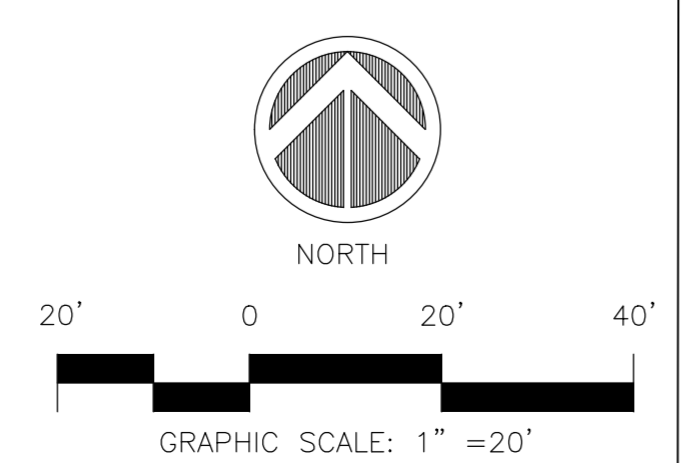


~17.5 LF CONCRETE MASONRY UNIT (CMU) WALL DESIGNED BY OTHERS

~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.
 - Hydrant must be within 150' of an FDC (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.



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

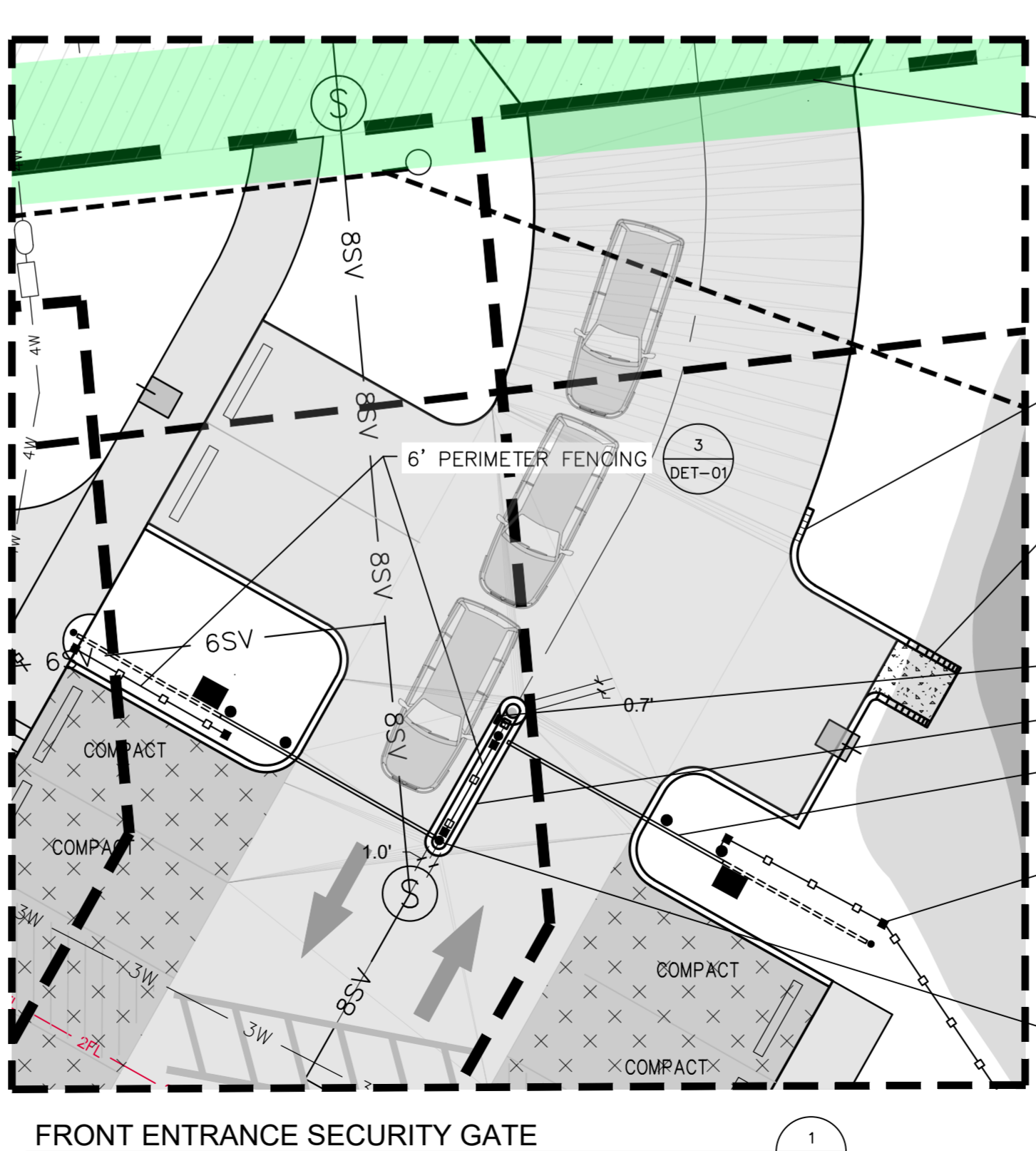
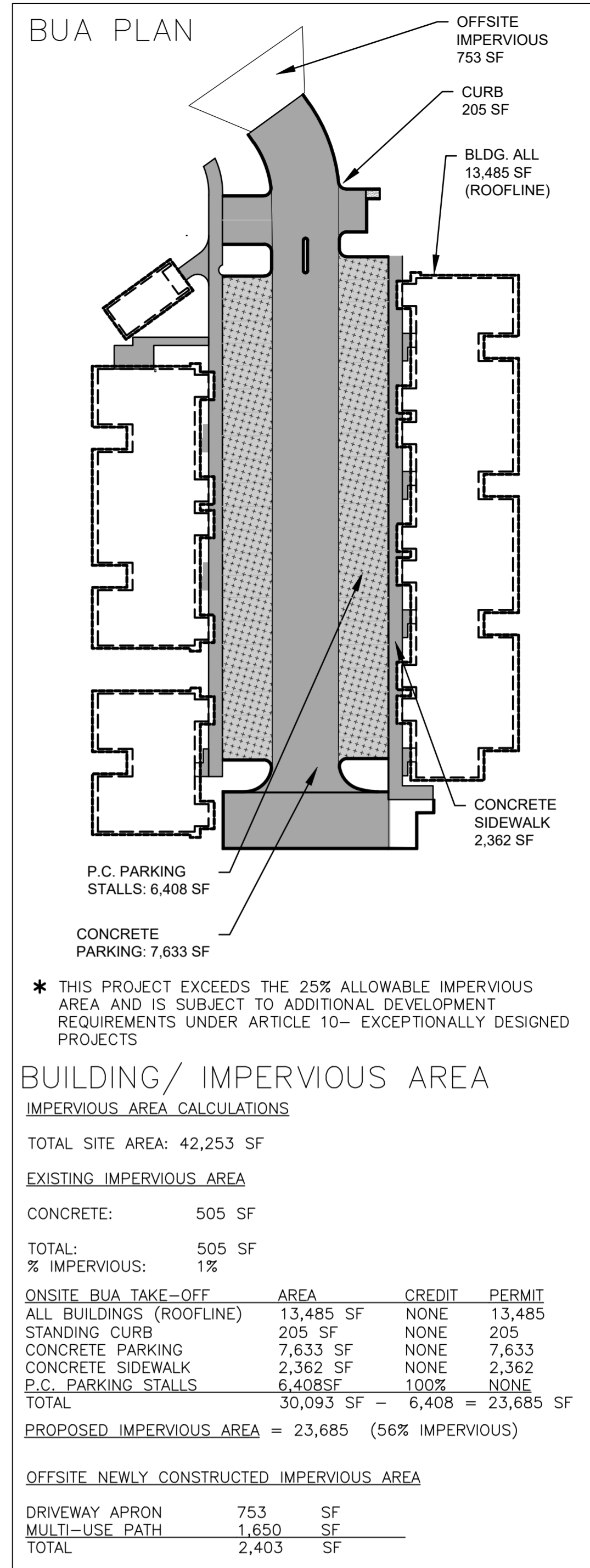
PARKING NOTE: As per Sec. 18-257(e) One dedicated parking space shall be provided per dwelling unit. Spaces should be clearly designated or preserved for residential tenants only.

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



WATERSHED RESOURCE PROTECTION AREA EXCEPTIONAL DESIGN CREDIT CALCULATIONS

ALLOWED IMPERVIOUS PERCENTAGE	25%
PROPOSED IMPERVIOUS PERCENTAGE	56%
62 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%

* THIS PROJECT WILL HAVE A TOTAL AREA OF DISTURBANCE EQUAL TO 0.97 ACRES (41,500 SF).

WILMINGTON
 Approved Construction Plan

Name: _____ Date: _____

Planning: _____
 Traffic: _____
 Fire: _____

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

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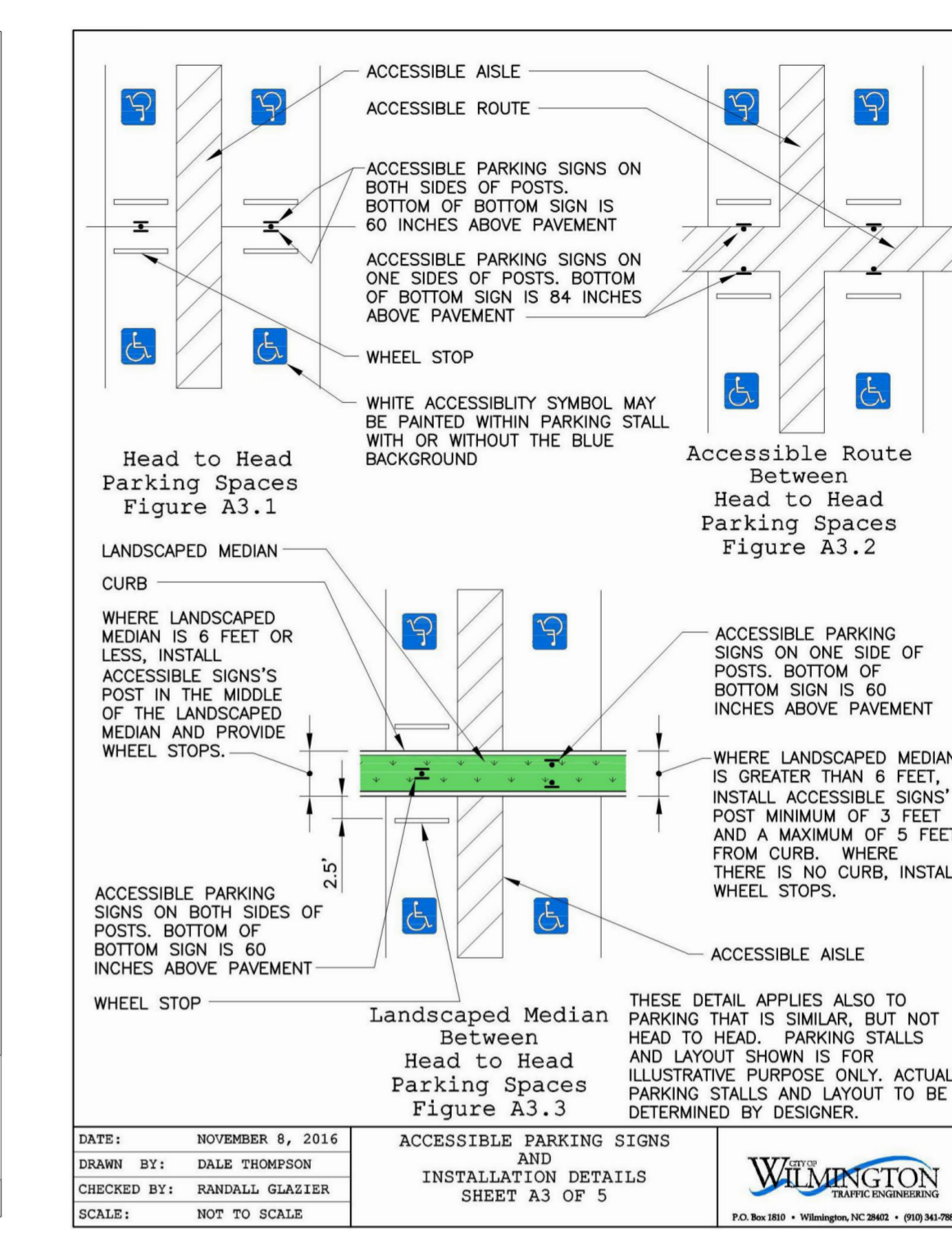
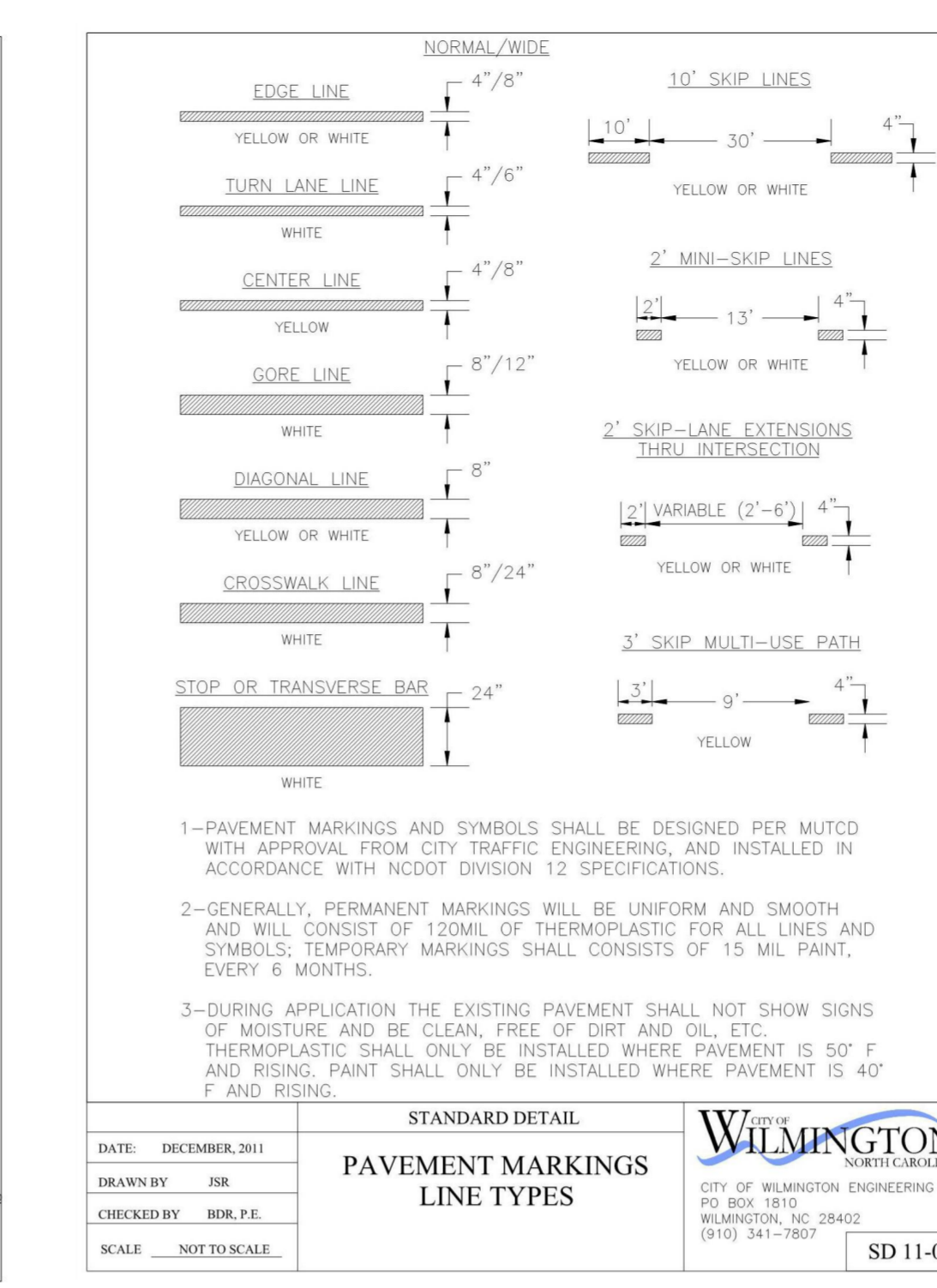
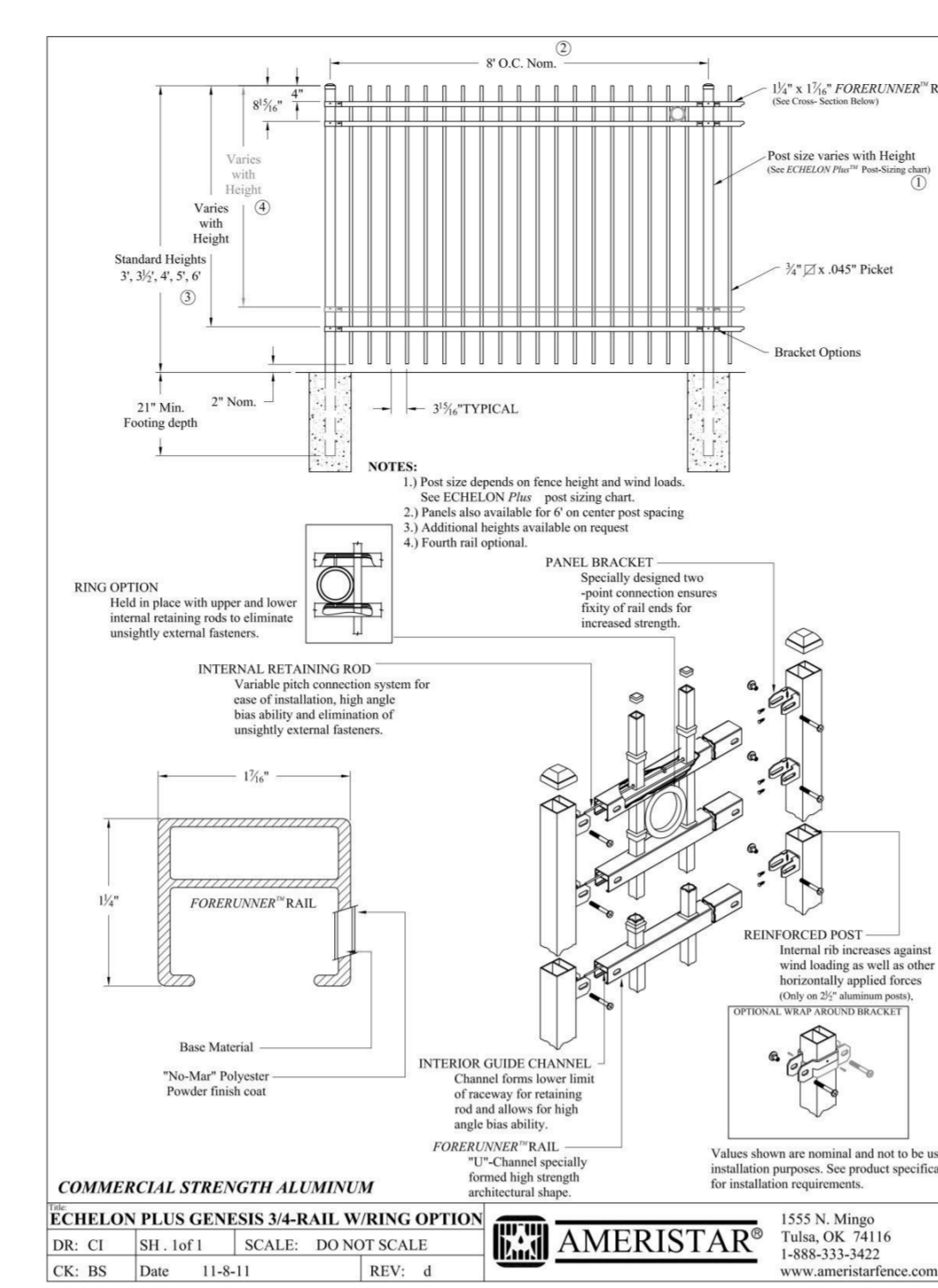
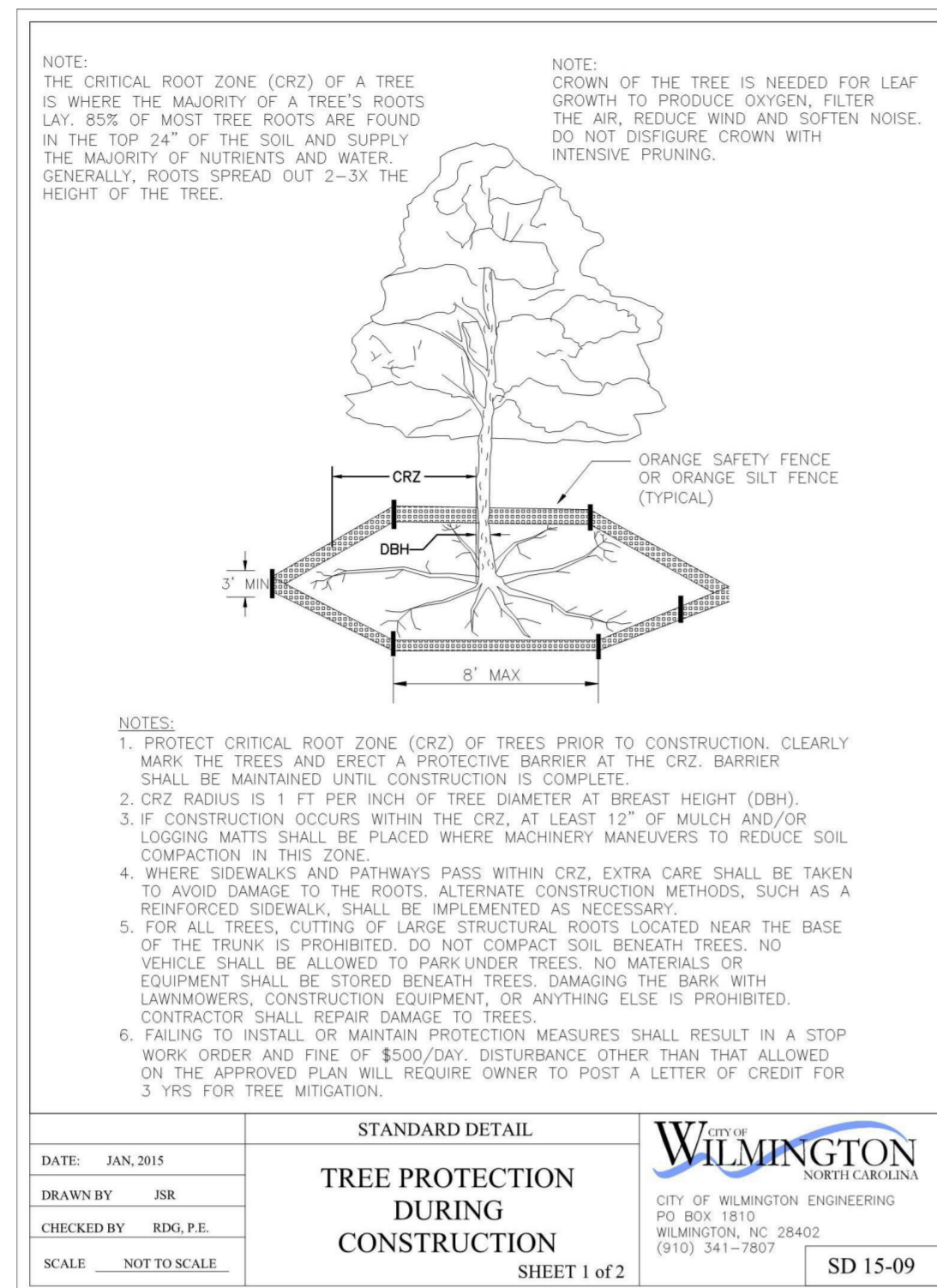
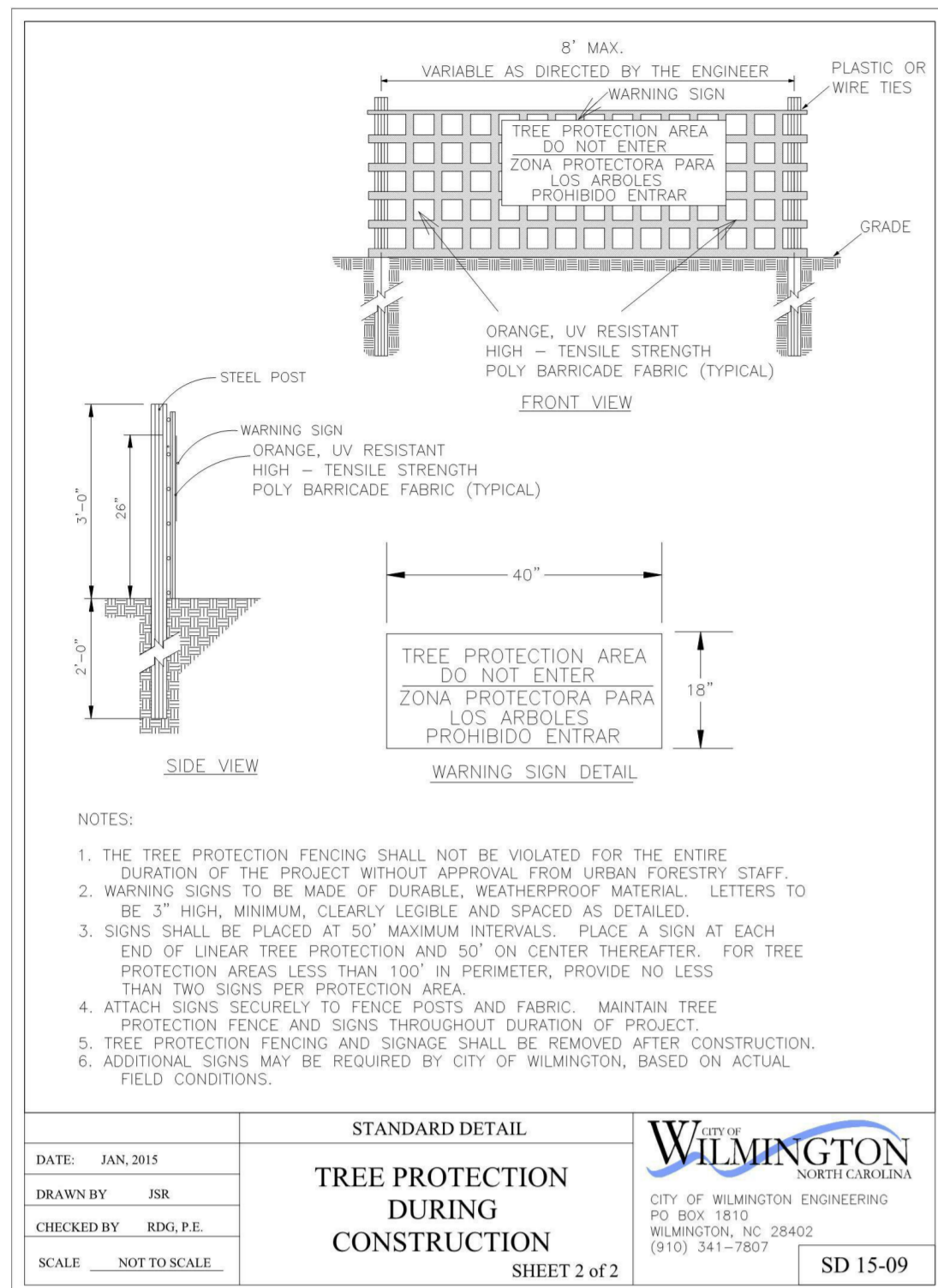
PRELIMINARY SITE PLAN

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



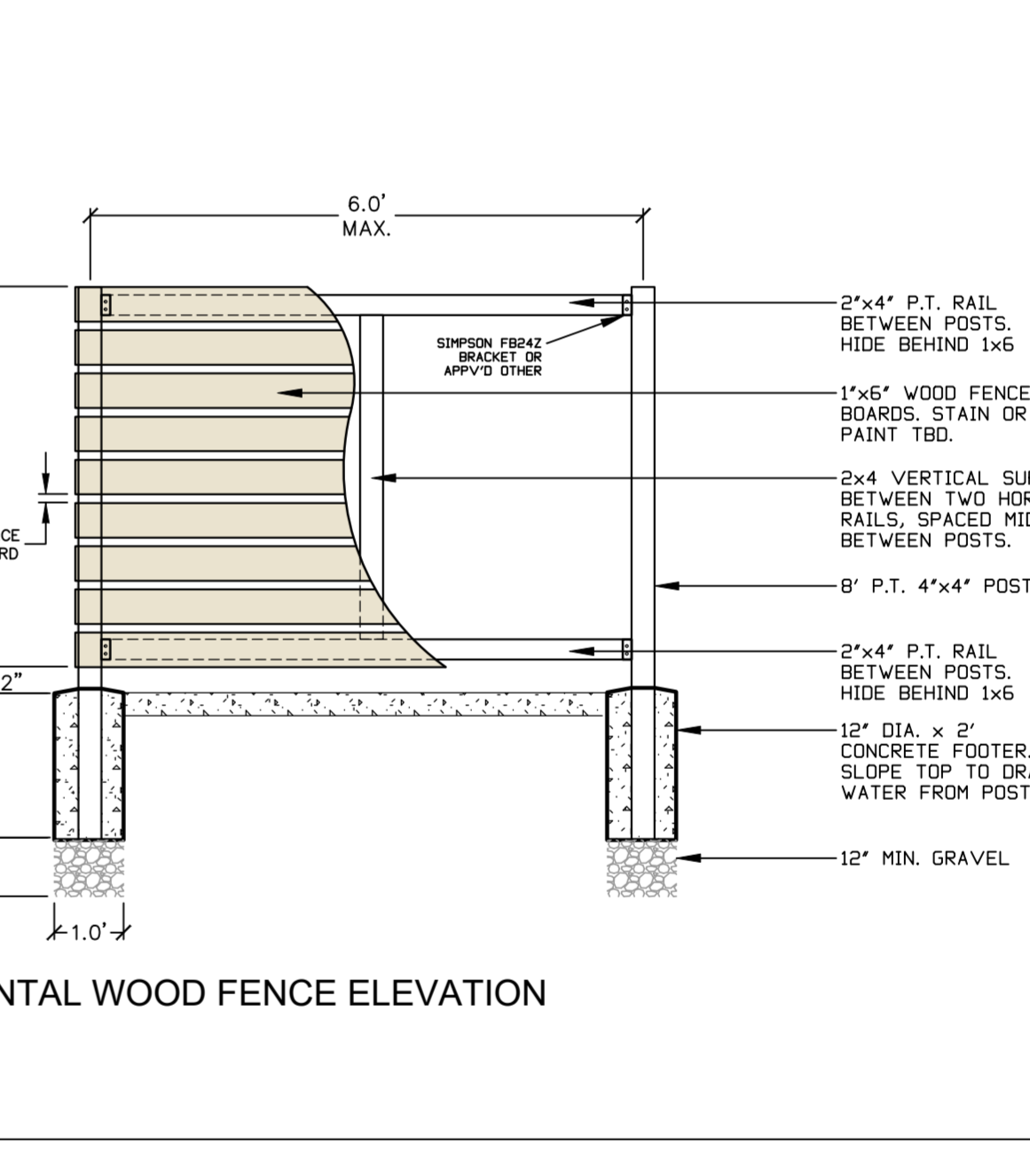
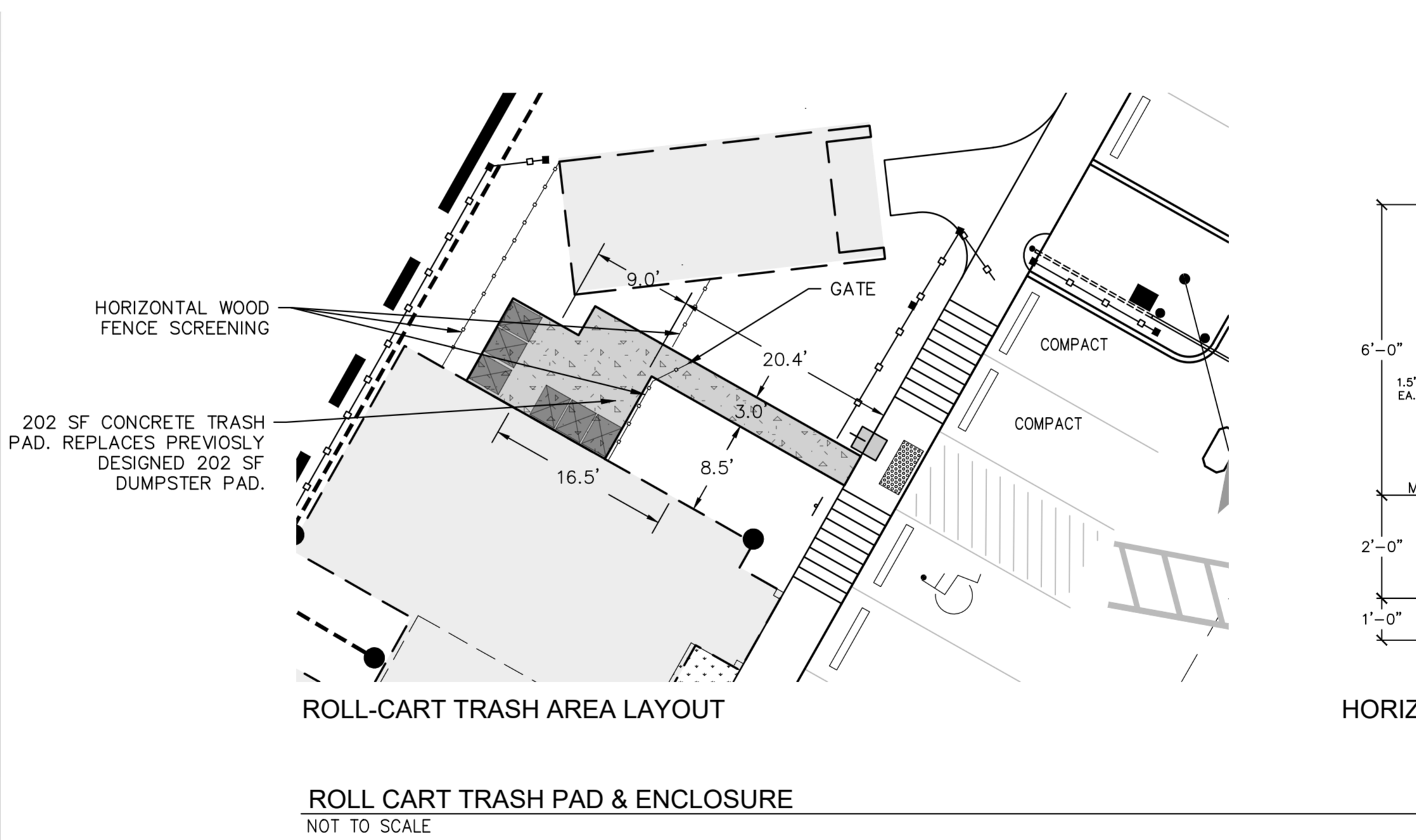
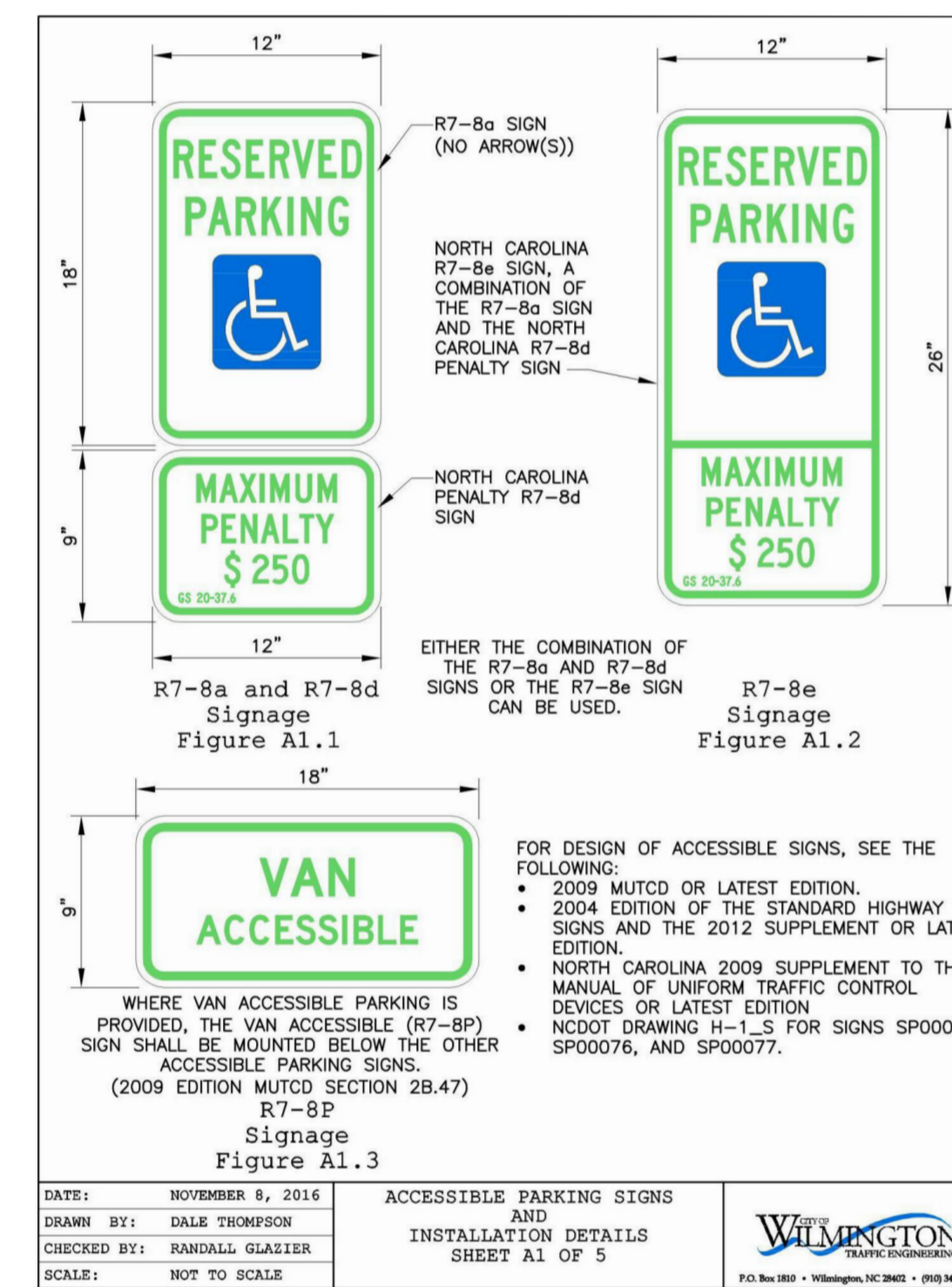
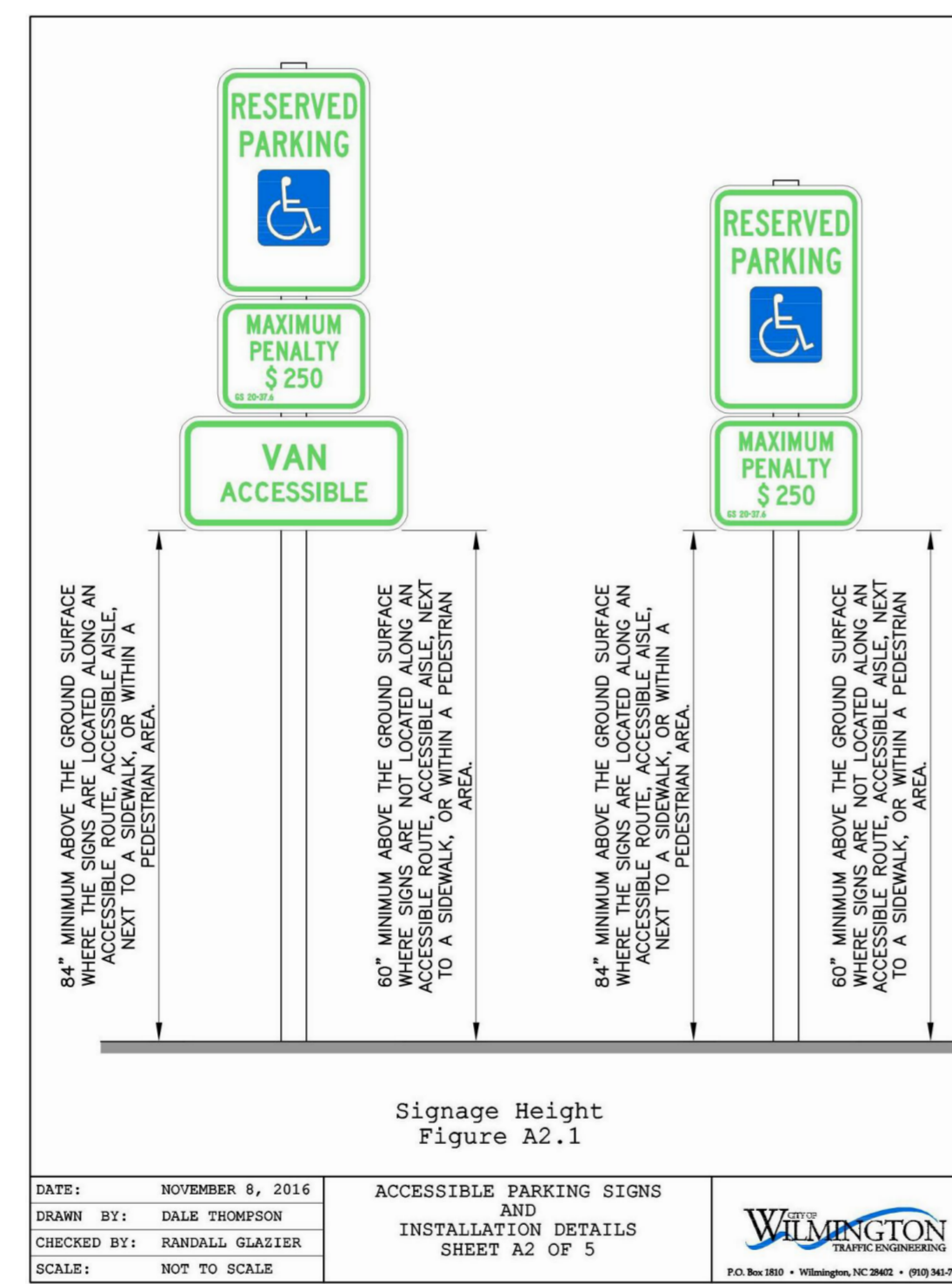
SILT FENCE
 NOT TO SCALE

TREE PROTECTION FENCING
 NOT TO SCALE

METAL PICKET SECURITY FENCE
 NOT TO SCALE

PAVEMENT MARKING LINES
 NOT TO SCALE

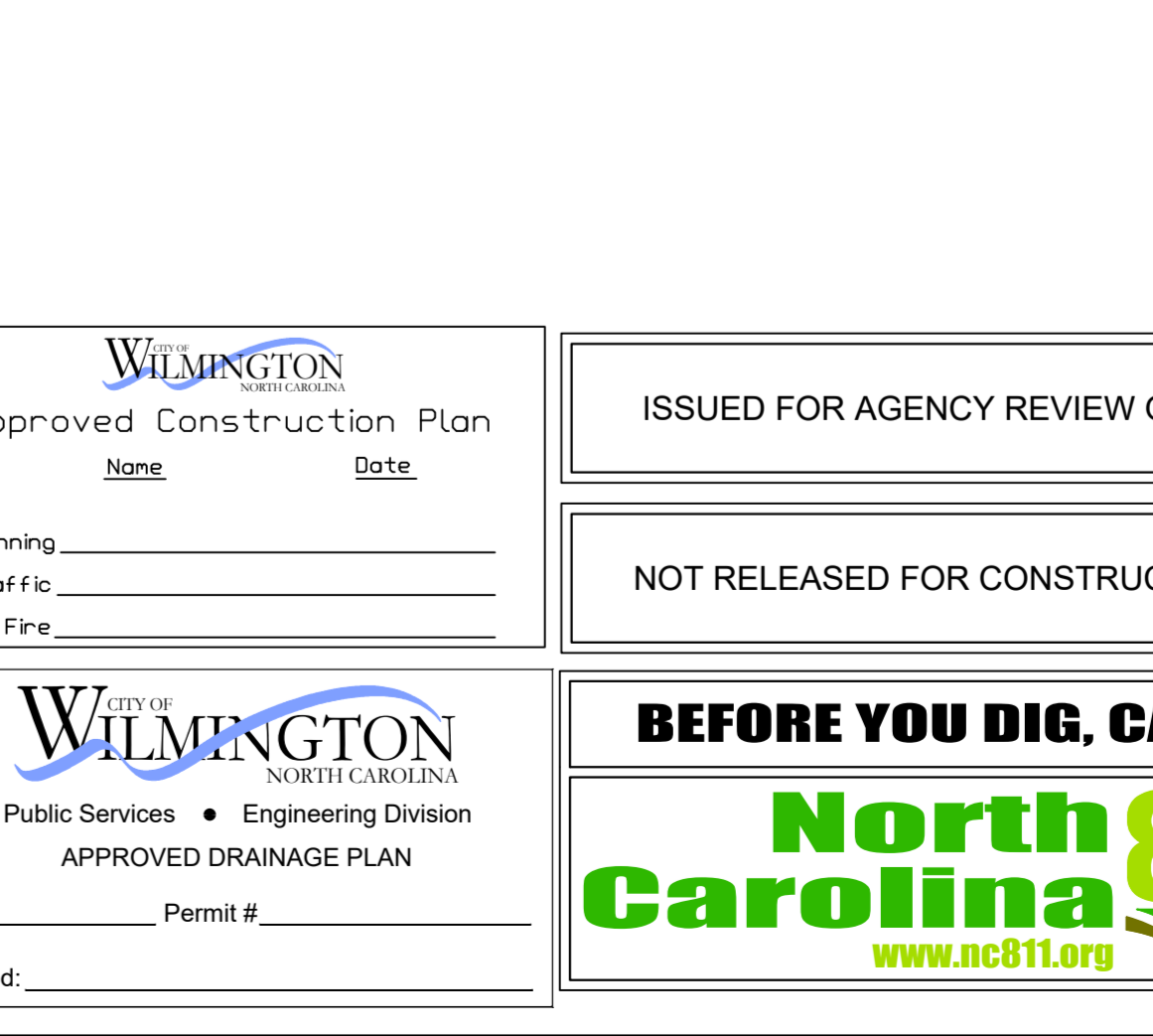
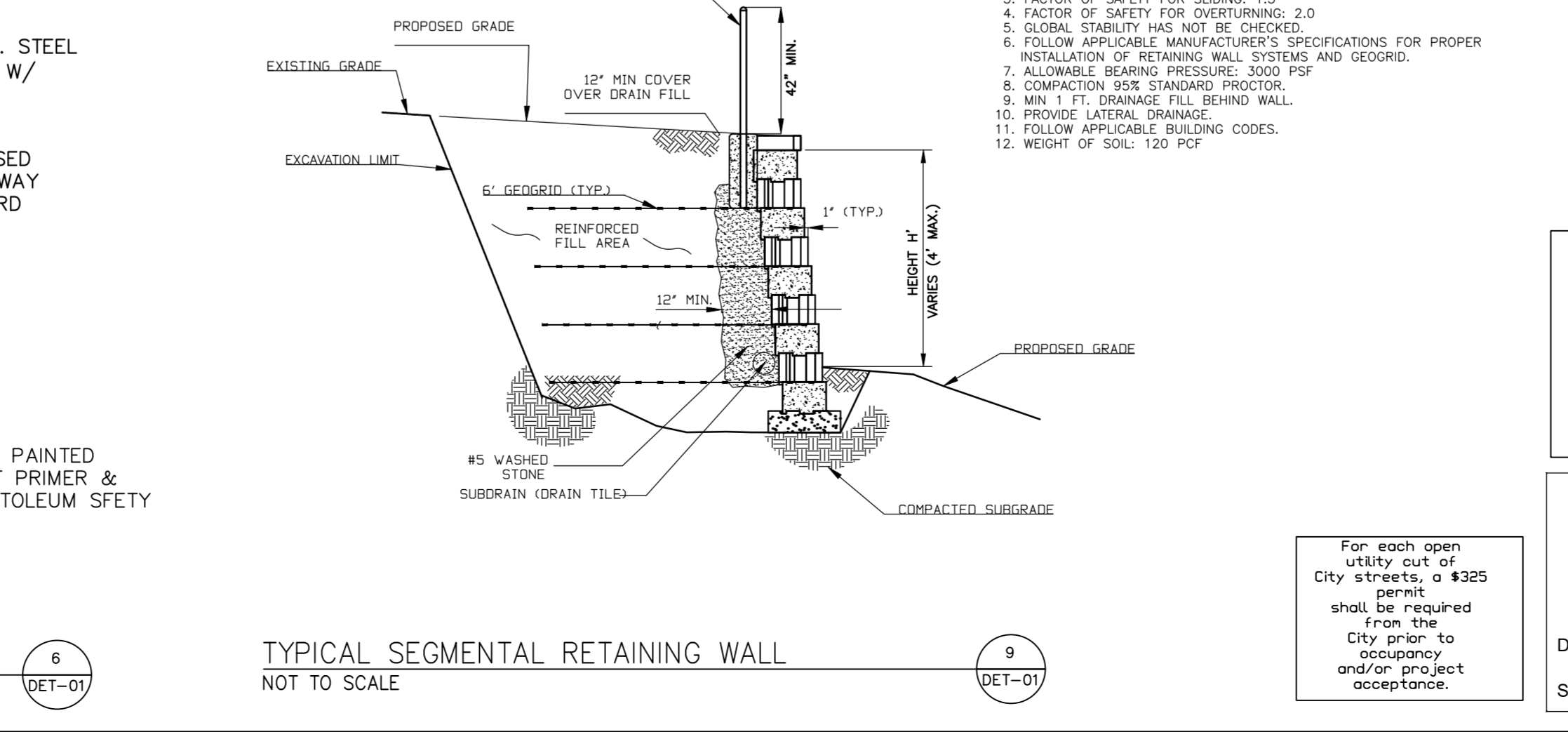
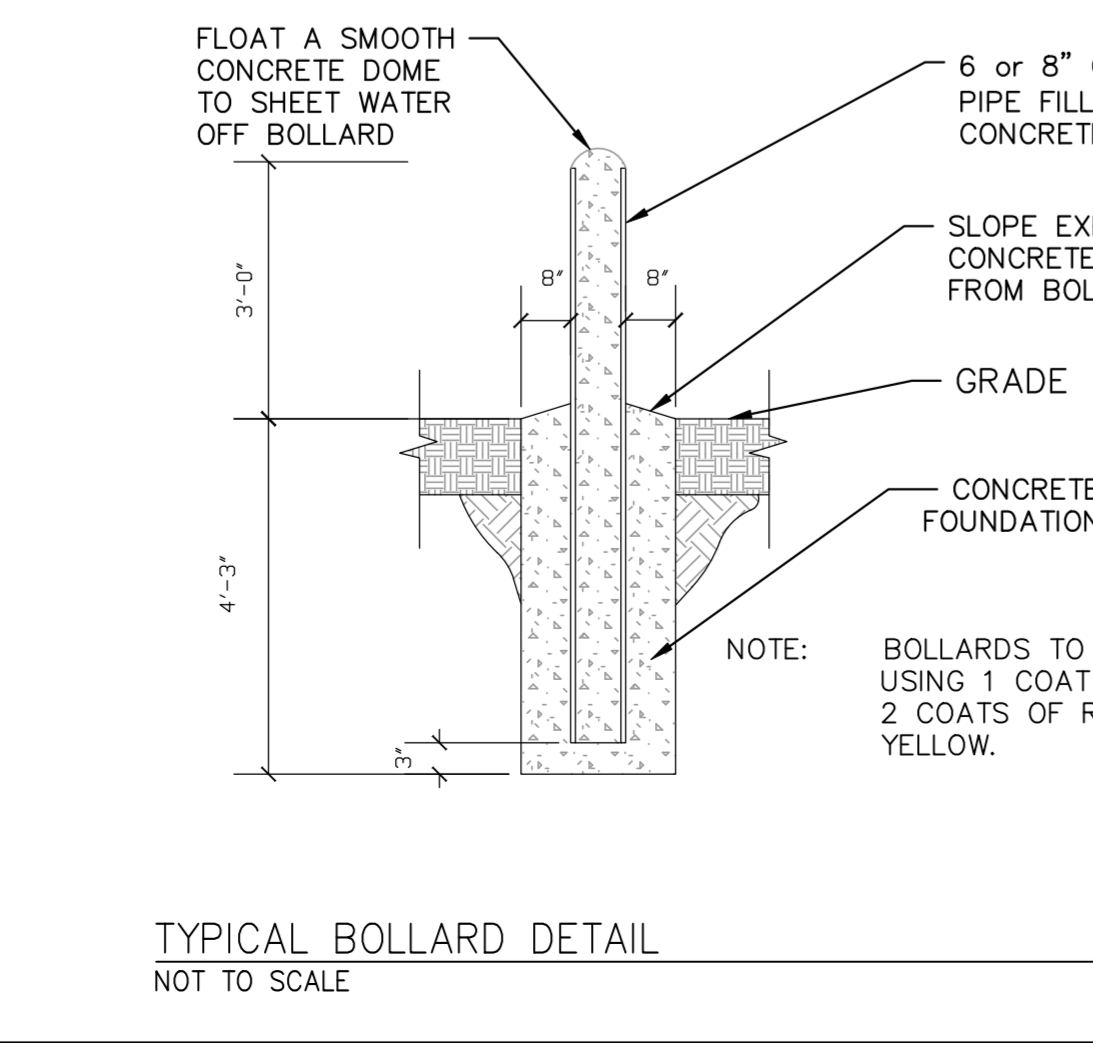
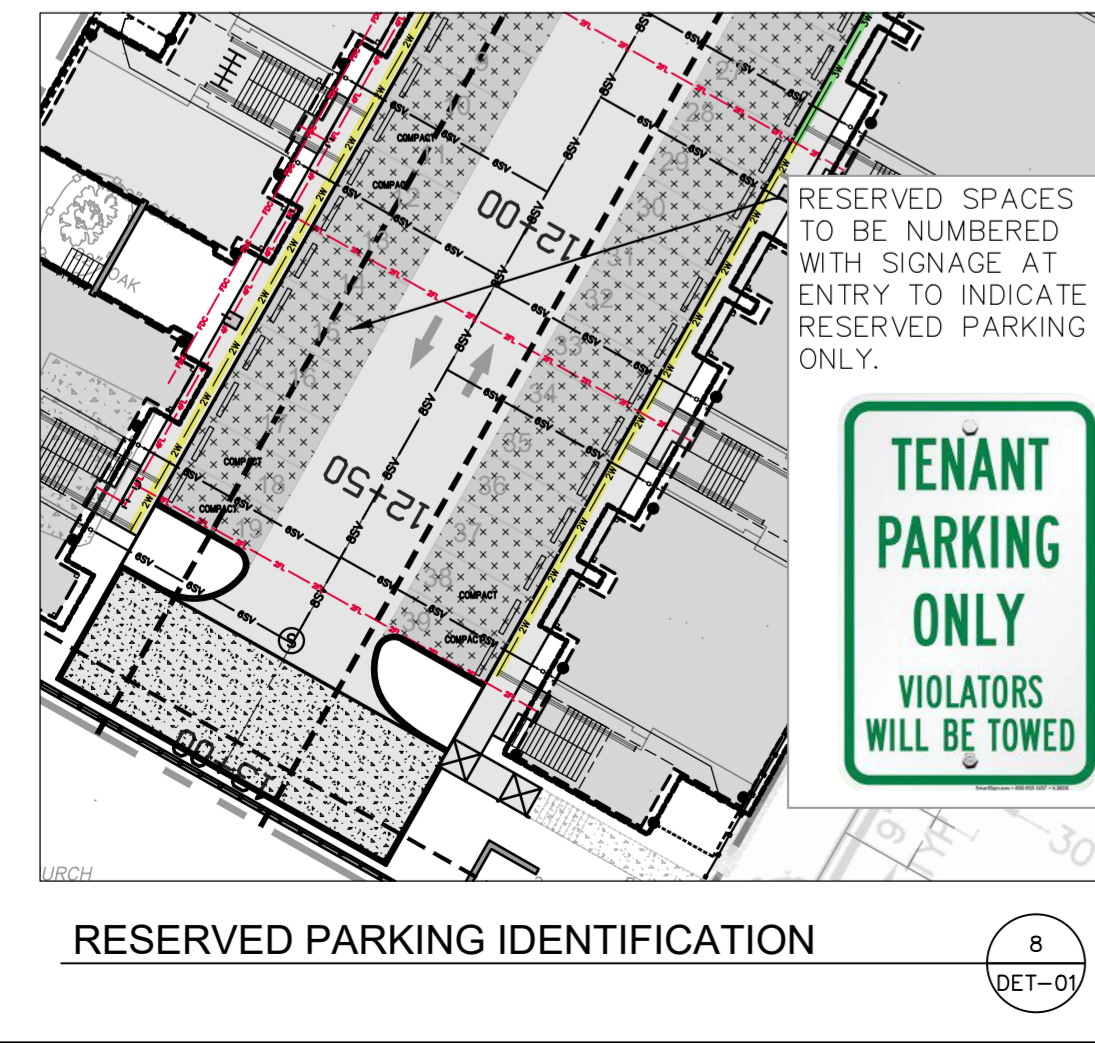
CITY OF WILMINGTON ADA PARKING SIGNS
 NOT TO SCALE



CITY OF WILMINGTON ADA PARKING SIGNS
 NOT TO SCALE

ROLL CART TRASH PAD & ENCLOSURE
 NOT TO SCALE

HORIZONTAL WOOD FENCE ELEVATION
 NOT TO SCALE



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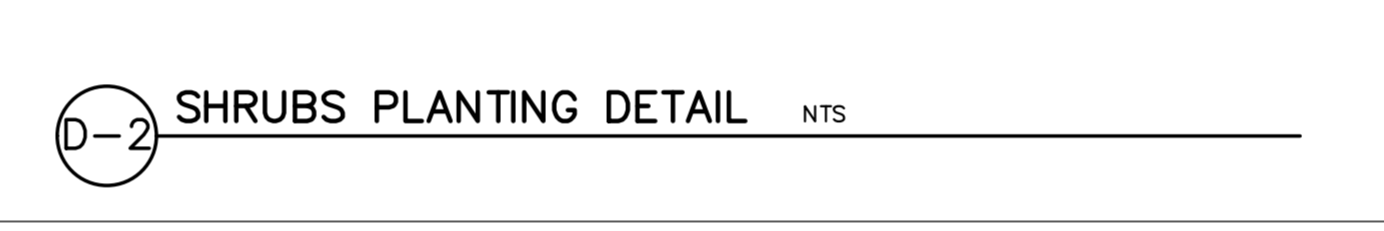
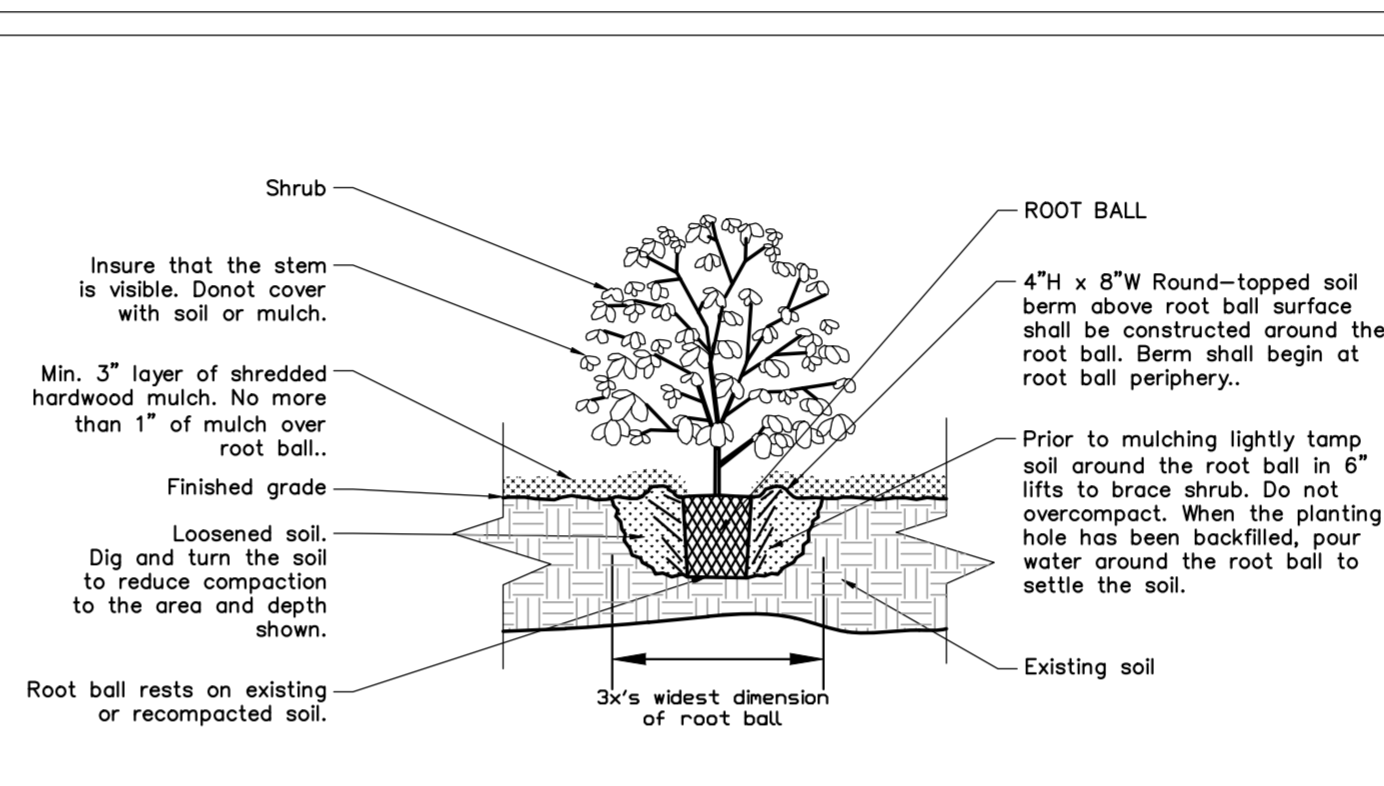
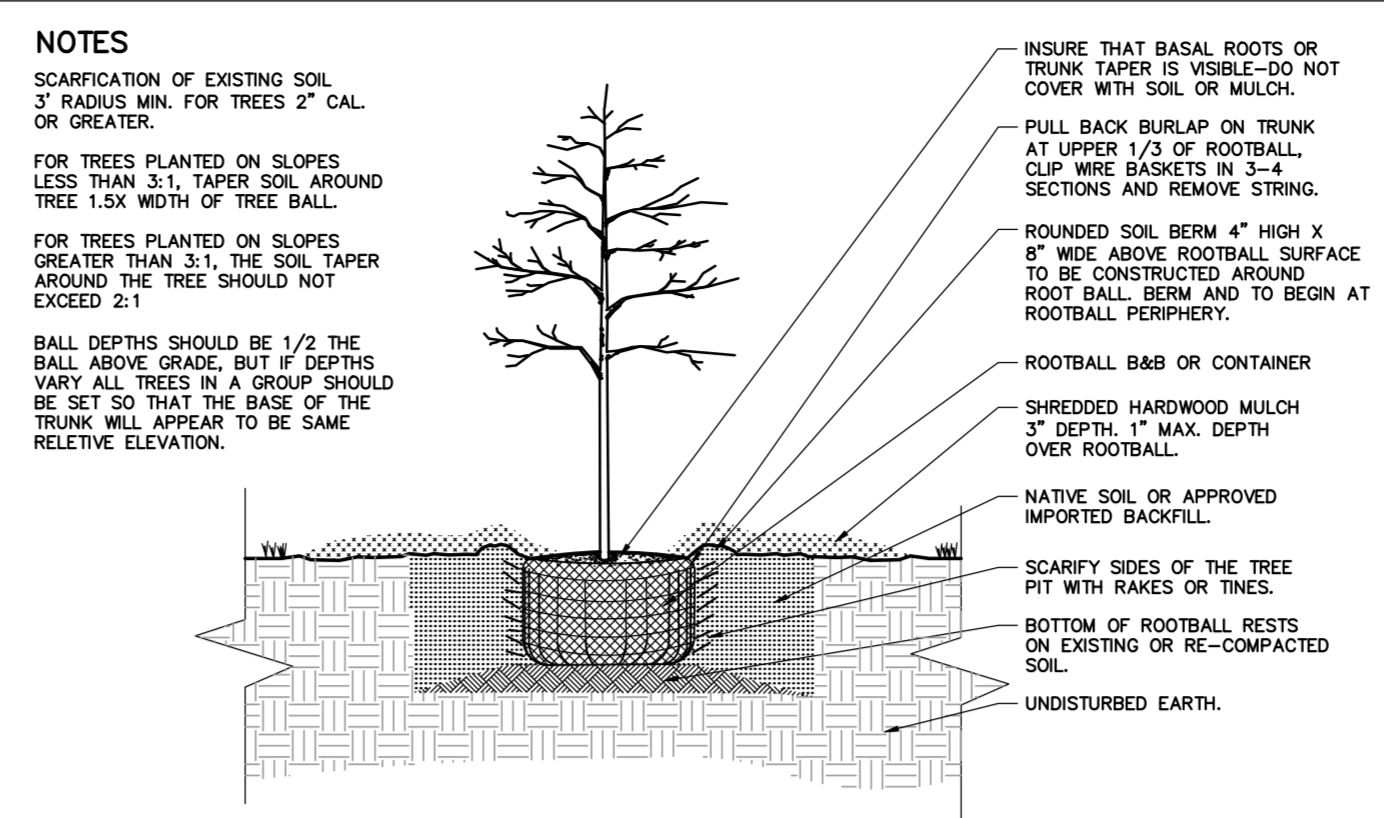
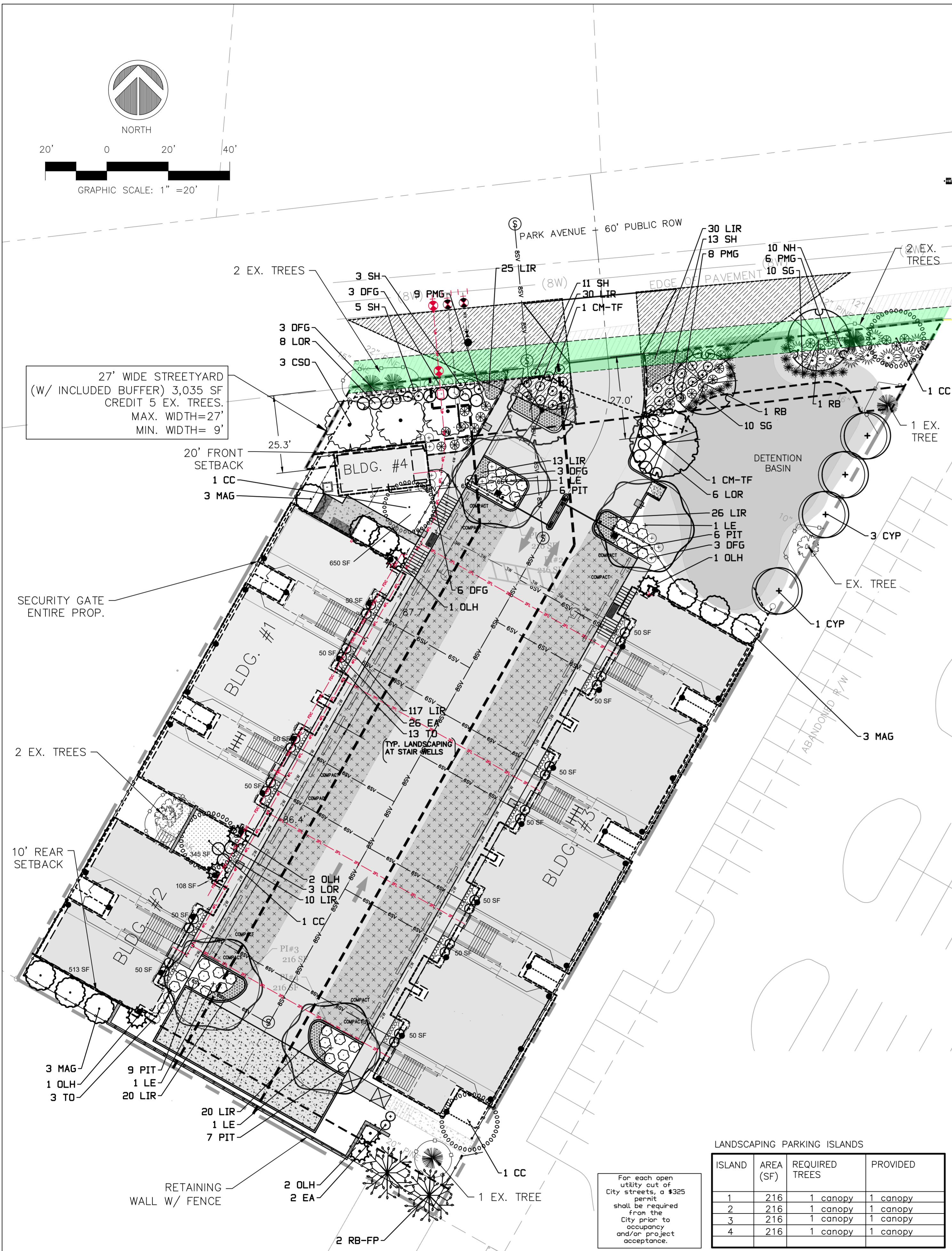
SITE DETAILS

REV	DATE	DESCRIPTION	INIT
1	4/13/21	TRASH ENCLOSURE REVISION	NA
B	12/4/19	SIGNATURE SET	NA
A	5/17/19	INITIAL TRC REVIEW	NA

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
DET-01



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

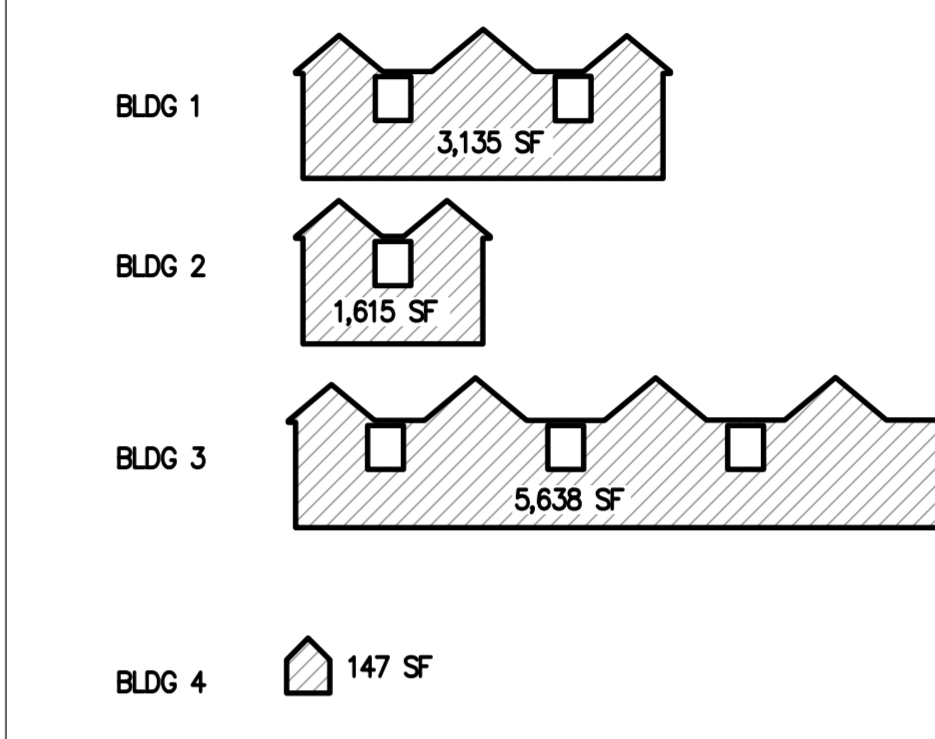
AREA OF FACADE x 0.12 = REQ'D FOUNDATION LANDSCAPE

TOTAL FACADE AREA (BLDG. 1-4).....10,535 SF

10,535 SF x 0.12 = 1,264 SF

TOTAL FOUNDATION LANDSCAPING REQUIRED.....1,264 SF

TOTAL FOUNDATION LANDSCAPING PROVIDED.....1,953 SF



BUILDING 1

REQ'D PLANTINGS.....376 SF

3,135 SF FACADE x 0.12

PROVIDED.....626 SF

BUILDING 2

REQ'D PLANTINGS.....194 SF

1,615 SF FACADE x 0.12

PROVIDED.....326 SF

BUILDING 3

REQ'D PLANTINGS.....677 SF

5,638 SF FACADE x 0.12

PROVIDED.....350 SF

BUILDING 4

REQ'D PLANTINGS.....18 SF

147 SF FACADE x 0.12

PROVIDED.....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

LANDSCAPE SCHEDULE

SYMBOL	QUAN.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	ROOT	REMARKS	WATER ZONE
LARGE SHADE TREES								
LE	4	Ulmus parvifolia	Loebank Elm	2"		B&B		1,2,3
CYP	4	Taxodium distichum 'Mikelson'	Shawnee Brave Bald Cypress	2"		B&B		1,2,3
CSO	3	Quercus robur x Q. alba 'Crimschmidt'	Crimson Spire Oak	2"		B&B		1,2,3
SMALL SHADE TREES								
CM-TF	2	*TREE FORM Lagerstroemia indica x fauriei 'Muskogee'	Tree form Muskogee Crape Myrtle		8-10'		TREE FORM	1,2,3
RB	2	Cercis canadensis 'Hearts of Gold'	Eastern Redbud 'Forest Pansy'		8-10'			1,2,3
RB-FP	2	Cercis canadensis 'Forest Pansy'	Eastern Redbud 'Hearts of Gold'		8-10'			1,2,3
MAG	9	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia		15 GAL.			1,2,3
CC	4	Carpinus caroliniana	American Hornbeam		8-10'			1,2,3
SHRUBS								
NH	10	Ilex cornuta 'Needlepoint'	Needlepoint Holly		3' MIN HT.	7 GAL.	6' O.C.	1,2,3
DLH	7	Ilex X 'Oak Leaf' PP9487	Holly Oak Leaf™ PP9487			15 GAL.		1,2,3
SH	32	Ilex Crenata 'Soft Touch'	Soft Touch Holly			3 GAL.	4' O.C.	1,2,3
DFG	18	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass			1 GAL.	4' O.C.	1,2,3
EA	28	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae			7 GAL.	3' O.C.	1,2,3
SG	20	Panicum virgatum 'Shenandoah'	Switchgrass			3 GAL.	3' O.C.	1,2,3
PIT	28	Pittosporum tobira 'Wheeler's Dwarf'	Pittosporum Wheeler's Dwarf			3 GAL.	4' O.C.	1,2,3
LOR	17	Loropetalum chinense var. rubrum 'Ruby'	Loropetalum Ruby			3 GAL.	4' O.C.	1,2,3
PMG	23	Muhlenbergia capillaris	Pink Muhlygrass			3 GAL.	4' O.C.	1,2,3
TO	13	Osmanthus x fortunei	Fragrant Tea Olive			3 GAL.	4' O.C.	1,2,3
GROUND COVER								
LIR	291	Liriope muscari 'Variegata'	Variegated Liriope			1 GAL.	18" O.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

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LANDSCAPE PLAN

REV	DATE	DESCRIPTION	INIT
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C	9/17/19	3rd TRC REVIEW	NA
B	7/25/19	2nd TRC REVIEW	NA
A	5/17/19	INITIAL TRC REVIEW	NA

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390
 4/13/2021

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ISSUED FOR AGENCY REVIEW ONLY

NOT RELEASED FOR CONSTRUCTION

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

Date: _____ Permit # _____
 Signed: _____

CITY OF WILMINGTON
 Approved Construction Plan

Name _____ Date _____

Planning _____
 Traffic _____
 Fire _____

APPROVED: JP PROJECT: 135-04
 CHECKED: FB SCALE: 1"=20'
 DESIGNED: NA RELEASE: AIN

SHEET
LA-01