • Unit B
Wilmington, NC 28403 • 910.332.3360
www.thomasandhutton.com
Savannah, GA | Brunswick, GA | Charleston, SC | Myrtle Beach, SC

PROGRESS BUILDERS, LLC
CITY OF WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA
UNC WILMINGTON STUDENT HOUSING
OVERALL CONCEPT PLAN

JOB NO: J-24436.0000
DATE: 7/9/13
DRAWN: JBJ
DESIGNED: SKM
REVISED: SKM
APPROVED: JDR
SCALE: 1" = 50'

G1.1

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MATCH LINE - SEE SHEET NO. G1.2

DEVELOPMENT DATA:

DEVELOPMENT AREA = 16.00 AC.
 PERMITTED DENSITY (@ 17 UNITS/AC.) = 272 UNITS
 PROPOSED DENSITY 204 UNITS = 12.8 UNITS/AC.

BUILDING COVERAGE = 82,804 S.F.± (11.9%)
 3 X 24,068 S.F.± = 72,204 S.F.±
 + CLUBHOUSE = 10,600 S.F.±

TOTAL HEATED GROSS FLOOR AREA = 298,296 S.F.± GFA
 (APPROX. 24,068 S.F./FLOOR X 12 +
 9,480 S.F. FOR CLUBHOUSE)

TOTAL BEDROOMS = 528
 84 X 2 BR = 168 BR
 120 X 3 BR = 360 BR

MAX. BLDG. HGT. = 4-STORY / 55' MAX.
 ADD'L. SETBACKS FOR HGT. OVER 35' = +12'

PARKING -
 84 - 2 BR UNITS X 2.00 MIN. SP./UNIT = 168
 120 - 3 BR UNITS X 2.25 MIN. SP./UNIT = 270
 8,500 S.F. CLUBHOUSE @ 1 MIN. SP./400 S.F. = 21
 MINIMUM TOTAL SPACES REQ'D. = 459
 204 UNITS X 2.5 MAX. SP./UNIT = 510
 8,500 S.F. CLUBHOUSE @ 1 MAX. SP./200 S.F. = 43
 MAXIMUM TOTAL SPACES PERMIT'D. = 553
 ** 553 TOTAL SPACES PROVD. (11 H/C) **
 (MIN. 50% AVERAGE REQ'D. TO BE POROUS = 47/MIN.
 74 SPACES ARE DESIGNATED AS POROUS)

BIKE PARKING REQ'D = 20 MIN.
 BIKE PARKING PROVD = 50

IMPERVIOUS SURFACES -
 ROOFTOPS - 83,500 S.F.
 PAVEMENT - 218,800 S.F.
 WALKS & POOL PATIO - 52,500 S.F.
 TOTAL: 354,800 S.F. (50.1%)

OPEN SPACE - (MIN. 35% REQ'D.)
 16.00 AC. X 35% = 5.60 AC. (243,936 S.F.)
 ** 247,460 S.F. (35.5%) OPEN SPACE PROVD. **

[AREA PROVD. IS TOTAL TRACT AREA MINUS COVERED SURFACES
 (354,800 S.F.), INTERIOR PLANTING ISLANDS (17,500 S.F.), FOUNDATION
 PLANTING AREAS (15,200 S.F.) & POND SURFACES (62,000 S.F.)]
 ** NOTE: DATA IS APPROXIMATED. ACCURATE CALCULATIONS WILL BE
 MADE WHEN DETAILED PLANS ARE ENGINEERED AND LANDSCAPED.

RECREATION AREA - (MIN. 50% OPEN SPACE)
 2.80 AC. (121,968 S.F.) REQ'D.

ACTIVE REC. REQ'D. = 60,984 S.F.
 ACTIVE REC. PROVD. = 60,984+ S.F.
 PASSIVE REC. REQ'D. = 60,984 S.F.
 PASSIVE REC. PROVD. = 60,984+ S.F.
 ** TOTAL REC. AREA PROVD. = 121,968+ S.F. **

UTILITY CAPACITY REQUESTS:
 EXISTING SEWER USE = 0 GPD
 PROPOSED SEWER CAPACITY =
 538 BR @ 120 GPD/BR = 64,560 GPD
 EXISTING WATER USE = 0 GPD
 PROPOSED WATER CAPACITY =
 @ 125% SEWER USAGE = 80,700 GPD

TREE PRESERVATION & LANDSCAPING NOTES:

- TREE PRESERVATION / REMOVAL PERMIT IS REQUIRED PRIOR TO CLEARING & LAND DISTURBANCE.
- ONLY SIGNIFICANT TREES ARE SHOWN ON THIS PLAN FOR CLARITY. GROVES OF REGULATED TREES WILL BE SAVED WHEREVER POSSIBLE AND PROTECTED IN TREE-SAVE AREAS DETAILED ON FINAL CONSTRUCTION PLANS.
- SIGNIFICANT TREES THAT CANNOT BE SAVED DUE TO ESSENTIAL SITE IMPROVEMENTS WILL BE MITIGATED.
- 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.
- DETAILED CALCULATIONS AND LANDSCAPE DESIGN WILL BE PROVIDED ON CONSTRUCTION PERMITTING PLANS.

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 WILMINGTON 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 REPLACED.
- 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 IS-17.

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 METERS(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND N.C.D.E.N.R. HAS ISSUED THEIR "FINAL APPROVAL". CALL 343-3910 FOR INFORMATION.
- ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCFCCHCR OR ASSE.
- WATER & SEWER SERVICES CAN NOT BE ACTIVATED ON NEW MAINS UNTIL THE ENGINEER'S CERTIFICATION AND AS-BUILTS 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 LOCATION AND PROTECTION OR EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949.

UTILITY NOTES (CONT.):

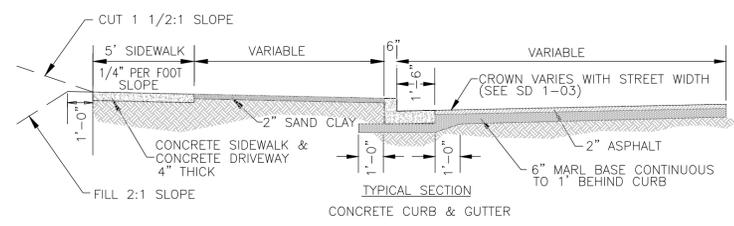
- CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB & GUTTER, PAVEMENT, ETC. THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
- THE BELLSOUTH CONTACT IS STEVE DAYVAULT, BUILDING INDUSTRY 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 WILL BE HANDLED BY AN ON-SITE COMPACTOR & SERVICED BY A PRIVATELY CONTRACTED HAULER.

FIRE AND LIFE SAFETY NOTES:

- NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO CONSTRUCTION OF THE BUILDINGS WITHIN ANY DEVELOPMENT.
- HYDRANTS MUST BE LOCATED WITHIN 6' OF THE CURB.
- TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES.
- CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- A MINIMUM OF 5' SHALL SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM OTHER UNDERGROUND UTILITIES.
- UNDERGROUND FIRE LINE & PRIVATE WATER MAINS MUST BE PERMITTED & INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WFD - DIVISION OF FIRE & LIFE SAFETY AT 910-343-0696 FOR ADDITIONAL INFORMATION.
- CONSTRUCTION TYPE - 5B
- BUILDINGS WILL BE SPRINKLED.
- THE FDC MUST BE WITHIN 150' OF A FIRE HYDRANT & WITHIN 40' OF FIRE APPARATUS PLACEMENT.
- LANDSCAPING OR PARKING CAN NOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANTS. A 3-FOOT (3') CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS AND FDC.
- INSTALLATION OF SECURITY GATES ACROSS A FIRE APPARATUS ROAD OF PARKING LOT SHALL BE APPROVED BY THE FIRE DEPARTMENT.

STORMWATER MANAGEMENT NOTES:

- STORMWATER MANAGEMENT WILL MEET CITY & STATE REQUIREMENTS. TOTAL LIMITS OF DISTURBANCE ARE GREATER THAN ONE (1) ACRE. A NEW HANOVER CO. GRADING / EROSION CONTROL PERMIT WILL BE REQ'D.



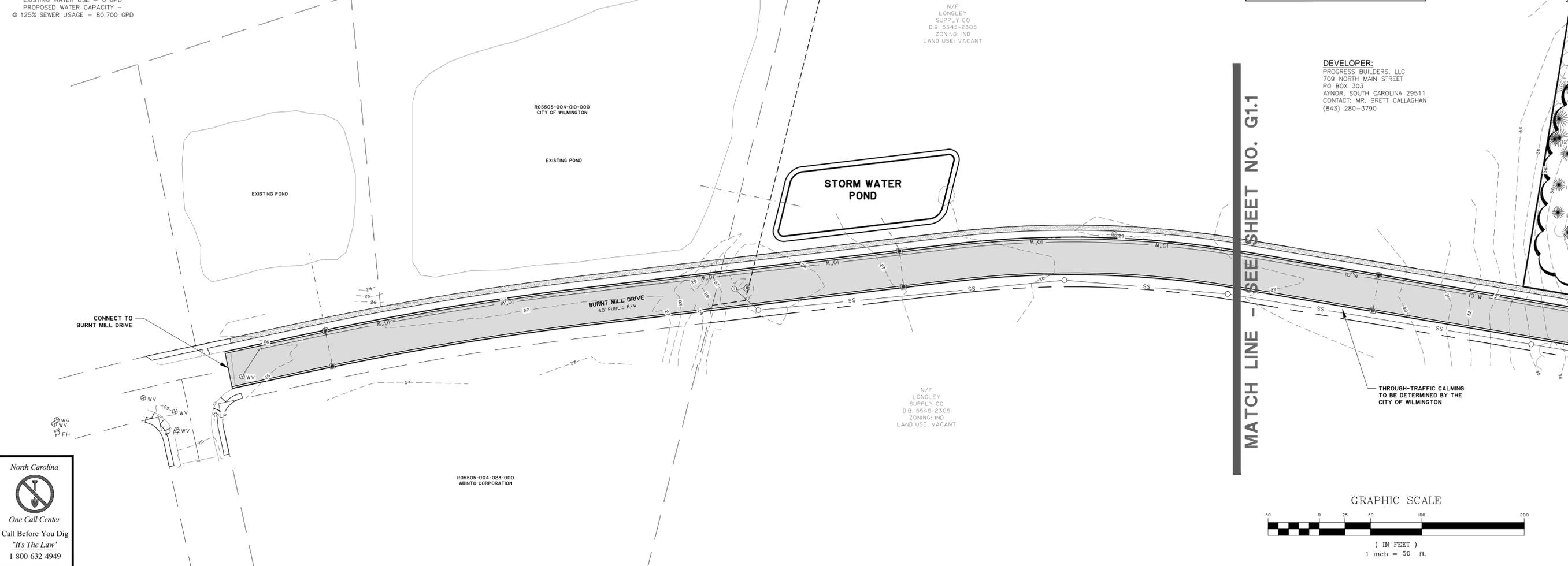
NOTES:

- *COMBINED CONCRETE CURB & GUTTER, CONCRETE SIDEWALK AND DRIVEWAYS TO BE 3000 POUNDS STRENGTH CONCRETE.
- *SCORE JOINTS TO BE PLACED EVERY 5' ACROSS SIDEWALK, IN SIDEWALK AREA OF DRIVEWAYS.
- *EXPANSION JOINTS TO BE PLACED ACROSS SIDEWALK EVERY 30'.
- *EXPANSION JOINTS TO BE PLACED BETWEEN SIDEWALK AND CURB, SIDEWALK AND DRIVEWAY, AND DRIVEWAY AND CURB RETURN WHERE THEY ADJOIN.

Approved Construction Plan

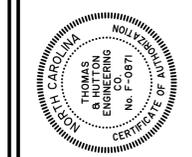
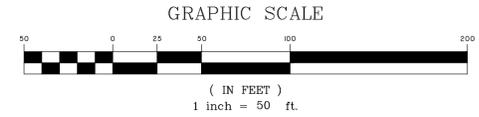
Name	Date
Planning	
Public Utilities	
Traffic	
Fire	

CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED STORMWATER MANAGEMENT PLAN
 Date: _____ Permit # _____
 Signed: _____



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NO.	REVISIONS	BY	DATE

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 CITY OF WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA
UNC WILMINGTON STUDENT HOUSING
OVERALL CONCEPT PLAN

JOB NO:	J-24436.0000
DATE:	7/9/13
DRAWN:	JB
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	JDR
SCALE:	1" = 50'

G1.2