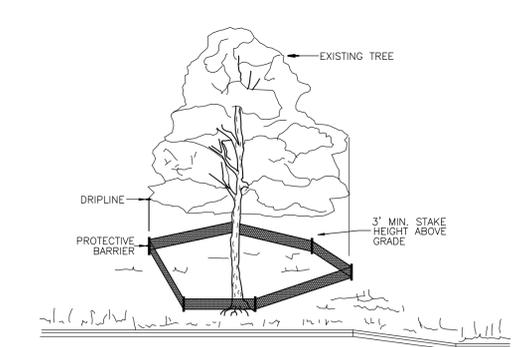
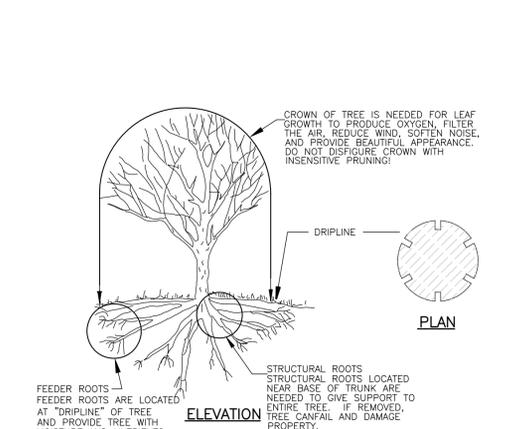


- ### GENERAL PLANTING NOTES
- THIS WORK INCLUDES, BUT IS NOT LIMITED TO THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, FINAL GRADING, SEEDING, SOIL AMENDMENTS, ETC., AS MAY BE REQUIRED FOR A COMPLETE INSTALLATION.
  - QUANTITIES SHOWN IN PLANT LISTS ARE FOR CONVENIENCE ONLY. PLANS SHALL GOVERN.
  - 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 TURF 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.
  - PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
  - UTILITY METERS, TRANSFORMERS AND FIRED TRASH DISPOSAL RECEPTACLES WHICH CANNOT BE LOCATED OUT OF SIGHT SHALL BE SCREENED.
  - ALL PROPOSED VEGETATION WITHIN THE SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINED FROM 30 INCHES TO 10 FEET.



NOTE: TREES TO BE SAVED WILL BE CLEARLY MARKED PRIOR TO CONSTRUCTION AND A PROTECTIVE BARRIER IS TO BE INSTALLED AT THE DRIPLINE. DRIP LINE - THE AREA OF SOIL DIRECTLY BENEATH THE TREE EXTENDING OUT TO THE TIPS OF THE OUTERMOST BRANCHES.

METHOD OF TREE PROTECTION DURING CONSTRUCTION SD 15-08 NOT TO SCALE



NOTE: TREES TO BE SAVED WILL BE CLEARLY MARKED PRIOR TO CONSTRUCTION AND A PROTECTIVE BARRIER IS TO BE INSTALLED AT THE DRIPLINE. DRIP LINE - THE AREA OF SOIL DIRECTLY BENEATH THE TREE EXTENDING OUT TO THE TIPS OF THE OUTERMOST BRANCHES.

METHOD OF TREE PROTECTION DURING CONSTRUCTION SD 15-09 NOT TO SCALE

### LEGEND

	EXISTING TREE TO REMAIN WITH CANOPY (TYP.)
	TREE PROTECTION FENCING (TYP.)

### PLANTING LEGEND

#### LARGE SHADE TREES

SYMBOL	DESCRIPTION	SIZE	QUANTITY
⌘	CUPRESSOCYPARIS LEYLANDII LEYLAND CYPRESS	15 GAL 6-7 HT	3
●	QUERCUS VIRGINIANA LIVE OAK	3-3.5" CAL 12-14" HT	2
	EXISTING TREE TO REMAIN		
	EXISTING TREE TO BE REMOVED		

#### SMALL SHADE TREES

SYMBOL	DESCRIPTION	SIZE	QUANTITY
⊕	LAGERSTROEMIA INDICA 'MUKOGEE' MUSKOGEE CRAPE MYRTLE	2.5-3" CAL 10' HT	12

#### SHRUBS

SYMBOL	DESCRIPTION	SIZE	QUANTITY
⊖	ABELIA GRANDIFLORA 'ROSE CREEK' ROSE CREEK ABELIA	3 GAL 18-24" HT	21
⊗	AZALEA 'FORMOSA' 'FORMOSA' AZALEA	3 GAL 18-24" HT	26
⊕	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY	3 GAL 15-18" HT	46
⊕	LOROPETALUM CHINENSE 'RUBY' RUBY LOROPETALUM	3 GAL 18-24" HT	42
⊕	LOMANDRA LONGIFOLIA BREEZE GRASS	3 GAL 12-18" HT	25
⊕	MYRICA CERIFERA WAX MYRTLE	7 GAL 36" HT	8
⊕	OSMANTHUS FRAGRANS SWEET OLIVE	7 GAL 3-4" HT	3

#### GROUND COVER

SYMBOL	DESCRIPTION	SIZE	QUANTITY
	JUNIPERUS CHINENSIS 'SARGENTII' SARGENT JUNIPER	3 GAL 42" OC	718 SF
	SODDED LAWN AREA		4536 SF

### LANDSCAPING SCHEDULE

**SITE ZONING:** RB

**CALCULATIONS**

**1. PARKING LOT LANDSCAPING:**  
 IMPERVIOUS SURFACE AREA: 10,350 SQ. FT. (TOTAL PARKING LOT AREA)  
 10,350 / 20% REQ. SHADE = 2,070 SF SHADED AREA

PROVIDED: 3 LARGE SHADE TREES @ 707 SF = 2,121 SF  
 5 UNDERSTORY TREES @ 314 SF = 1,570 SF  
**TOTAL = 3,691 SF SHADED AREA**

**2. PRIMARY STREET YARD PLANTING (COLLEGE ROAD):**  
 98 x 25 = 2,450 SF OF STREET YARD  
 2,450 / 600 = 4 CANOPY TREES REQUIRED, 8 PROVIDED  
 2,450 / 600 \* 6 = 25 SHRUBS REQUIRED, 40 PROVIDED

**3. FOUNDATION PLANTING:** 70+45=115 x 17=1955 x .12 = 235 SF  
**540 SF PROVIDED**

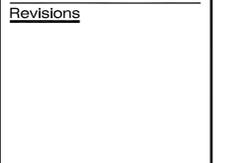
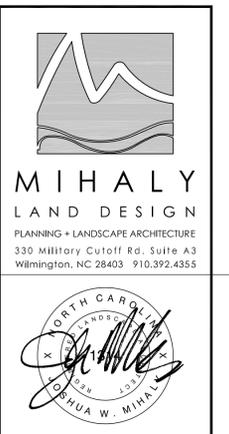
**CLIENT**  
**CAMERON PROPERTIES LLC**  
 1201 GLEN MEADE ROAD  
 WILMINGTON, NC 28406  
 910-762-2676

**PROJECT**  
**THE VILLAGE AT**  
 COLLEGE AND OLEANDER  
 US CELLULAR  
 1418 S. COLLEGE RD.

Date: 09.25.13  
 Phase: 000  
 Job Number: 100-690  
 Designed by: MLD  
 Drawn by: ALK  
 Checked by: JWM  
 Sheet Title: LANDSCAPE PLAN

Sheet Number  
**L1.1**  
 of 1 sheets

**SCALE: 1" = 20'**



Revisions

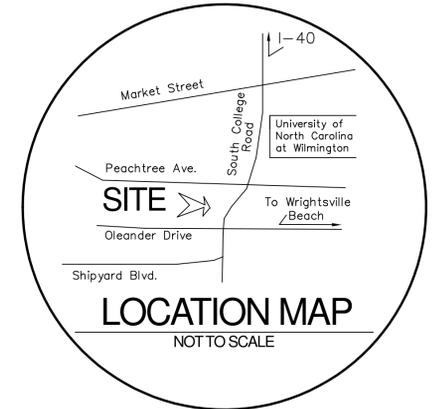
# Village at College and Oleander - US Cellular

## ADDITIONAL PLAN of COLLEGE - OLEANDER CENTER LOT 1R, 2, and 3R

CITY OF WILMINGTON  
WILMINGTON TOWNSHIP  
NEW HANOVER COUNTY  
NORTH CAROLINA  
DATE: JAN. 25, 2013

OWNER:  
CAMERON COMPANY LLC (LOT 1R)  
1201 GLEN MEADE ROAD  
WILMINGTON NC 28401

- LEGEND:**
- ECM Existing Concrete Monument
  - EIP Existing Iron Pipe
  - R/W Right of Way
  - SS MH Sanitary Sewer Man Hole
  - PIP Power Pole
  - GW Guy Wire
  - W/M Water Meter
  - F/H Fire Hydrant
  - EXIST. STORM DRAIN MANHOLE
  - CATCH BASIN
  - EXIST. SANITARY SEWER MANHOLE
  - EXIST. WATERLINE & F/H ASSEMBLY
  - EXIST. DRAINAGE PIPE
  - EXIST. GAS LINE
  - DRAINAGE FLOW



**NOTES:**

1. THIS PLAT IS PRELIMINARY, AND IS NOT INTENDED FOR RECORDATION, SALES, OR CONVEYANCE.
2. SURVEYED IN APRIL 1996 AND MAY 2001. AND A PORTION AGAIN IN JANUARY 2013.
3. ALL DISTANCES AS SHOWN ARE HORIZONTAL.
4. SEWER PROVIDED BY CITY OF WILMINGTON SANITARY SEWER SYSTEM. **NOW CFPWA.**
5. WATER PROVIDED BY CITY OF WILMINGTON WATER SYSTEM. **NOW CFPWA.**
6. SITE WILL MEET ALL ZONING REQUIREMENTS.
7. AREA COMPUTED BY COORDINATE METHOD.
8. TREES ON LOT 2 AS PER CITY REQUIREMENTS.
9. STRIPING AND LANES TO CITY STANDARDS (THERMOPLASTIC).
10. NO VEHICULAR ACCESS TO SITE EXCEPT AS SHOWN.
11. FOR REFERENCES SEE DB 946 PG 577, DB 956 PG 620, DB 1711 PG 653, DB 938 PG 875.
12. ALL BEARINGS ARE NC GRID WAD 1983.
13. ALL ELEVATIONS ARE M.S.L.

**NOTES AS PER APPROVED PLANS 1998**

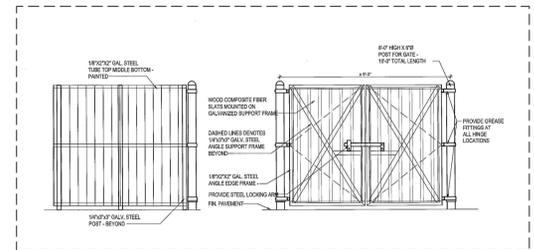
- FORMERLY APPROVED PARKING REQUIREMENTS:
- 40,200 sf TOTAL RETAIL @ 1 per 225 sf
  - = 179 SPACES REQUIRED
  - 18,000 sf TOTAL OFFICE @ 1 per 300 sf
  - = 60 SPACES REQUIRED
  - TOTAL SPACES REQUIRED = 239
  - CODE ENFORCEMENT DETERMINATION = 265
  - TOTAL PROVIDED (9-19-13) = 265**
- ⑧ INDICATES PARKING SPACE NUMBER

**NOTES AS PER APPROVED PLANS 1998**  
REVISED AS PER TRC and NCDOT COMMENTS: 6-19-98

- GENERAL NOTES:**
1. This map is not for conveyance, recordation, or sales.
  2. This property is not located within a special flood hazard area according to Flood Insurance Rate Map Community Panel #370171-0010B, effective date April 2, 1986.
  3. Overall site area = 5.62 acres.
  4. Building layout and dimensions by others.
  5. This property is zoned City of Wilmington RB.
  6. Handicap Ramps provided at all intersections and one per building.
  7. Street lights and trees to be provided in accordance with City of Wilmington standards.
  8. 15 suitable trees per acre are to be preserved or planted in accordance with City of Wilmington standards, or B4 trees, otherwise indicated.
  9. Water to be public. Generally, all water mains to be 8" unless otherwise indicated. Specific location, sizing, and details of utilities construction to be approved by the City Engineer.
  10. Parking areas and streets to be lighted in accordance with City of Wilmington standards.
  11. Refuse collection by dumpster and private hauler.
  12. 265 parking spaces required. 265 parking spaces provided.

**The Village at College and Oleander (College Oleander Center) parking -**

Lot 1R:	Building 1	Building 2	Building 4	Building 5	Lot 2:	Lot 3R:
Tenant (exist.)	Use Area (sf) Parking std (max) Parking std (min) required allocated	Use Area (sf) Parking std (max) Parking std (min)	Use Area (sf) Parking std (max) Parking std (min)	Use Area (sf) Parking std (max) Parking std (min)	Use Area (sf) Parking std (max) Parking std (min)	Use Area (sf) Parking std (max) Parking std (min)
Sprint Retail sales	3,000 1 per 200sf max. 1 per 400sf min.	3,000 1 per 200sf max. 1 per 400sf min.	3,000 1 per 200sf max. 1 per 400sf min.	3,000 1 per 200sf max. 1 per 400sf min.	14,490 1 per 200sf max. 1 per 400sf min.	1,300 1 per 65sf max. 1 per 80sf min.
Sprint Offices	3,000 1 per 200sf max. 1 per 300sf min.	3,000 1 per 200sf max. 1 per 300sf min.	3,000 1 per 200sf max. 1 per 300sf min.	3,000 1 per 200sf max. 1 per 300sf min.	3,000 1 per 200sf max. 1 per 300sf min.	3,000 1 per 200sf max. 1 per 300sf min.
Phone repair	1,500 1 per 250sf max. 1 per 400sf min.	1,500 1 per 250sf max. 1 per 400sf min.	1,500 1 per 250sf max. 1 per 400sf min.	1,500 1 per 250sf max. 1 per 400sf min.	1,500 1 per 250sf max. 1 per 400sf min.	1,500 1 per 250sf max. 1 per 400sf min.
Hair Salon Personal services	3,000 1 per 225sf max. 1 per 400sf min.	3,000 1 per 225sf max. 1 per 400sf min.	3,000 1 per 225sf max. 1 per 400sf min.	3,000 1 per 225sf max. 1 per 400sf min.	3,000 1 per 225sf max. 1 per 400sf min.	3,000 1 per 225sf max. 1 per 400sf min.
Mo's SW Grill Restaurant	3,000 1 per 65sf max. 1 per 80sf min.	3,000 1 per 65sf max. 1 per 80sf min.	3,000 1 per 65sf max. 1 per 80sf min.	3,000 1 per 65sf max. 1 per 80sf min.	3,000 1 per 65sf max. 1 per 80sf min.	3,000 1 per 65sf max. 1 per 80sf min.
<b>Total:</b>	<b>13,500</b>	<b>13,500</b>	<b>13,500</b>	<b>13,500</b>	<b>13,500</b>	<b>13,500</b>
	<b>Total required:</b>	<b>66.25</b>	<b>68.00</b>	<b>68.00</b>	<b>67.00</b>	<b>18.00</b>



**DUMPSTER ENCLOSURE DETAIL**  
NOT TO SCALE

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

**Approved Construction Plan**

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

Planning \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_

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

REV. NO.	REVISIONS	DATE
1	REVISED AS PER CITY STAFF REVIEW COMMENTS	10-29-13

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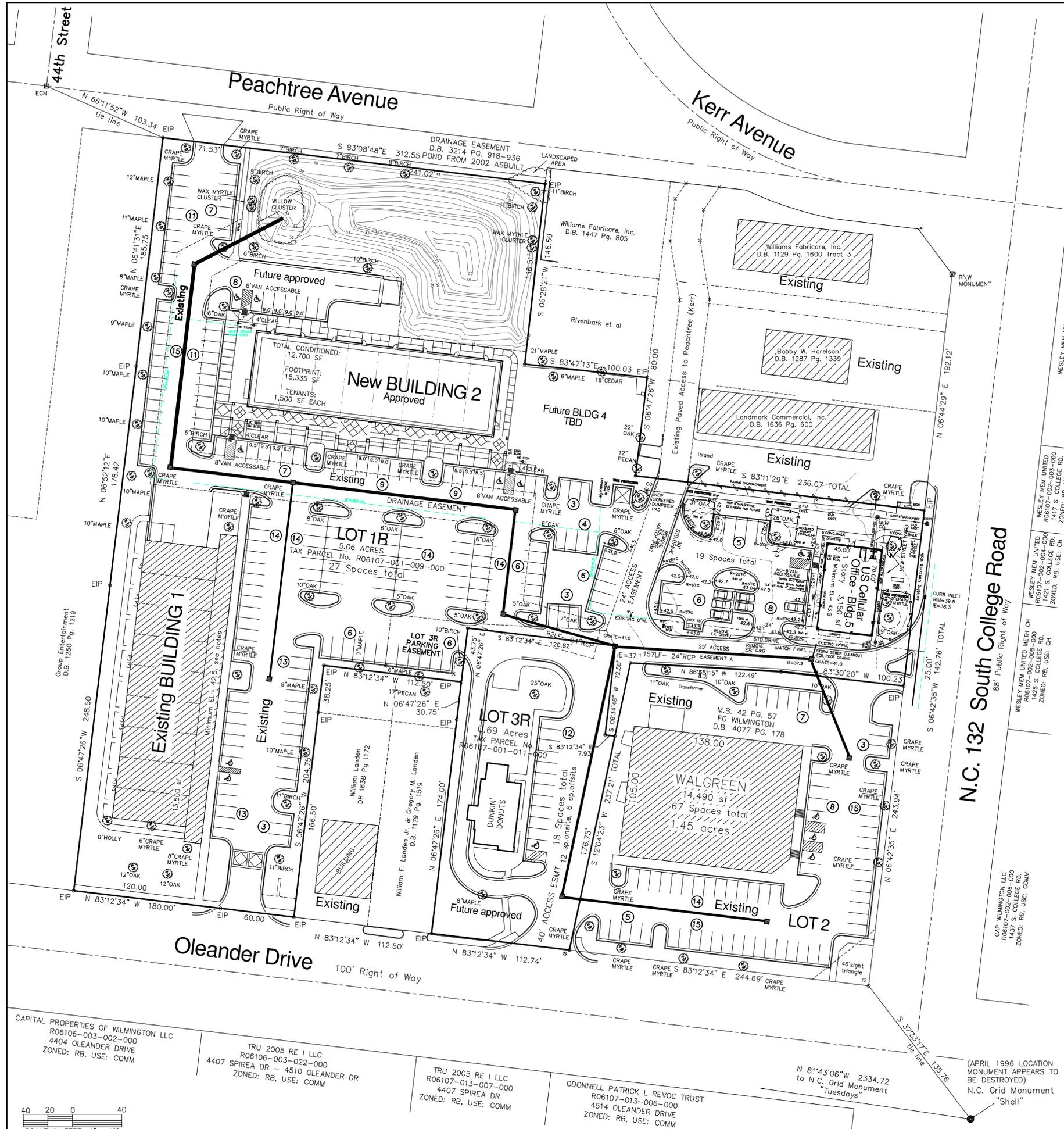
**Additional Plan of Parking and US Cellular lease parcel**  
**Village at College and Oleander - US Cellular**  
LOCATED IN THE CITY OF WILMINGTON SOUTH COLLEGE ROAD & OLEANDER DRIVE  
NEW HANOVER COUNTY, NORTH CAROLINA



OWNERS:  
CAMERON COMPANY LLC  
1201 GLEN MEADE ROAD  
WILMINGTON, NC 28405  
910-762-2676

**HANOVER DESIGN SERVICES, P.A.**  
LAND SURVEYORS, ENGINEERS & LAND PLANNERS  
1123 FLORAL PARKWAY  
WILMINGTON, NC 28403  
PHONE: (910) 343-8002

Date: 10-15-13  
Scale: 1" = 40'  
Drawn: DSH  
Checked: GAW  
Project No: 2466  
Sheet No: 1/2



CAPITAL PROPERTIES OF WILMINGTON LLC  
R06106-003-002-000  
4404 OLEANDER DRIVE  
ZONED: RB, USE: COMM

TRU 2005 RE I LLC  
R06106-003-022-000  
4407 SPIREA DR 4510 OLEANDER DR  
ZONED: RB, USE: COMM

TRU 2005 RE I LLC  
R06107-013-007-000  
4407 SPIREA DR  
ZONED: RB, USE: COMM

ODONNELL PATRICK L REVOC TRUST  
R06107-013-006-000  
4514 OLEANDER DRIVE  
ZONED: RB, USE: COMM

N 81°43'06" W 2334.72  
to N.C. Grid Monument  
"Tuesdays"  
"Shell"

# Village at College and Oleander - US Cellular

## COLLEGE - OLEANDER CENTER

ADDITIONAL PLAN of a PORTION of LOT 1R  
 CITY OF WILMINGTON  
 WILMINGTON TOWNSHIP  
 NEW HANOVER COUNTY  
 NORTH CAROLINA  
 DATE: OCTOBER 2013

OWNER:  
 CAMERON COMPANY LLC (LOT 1R)  
 1201 GLEN MEADE ROAD  
 WILMINGTON NC 28401

- OTHER NOTES:**
- THIS PLAT IS PRELIMINARY, NOT INTENDED FOR RECORDATION, SALES, OR CONVEYANCE.
  - SURVEYED IN 2013.
  - ALL DISTANCES AS SHOWN ARE HORIZONTAL.
  - SEWER PROVIDED BY CFPWA.
  - WATER PROVIDED BY CFPWA.
  - SITE WILL MEET ALL ZONING REQUIREMENTS.
  - AREA COMPUTED BY COORDINATE METHOD.
  - REGULATED TREES ON SITE TO BE PRESERVED AS SHOWN.
  - STRIPING AND LANES TO CITY STANDARDS (THERMOPLASTIC).
  - NO VEHICULAR ACCESS TO SITE EXCEPT AS SHOWN.
  - ALL UTILITIES UNDERGROUND.
  - COMBINED GRID FACTOR = 1.00000.
  - FOR REFERENCE SEE:
    - DB 2685 PG 680
    - DB 3869 PG 424 AND 428
  - SIGNIFICANT TREES ON SITE TO BE PRESERVED AS SHOWN.
  - REGULATED TREES TO BE REMOVED ARE FOR ESSENTIAL SITE IMPROVEMENTS. REGULATED TREES LOCATED IN PARKING AREAS ARE AS SHOWN.
  - LANDSCAPING PLAN BY OTHERS.
  - CONTRACTOR TO COORDINATE STAGING OF CONSTRUCTION ACTIVITIES WITH THE OWNER AND ARCHITECT TO FACILITATE ONGOING EXISTING AND ADJOINING BUSINESS ACTIVITIES.
  - CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION OF LIGHTING AND OTHER NON-MUNICIPAL UTILITIES SUCH AS ELECTRICAL AND TELEPHONE CONNECTIONS WITH THE AFFECTED AGENCIES AND THE OWNER AND ARCHITECT.
  - CONTRACTOR TO COORDINATE CONSTRUCTION OF PARKING LOT, ISLANDS, AND EXTERIOR FENCING AND SCREENING WITH THE OWNER AND ARCHITECT.
  - NCDOT PERMIT REQUIRED FOR ANY WORK IN OLEANDER R/W.
  - ALL SERVICES TO BE INSTALLED IN ACCORDANCE WITH CITY AND CFPWA TECHNICAL STANDARDS.
  - CONTRACTOR RESPONSIBLE FOR ALL PERMITS.

**GENERAL NOTES:**

- This map is not for conveyance, recordation, or sales.
- This property is not located within a special flood hazard area according to Flood Insurance Rate Map Community Panel #370171-00108, effective date April 2, 1986.
- Area zoned RB = 5.06 acres (Lot 1R)
- Building layout and dimensions by others.
- This property is zoned City of Wilmington RB. Building setbacks are as follows:
  - 25' from College Right-of-Way
  - 0' from Interior Side
  - 15' from Rear
- Handicap Ramps provided at all intersections and one per building.
- 15 suitable trees per acre are to be preserved or planted in accordance with City of Wilmington standards.
- Parking areas and streets to be lighted in accordance with City of Wilmington standards.
- Refuse collection by dumpster and private hauler.
- 19 additional parking spaces provided this Building.
- NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NO ONE-CALL" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION. 1-800-632-4949
- Affected Non-Municipal Utilities shall be contacted and provided with plans and other pertinent information, when feasible, to coordinate scheduling and placement. At the minimum this should include BellSouth and CP&L.
- Project shall comply with CFPWA Cross Connection Control requirements. Water meter(s) cannot be released until all requirements are met.

**ADDITIONAL FIRE DEPARTMENT NOTES:**

- HYDRANTS MUST BE WITHIN 150' OF THE FDC
- THE FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT
- LANDSCAPING MAY NOT BLOCK ANY FDC OR HYDRANT WITH A 2' CLEAR SPACE MAINTAINED
- CONTRACTOR TO MAINTAIN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES DURING CONSTRUCTION
- HYDRANTS MUST BE LOCATED WITHIN 8' OF THE CURB
- NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO BUILDING CONSTRUCTION

- ADDITIONAL TRAFFIC DIVISION NOTES:**
- CONTACT TRAFFIC ENGINEERING AT 910-341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE PROPERLY LOCATED.
  - IMMEDIATELY NOTIFY CITY OF WILMINGTON TRAFFIC ENGINEERING AT 910-341-7888 IF ANY TRAFFIC FACILITIES OR CITY OWNED STREET LIGHTS ARE DAMAGED.
  - DAMAGED FACILITIES SHALL BE REPLACED BY AN APPROVED CONTRACTOR ACCORDING TO STANDARD NCDOT REPLACEMENT SCHEDULES AND CURRENT NCDOT DESIGN STANDARDS.
  - ALL REPAIR / REPLACEMENT OF TRAFFIC SIGNAL INFRASTRUCTURE SHALL BE COORDINATED WITH THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION.

**ADDITIONAL CFPWA NOTES:**

- CFPWA STANDARD DETAIL SHEETS FOR SEWER AND WATER TAPS TO BE INCLUDED AS A PART OF THIS PLAN, ATTACHED.
- 48-HOUR NOTICE AND 3 COMPLETE SETS OF PLANS REQUIRED FOR PRE-CONSTRUCTION MEETING BY CONTRACTOR.
- NCDOT ENCROACHMENT REQUIRED FOR ANY WORK IN PUBLIC R/W.
- ALL FEES TO BE PAID PRIOR TO PRE-CONSTRUCTION MEETING.

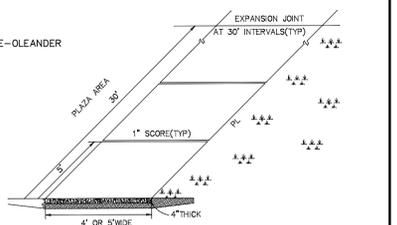
**SITE DATA TABLE:**

TAX PARCEL IDENTIFICATION NUMBERS:  
 RB0107-001-009-000  
 ZONING: RB  
 LEASES ACREAGE: US CELLULAR = 24,200 sf = 0.56 acre  
 SETBACKS OF BUILDING:  
 REQUIRED: FRONT - 25' REAR - 15' SIDE - 0'  
 PROVIDED: FRONT - 29.5' REAR - NA SIDE - 35.0'  
 PARKING "RETAIL": 1/400SF GFA MIN., 1/200SF GFA MAX.  
**CAMA LAND USE CLASSIFICATION "DEVELOPED"**  
 LOT COVERAGE:  
 BUILDINGS - 3,150 SF  
 PARKING SPACES - 8,855 SF  
 SIDEWALKS ETC - 905 SF  
 SAFETY MISC ETC - 610 SF  
 TOTAL IMPERVIOUS = 13,520 SF = 0.31 ac. = 56% OF 0.56 ACRES  
 ONE BUILDING PROPOSED FOR US CELLULAR AT THE VILLAGE AT COLLEGE-OLEANDER  
 18' HEIGHT - ONE STORY - ADDRESS: 1418 S. COLLEGE RD.  
 BUILDING GFA = 3,150 SF ; BUILDING LOT COVERAGE = 13%

ADDRESS: 1418 SOUTH COLLEGE ROAD  
 WILMINGTON NC 28403  
 OWNER: CAMERON COMPANY LLC  
 DEVELOPER: CAMERON COMPANY LLC  
 1201 GLEN MEADE RD  
 WILMINGTON, NC 28406, 910-762-2676

**US Cellular**  
 SITE DATA: ZONING: RB

Lot Area = 0.56 acre  
 1 BLDG - Height = 18' ONE STORY  
 NOTE: NO WETLANDS ON THIS SITE.  
 CAMA LAND USE CLASSIFICATION: "DEVELOPED"  
 SITE NOT IN A SHD OR CDD.  
 APPROXIMATE TIME TO COMPLETION: UNDER 1 YEAR.  
**Parking: "Retail"**  
 Standard : 1 space per 400 sf GFA min = 8 spaces  
 Standard : 1 space per 200 sf GFA max = 16 spaces  
 19 provided  
 1 van accessible HC space provided  
 0 loading spaces required = 0 provided  
 5 bicycle spaces provided  
 All parking space dimensions 9'x 18' typical.



**MINIMUM PARKING BAY SECTION - NEW PAVING**  
 NTS



REV. NO.	REVISED AS PER CITY STAFF REVIEW COMMENTS	DATE
1	REVISED AS PER CITY STAFF REVIEW COMMENTS	10-29-13

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Additional Plan of a Portion of Lot 1R, College - Oleander Center  
**Village at College and Oleander - U.S. Cellular**  
 LOCATED IN THE CITY OF WILMINGTON  
 NEW HANOVER COUNTY, NORTH CAROLINA



OWNERS:  
 CAMERON COMPANY LLC  
 1201 GLEN MEADE ROAD  
 WILMINGTON, NC 28406  
 910-762-2676

**HANOVER DESIGN SERVICES, P.A.**  
 LAND SURVEYORS, ENGINEERS & LAND PLANNERS  
 1123 FLORAL PARKWAY  
 WILMINGTON, NC 28403  
 PHONE: (910) 343-8022

Date: 10-15-13  
 Scale: 1" = 20'  
 Drawn: DSH  
 Checked: GAW  
 Project No: 2466  
 Sheet No: 2  
 of: 2



US CELLULAR - BLDG. 5  
 95LF Primary frontage  
 2,375sf Streetyard required  
 3,080sf PROVIDED, see Landscaping Plan

**TREE INVENTORY**

HARDWOODS	4
FLOWERING	3
TOTAL	7

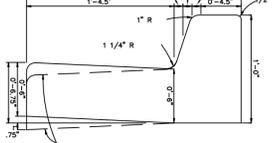
**TREES TO BE REMOVED**

HARDWOODS	1
FLOWERING	1
TOTAL	2

ADDITIONAL DEMAND  
 915 GPD WATER  
 915 GPD SEWER  
 (STD. 1000GPD PER 1000SF)  
 UTILITY: CFPWA

LEASE PARCEL  
 0.55 Acres  
 24155 Sq. Feet

**HANDICAPPED PARKING SIGN DETAIL**  
 NOT TO SCALE  
 SIGN TO BE MOUNTED ON BUILDING



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

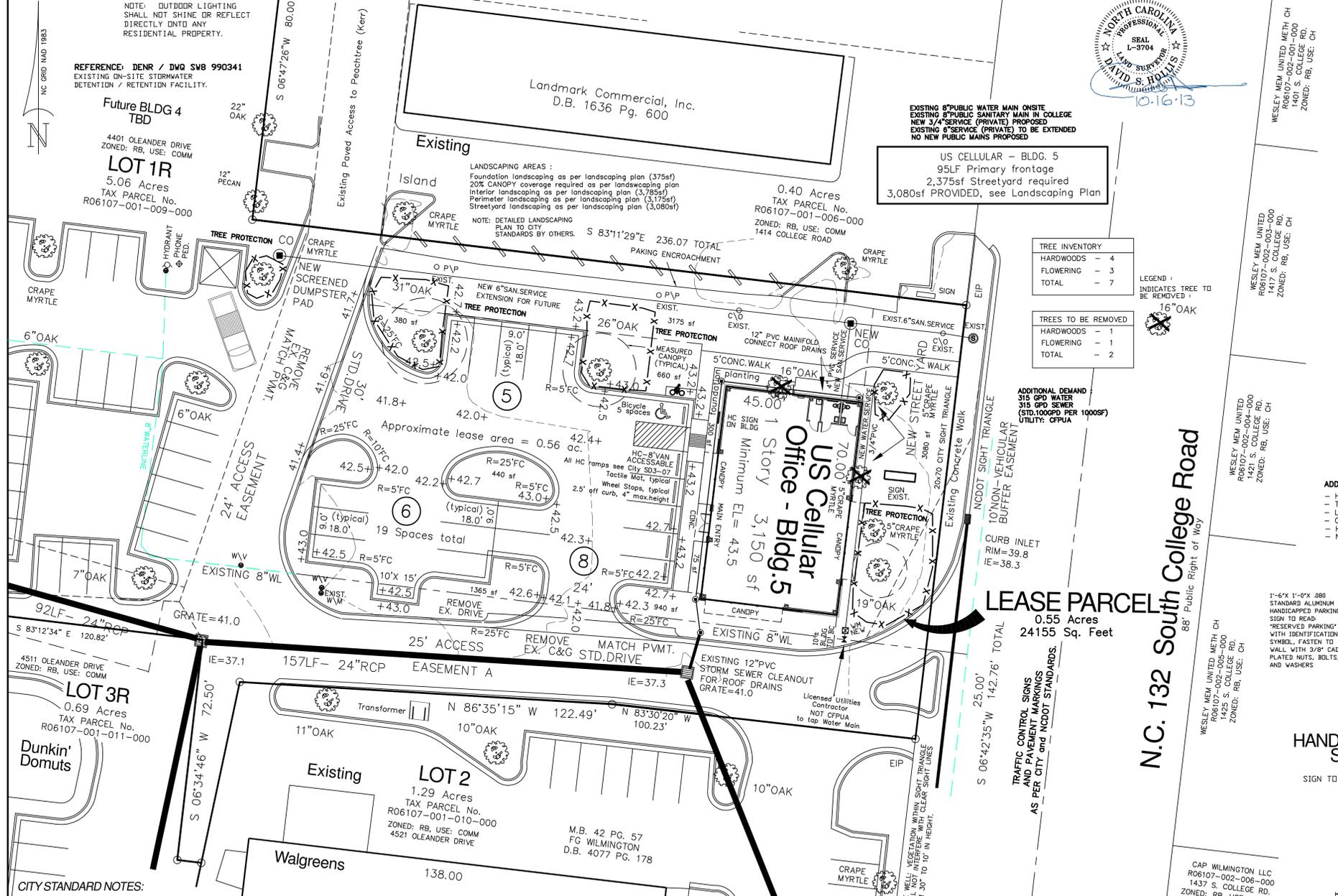
**Approved Construction Plan**

Planning	Name	Date

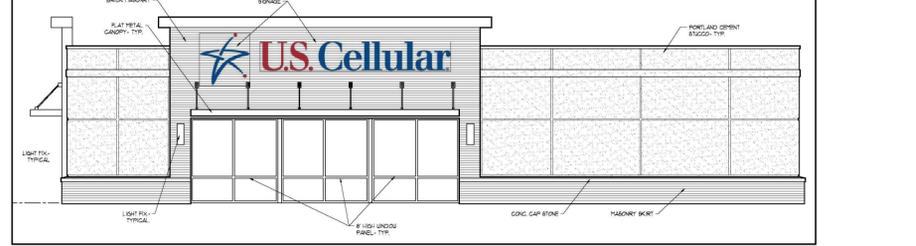
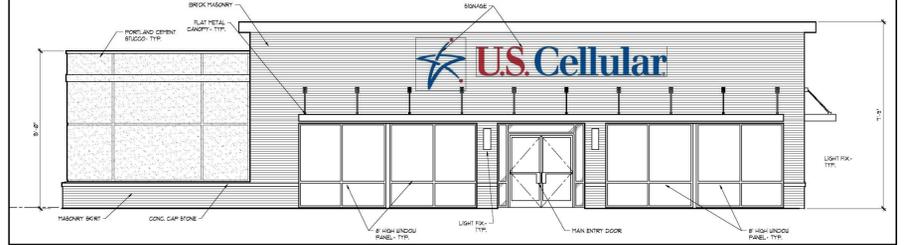
STORMWATER MANAGEMENT PLAN  
 APPROVED  
 CITY OF WILMINGTON  
 ENGINEERING DEPARTMENT  
 DATE \_\_\_\_\_  
 PERMIT # \_\_\_\_\_  
 SIGNED \_\_\_\_\_

**METHOD OF TREE PROTECTION DURING CONSTRUCTION**  
 NTS

NOTE: TREE PROTECTION TO REMAIN IN PLACE THROUGH COMPLETION OF CONSTRUCTION ACTIVITIES.



**Building design and Elevation Views from Hipp Architecture & Development, PC, 238 N.Front Street, Suite 202A, Wilmington, NC 28401**



**CITY STANDARD NOTES:**

- 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 UNLESS OTHERWISE SPECIFIED.
- ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
- NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT, AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION METHODS.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO ERECT OFFICIAL STREET NAME SIGNS AT ALL INTERSECTIONS ASSOCIATED WITH THE SUBDIVISION IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL. THE SUBDIVIDER MAY ACQUIRE AND ERECT OFFICIAL STREET NAME SIGNS OR MAY CHOOSE TO CONTRACT WITH THE CITY TO INSTALL THE STREET SIGNS AND THE SUBDIVIDER SHALL PAY THE COST OF SUCH INSTALLATION. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
- 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.
- CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
- TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
- TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMP.
- A UTILITY CUT PERMIT IS REQUIRED FOR EACH CUT OF A CITY STREET.
- ANY BROKEN OR MISSING SIDEWALK OR DRIVEWAY PANELS OR CURBS WILL BE REPLACED.
- CONTACT THE CITY AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- WATER AND SEWER SERVICES SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPWA) DETAILS AND SPECIFICATIONS.
- PROJECT SHALL COMPLY WITH CAPE FEAR PUBLIC UTILITY AUTHORITY CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 343-3910 FOR INFORMATION.
- IF THE 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.
- ANY IRRIGATION SYSTEM SUPPLIED BY CFPWA WATER SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REGULATIONS. CALL 343-3910 FOR INFORMATION.
- ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.
- ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USPOCCHR OR ASSE.
- CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
- CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- UNDERGROUND FIRE LINES MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY PRIOR TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-341-0696.
- NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGN DISTANCE.
- CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO ANY DIGGING, CLEARING OR GRADING.
- ANY PVC MAINS TO BE MARKED WITH NO.10 INSULATED COPPER WIRE INSTALLED THE ENTIRE LENGTH AND STAPPED TO THE PIPE WITH DUCT TAPE, AND STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES AND FITTINGS, ACCESSIBLE IN ALL VALVE AND METER BOXES. ALL WATER MAINS ARE TO HAVE A MINIMUM OF 3' COVER.