



Know what's below
Call before you dig

BEST WESTERN
ZONED: RB - REGIONAL BUSINESS

NOW OR FORMERLY
INNKEMPER PROPERTIES INC
BOOK 1959 PAGE 687

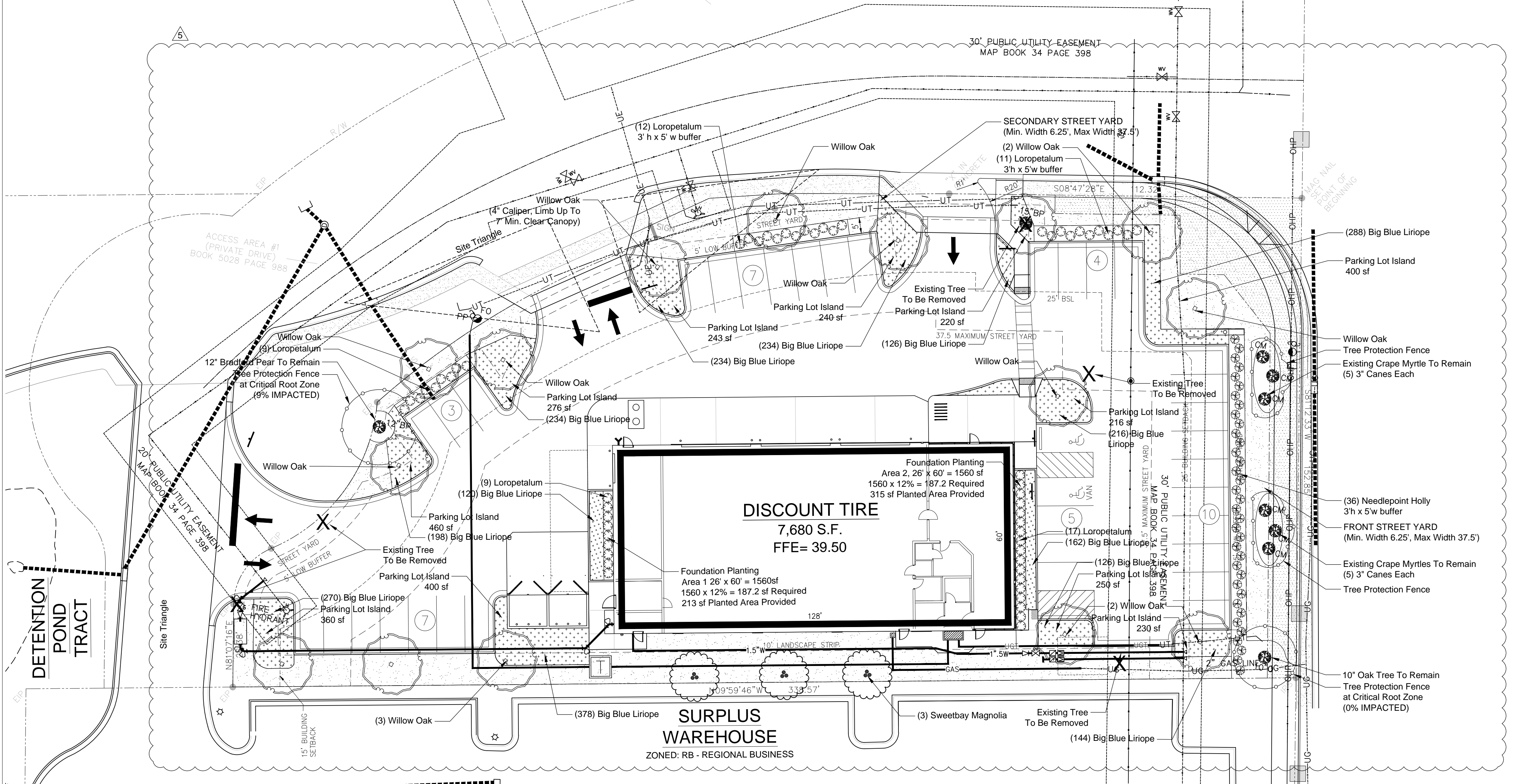
IHOP
ZONED: RB - REGIONAL BUSINESS

NOW OR FORMERLY
GALLIMORE FAMILY LLC
BOOK 5931 PAGE 1067

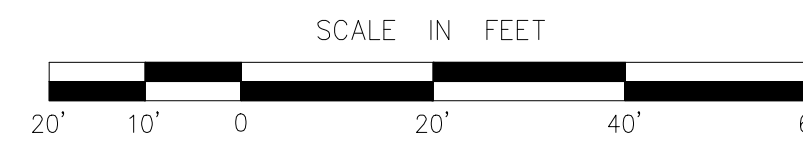
ACCESS AREA #1
(PRIVATE DRIVE)
BOOK 5028 PAGE 988

ACCESS AREA #1
(PRIVATE DRIVE)
BOOK 5028 PAGE 988

NOW OR FORMERLY
CC INVESTORS 1996-3
BOOK 2203 PAGE 182



NOTE: PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY,
TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED
TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES
ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.



(15) TREES PER ACRE: 1.02 ACRES X 15 = 15.3 TREES REQUIRED (2" DBH MIN.)
PRESERVED TREE CREDIT: (1) 10" OAK = 2 CREDITS, (1) 12" BRADFORD PEAR = 3 CREDITS
PRESERVED TREE CREDIT: 5 CREDITS
15.3 TREE TOTAL REQUIRED - 5 TREE CREDITS = 10.3
11 TREES REQUIRED

REGULATED TREES TO BE REMOVED: (1) 15" BRADFORD PEAR & (3) 12" BRADFORD PEAR = 51" x 25" = 12.75 / 3 = 4.25 TREES
11 TREES REQUIRED + 5 REGULATED TREE REPLACEMENTS = (16) TOTAL TREES REQUIRED
(17) TREES PROVIDED, REQUIREMENT MET

STREET YARD LANDSCAPING: EVERY 600 SF OF STREET YARD SHALL INCLUDE (1) CANOPY/SHADE TREE & (6) SHRUBS (12" HT AT TIME OF PLANTING)
IN AREAS W/ OVERHEAD POWER LINES, (3) STANDARD UNDERSTORY TREES MAY BE SUBSTITUTED

US HIGHWAY 17 STREET YARD: FRONT STREET YARD (SEE DATA BELOW) PROVIDED STREET YARD 1,841 SF
1,841 SF / 600 SF = 3.0, (3) CANOPY/SHADE TREES AND (18) SHRUBS REQUIRED
(8) EXISTING CRAPE MYRTLES PROVIDED (COUNTS AS 2 TREES), (1) EXISTING TREE TO REMAIN & (36) NEEDLEPOINT HOLLY (36" ht. min.) PROVIDED

GINGERWOOD DRIVE: SECONDARY STREET YARD (SEE DATA BELOW) PROVIDED STREET YARD 1,929 SF
1,929 SF / 600 SF = 3.2, (3) CANOPY TREES AND (19) 2" SHRUBS REQUIRED
(1) EXISTING TREES & (2) WILLOW OAK PROVIDED, (32) LOROPETALUM (36" ht. min.) PROVIDED

INTERIOR PARKING FACILITY SHALL BE SHADED CANOPY TREES TO PROVIDE 20% OR GREATER CANOPY COVERAGE AT MATURITY
23,438 SF INTERIOR PARKING USE AREA X 20% = 4,687.6 SF REQUIRED CANOPY COVERAGE
(10) PARKING LOT CANOPY TREES X 707 SF = 7,070 SF, (REQUIREMENT MET)

10' LANDSCAPE BUFFER IN BETWEEN A BUTTING PARKING LOTS / 27 = 3.9 TREES REQUIRED
(1) WILLOW OAK AND (3) SWEETBAY MAGNOLIA PROVIDED

Trees										
Qty.	Sym.	Botanical Name	Common Name	Minimum Size	Spacing	Hgt.	Width	Root	Notes	
15	○	Quercus phellos	Willow Oak	2" cal.	as shown	8'-10'	6'-8"	B&B	Hand tagged	
1	○	Quercus phellos	Willow Oak	4" cal.	as shown	12'-14'	6'-8"	B&B	Hand tagged	
3	○	Magnolia virginiana	Sweetbay Magnolia	2" cal.	as shown	6'-8'	6'-8"	B&B	Hand tagged	

Shrubs										
Qty.	Sym.	Botanical Name	Common Name	Minimum Size	Spacing	Hgt.	Width	Root	Notes	
58	⊕	Loropetalum chinense 'Rubrum'	Loropetalum	7 gallon	3' oc	36"	24"	cont.	Full in pot	
36	⊕	Ilex cornuta 'Needlepoint'	Needlepoint Holly	7 gallon	3' oc	36"	24"	cont.	Full in pot	

Groundcover					
Qty.	Sym.	Botanical Name	Common Name	Size	Notes
2842	⊕	Liriodendron chinense 'Big Blue'	Big Blue Liriodendron	4" Pot, 1' o.c.	
-	⊕	Bermuda Sod	Bermuda Sod	-	

FRONT STREET YARD
STREET YARD FRONTAGE 147.12'
MULTIPLIER= 25
REQUIRED AREA= 147.12x25= 3,678 S.F.
REQUIRED AREA (AT DISCRETION OF CITY MANAGER)= 1/2x3,821 S.F.= 1,839 S.F.
PROVIDED STREET YARD 1,841 S.F.

SECONDARY STREET YARD
STREET YARD FRONTAGE 381.50'
DRIVEWAY WIDTH (COMBINED)= 79.2'
MULTIPLIER= 25
REQUIRED AREA= 302.30x25x1/2= 3,779 S.F.
REQUIRED AREA (AT DISCRETION OF CITY MANAGER)= 1/2x3,702 S.F.= 1,889 S.F.
PROVIDED STREET YARD 1,929 S.F.

SITE DATA TABLE			
PARCEL NUMBER:	RD4912-002-026-000		
ZONING DISTRICT:	RB - REGIONAL BUSINESS		
CAMA LAND USE:	URBAN		
SITE AREA (SF):	44,312	(1.02 AC.)	
	REQUIRED	PROPOSED	
BUILDING SETBACK:			
FRONT	25'	87'	
SIDE (INT.)	0'	16'	
SIDE (STREET)	25'	55'	
REAR	15'	124'	
NUMBER OF BUILDINGS:	EXISTING	PROPOSED	
BUILDING AREA (SF)	1	1	
LOT COVERAGE (40% MAX)	8,000	7,680	
BUILDING HEIGHT (35' MAX)	18'	26'	
NO. STORIES	1	1 (WITH MEZZANINE)	
1ST FLOOR AREA (SF)	8,000	7,680	
MEZZANINE AREA (SF)	0	2,499.42	
IMPERVIOUS BLDG AREA:	8,000	7,680	SF
IMPERVIOUS PAVEMENT AREA:	19,850	23,085	SF
POROUS PAVEMENT:	0	0	SF
IMPERVIOUS SIDEWALK AREA:	0	1,031	SF
POROUS SIDEWALK:	0	0	SF
OTHER AREA:	N/A	N/A	SF
TOTAL IMPERVIOUS AREA:	27,850 (63%)	31,796 (72%)	SF
BICYCLE PARKING:		5	
ADA PARKING:		2	
TOTAL PARKING:		36	
PARKING REQUIRED AS RETAIL SALES:			
MIN = 1 SPACE/400 SF=		19 SPACES	
MAX = 1 SPACE/200 SF=		38 SPACES	
NOTE: PARKING JUSTIFICATION PREVIOUSLY SUBMITTED AND APPROVED ON 6/11/2018 TO PERMIT 38 PARKING SPACES			

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 _____

Public Utilities _____

Traffic _____

Fire _____

NO.	REVISION	DATE
1	REVISIONS	05-08-2019
2	BID SET COORDINATION	06/06/19
3	REVISIONS	06/27/19
4	REVISIONS	07/24/19
5	REVISIONS	07/30/19

CONSULTANT:
DG²
Donaville Group, INC.
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DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703

NORTH CAROLINA
LANDSCAPE ARCHITECT
No. 1607
7/30/2019

DEVELOPER:
DISCOUNT TIRE COMPANY
20225 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85255
PH: 480-606-6000

DISCOUNT TIRE

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5335 MARKET STREET WILMINGTON, NEW HANOVER COUNTY, NC 28405

STORE NUMBER:
NCC 11593
BDC # 15-111
PROJECT MANAGER:
DON THRAILKILL
PROJECT CIVIL ENGINEER:
JOSHUA COX
PH: (404) 567-5701
Ext 105
DRAWN BY:
SC

SHEET TITLE:
LANDSCAPE PLAN
DATE: MAY 25, 2018
ISSUED FOR: CONCEPTUAL REVIEW

SHEET NUMBER:
LS-1