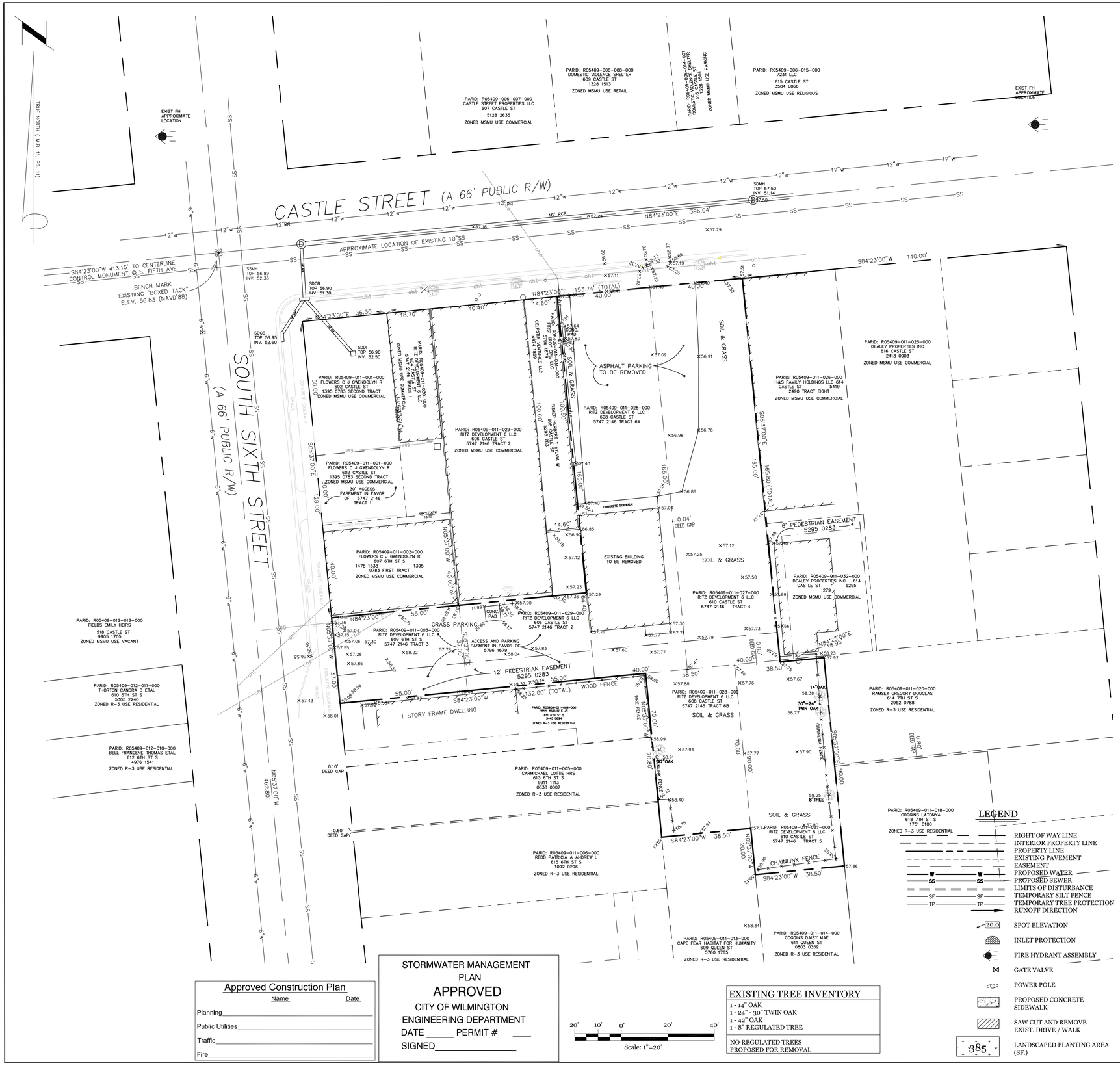

SITE DATA TABLE:

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PARCEL ID:	R05409-011-028-000
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CAMA LAND CLASSIFICATION	URBAN
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PROPOSED	10,108 SF
1ST FLOOR	3,686 SF
2ND FLOOR	3,736 SF
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BUILDING LOT COVERAGE
EXISTING 7.27% PROPOSED 43.04%

SETBACK REQUIRED -	PROVIDED
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REAR - *5'	27'
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* WHEN ABUTTING RESIDENTIAL

EXISTING IMPERVIOUS AREAS	
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TOTAL	10,609 SF(45.18%)

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Approved Construction Plan		
	Name	Date
Planning		
Public Utilities		
Traffic		
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STORMWATER MANAGEMENT PLAN
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ENGINEERING DEPARTMENT
DATE _____ PERMIT # ___
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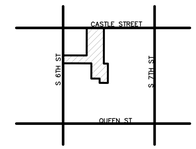


REVISIONS

INTRACOASTAL ENGINEERING, PLLC
91 Pelican Point Road
Wilmington, North Carolina 28409
Phone: 910.409.3567
Email: Charlie@intracoastalengineering.com
License Number P-0662

EXISTING CONDITIONS PLAN FOR
URBAN OASIS ON 608 CASTLE STREET
WILMINGTON, NORTH CAROLINA

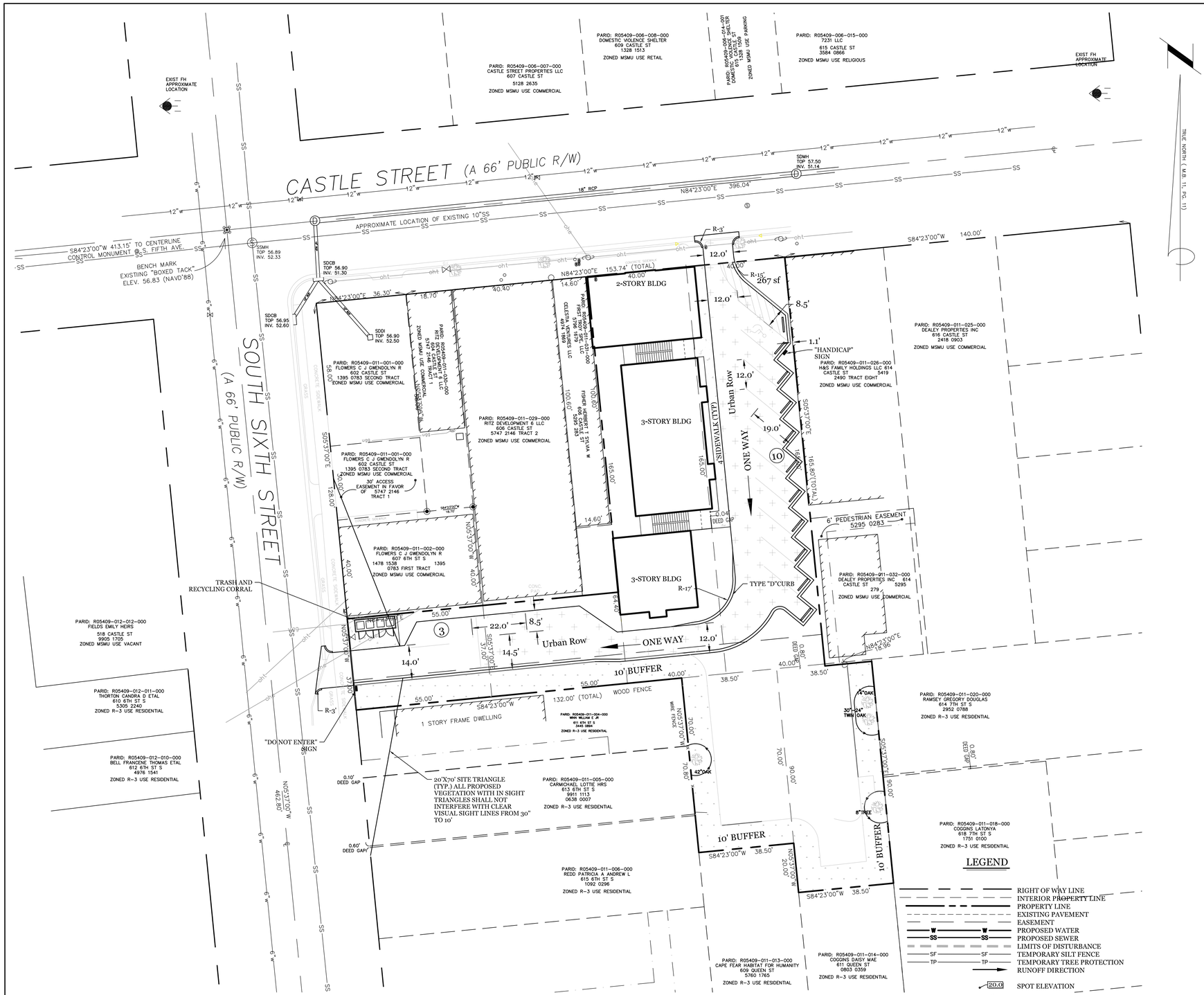
NORTH CAROLINA PROFESSIONAL SEAL 032555 ENGINEER CHARLES D DAVIS
PRELIMINARY NOT FOR CONSTRUCTION

CLIENT INFORMATION:

RITZ DEVELOPMENT 6 LLC
1319-CC MILITARY CUTOFF RD
SUITE 172
MR. MATT SCHARF
(910)538-9901

DRAWN:	CDC	SHEET SIZE:	24 x 36
CHECKED:	CDC	DATE:	12/15/2014
APPROVED:	CDC	SCALE:	1 : 20
PROJECT NUMBER:		2014-009	

DRAWING NUMBER: C-o



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

Approved Construction Plan

Name	Date
Planning	
Public Utilities	
Traffic	
Fire	

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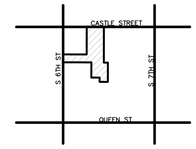

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SITE PLAN
FOR
URBAN OASIS ON
608 CASTLE
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WILMINGTON, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 032555 ENGINEER CHARLES C. SAITER
PRELIMINARY NOT FOR CONSTRUCTION

CLIENT INFORMATION:

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1319-CC MILITARY CUTOFF RD
SUITE 172
MR. MATT SCHARF
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CHECKED:	CDC	DATE:	12/15/2014
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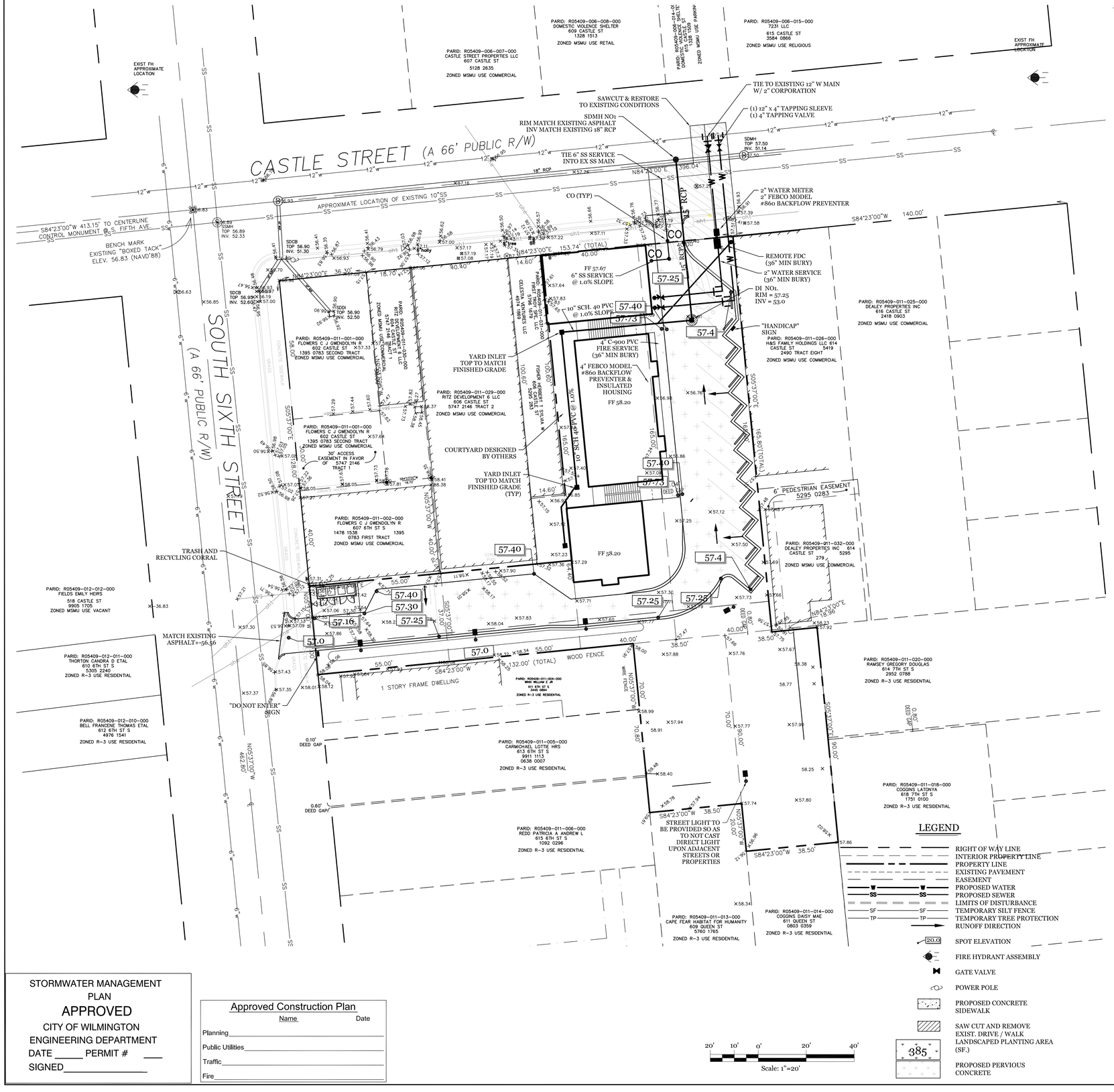
2 OF 7



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6. 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.
7. IF 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.
8. 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.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OR EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB & GUTTER, PAVEMENT, ETC. THAT MAY BE BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
10. 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.
11. 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.
12. SOLID WASTE DISPOSAL IS BY ROLL OUT CONTAINERS THAT WILL BE SCREENED IN ACCORDANCE WITH LAND DEVELOPMENT CODE SECTION 18-1504.

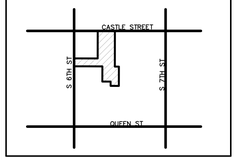
TRAFFIC NOTES:

1. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY & FOR DRIVEWAY ARE TO BE THERMOPLASTIC & MEET CITY AND/OR NCDOT STANDARDS. PAVEMENT MARKINGS WITHIN SITE TO BE MARKED WITH WHITE PAINT
2. 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.
3. CONTACT 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 A MIN. OF FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION IN THE R/W.
4. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
5. CONTACT KAREN DIXON AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS. THE LANDSCAPING PLAN WILL BE NEEDED TO DETERMINING STREET LIGHT LOCATIONS.
6. TACTILE WARNING MATS TO BE INSTALLED AT ALL WHEELCHAIR RAMPS.
7. 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.
8. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.

FIRE & LIFE SAFETY NOTES:

1. CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
2. A MINIMUM OF 5' SHALL SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM OTHER UNDERGROUND UTILITIES.
3. 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.
4. CONSTRUCTION TYPE - 5B
5. BUILDING WILL BE SPRINKLED.
6. THE FDC MUST BE WITHIN 150' OF A FIRE HYDRANT & WITHIN 40' OF FIRE APPARATUS PLACEMENT.
7. 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.
8. INSTALLATION OF SECURITY GATES ACROSS A FIRE APPARATUS ROAD OR PARKING LOT SHALL BE APPROVED BY THE FIRE DEPARTMENT.

VICINITY MAP (NOT TO SCALE):



REVISIONS

INTRACOASTAL ENGINEERING, PLLC
91 Pelican Point Road
Wilmington, North Carolina 28409
Phone: 910.409.3567
Email: Charlie@intracoastalengineering.com
License Number P-0662

SITE, GRADING, UTILITY & STORMWATER PLAN
FOR
URBAN OASIS ON
608 CASTLE STREET
WILMINGTON, NORTH CAROLINA

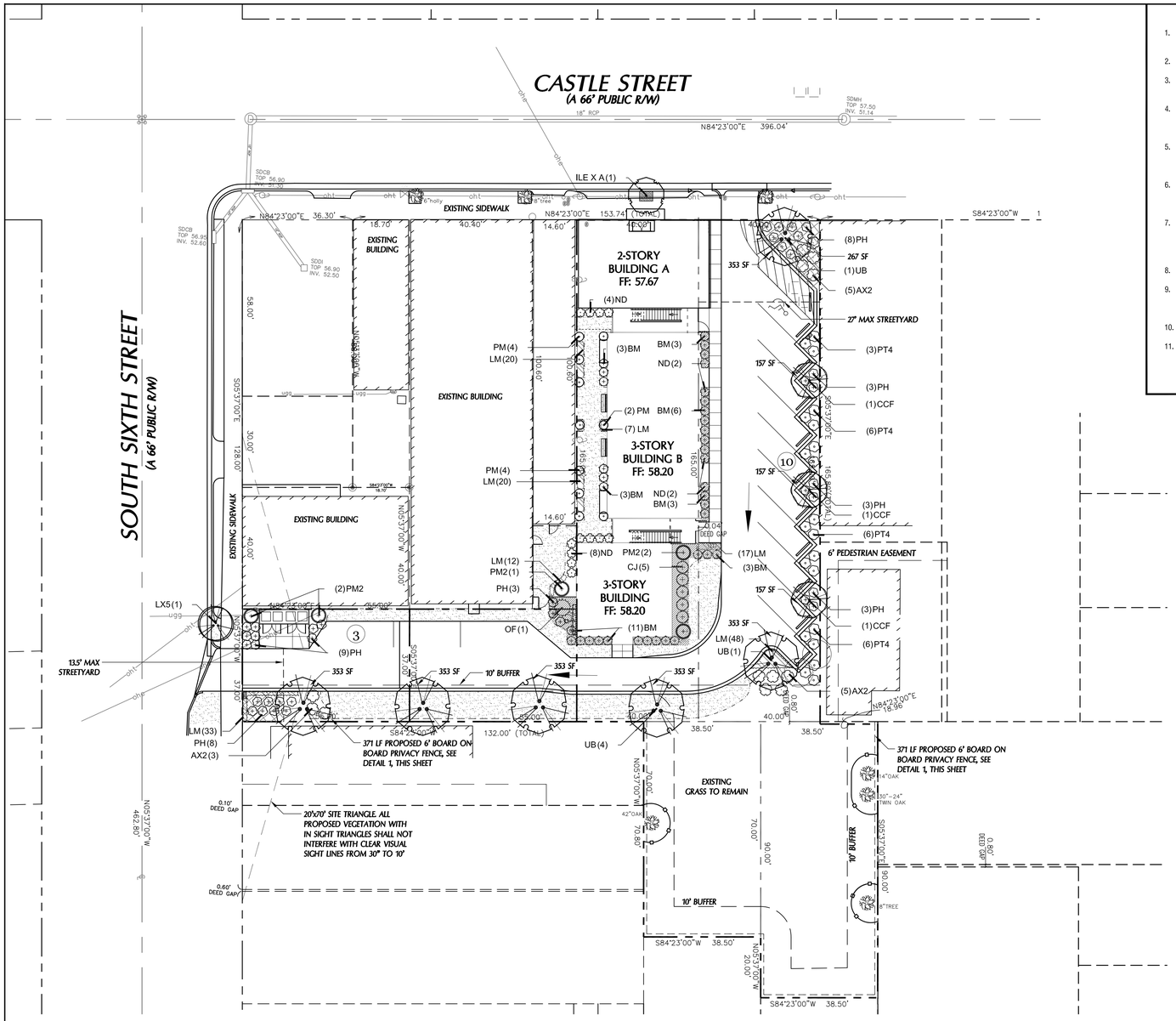
NORTH CAROLINA PROFESSIONAL SEAL 032555 ENGINEER CHARLES D OSTLEY
PRELIMINARY NOT FOR CONSTRUCTION

CLIENT INFORMATION:

RITZ DEVELOPMENT 6 LLC
1319-CC MILITARY CUTOFF RD
SUITE 172
MR. MATT SCHARF
(910)538-9901

DRAWN:	CDC	SHEET SIZE:	24 x 36
CHECKED:	CDC	DATE:	12/15/2014
APPROVED:	CDC	SCALE:	1 : 20
PROJECT NUMBER:		2014-009	

DRAWING NUMBER: C-2
3 OF 7



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3. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANT LOCATIONS OR INSUFFICIENT PLANT QUANTITIES DUE TO DIFFERENCES IN PLAN AND ACTUAL FIELD CONDITIONS.
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PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	HT		QTY
	CCF	Cercis c. `Forest Pansy` TM / Forest Pansy Redbud*	25 GAL	1.5-2" CAL	6-8` HT		3
	ILE X A	Ilex x a. `East Palatka` / Single Stem East Palatka Holly	B & B	3" CAL	8-10` HT		1
	LX5	Lagerstroemia x `Tuscarora` / Crape Myrtle Coral Pink	B & B	3" CAL	8-10` HT		1
	UB	Ulmus p. `Bosque` / Bosque Elm*	B & B	3" CAL	8-10` HT		6
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	RANGE			QTY
	AX2	Abelia x grandiflora `Edward Goucher` / Glossy Abelia	3 gal	18-24" HT			13
	BM	Buxus m. `Wintergreen` / Wintergreen Boxwood	3 gal	12-18" HT			32
	CJ	Cleyera japonica / Sakaki	3 gal	18-24" HT			5
	ND	Nandina domestica `Compacta` / Dwarf Heavenly Bamboo	3 gal	18-24" HT			16
	OF	Osmanthus fragrans / Sweet Olive	10 gal	4-5` HT			1
	PH	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	3 gal	18-24" HT			37
	PT4	Pittosporum t. `Dwarf` / Dwarf Variegated Pittosporum	3 gal	18-24" HT			21
	PM2	Podocarpus macrophyllus maki / Shrubby Yew	25 gal	8` HT			5
	PM	Podocarpus macrophyllus maki / Shrubby Yew	7 gal	3-4` HT			10
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	RANGE		SPACING	QTY
	LM	Liriope muscari / Lily Turf	1 gal	12-15" HT		12" o.c.	157
	SG	Stenotaphrum glabrum americanum / St. Augustine Grass	SOD				2,868 sf

SITE DATA

ADDRESS:	608 CASTLE STREET
PARCEL ID:	R05409-011-028-0000
TOTAL PROJECT AREA	23,483 SF (0.54 AC.)
EXISTING ZONING	MSMU
CAMA LAND CLASSIFICATION	URBAN
PROPOSED USE	MIXED USE (RETAIL/APARTMENTS)

LANDSCAPE REQUIREMENTS (ARTICLE 8)

	REQUIRED	PROVIDED
LANDSCAPE BUFFER	10' (ADJ. TO RESIDENTIAL)	10' *

*BUFFER TO BE OPAQUE SCREEN WITH 6' TALL BOARD ON BOARD FENCE ALONG PROPERTY LINE

STREET TREES
1 TREE/30 LF FRONTAGE

CASTLE STREET	80 LF/30 = 2 TREES	2 (1 PROPOSED, 1 EXISTING)
S. 6TH STREET	36 LF/30 = 1 TREE	1

PARKING LOT INTERIOR	1,375 SF	2,589 SF
(20% TREE CANOPY COVERAGE)	(6,875 SF x 20%)	
TREES PROVIDED:	*6 LARGE SHADE TREES x 353 SF =	2,118 SF
	*3 SMALL SHADE TREES x 157 SF =	471 SF
	TOTAL =	2,589 SF

*DENOTES TREES COUNTING TOWARD PARKING LOT SHADE REQUIREMENTS, SHOWN IN PLANT SCHEDULE

STREET YARD PLANTING
PRIMARY STREET YARD (CASTLE STREET)

	1,224 SF (68 LF x 18)	295 SF
TREES REQUIRED	2	2 (1 PROPOSED, 1 EXISTING)
SHRUBS REQUIRED	12	13

SECONDARY STREET YARD (S. 6TH STREET)

	207 SF (23 LF x 9)	135 SF
TREES REQUIRED	0	0
SHRUBS REQUIRED	2	8

FOUNDATION PLANTING
(12% FACADE AREA ADJ. TO PARKING/DRIVE)

BUILDING A (29 LF x 33' x .12)	115	0 SF
BUILDING B (61 LF x 33' x .12)	241	127 SF
BUILDING C (224 LF x 33' x .12)	245	405 SF

TOTAL TREES REQUIRED: 15 TREES PER DISTURBED ACRE
.64 DISTURBED ACRES x 15 = 10 TREES REQUIRED — 9 TREES PROPOSED + 4 EXISTING TREES TO REMAIN = 13 TREES TOTAL

SYMBOL LEGEND

EXISTING TREE TO REMAIN WITH TREE PROTECTION FENCING

PROPOSED 6' BOARD ON BOARD FENCE

SAW CUT EXISTING SIDEWALK TO ADD PROPOSED STREET TREE

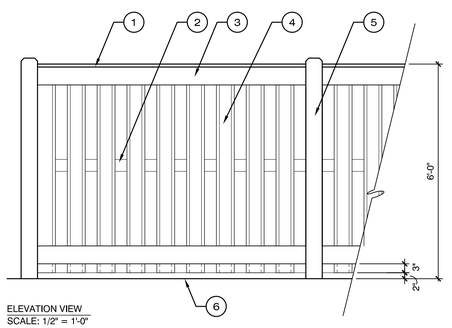
353 SF — SQUARE FOOTAGE OF TREE CANOPY COUNTING TOWARD PARKING LOT SHADE REQUIREMENTS

NORTH

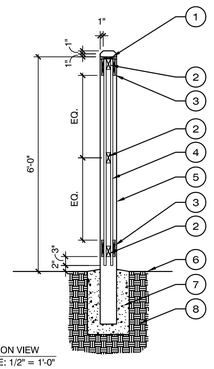
0 20 40 60 80

SCALE: 1" = 20'

1. 6' BOARD ON BOARD FENCE



ELEVATION VIEW
SCALE: 1/2" = 1'-0"



SECTION VIEW
SCALE: 1/2" = 1'-0"

LEGEND

1. 1 x 6 TOP PLATE
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STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____ PERMIT #

Approved Construction Plan

	Name	Date
Planning		
Public Utilities		
Traffic		
Fire		

MIHALY
LAND DESIGN
PLANNING + LANDSCAPE ARCHITECTURE
5725 Oleander Dr., Suite A7
Wilmington, NC 28403 910.392.4355

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1314 JOSHUA W. MIHALY

Revisions
1. 2014-12-31: REVISED LANDSCAPE PLAN PER CITY COMMENTS TO INCLUDE ADDITIONAL PARKING LOT TREES, STREET TREE, SCREENING AROUND TRASH RECEPTACLE

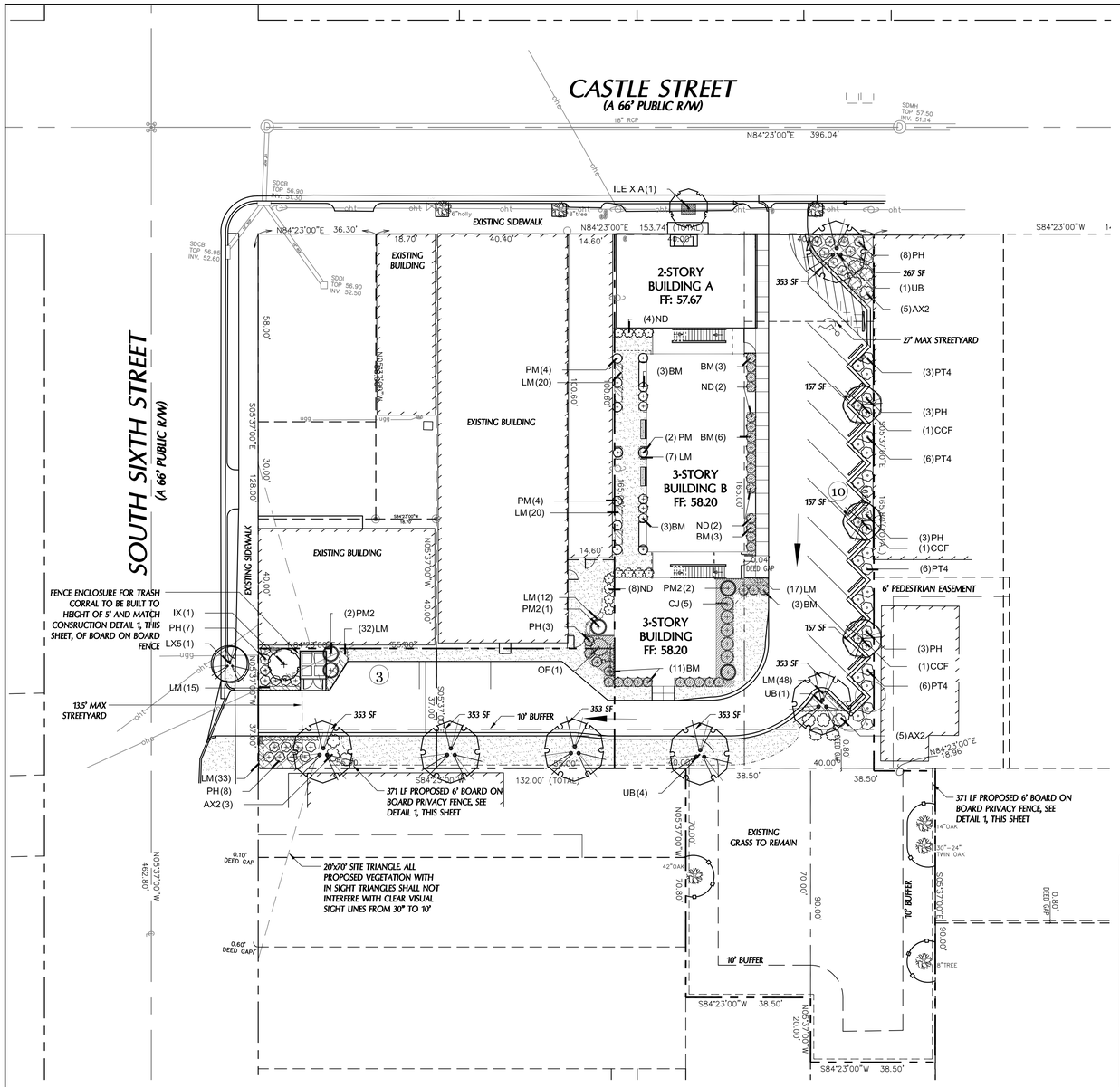
CLIENT
RITZ DEVELOPMENT 6, LLC.
1319-CC #172 MILITARY CUTOFF ROAD
WILMINGTON, NC 28405

PROJECT
URBAN OASIS
608 CASTLE STREET
WILMINGTON, NC 28401
LANDSCAPE PLAN

Date: 12/19/14
Phase: 000
Job Number: 100-820
Designed by: MLD
Drawn by: ALM
Checked by: JWM
Sheet Title: LANDSCAPE PLAN

Sheet Number: L1.1 of 1 sheets

MIHALY PLAN CONTROL - PLAN SET 'A' 12/19/2014, 8' 12/31/14



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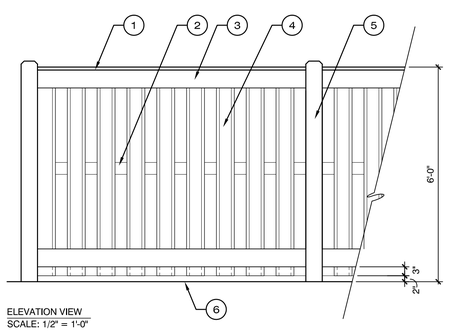
1. 6' BOARD ON BOARD FENCE*



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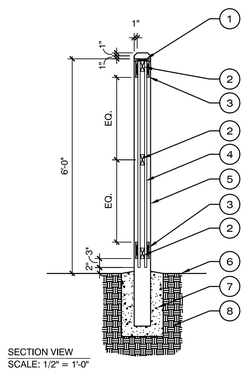

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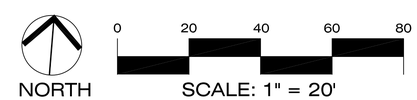
STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____ PERMIT #

Approved Construction Plan

	Name	Date
Planning		
Public Utilities		
Traffic		
Fire		



MIHALY
LAND DESIGN
PLANNING + LANDSCAPE ARCHITECTURE
5725 Oleander Dr., Suite A7
Wilmington, NC 28403 910.392.4355

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1314 JOSHUA W. MIHALY

Revisions
1. 2014-12-31: REVISED LANDSCAPE PLAN PER CITY COMMENTS TO INCLUDE ADDITIONAL PARKING LOT TREES, STREET TREE, SCREENING AROUND TRASH RECEPTACLE
2. 2015-01-14: REVISED LANDSCAPE PLAN TO INCLUDE SMALLER TRASH RECEPTACLE AND APPROPRIATE SCREENING

CLIENT
RITZ DEVELOPMENT 6, LLC.
1319-CC #172 MILITARY CUTOFF ROAD
WILMINGTON, NC 28405

PROJECT
URBAN OASIS
608 CASTLE STREET
WILMINGTON, NC 28401
LANDSCAPE PLAN

MIHALY PLAN CONTROL - PLAN SET 'A' 12/19/2014, 'B' 12/31/14, 'C' 01/14/2015

Date: 12/19/14
Phase: 000
Job Number: 100-820
Designed by: MLD
Drawn by: ALM
Checked by: JWM
Sheet Title: LANDSCAPE PLAN

Sheet Number: L1.1
of 1 sheets