

**SITE DATA TABLE:**

ADDRESS:	608 CASTLE STREET
TOTAL PROJECT AREA:	R05409-011-028-000 23,483 SF (0.54 AC.)
EXISTING ZONING:	MSMU
CAMA LAND CLASSIFICATION:	URBAN
PROPOSED USE:	MIXED USE (RETAIL/APARTMENTS)
NUMBER OF BUILDINGS:	1 (3-Story)
BUILDING HEIGHT:	33'
BUILDING AREA (GROSS SF):	1,707 SF
EXISTING PROPOSED:	10,108 SF
1ST FLOOR:	3,686 SF
2ND FLOOR:	3,736 SF
3RD FLOOR:	2,686 SF

BUILDING LOT COVERAGE	EXISTING	7.27%	PROPOSED	43.04%
SETBACK REQUIRED -	PROVIDED			
FRONT - 0'	0'			
REAR - 5'	27'			
SIDE - 0'	0'			

\* WHEN ABUTTING RESIDENTIAL

EXISTING IMPERVIOUS AREAS	1,708 SF
EXISTING BUILDINGS	4,566 SF
EXISTING ASPHALT PARKING	4,055 SF
EXISTING GRASS PARKING	290 SF
EXISTING CONCRETE AREA	290 SF
TOTAL	10,609 SF (45.18%)

PROPOSED IMPERVIOUS AREA

BUILDING (PROPOSED)	4,145 SF
PROPOSED PARKING	2,947 SF (7.231SF TOTAL * SEE NOTE BELOW)
SIDEWALK	1,751 SF
TOTAL	8,843 SF (37.66%)

\*5,125SF OF PARKING AREA TO BE PERVIOUS PAVEMENT AT 75% CREDIT

LIMITS OF DISTURBANCE: 0.64 AC.

**OFF-STREET PARKING REQUIREMENTS**

RETAIL USAGE (1 UNIT @ 1,000 SF)	REQUIRED	PROVIDED
	0 Spaces (1H/C)	2 Spaces (1 H/C)
APARTMENT USAGE (10 2BR UNITS)	10 Spaces	11 Spaces
* PARKING AMOUNTS ALLOWED WITH USE OF ONE LOT CONSIDERED A COMMERCIAL PARKING LOT		

**WATER/SEWER USAGE**

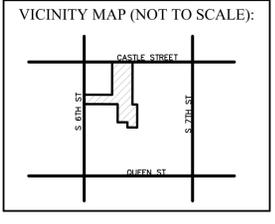
	CURRENT	PROPOSED
SEWER	171 GPD	2,400 GPD
WATER	188 GPD	2,000 GPD (20BR @ 120 GPD/BR) 3,000 GPD (20BR @ 150 GPD/BR)

- 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.
  - PROPERTY IS LOCATED IN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 37203127004, DATED 04/03/06
  - TOPO SHOWN PROVIDED BY "NAVD 88" BENCH MARK

- 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.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 USFCCOCHR 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 OF EXISTING UTILITIES DURING CONSTRUCTION. CALL USFCCOCHR AT 1-800-629-4949. 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.
  - IF BELLSOUTH CONTACT IS NEEDED FOR THE 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 TO BE ROLL OUT CONTAINERS THAT WILL BE SCREENED IN ACCORDANCE WITH LAND DEVELOPMENT CODE SECTION 18-1504.

- TRAFFIC NOTES:**
- 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
  - 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 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.
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- FIRE & LIFE SAFETY NOTES:**
- 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 910-343-0666 FOR ADDITIONAL INFORMATION.
  - CONSTRUCTION TYPE - 5B
  - BUILDING 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.
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**REVISIONS**

NO.	DATE	DESCRIPTION

**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**

**PROFESSIONAL ENGINEER**

CHARLES D. GATNER  
03255  
NORTH CAROLINA  
REGISTERED PROFESSIONAL ENGINEER

**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-0** 1 OF 7

**Approved Construction Plan**

Name	Date
Planning	
Public Utilities	
Traffic	
Fire	

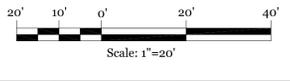
**STORMWATER MANAGEMENT PLAN**

**APPROVED**

CITY OF WILMINGTON  
ENGINEERING DEPARTMENT

DATE \_\_\_\_\_ PERMIT # \_\_\_\_\_

SIGNED \_\_\_\_\_



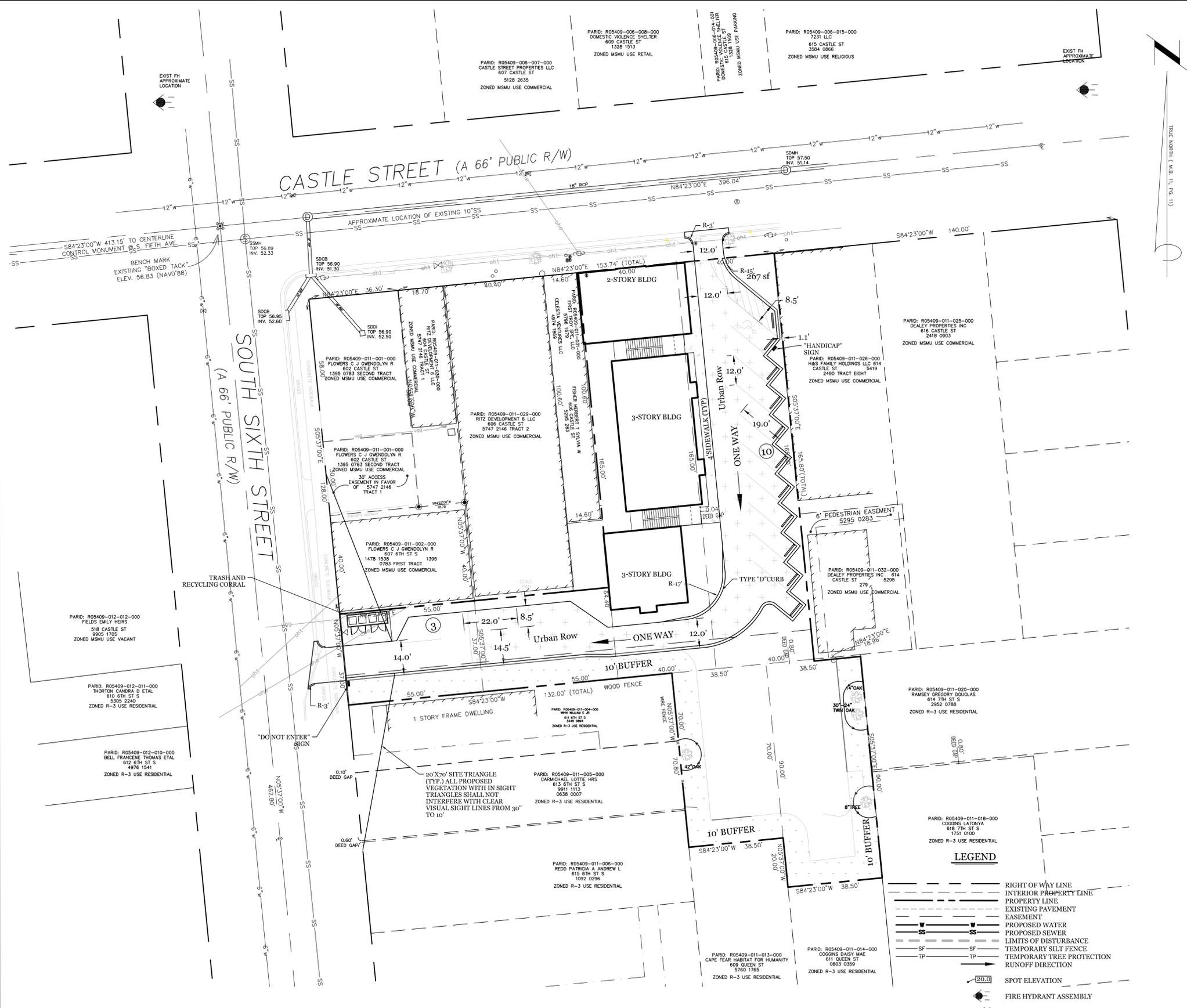
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1 - 14" OAK
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NO REGULATED TREES PROPOSED FOR REMOVAL.

**LEGEND**

	RIGHT OF WAY LINE
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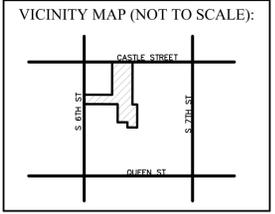
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NO.	DATE	DESCRIPTION

**INTRACOASTAL ENGINEERING, PLLC**

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

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**CLIENT INFORMATION:**

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

**CLIENT INFORMATION:**

DRAWN: CDC SHEET SIZE: 24 x 36  
CHECKED: CDC DATE: 12/15/2014  
APPROVED: CDC SCALE: 1:20  
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DRAWING NUMBER: **C-1** 2 OF 7

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

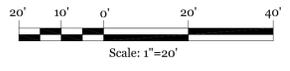
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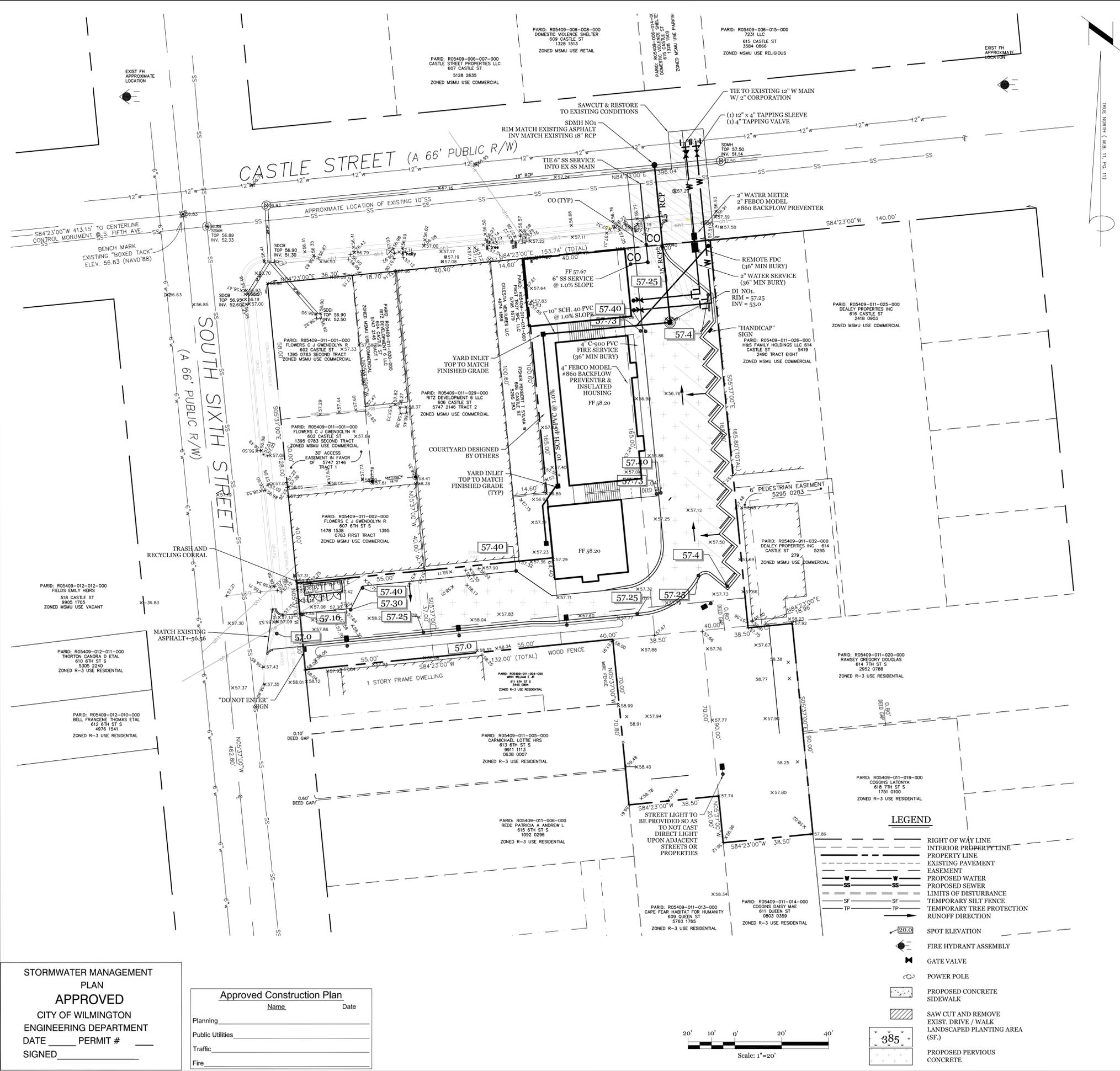
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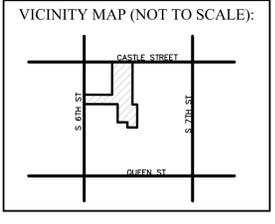
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  - PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND N.C.D.E.N.R. HAS ISSUED THEIR "FINAL APPROVAL". CALL 343-9910 FOR INFORMATION.
  - ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USPC/CCR OR ASSE.
  - 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 PROVIDED IN THE ORIGINAL ITEM.
  - 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.
  - 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 PROVIDED IN THE ORIGINAL ITEM.
  - THE BELLSOUTH CONTACT IS STEVE DAVVAULT, 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 ROLL OUT CONTAINERS THAT WILL BE SCREENED IN ACCORDANCE WITH LAND DEVELOPMENT CODE SECTION 18-1504.

- TRAFFIC NOTES:**
- 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
  - 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 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.
  - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL 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.
  - 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.
  - A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 341-7888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.

- FIRE & LIFE SAFETY NOTES:**
- 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
  - BUILDING 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 OR PARKING LOT SHALL BE APPROVED BY THE FIRE DEPARTMENT.



**REVISIONS**

NO.	DATE	DESCRIPTION

**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



**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

**STORMWATER MANAGEMENT PLAN**

**APPROVED**

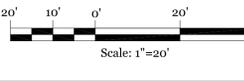
CITY OF WILMINGTON  
ENGINEERING DEPARTMENT  
DATE \_\_\_\_\_ PERMIT # \_\_\_\_\_  
SIGNED \_\_\_\_\_

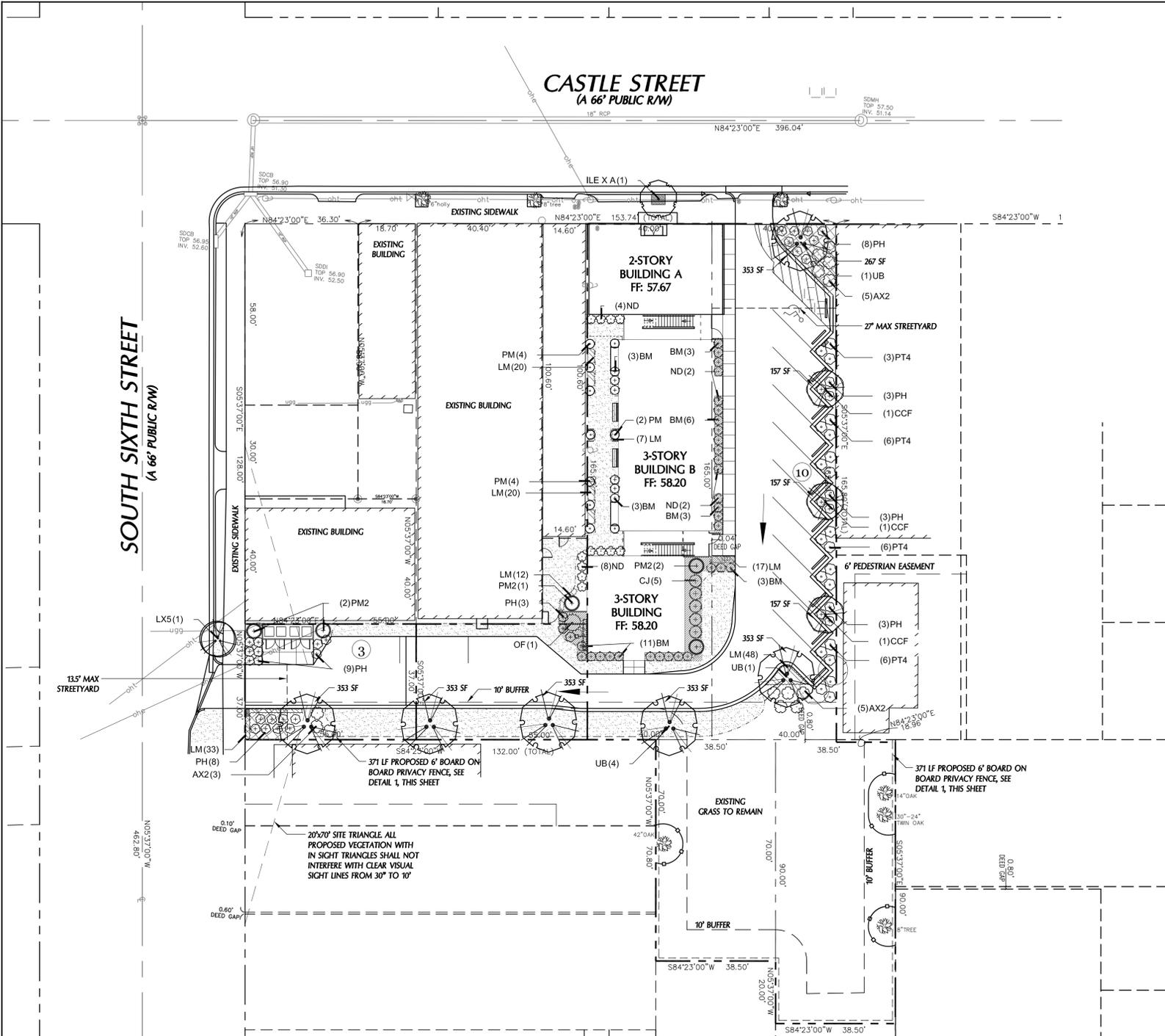
**Approved Construction Plan**

Name	Date
Planning	
Public Utilities	
Traffic	
Fire	

**LEGEND**

- RIGHT OF WAY LINE
- INTERIOR PROPERTY LINE
- PROPERTY LINE
- EXISTING PAVEMENT
- EASEMENT
- PROPOSED WATER
- PROPOSED SEWER
- LIMITS OF DISTURBANCE
- TEMPORARY SILT FENCE
- TEMPORARY TREE PROTECTION
- RUNOFF DIRECTION
- SPOT ELEVATION
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- POWER POLE
- PROPOSED CONCRETE SIDEWALK
- SAW CUT AND REMOVE EXIST. DRIVE / WALK LANDSCAPED PLANTING AREA (SF)
- PROPOSED PERVIOUS CONCRETE





- ### GENERAL PLANTING NOTES
- THIS WORK INCLUDES, BUT IS NOT LIMITED TO THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, FINAL GRADING, SEEDING, SOIL AMENDMENTS, ETC., AS MAY BE REQUIRED FOR A COMPLETE INSTALLATION.
  - QUANTITIES SHOWN IN PLANT LISTS ARE FOR CONVENIENCE ONLY. PLANS SHALL GOVERN.
  - 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.
  - ALL TREE AND SHRUB MATERIAL SPECIFIED MUST MEET STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTAINER SIZE INDICATED. DOWNSIZING OR SUBSTITUTION OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT WILL NOT BE ALLOWED.
  - ALL LANDSCAPE AREAS SHALL BE GRADED TO A SMOOTH EVEN SURFACE PRIOR TO ANY PLANT INSTALLATION. ALL PLANT MATERIALS SHALL BE INSTALLED USING GOOD HORTICULTURAL PRACTICES IN ACCORDANCE WITH THE PLANS AND DETAILS.
  - TREES SHALL NOT BE PLANTED CLOSER THAN FOUR (4) FEET FROM ANY WALKWAY OR PUBLIC SIDEWALK EXCEPT WHERE TREE WELLS OR PARKWAYS ARE PROVIDED IN THE SIDEWALK AREA. ALL TREE PLANTED WITHIN FIVE (5) FEET OF WALKS OR PUBLIC UTILITIES SHALL RECEIVE DEEP ROOT BARRIERS.
  - TREE LOCATIONS SHOWN ON PLAN MAY REQUIRE ADJUSTMENT IN THE FIELD, WHENEVER FEASIBLE. TREES SHOULD BE PLANTED A MINIMUM OF TEN (10) FEET FROM ALL UNDERGROUND UTILITIES, STREETLIGHTS, HYDRANTS, AND OUT OF DRAINAGE FLOW LINES. SHOULD THIS NOT BE POSSIBLE, CONTACT THE LANDSCAPE ARCHITECT FOR DECISION ON PLACEMENT.
  - ALL TREES IN "TREE AREAS" SHALL HAVE 12" MIN. CLR. CIRCUMFERENCE AROUND THE TRUNK BASE. PROVIDE 2" MIN. THK. MULCH AT BASE OF TRUNK.
  - GROUND COVER TYPE SHOWN SHALL BE PLANTED IN ALL SHRUB AREAS AS SPECIFIED ON PLANS. GROUND COVER SHALL BE PLANTED AT 8" ON-CENTER UNIFORM TRIANGULAR SPACING, AND SHALL BE CONTINUOUS UNDER ALL TREE AND SHRUB MASSES AS SHOWN ON PLAN.
  - MATURE PLANTINGS SHALL NOT INTERFERE WITH UTILITIES AND TRAFFIC SIGHT LINES.
  - ALL AREAS PLANTED WITH GROUND COVER SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH. ALL REMAINING AREAS SHALL BE MULCHED WITH PINE STRAW.

### PLANT SCHEDULE

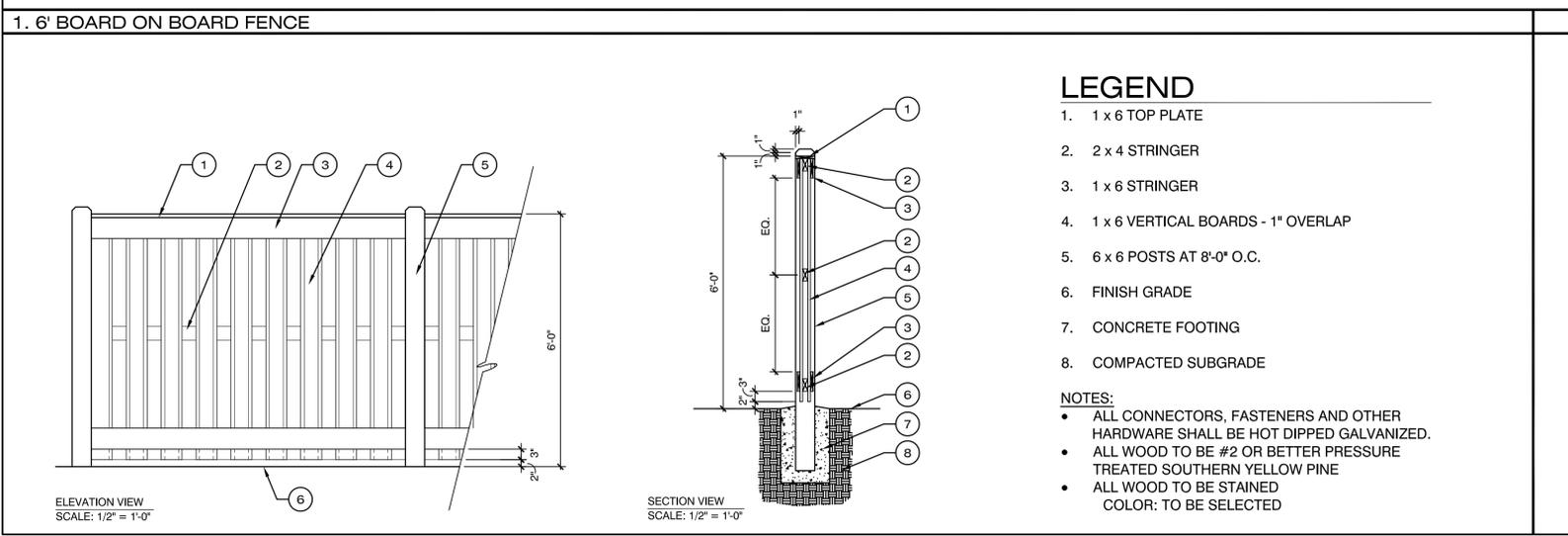
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	HT	QTY
	CCF	Cercis c. 'Forest Pansy' TM / Forest Pansy Redbud *	25 GAL	1.5-2" CAL	6-8' HT	3
	ILE X A	Ilex x a. 'East Palatka' / Single Stem East Palatka Holly	B & B	3" CAL	8-10' HT	1
	LX5	Lagerstroemia x 'Tuscarora' / Crape Myrtle Coral Pink	B & B	3" 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	HT	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
<b>LANDSCAPE BUFFER</b>	10' (ADJ. TO RESIDENTIAL)	10' *
*BUFFER TO BE OPAQUE SCREEN WITH 6" TALL BOARD ON BOARD FENCE ALONG PROPERTY LINE		
<b>STREET TREES</b>		
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
<b>PARKING LOT INTERIOR</b>		
(20% TREE CANOPY COVERAGE)	1,375 SF (6,875 SF x 20%)	2,589 SF
TREES PROVIDED:	*6 LARGE SHADE TREES x 353 SF = 2,118 SF	2,118 SF
	*3 SMALL SHADE TREES x 157 SF = 471 SF	471 SF
	TOTAL =	2,589 SF
*DENOTES TREES COUNTING TOWARD PARKING LOT SHADE REQUIREMENTS, SHOWN IN PLANT SCHEDULE		
<b>STREET YARD PLANTING</b>		
PRIMARY STREET YARD (CASTLE STREET)		
TREES REQUIRED	1,224 SF (68 LF x 18)	295 SF
SHRUBS REQUIRED	12	2 (1 PROPOSED, 1 EXISTING)
SECONDARY STREET YARD (S. 6TH STREET)		
TREES REQUIRED	207 SF (23 LF x 9)	135 SF
SHRUBS REQUIRED	2	0
<b>FOUNDATION PLANTING</b>		
(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
<b>TOTAL TREES REQUIRED: 15 TREES PER DISTURBED ACRE</b>	.64 DISTURBED ACRES x 15 = 10 TREES REQUIRED	9 TREES PROPOSED
		+4 EXISTING TREES TO REMAIN
		13 TREES TOTAL



STORMWATER MANAGEMENT PLAN

**APPROVED**

CITY OF WILMINGTON

ENGINEERING DEPARTMENT

DATE \_\_\_\_\_ PERMIT # \_\_\_\_\_

Approved Construction Plan

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

Planning \_\_\_\_\_

Public Utilities \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_

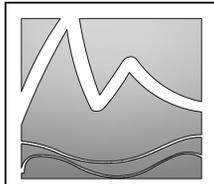
### SYMBOL LEGEND

- 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'**



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



**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 - 'B' 12/31/14