

SITE DATA

ADDRESS: 5744 PARK AVENUE WILMINGTON, NC 28403
 OWNER: TC IVEY PROPERTIES, LLC
 TAX ID: 1308 BAYSIDE CIRCLE WILMINGTON, NC 28405
 DEED: PIN: R-06207-003-001-000
 DEED: PIN: 314608.89.9779.000
 DEED: PIN: BD6036 PG0202
 ZONING: CB - COMMUNITY BUSINESS
 PARCEL SIZE: 0.97 ACRES
 WETLANDS: NONE
 FLOOD ZONE: ZONE X
 CAMA LAND USE: WATERSHED RESOURCE PROTECTION AREA
 CURRENT USE: UNUSED LAND
 PROPOSED USE: OFFICE/RETAIL AND MULTI FAMILY RESIDENTIAL

SETBACKS

SETBACK STANDARDS	REQUIRED	PROVIDED
FRONT SETBACK	20 FT	20 FT
REAR SETBACK	10 FT	10 FT
SIDE SETBACK	0 FT	2.5 & 3.5 FT

BUILDING DATA

MAX HEIGHT: 45'
 MAX STORIES: 3 STORIES
 CONSTRUCTION TYPE: WOOD FRAME 5B

MAX COVERAGE: 30% BUILDING COVERAGE
 42,253 SF X 0.3 = 12,675 SF

PRO COVERAGE: APROX 12,470 SF (28% COVERAGE)

PRO USE: MULTI FAMILY RESIDENTIAL, COMMERCIAL OFFICE, AMENITY AREA/LEASING OFFICE

BLDG 1 (3 STORIES/12 RES. UNITS) 8,400sf - 2,800 SF/FLOOR
 BLDG 2 (3 STORIES/6 RES. UNITS) 4,200sf - 1,400 SF/FLOOR
 BLDG 3 (3 STORIES/21 RES. UNITS) 14,700sf - 4,900 SF/FLOOR
 BLDG 4 (1 STORY/1 COM. UNIT) 420sf
 TOTAL: 27,720 SF GFA
 ALL RES. UNITS ARE 700 SF PER FLOOR

PARKING DATA

REQ PARKING: MF MIN. = 39 MAX = 98
 OFFICE MIN = 1 MAX = 2
 TOTAL MIN REQ'D = 40 MAX = 100

PRO PARKING: 43 SPACES
 *PER COMMERCIAL DISTRICT MIXED USE (CDMU) - SEC 18-257 (E)

PRO COMPACT SPACES: 25% OF TOTAL SPACES REQ.
 .25 X 43 = 10 SPACES

ADA PARKING SPACES: REQ'D.....2 PROVIDED.....2

BICYCLE PARKING: 5 PER 25 VEHICLE SPACES
 REQ'D.....10 PROVIDED.....10

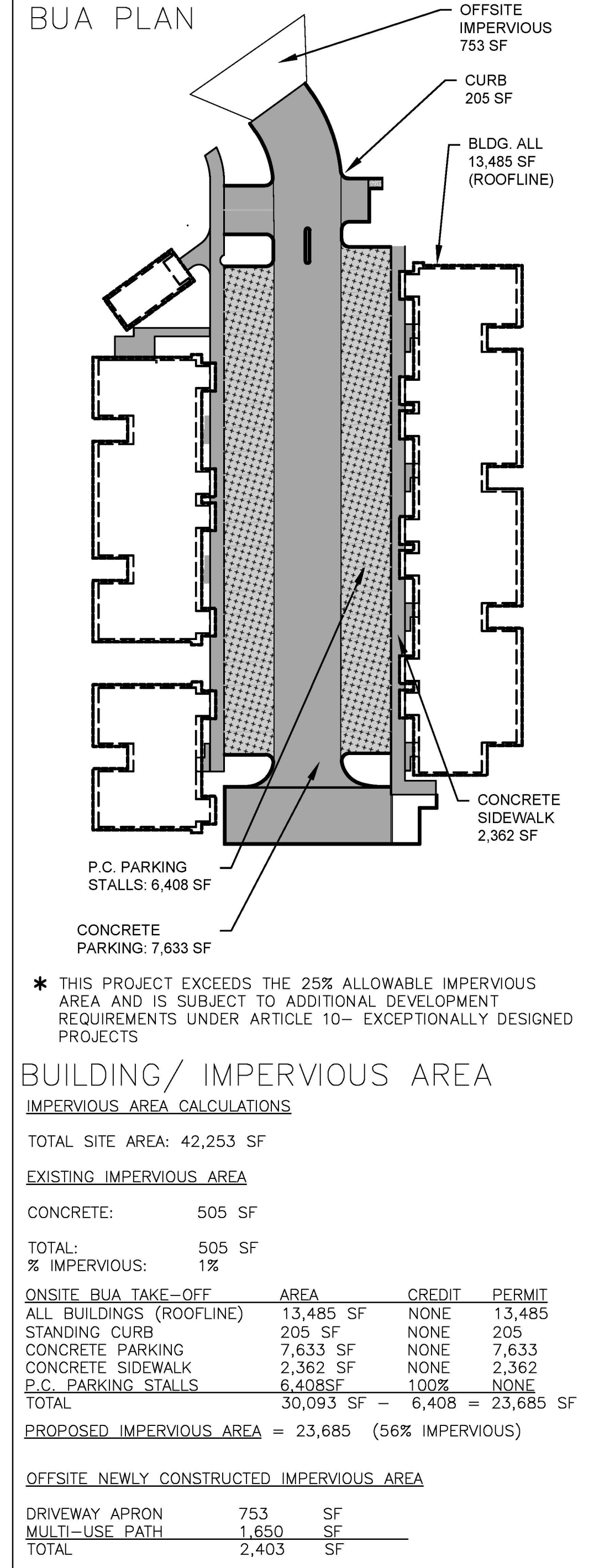
PARKING NOTE: As per Sec. 18-257(e) One dedicated parking space shall be provided per dwelling unit. Spaces should be clearly designated or preserved for residential tenants only.

UTILITY DATA

PUBLIC WATER & SEWER PROVIDED BY CFPWA

EXISTING WATER USE (GPD):
 RESIDENTIAL UNITS = 0 GPD
 COMMERCIAL BLDG = 0 GPD

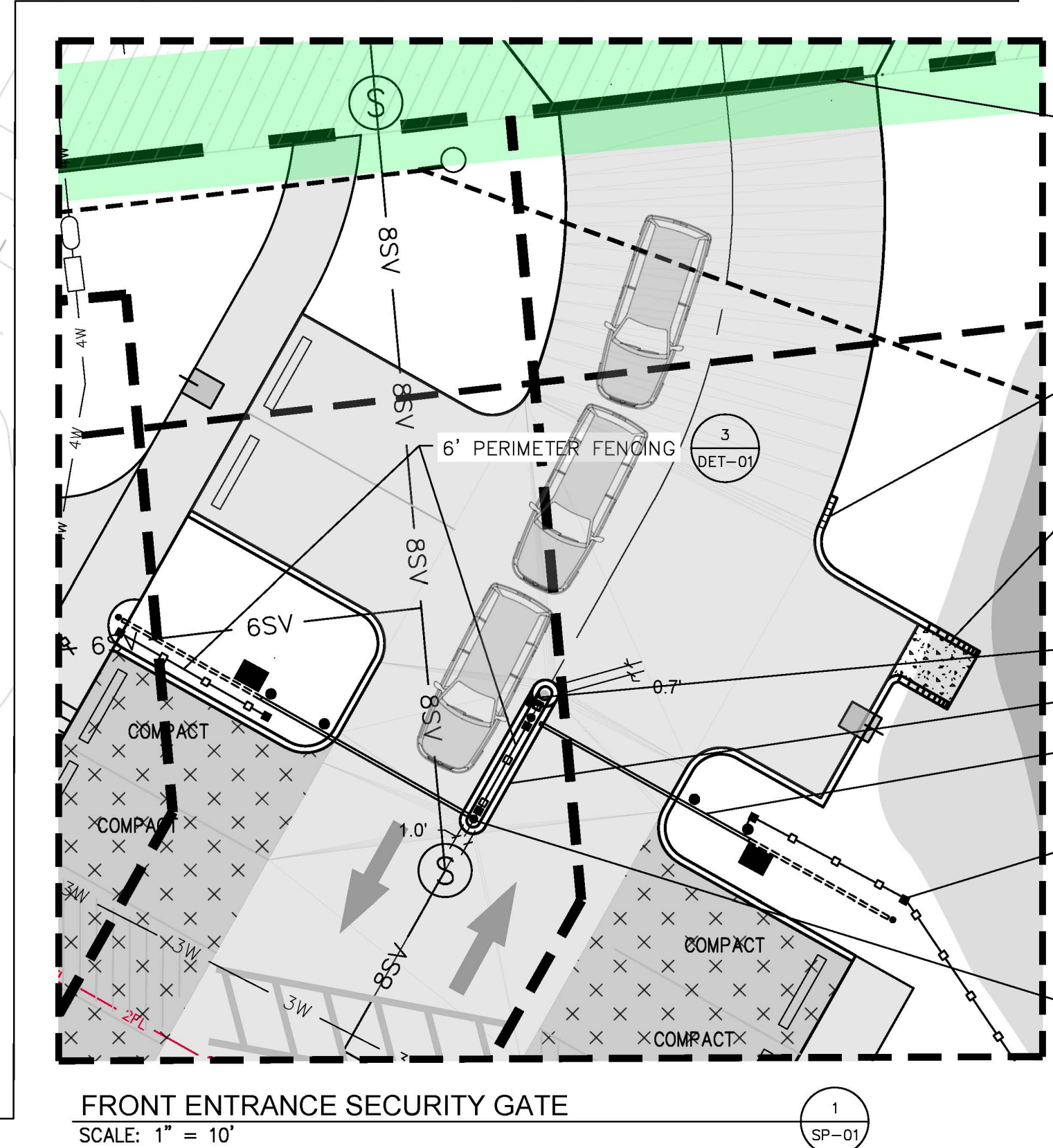
PROPOSED WATER USE (GPD):
 RESIDENTIAL UNITS = 9,360 GPD (240 GPD PER UNIT)
 COMMERCIAL BLDG = 50 GPD



~17.5 LF CONCRETE MASONRY UNIT (CMU) WALL DESIGNED BY OTHERS

~108 LF CONCRETE MASONRY UNIT (CMU) WALL DESIGNED BY OTHERS

- SIGHT TRIANGLE NOTE:**
- ALL PROPOSED VEGETATION SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30"-10'.
- FIRE AND LIFE SAFETY NOTES**
- Contractor shall maintain an all-weather access for emergency vehicles at all times during construction.
 - Landscaping or parking cannot block or impede fire hydrants. A 3-foot clear space shall be maintained around the circumference of the hydrant at all times.
 - The proposed building construction type is 5B (measured as the truck drives for practical use)
 - FDC must be within 40' of fire apparatus placement.
 - Private Underground Fire Lines req. a separate underground fire line permit from the Wilmington Fire and Life Safety Division 910-343-0696
 - All isolatin valves within the "Hotbox" must be electrically supervised.
 - Contractor shall submit a Radio Signal Strength Study that demonstrates that existing emergency responder radio signal levels meet the requirements of Section 510 of the 2018 NC Fire Code.



WATERSHED RESOURCE PROTECTION AREA EXCEPTIONAL DESIGN CREDIT CALCULATIONS

ALLOWED IMPERVIOUS PERCENTAGE 25%
 PROPOSED IMPERVIOUS PERCENTAGE 56%
52 POINTS NEEDED FOR 56% IMP. AREA

% Decreased Paved Area Calc.
 6,408 (PERM. CREDIT) / 16,608 (TOTAL PAVED AREA) = .39

CREDIT (TABLE 2 SEC. 18-544)

E. Stormwater Retention: 5/10/25 yr Storm	10 pts
G. Sight Design LID	15 pts
H. Decreased Impervious Surface = 39%	15 pts
O. 100% Xeric Landscape	25 pts
TOTAL POINTS=	65

DENSITY ALLOWANCE (TABLE 1. 18-544)
 ALLOWED IMP. AREA WITH XERISCAPE CREDIT, STORMWATER RETENTION & POROUS SURFACE CREDIT APPLIED..... 56.0%

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

CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED DRAINAGE PLAN

Date: _____ Permit # _____
 Signed: _____

ISSUED FOR AGENCY REVIEW ONLY

NOT RELEASED FOR CONSTRUCTION

BEFORE YOU DIG, CALL

North Carolina 811
 www.nc811.org

Approved Construction Plan Mod.
 Date: 5/6/21
 # 2019050
 SWP #: 2019065
 PO, CW, ES, MB, BM

Coastal Land Design, PLLC
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 Land Planning / Construction Management
 NCBELS Firm License P-0369
 P.O. Box 1172 Phone: 910-254-9333
 Wilmington, NC 28402 Fax: 910-254-0502
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The Lofts at Park Ave.
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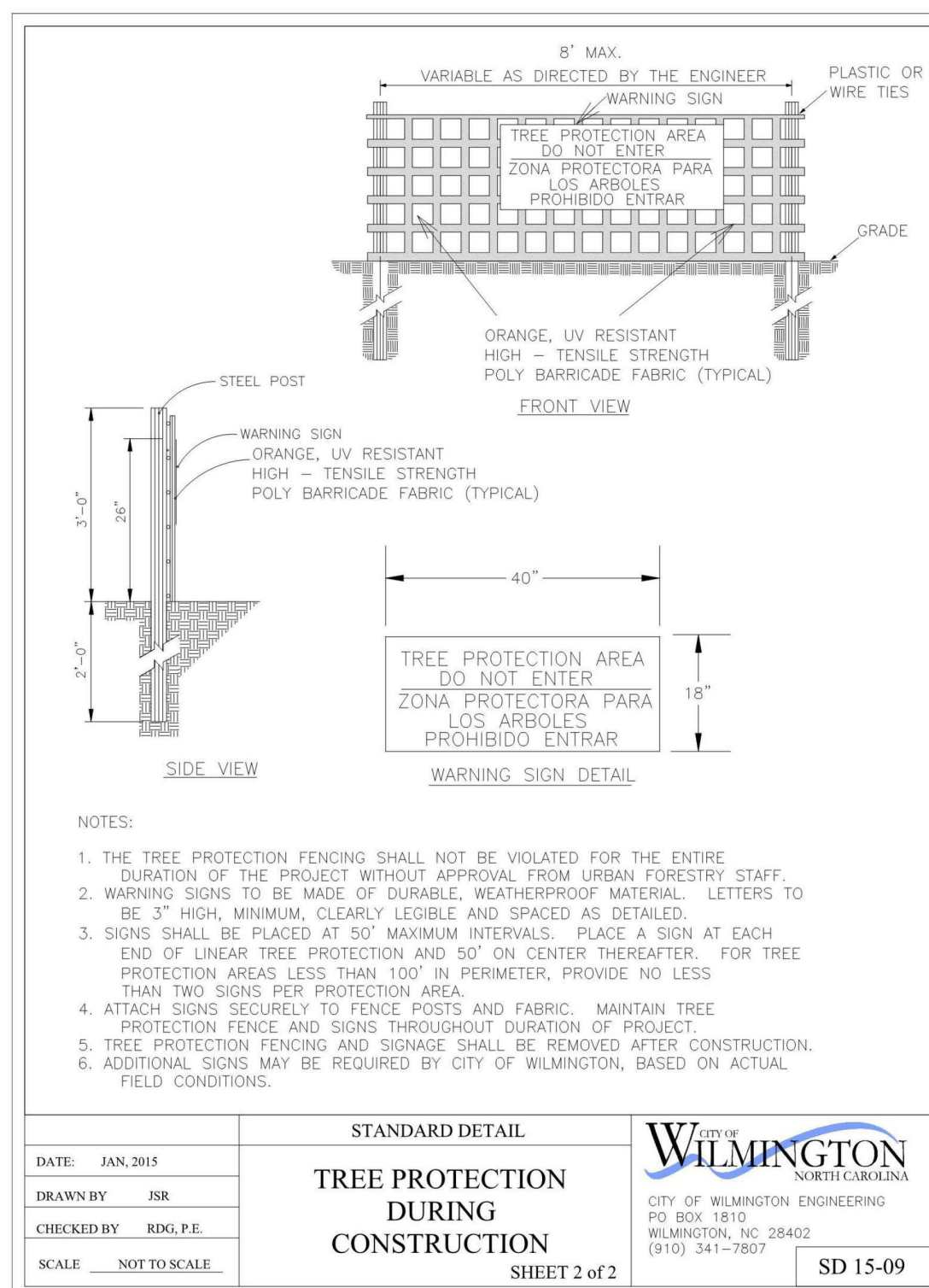
PRELIMINARY SITE PLAN

REV	DATE	DESCRIPTION
1	4/13/21	TRASH ENCLOSURE
E	12/4/19	SIGNATURE SET
D	11/19/19	4th TRC REVIEW
C	9/17/19	3rd TRC REVIEW
B	7/25/19	2nd TRC REVIEW
A	5/17/19	INITIAL TRC REVIEW
NA	NA	NA
NA	NA	INIT

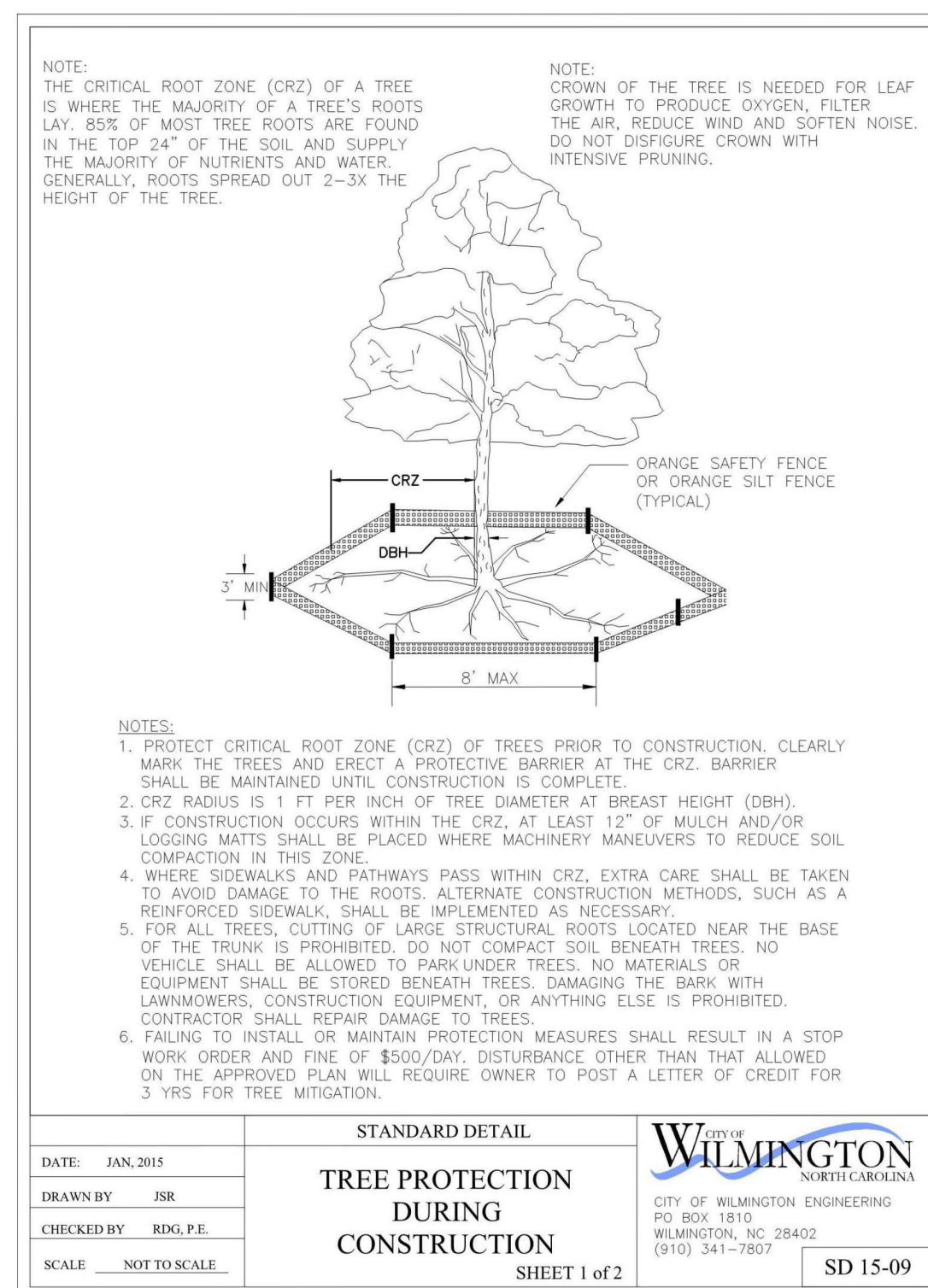
TC Ivey Properties, LLC
 1308 Bayside Circle
 Wilmington, NC 28405

APPROVED: JP	PROJECT: 135-04
CHECKED: FB	SCALE: AS SHOWN
DESIGNED: NA	RELEASE: AIN

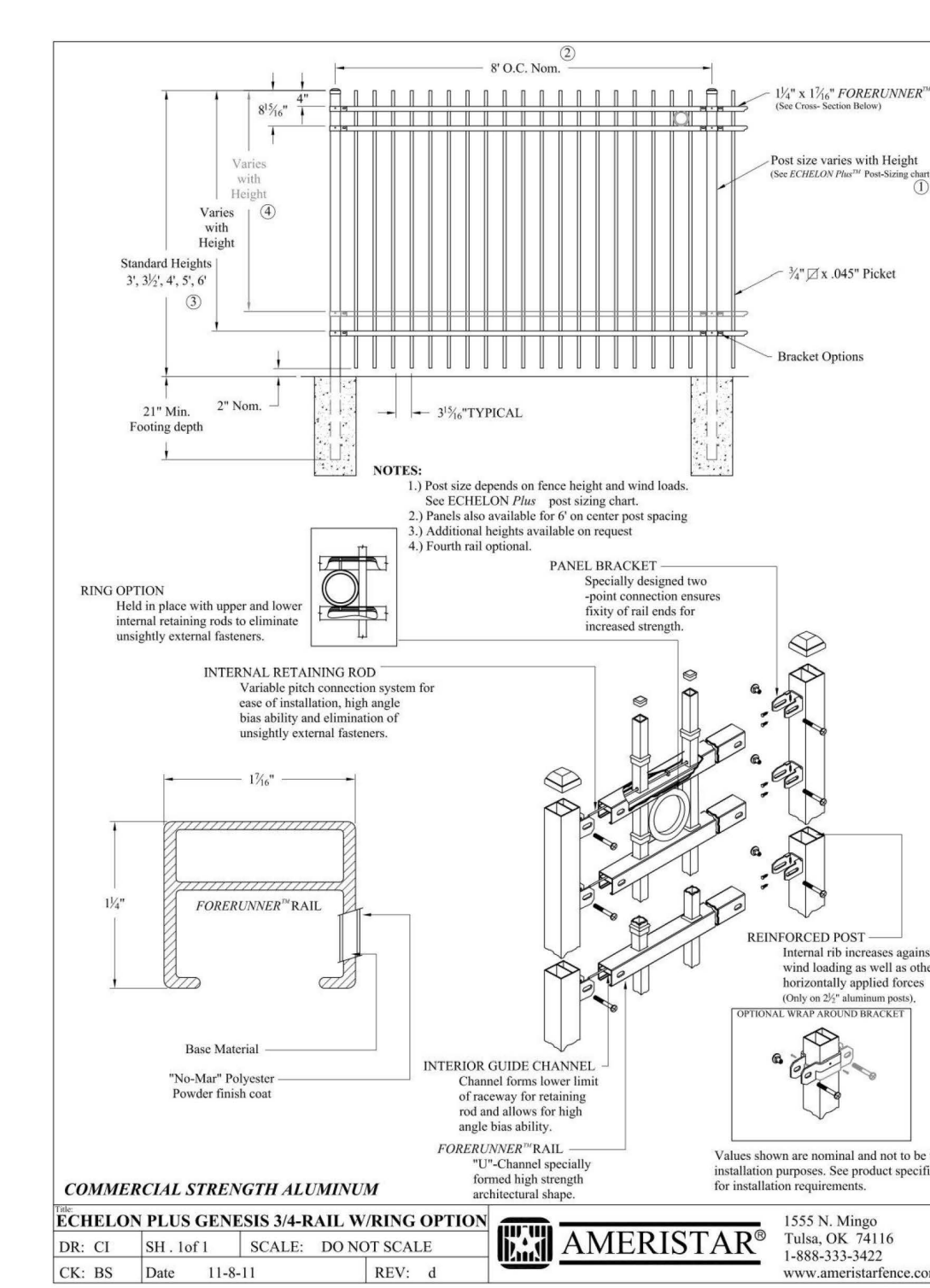
SHEET
 SP-01



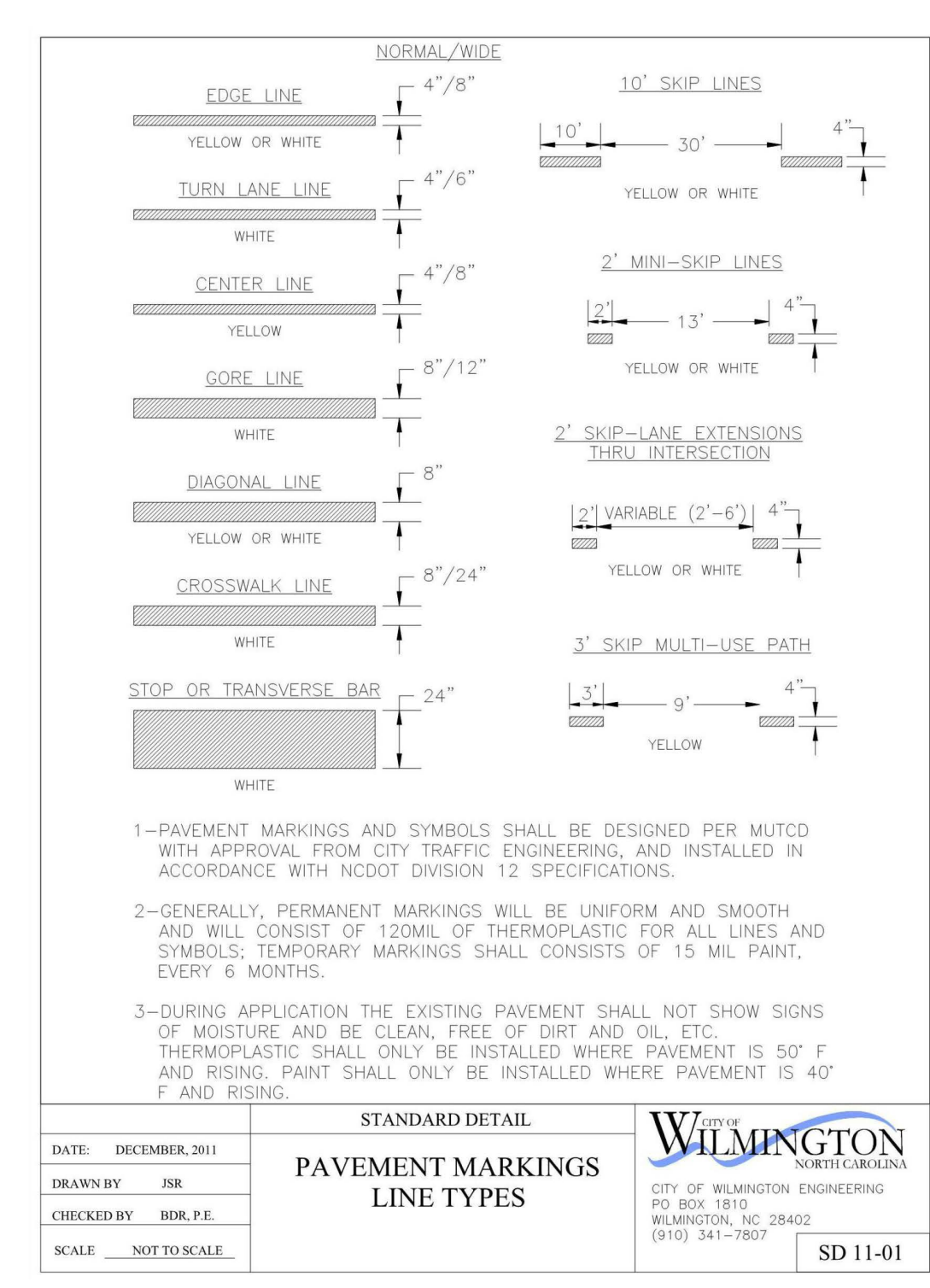
SILT FENCE
 NOT TO SCALE



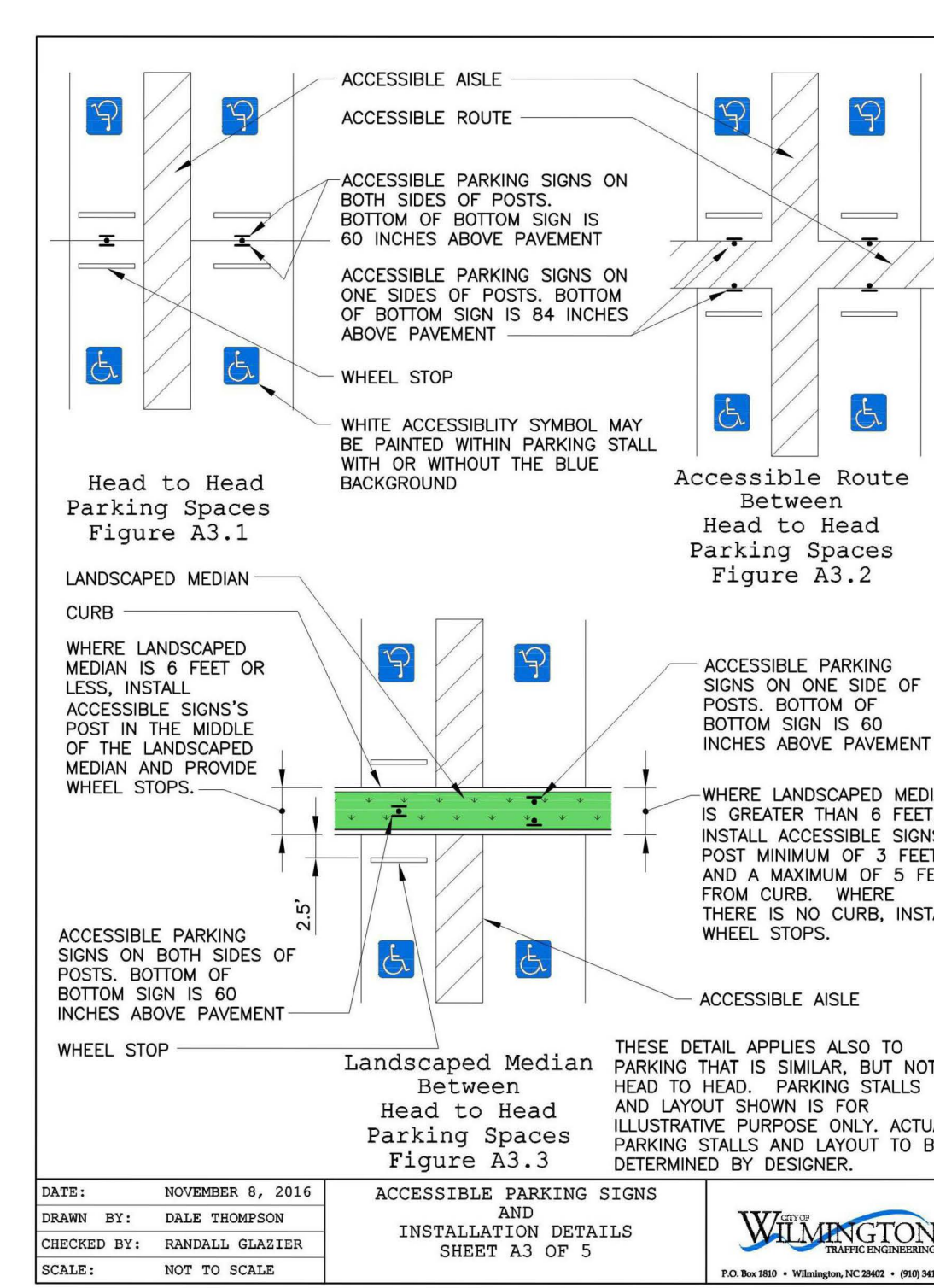
TREE PROTECTION FENCING
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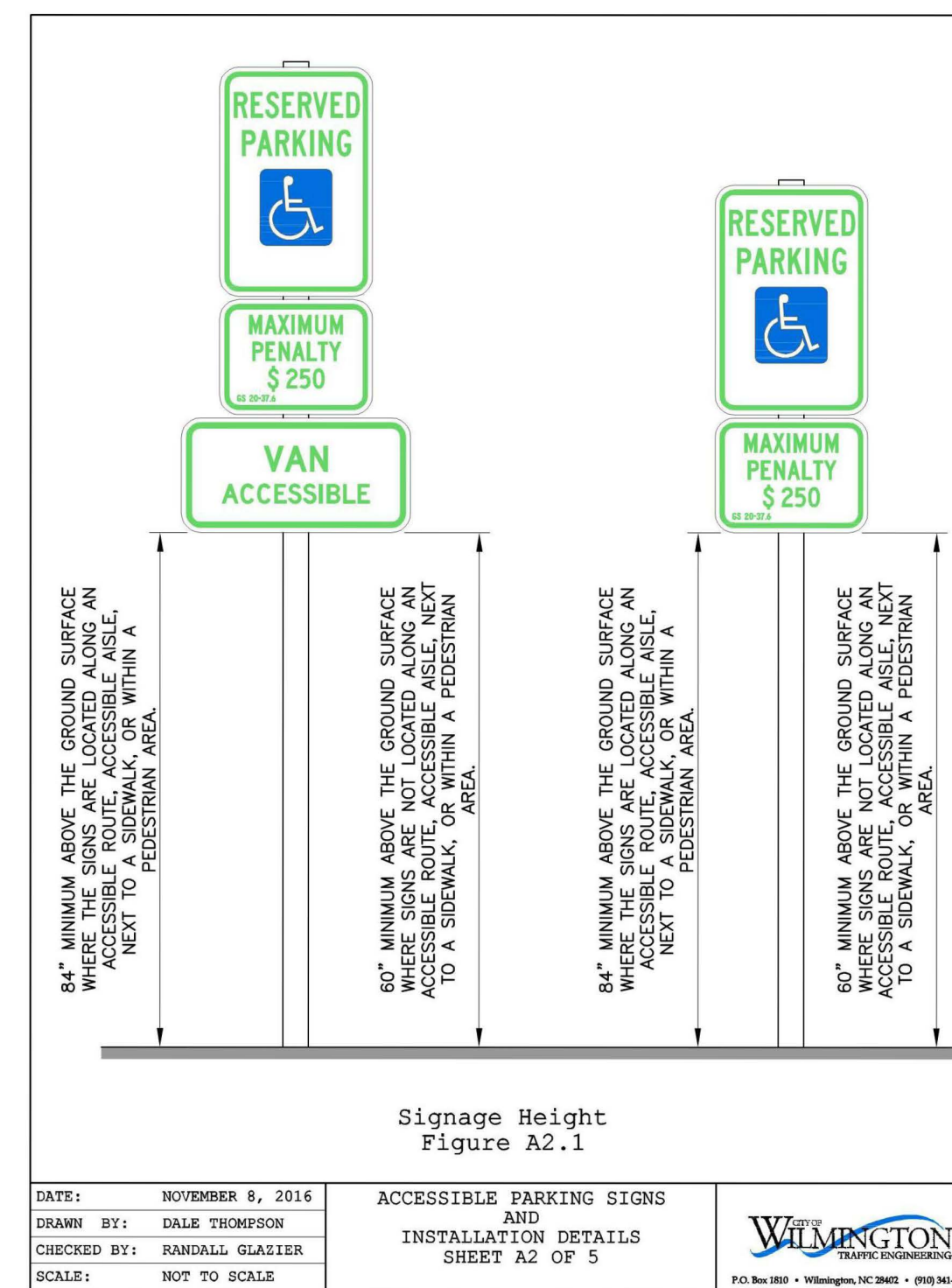
METAL PICKET SECURITY FENCE
 NOT TO SCALE



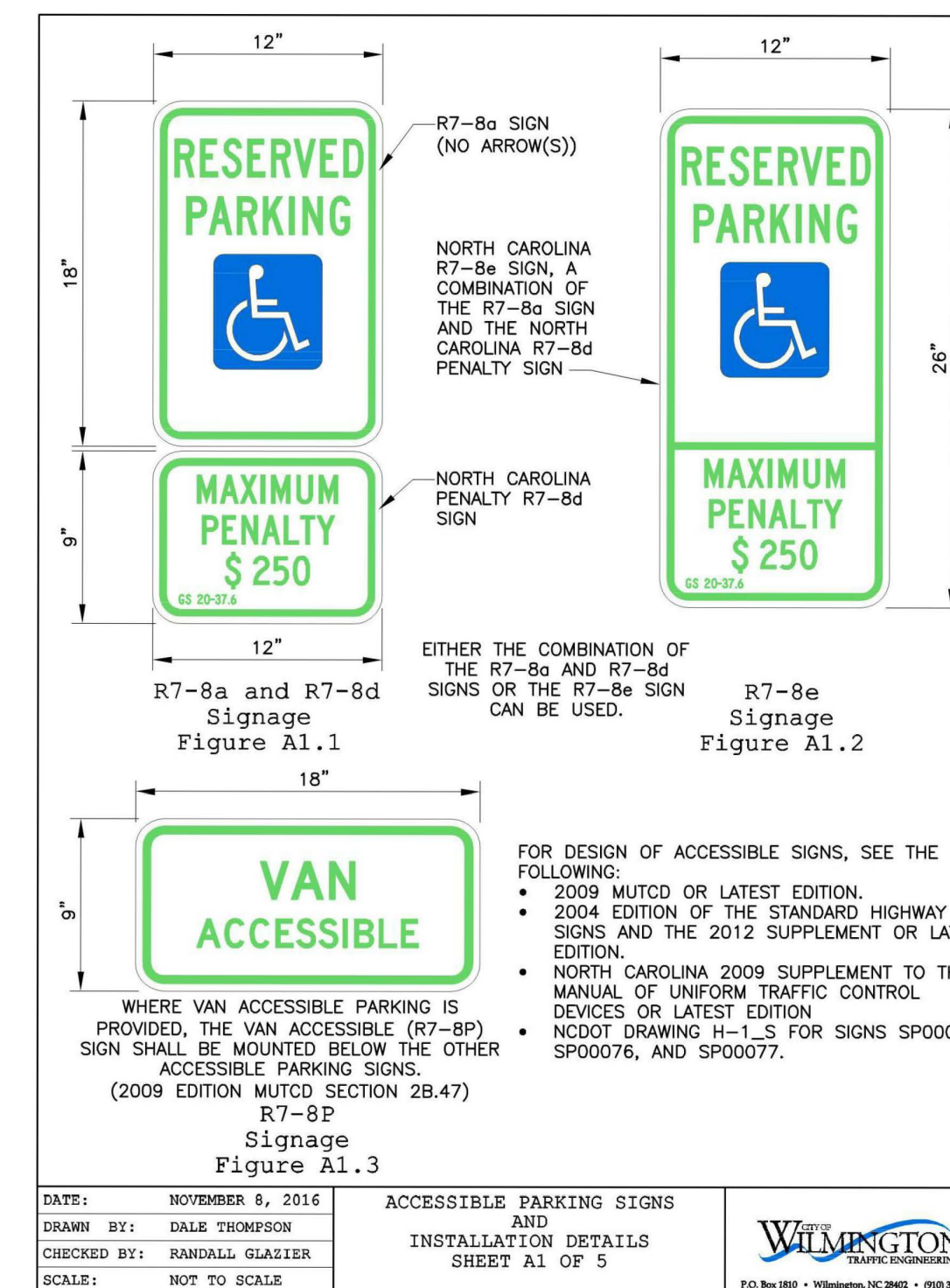
PAVEMENT MARKING LINES
 NOT TO SCALE



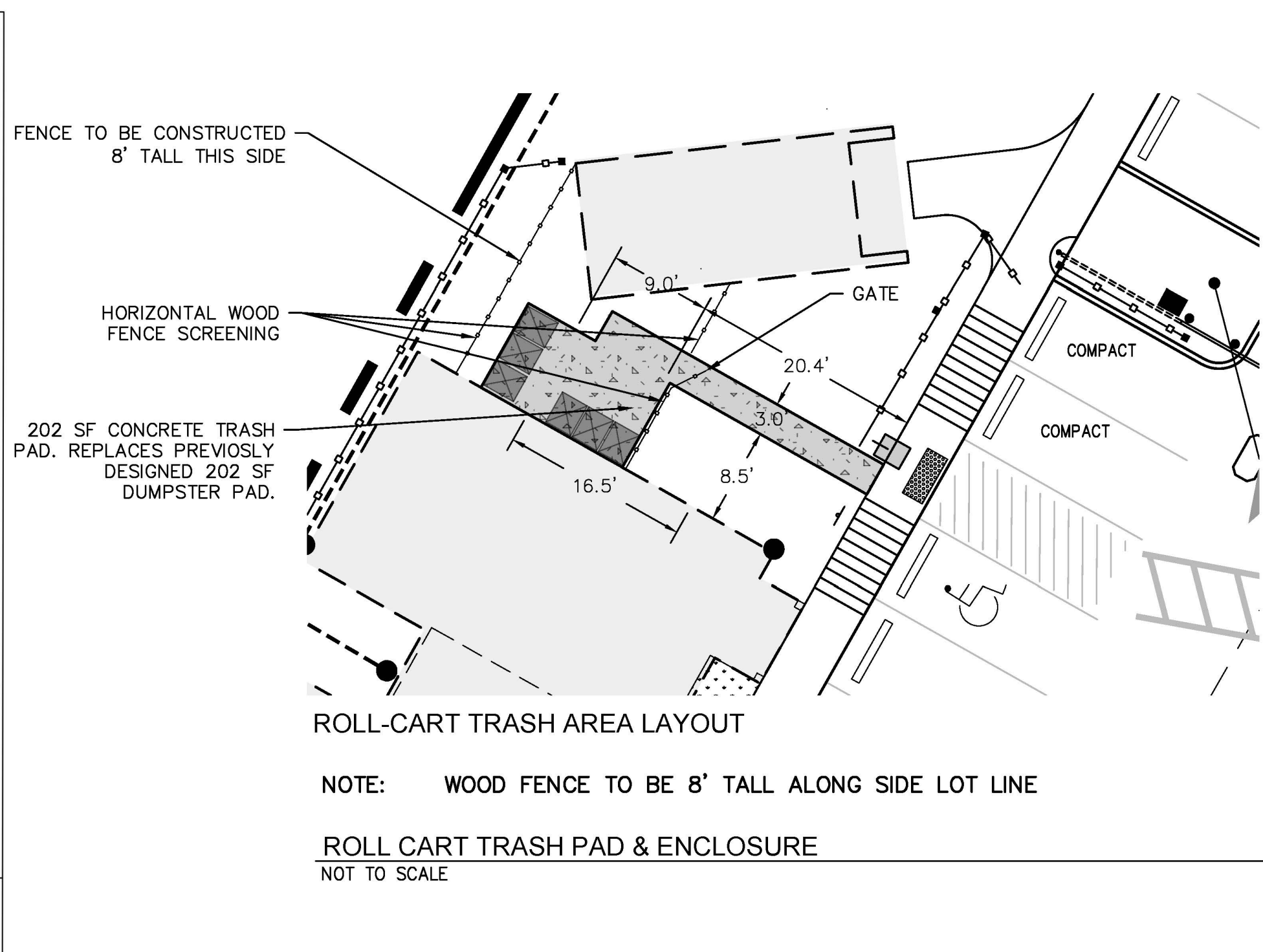
CITY OF WILMINGTON ADA PARKING SIGNS
 NOT TO SCALE



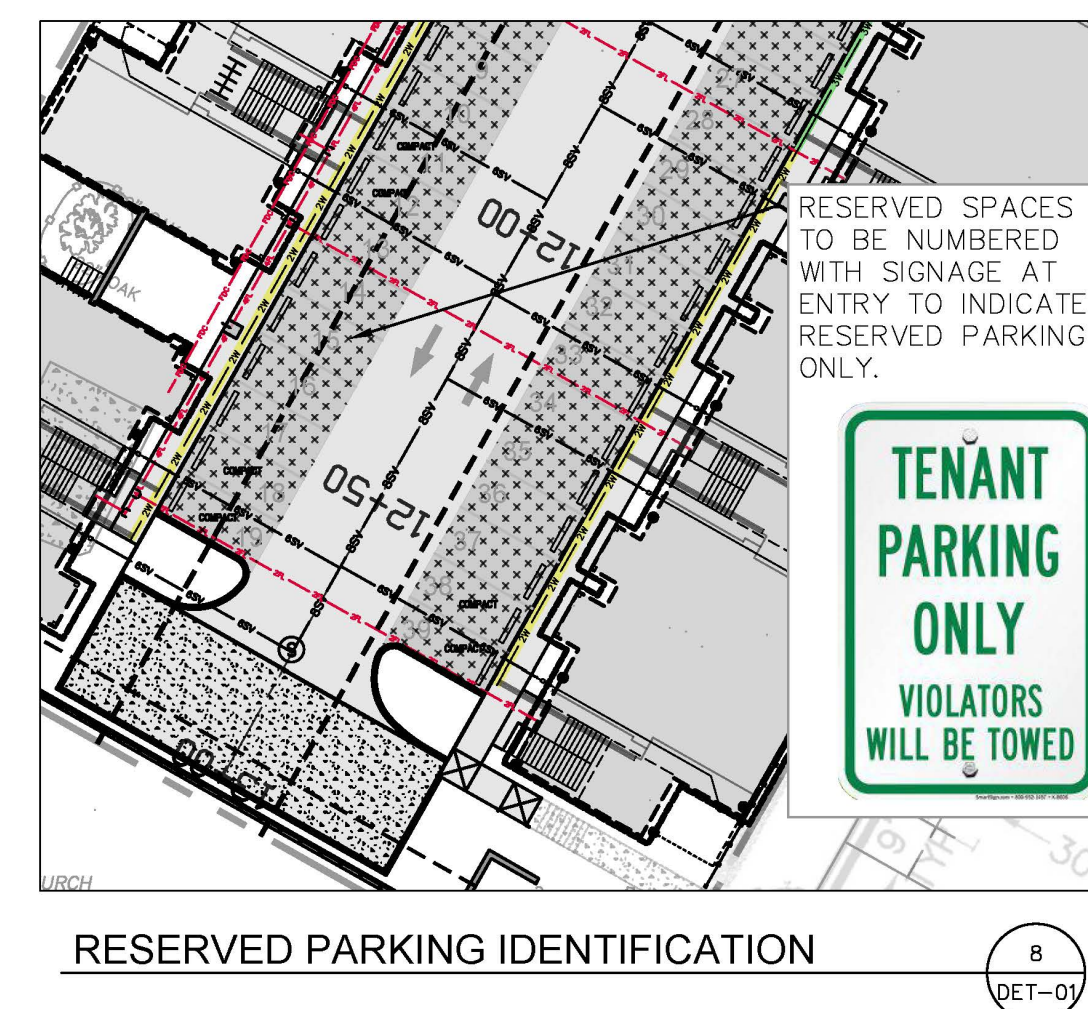
CITY OF WILMINGTON ADA PARKING SIGNS
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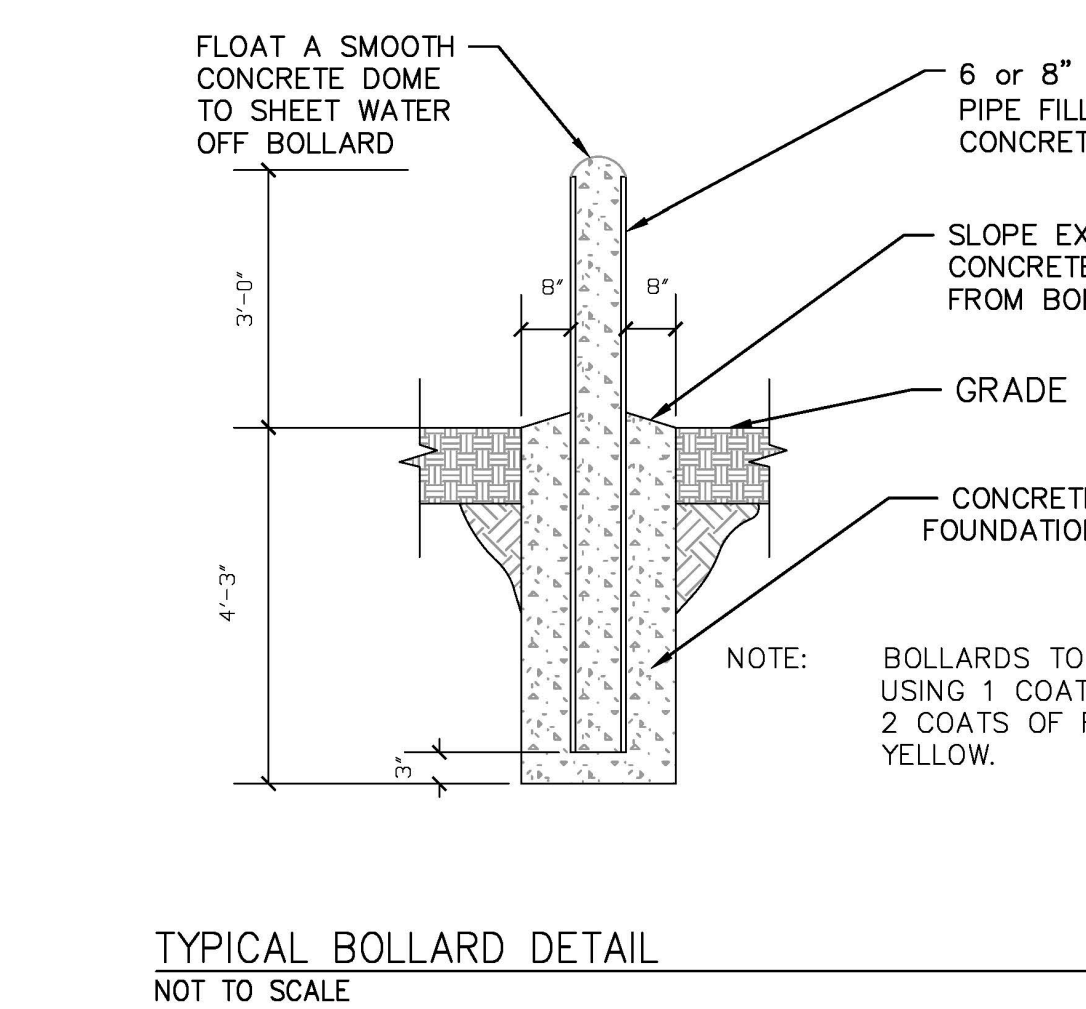
ROLL-CART TRASH AREA LAYOUT
 NOT TO SCALE



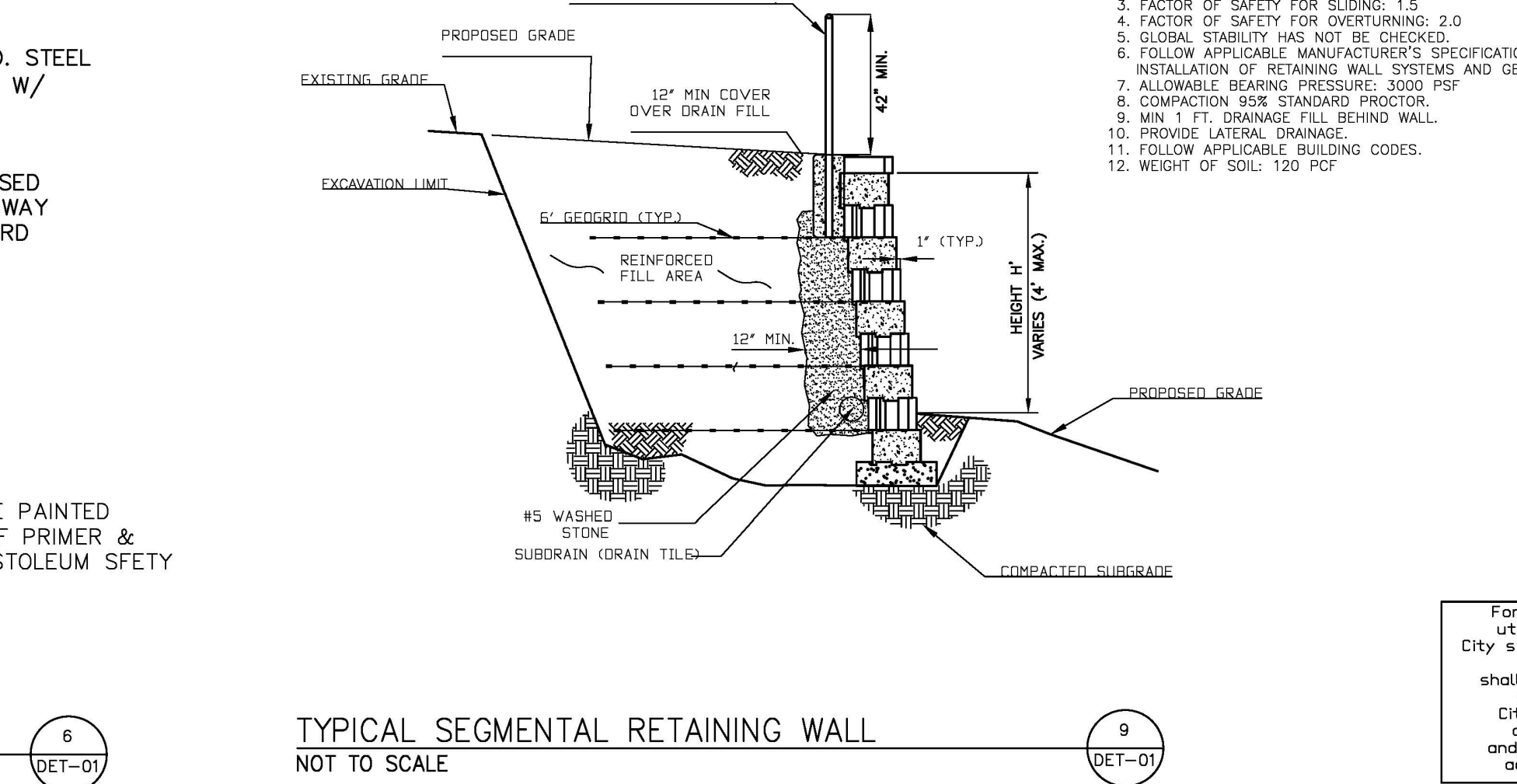
HORIZONTAL WOOD FENCE ELEVATION
 NOT TO SCALE



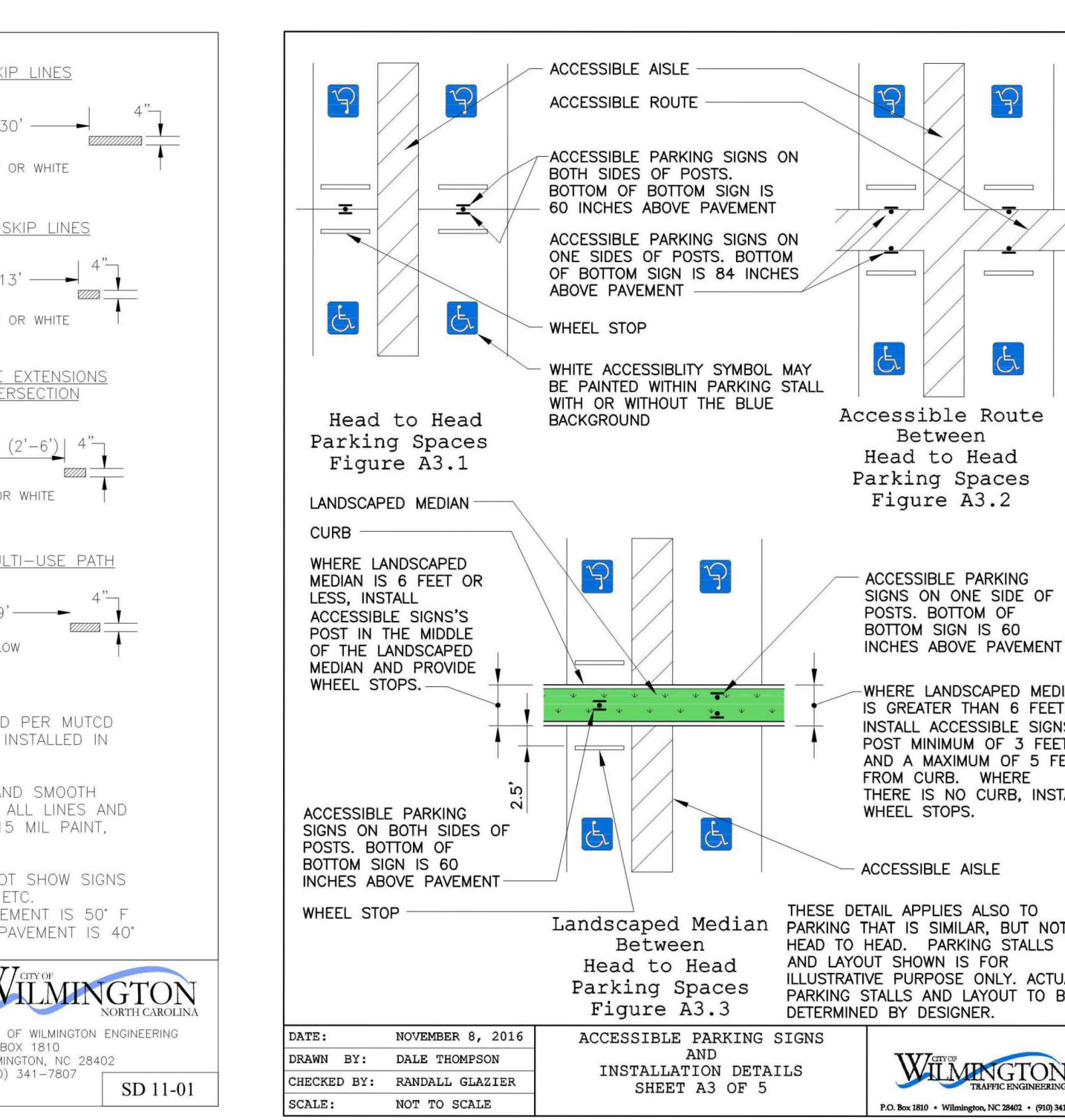
RESERVED PARKING IDENTIFICATION
 NOT TO SCALE



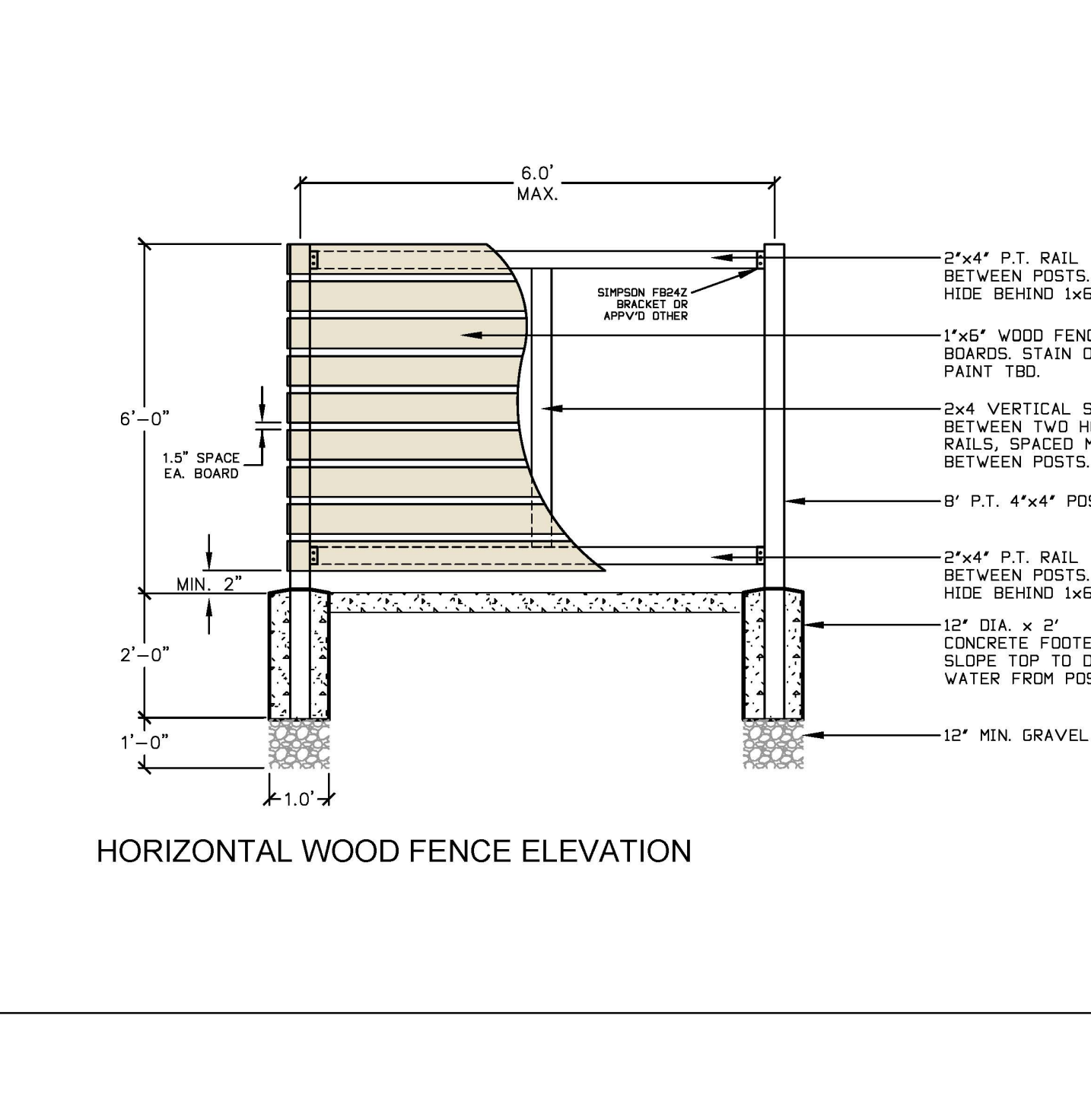
TYPICAL BOLLARD DETAIL
 NOT TO SCALE



TYPICAL SEGMENTAL RETAINING WALL
 NOT TO SCALE



ROLL CART TRASH PAD & ENCLOSURE
 NOT TO SCALE



GENERAL NOTES
 NOT TO SCALE

Approved Construction Plan Mod.
 Date: 5/6/21
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 PO, CW, ES, MB, BM

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The Lofts at Park Ave.
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INIT		

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SHEET
DET-01



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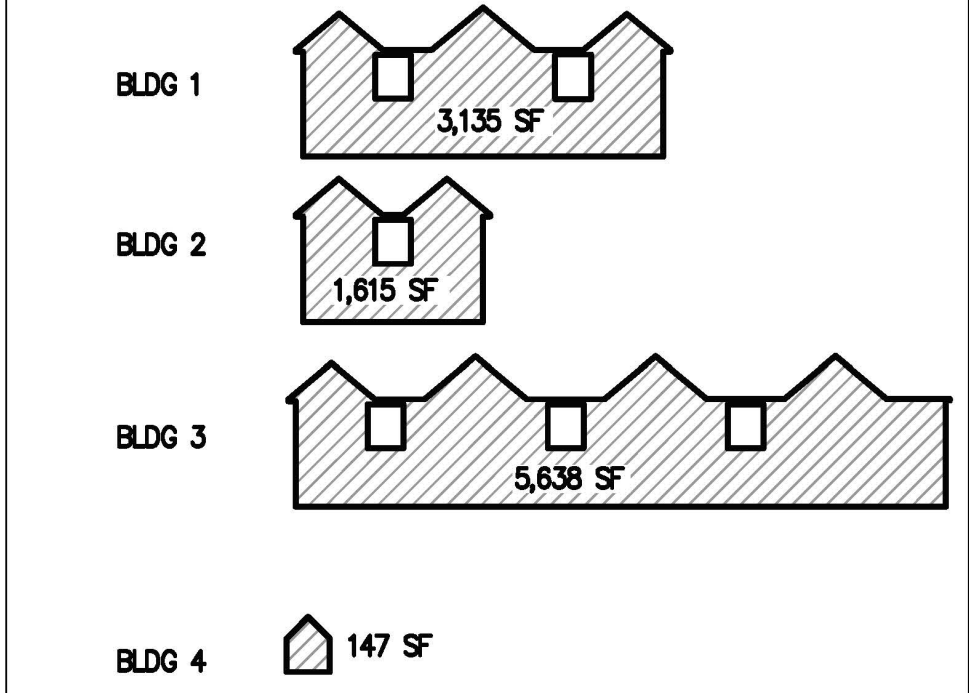
The Lofts at Park Ave.
Wilmington, NC

LANDSCAPE PLAN

LANDSCAPE CALCULATIONS

SEC. 18-477 STREETYARD LANDSCAPING
 PARK AVE. 192 LF - 24' DW = 168 LF
 S.Y. = 3,024 SF 168 x (18 MULTIPLYER CB DISTRICT)
 REQ'D TREES.....5 TREES REQ'D
 1/600 SF S.Y.
 PROPOSED TREES.....5 PRESERVED 6 NEW
 REQ'D SHRUBS.....30 SHRUBS REQ'D
 6/600 SF S.Y.
 PROPOSED SHRUBS.....55 SHRUBS

SEC. 18-490 FOUNDATION PLANTING
 AREA OF FACADE x 0.12 = REQ'D FOUNDATION LANDSCAPE
 TOTAL FACADE AREA (BLDG. 1-4).....10,535 SF
 10,535 x 0.12 = 1,264 SF
 TOTAL FOUNDATION LANDSCAPING REQUIRED.....1,264 SF
 TOTAL FOUNDATION LANDSCAPING PROVIDED.....1,953 SF



BUILDING	REQ'D PLANTINGS	PROVIDED
BUILDING 1	376 SF	626 SF
BUILDING 2	194 SF	326 SF
BUILDING 3	677 SF	350 SF
BUILDING 4	18 SF	50 SF

SEC. 18-481 INTERIOR PARKING LOT LANDSCAPING
 MIN. 20% PARKING AREA TO BE SHADED BY TREES
 PARKING & DRIVE AISLE = 16,450 SF
 REQ'D SHADED AREA.....3,290 SF
 PROV. SHADED AREA.....3,528 SF
 4 Large Shade Trees @ 707 SF EA.
 2 Small Shade Trees @ 350 SF EA.

SEC. 18-483 PARKING AREA SCREENING
 PARKING W/IN 50' OF A ROW = 30LF
 REQ'D.....3' HT x 5' WIDE SCREEN
 PROV.....3' HT x 5' WIDE SCREEN

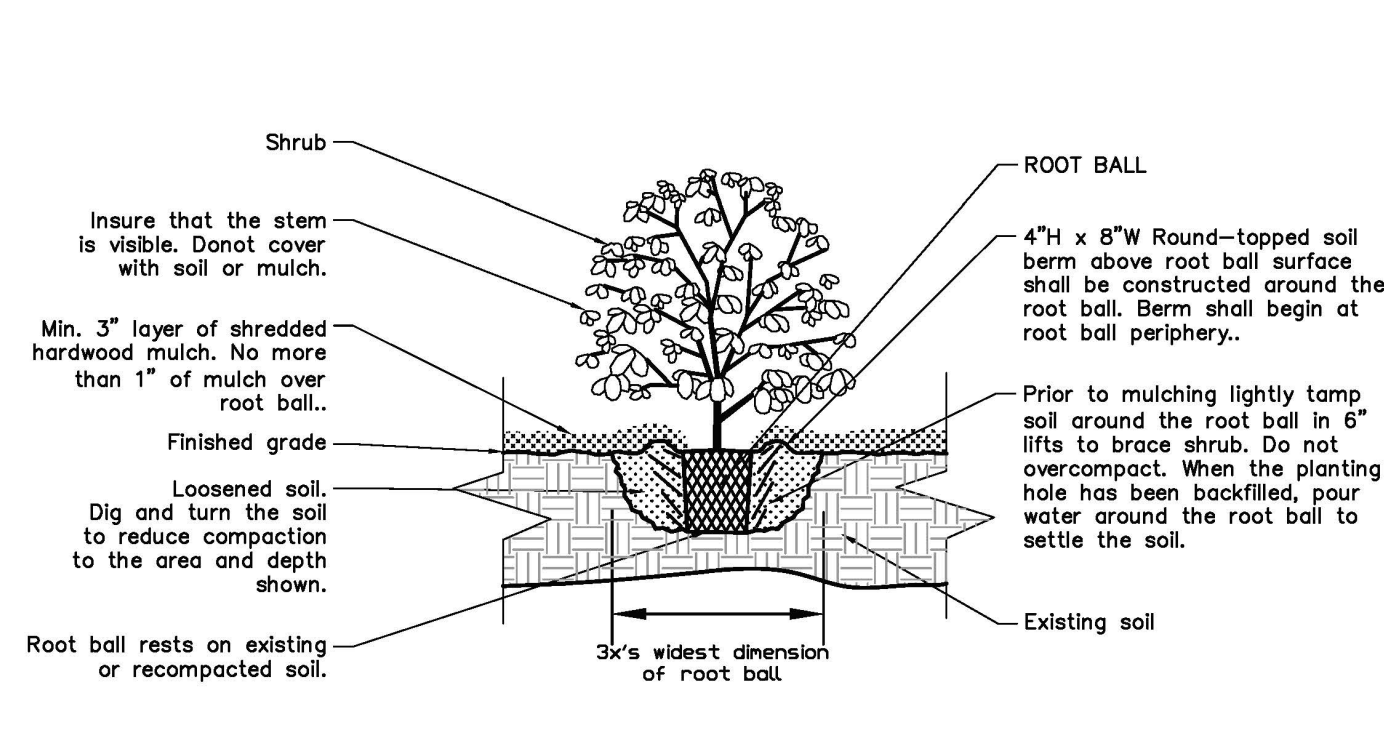
NO ADDITIONAL BUFFER REQUIRED. ADJOINING PROPERTIES ZONED CB.

XERIC LANDSCAPING FOR EXCEPTIONAL DESIGN
 * SEE EXCEPTIONAL DESIGN CRITERIA CALCS. ON SHEET SP-01

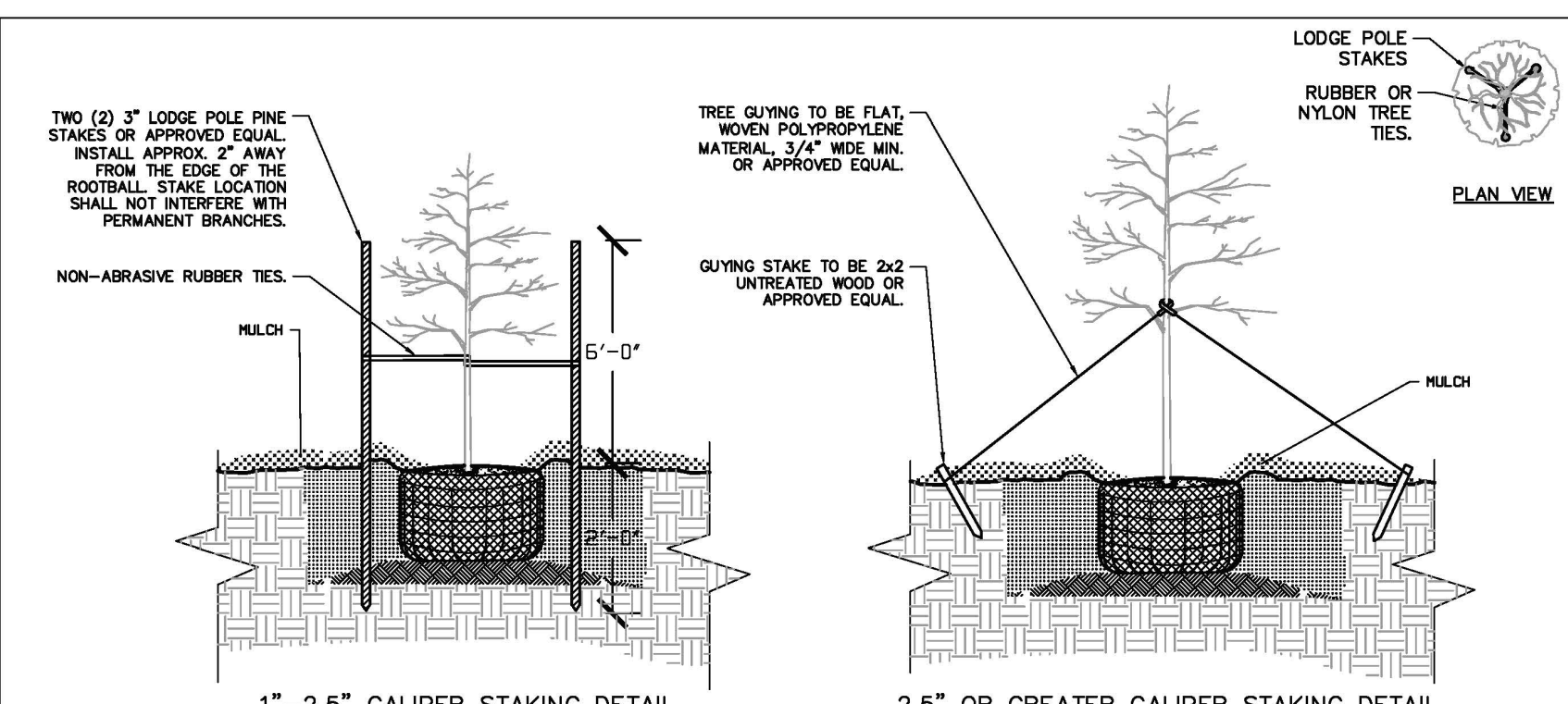
NOTES

SCAFFOLDING OF EXISTING SOIL 3' RADIUS MIN. FOR TREES 2' CAL OR GREATER.
 FOR TREES PLANTED ON SLOPES LESS THAN 3:1 TAPER SOIL AROUND TREE 1.5X WIDTH OF TREE BALL.
 FOR TREES PLANTED ON SLOPES GREATER THAN 3:1 THE SOIL TAPER AROUND THE TREE SHOULD NOT EXCEED 2:1.
 BALL DEPTHS SHOULD BE 1/2 THE BALL ABOVE GRADE, BUT IF DEPTHS VARY ALL TREES IN A GROUP SHOULD BE SET SO THAT THE BASE OF THE TRUNK WILL APPEAR TO BE SAME RELATIVE ELEVATION.
 INSURE THAT BASAL ROOTS OR TRUNK TAPER IS VISIBLE-DO NOT COVER WITH SOIL OR MULCH.
 PULL BACK BURLAP ON TRUNK AT UPPER 1/3 OF ROOTBALL. CLIP WIRE BASKETS IN 3-4 SECTIONS AND REMOVE STRING.
 ROUNDED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOTBALL SURFACE TO BE CONSTRUCTED AROUND ROOT BALL BERM AND TO BEGIN AT ROOTBALL PERIPHERY.
 ROOTBALL B&B OR CONTAINER
 SHREDED HARDWOOD MULCH 3" DEPTH, 1" MAX. DEPTH OVER ROOTBALL.
 NATIVE SOIL OR APPROVED IMPORTED BACKFILL.
 SCARIFY SIDES OF THE TREE PIT WITH RAKES OR TINES. BOTTOM OF ROOTBALL RESTS ON EXISTING OR RE-COMPACTED SOIL.
 UNDISTURBED EARTH.

D-1 TREE PLANTING DETAIL NTS



D-2 SHRUBS PLANTING DETAIL NTS



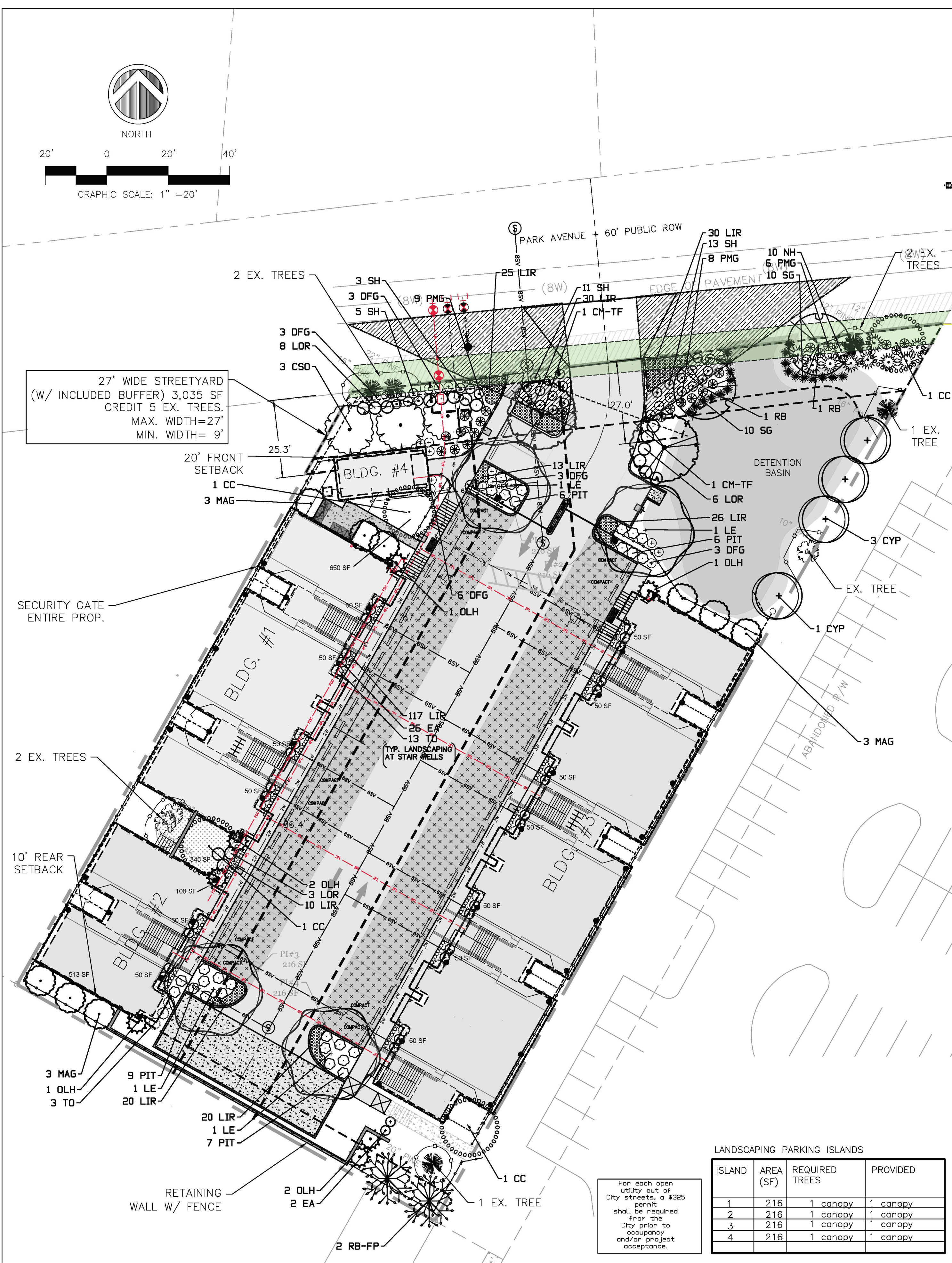
D-3 STAKING DETAILS-LARGE AND SMALL TREES NTS

LANDSCAPE SCHEDULE

SYMBOL	QUAN.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	ROOT	REMARKS	WATER ZONE
LARGE SHADE TREES								
LE	4	<i>Ulmus parvifolia</i>	Lacebark Elm	2'		B&B		1,2,3
CYP	4	<i>Taxodium distichum 'Micketson'</i>	Shawnee Brave Bald Cypress	2'		B&B		1,2,3
CSO	3	<i>Quercus robur x Q. alba 'Crimmschmidt'</i>	Crimson Spire Oak	2'		B&B		1,2,3
SMALL SHADE TREES								
CM-TF	2	*TREE FORM: <i>Lagerstroemia indica x fauriei 'Muskogee'</i>	Tree form Muskogee Grape Myrtle		8-10'		TREE FORM	1,2,3
RG	2	<i>Cercis canadensis 'Hearts of Gold'</i>	Eastern Redbud 'Hearts of Gold'		8-10'			1,2,3
RB-FP	2	<i>Cercis canadensis 'Foest Pansy'</i>	Eastern Redbud 'Hearts of Gold'		8-10'			1,2,3
MAG	9	<i>Magnolia grandiflora 'Little Gen'</i>	Little Gen Magnolia		15 GAL.			1,2,3
CC	4	<i>Carpinus caroliniana</i>	American Hornbeam		8-10'			1,2,3
SHRUBS								
NH	10	<i>Ilex cornuta 'Needlepoint'</i>	Needlepoint Holly		3' MIN HT.	7 GAL.	6' D.C.	1,2,3
DLH	7	<i>Ilex X 'Oak Leaf' PP#9487</i>	Holly Oak Leaf™ PP#9487			15 GAL.		1,2,3
SH	32	<i>Ilex crenata 'Soft Touch'</i>	Soft Touch Holly			3 GAL.	4' D.C.	1,2,3
DFG	18	<i>Pennisetum alopecuroides 'Hamel'</i>	Dwarf Fountain Grass			1 GAL.	4' D.C.	1,2,3
EA	28	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Green Arborvitae			7 GAL.	3' D.C.	1,2,3
SG	20	<i>Panicum virgatum 'Shenandoah'</i>	Switchgrass			3 GAL.	3' D.C.	1,2,3
PIT	28	<i>Pittosporum tobira 'Wheeler's Dwarf'</i>	Pittosporum Wheelers Dwarf			3 GAL.	4' D.C.	1,2,3
LDR	17	<i>Loropetalum chinense var. rubrum 'Ruby'</i>	Loropetalum Ruby			3 GAL.	4' D.C.	1,2,3
PMG	23	<i>Muhlenbergia capillaris</i>	Pink Muhlygrass			3 GAL.	4' D.C.	1,2,3
TD	13	<i>Osmanthus x fortunei</i>	Fragrant Tea Olive			3 GAL.	4' D.C.	1,2,3
GROUND COVER								
LIR	291	<i>Liriodendron muscari 'Variegata'</i>	Variegated Liriope			1 GAL.	18" D.C.	1,2,3

SHRUB NOTE: Shrubs planted as part of the landscaping requirements are to be a min. of 12" at planting.

* SEE SHEET G-02 GENERAL NOTES FOR LANDSCAPING NOTES



LANDSCAPING PARKING ISLANDS

ISLAND	AREA (SF)	REQUIRED TREES	PROVIDED
1	216	1 canopy	1 canopy
2	216	1 canopy	1 canopy
3	216	1 canopy	1 canopy
4	216	1 canopy	1 canopy

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 CHECKED: FB SCALE: 1"=20'
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LA-01