

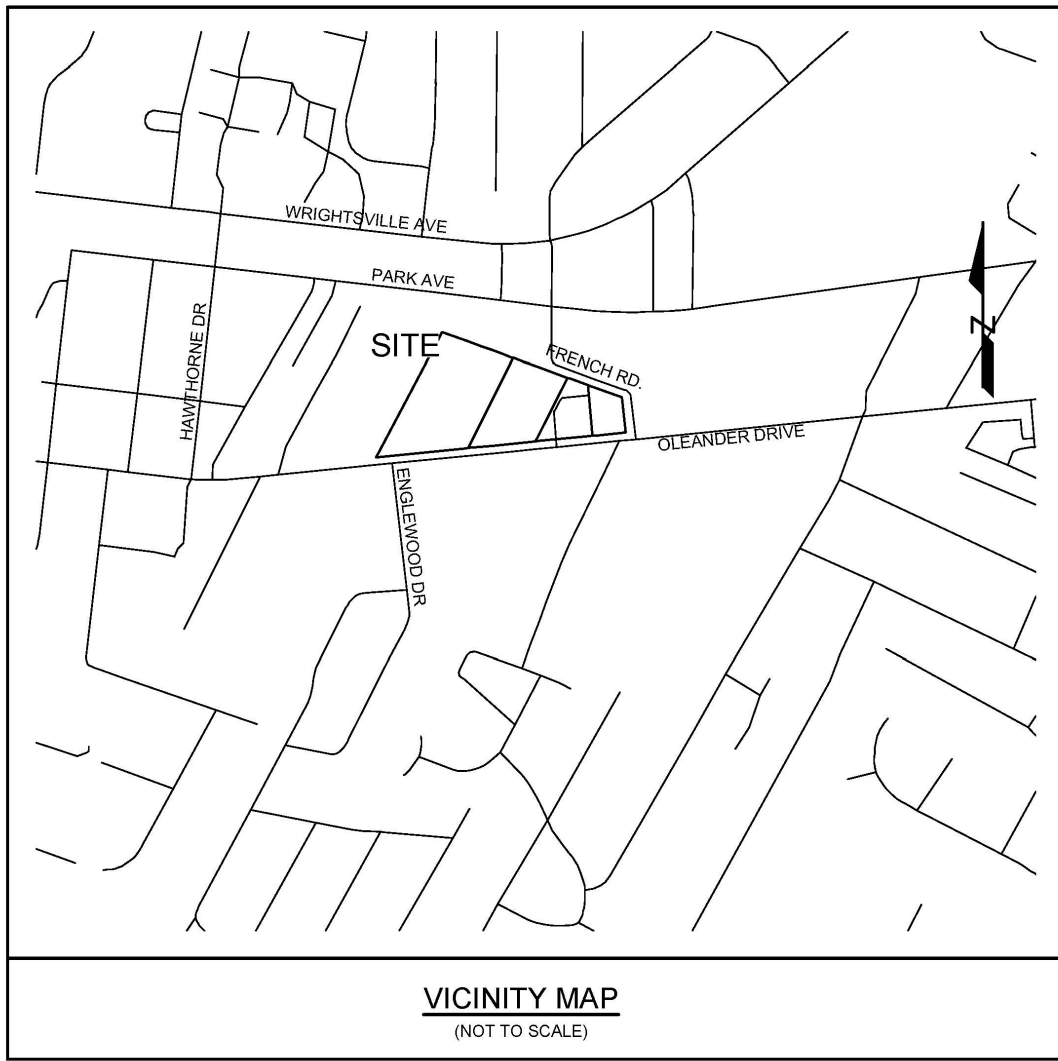
OLEANDER COMMONS PARKING EXTENSION

WILMINGTON, NORTH CAROLINA

MINOR SITE PLAN

JULY 2020

APPLICANT:
EVOLVE COMPANIES
2918-A MARTINSVILLE ROAD
GREENSBORO, NC 27408



Approved Construction Plan		 Public Services • Engineering Division APPROVED STORMWATER MANAGEMENT PLAN
Name _____	Date _____	
Planning _____	Date: _____ Permit # _____	
Traffic _____	Signed: _____	
Fire _____	NCDENR PWSS WATER PERMIT #: _____ WATER CAPACITY: _____ GPD DWQ SEWER PERMIT #: _____ SEWER CAPACITY: _____ GPD SEWER SHED # AND PLANT: _____ SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)	
		For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

**OLEANDER COMMONS
PARKING EXTENSION**
MINOR SITE PLAN

PROJECT # 18444.PE JULY 2020

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
EX-1	EXISTING CONDITIONS / TREE REMOVAL PLAN
C-2.0	SITE / LANDSCAPE PLANS
C-2.1	DETAILS

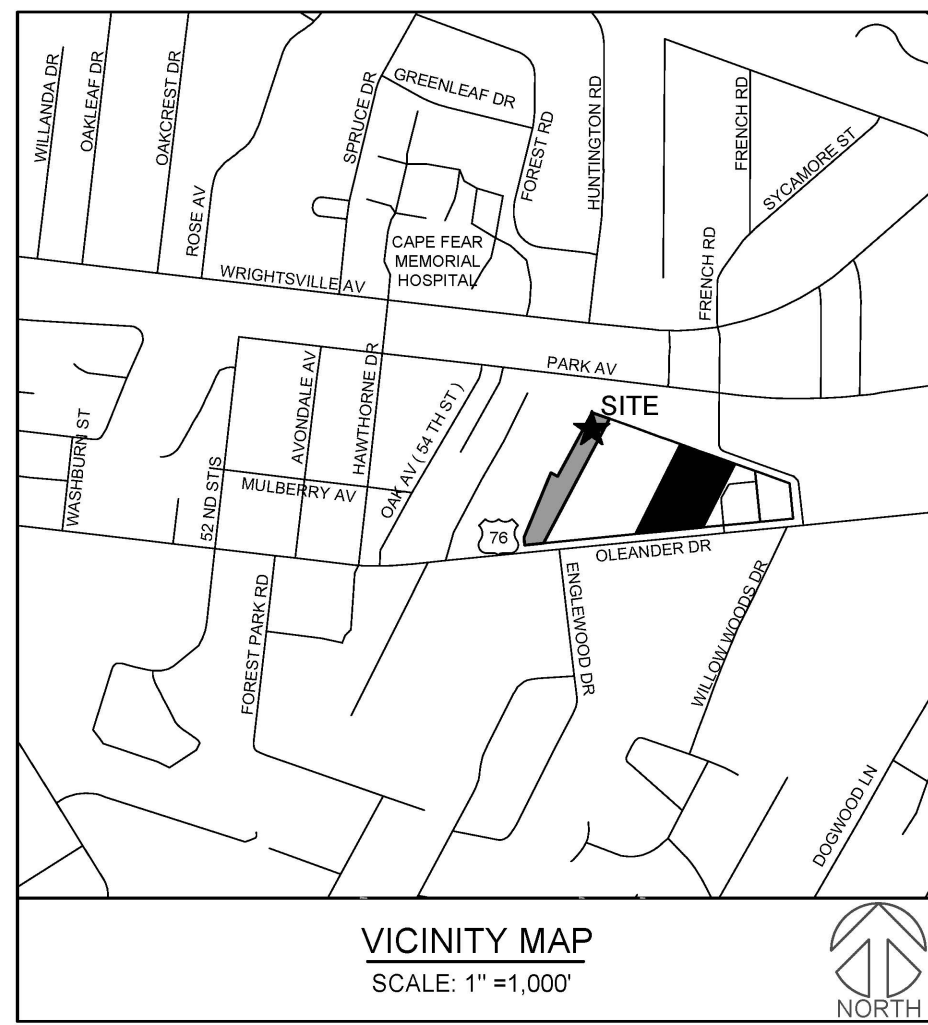
PROJECT CONSULTANTS

APPLICANT EVOLVE COMPANIES 2918-A MARTINSVILLE ROAD GREENSBORO, NC 27408 PHONE: 336-544-6223	ENGINEER/ LAND PLANNER/ LANDSCAPE ARCHITECT PARAMOUNTE ENGINEERING, INC. 122 CINEMA DRIVE WILMINGTON, NC 28403 CIVIL: TIM CLINKSCALES, PE (910-791-6707) LANDSCAPE ARCHITECT: JIM CIRELLO, RLA (910-791-6707)	SURVEYOR PARAMOUNTE ENGINEERING, INC. 122 CINEMA DRIVE WILMINGTON, NC 28403 CHRIS GAGNE, PLS (910-791-6707)
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PREPARED BY:

PARAMOUNTE
ENGINEERING, INC.
122 Cinema Drive Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION



WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division

Approved Construction Plan

Name: _____ Date: _____

Planning: _____

Traffic: _____

Fire: _____

Date: _____ Permit # _____

Signed: _____

NCDENR PWSS WATER PERMIT #: _____
WATER CAPACITY: _____ GPD

DWQ SEWER PERMIT #: _____
SEWER CAPACITY: _____ GPD

SEWER SHED # AND PLANT: _____

SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

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



SITE DATA:

PROJECT ADDRESS: 5333 OLEANDER DRIVE
PARCEL ID (PARENT PARCEL): R06205-005-035-000 (PARENT PARCEL)
OWNER INFO (PARENT PARCEL): CINEMA OAKS COA
165 MILITARY CUTOFF RD
WILMINGTON, NC 28403

PARCEL ID (VET BUILDING): R06205-005-035-001 (VET BUILDING)
OWNER INFO (VET BUILDING): BEACH VET REAL ESTATE LLC
923 BALA LN
WILMINGTON, NC 28409

CURRENT ZONING: CB
PROJECT SITE AREA: ± 0.25 ACRES (± 11,031.4 SF)
PARENT PARCEL SITE AREA: ± 1.74 ACRES (± 75,794.4 SF)

FLOOD INFORMATION: THIS PARCEL IS NOT LOCATED IN A FEMA FLOOD ZONE

CAMA LAND USE CLASSIFICATION: WATERSHED RESOURCE PROTECTION

IMPERVIOUS DATA:

EXISTING BUILDING:	N/A
EXISTING PAVEMENT:	N/A
TOTAL EXISTING IMPERVIOUS:	0 SF (0%)
PROPOSED BUILDINGS:	0 SF
PROPOSED PAVEMENT:	5,860 SF
TOTAL NEW IMPERVIOUS:	5,860 SF (53% OF PROJECT AREA)

SITE NOTES:

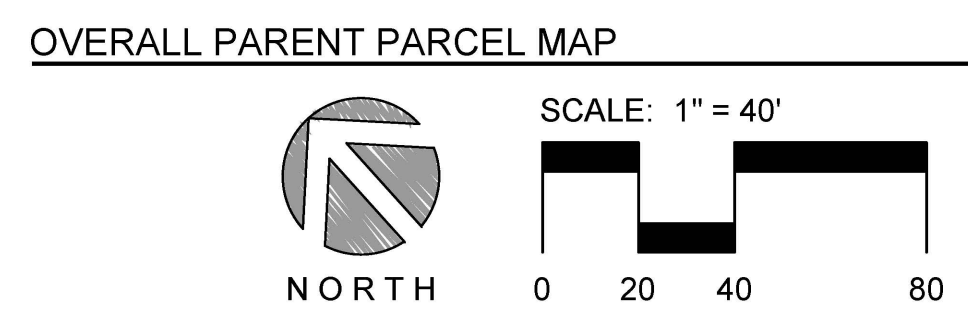
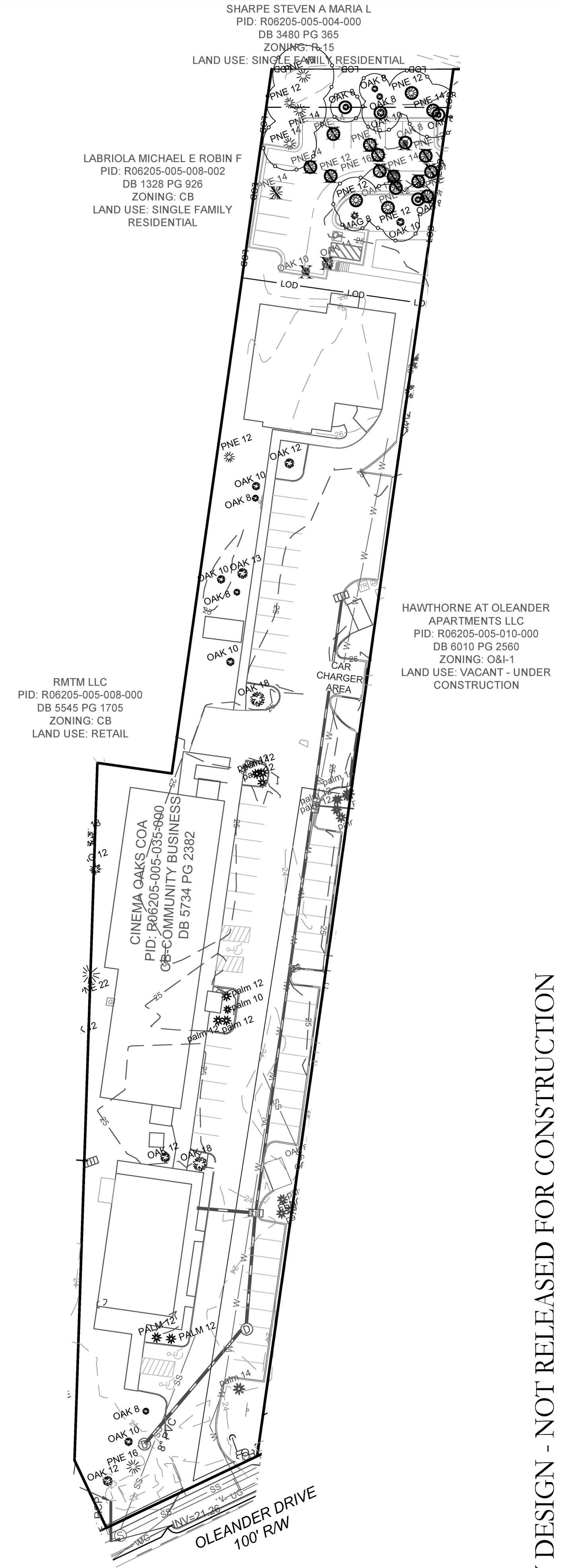
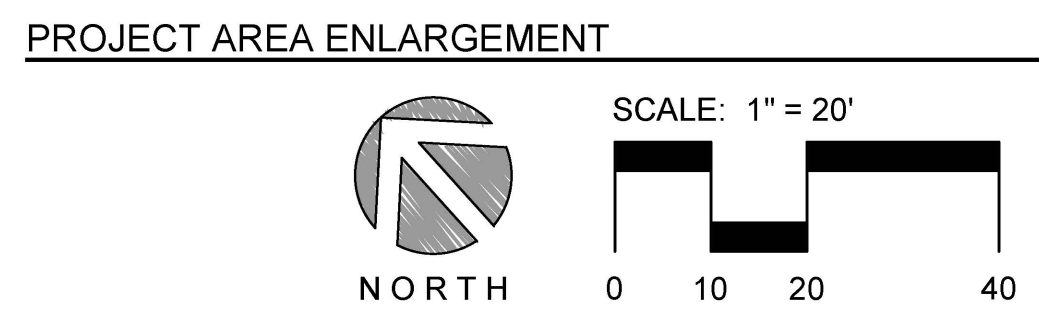
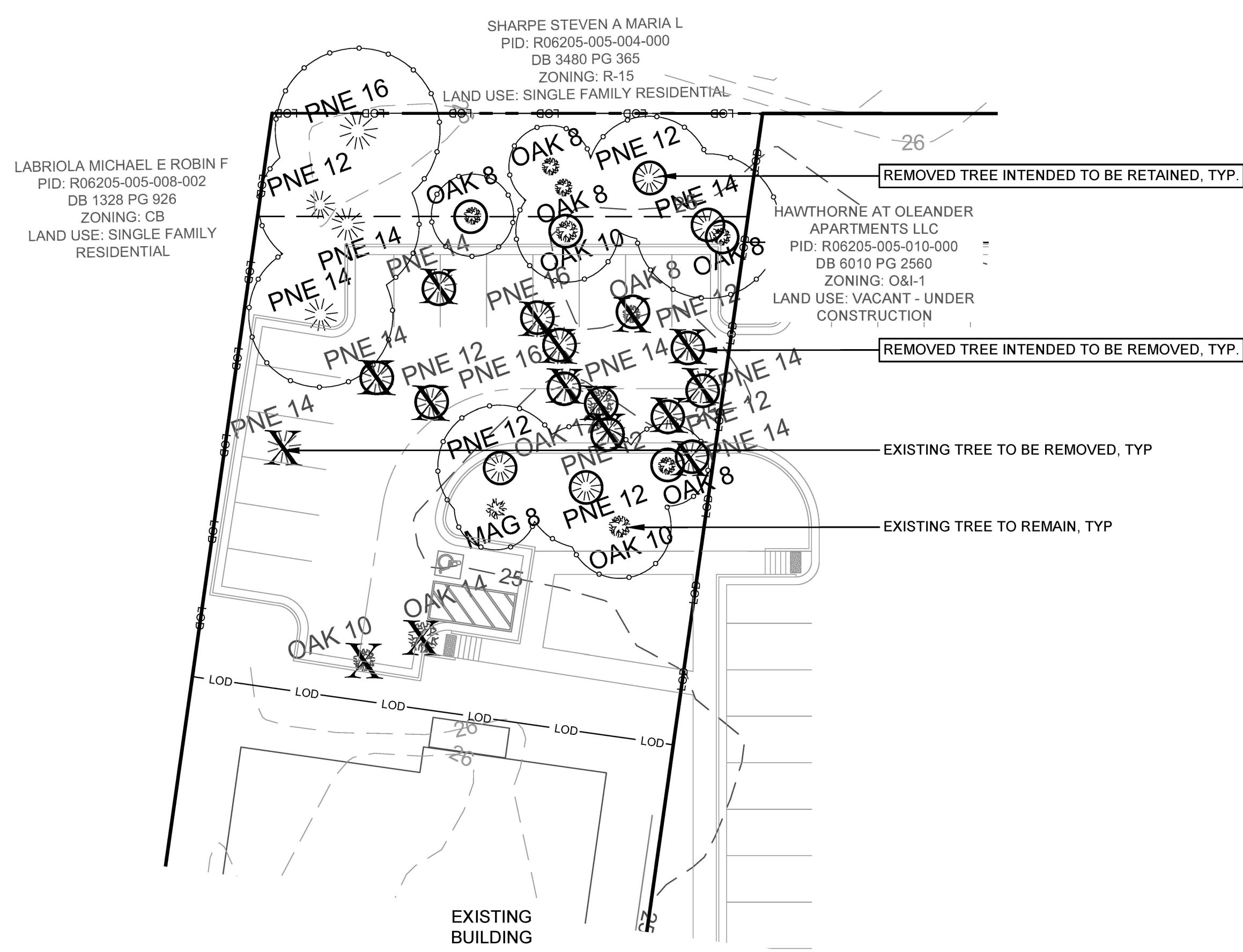
1. THE SITE IS NOT LOCATED IN A SPECIAL HIGHWAY OVERLAY DISTRICT

OLEANDER COMMONS - Tree Preservation

Qty of Trees	Caliper Inches *	Tree Common Name	Total Tree Caliper Inches to be Preserved	City Tree Mitigation Credit
Note: * All listed as total caliper inches for entire tree cluster or				
5	8	OAK	40	
2	10	OAK	20	
3	12	OAK	36	
4	12	PINE	48	
3	14	PINE	42	
1	16	PINE	16	
1	8	MAGNOLIA	8	
TOTAL CALIPER INCHES RETAINED ON SITE			210	
TOTAL TREE CREDITS				35

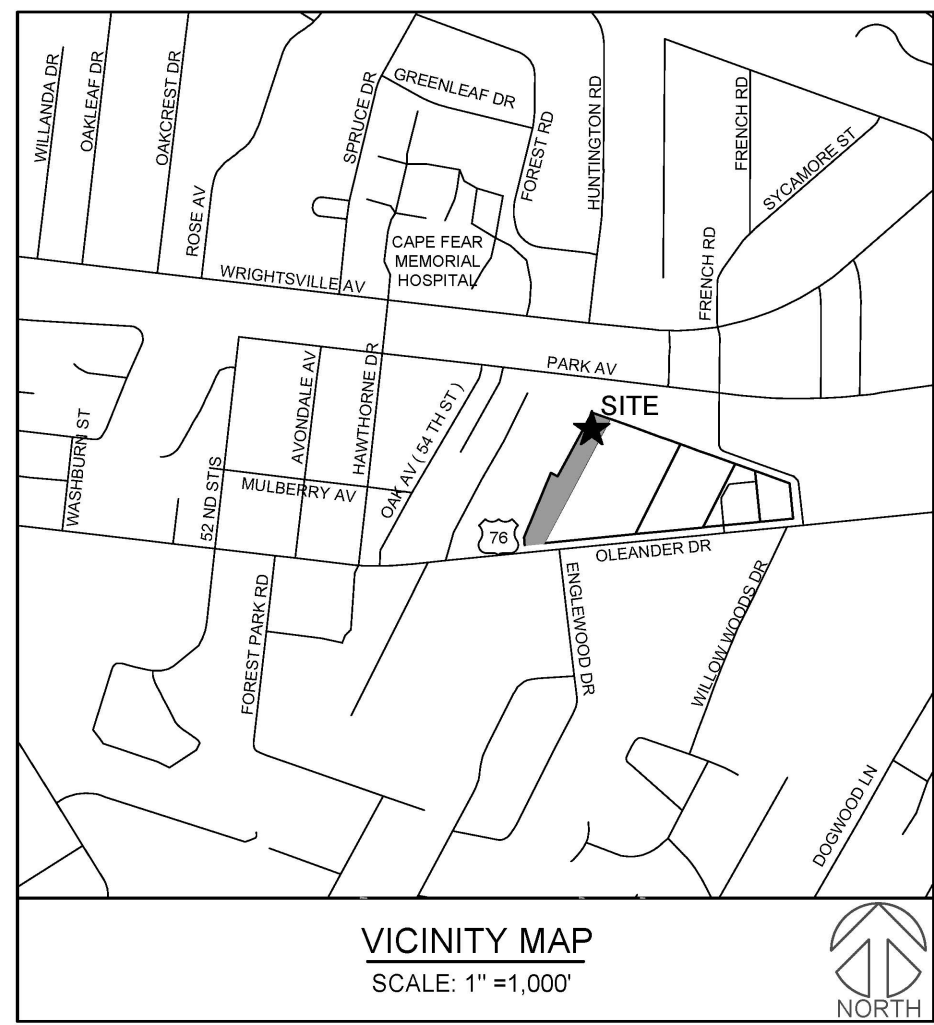
OLEANDER COMMONS - Tree Removal Calculations

Qty of Trees	Caliper Inches *	Tree Common Name	City Tree Type Classification	Total Cal. Inches to be Removed	% Mitigation	Significant	Total Qty. of Mitigation Trees Required
Note: * All listed as total caliper inches for entire tree cluster or single tree trunk caliper in compliance with City of Wilmington Land Development Code definition for " diameter at breast height"							
REGULATED TREES - ALL TO BE REMOVED FOR ESSENTIAL SITE IMPROVEMENTS							
Category 1 (100% Mitigation)							
1	8	OAK	hardwood	8	100%	no	0.0
1	10	OAK	hardwood	10	100%	no	0.0
1	12	OAK	hardwood	12	100%	no	0.0
1	14	OAK	hardwood	14	100%	no	0.0
4	12	PINE (LONG LEAF)	conifer	48	100%	no	0.0
9	14	PINE (LONG LEAF)	conifer	126	100%	no	0.0
2	16	PINE (LONG LEAF)	conifer	32	100%	no	0.0
Total Significant Trees Mitigation Required:							0
Total Category 1 Regulated Trees To Be Removed with Essential Site Improvements:							19
Total Qty. of Significant Tree Mitigation Required:							0
Total Tree Credits:							35
Total Qty. of Mitigation Trees Required on Site (or Pay in Lieu Equivalent):							0



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:	
CLIENT INFORMATION:	
EVOLVE COMPANIES 2018-A MARTINSVILLE ROAD GREENSBORO, NC 27408	
PARAMOUNT ENGINEERING 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6700 (F) NC License #: C-2846	
EXISTING CONDITIONS & TREE REMOVAL PLAN OLEANDER COMMONS PARKING EXTENSION WILMINGTON NORTH CAROLINA	
PROJECT STATUS: CONCEPTUAL LAYOUT: FINAL DESIGN LAYOUT: RELEASED FOR CONST:	DRAWING INFORMATION: DATE: 07/28/20 SCALE: 1" = 20' DRAWN: JIC CHECKED: TGC
U11EA/2U EX-1 PEI JOB#: 19397.PE	



Know what's below.
Call before you dig.

VICINITY MAP
SCALE: 1" = 1,000'

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CURRENT ZONING: CB
 PROJECT SITE AREA: ± 0.25 ACRES (± 11,031.4 SF)
 PARENT PARCEL SITE AREA: ± 1.74 ACRES (± 75,794.4 SF)

FLOOD INFORMATION: THIS PARCEL IS NOT LOCATED IN A FEMA FLOOD ZONE

CAMA LAND USE CLASSIFICATION: WATERSHED RESOURCE PROTECTION

IMPERVIOUS DATA:

EXISTING BUILDING: N/A
 EXISTING PAVEMENT: N/A
 TOTAL EXISTING IMPERVIOUS: 0 SF (0%)

PROPOSED BUILDINGS: 0 SF
 PROPOSED PAVEMENT: 5,860 SF
 TOTAL NEW IMPERVIOUS: 5,860 SF (7.7% OF PARENT PARCEL)

SCREENING CALCULATIONS:

ALL DUMPSTERS, HVAC, MECHANICAL EQUIPMENT AND ANY OTHER ITEMS REQUIRING SCREENING AS DEFINED BY THE CITY OF WILMINGTON LDC TO BE SCREENED IN ACCORDANCE WITH SECTION 18-504.

BUFFER YARD CALCULATIONS:

REAR BUFFER	REQUIRED	PROVIDED
MINIMUM WIDTH	20'	20'
1 TREE / 30 LF OF BUFFER	4	10
SHRUBS TO BE A MINIMUM OF 3' AT PLANTING		

INTERIOR LANDSCAPING:

	REQUIRED	PROVIDED
5,438 SF X 20% = CANOPY TREES 3 x 707 SF	1,088 SF	2,121 SF

OVERALL SITE TREE PLANTING REQUIREMENTS

	REQUIRED	PROVIDED
0.26 AC X (15) 2.5" TREES / AC =	4	
REQUIRED MITIGATION TREES	0	
4 TOTAL		

TREE PLANTING (BUFFER, STREET YARD, ETC.)	3
RETAINED TREE CREDIT	35
38 TOTAL	

GENERAL SITE NOTES:

- THE SITE IS NOT LOCATED IN A SPECIAL HIGHWAY OVERLAY DISTRICT.
- TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
- PROJECT SHALL COMPLY WITH CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 910-343-3910 FOR INFORMATION.
- IF THE CONTRACTOR DESIRES CFPUA 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 BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USPOUCH OR ASSS.
- CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
- CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1.800.632.4949 PRIOR TO DOING ANY DIGGING, CLEARING, OR GRADING.

GENERAL TRAFFIC ENGINEERING NOTES:

- ALL PAVEMENT MARKINGS IN PUBLIC RIGHT-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
- CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.

GENERAL FIRE AND LIFE SAFETY NOTES:

- CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE.
- A HYDRANT MUST BE WITHIN 150' OF THE FDC (MEASURED AS THE TRUCK DRIVES FOR PRACTICAL USE).
- FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
- LANDSCAPING OR PARKING CANOPY BLOCK OR IMPEDS THE FDC OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT AND FDC.
- ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
- PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE UNDERGROUND FIRE LINE PERMIT FROM THE WILMINGTON FIRE AND LIFE SAFETY DIVISION 910-343-0696.
- CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL BUILDINGS THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.
- ALL ISOLATION VALVES WITHIN THE "HOT BOX" MUST BE ELECTRICALLY SUPERVISED.
- UNDERGROUND FIRE LINE(S) MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-341-0696.

LANDSCAPE NOTES:

- PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING SHALL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN TREE PROTECTION FENCING.
- 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.

GENERAL TRANSPORTATION NOTES:

- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
- A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 341-5899 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
- IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO ERECT OFFICIAL STREET NAME SIGNS AT ALL INTERSECTIONS ASSOCIATED WITH THE SUBDIVISION IN ACCORDANCE TO THE TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL. THE SUBDIVIDER MAY ACQUIRE AND ERECT OFFICIAL STREET NAME SIGNS OR MAY CHOOSE TO CONTACT 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.
- ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED. A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO RECORDING OF THE FINAL PLAN.
- CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN RIGHT OF WAY.

PARKING DATA:

PARKING ADDITION NOT BASED ON BUILDING ADDITION OR IMPROVEMENT.
 EXISTING BUILDING GENERATES NO TRIPS FOR THIS PROJECT

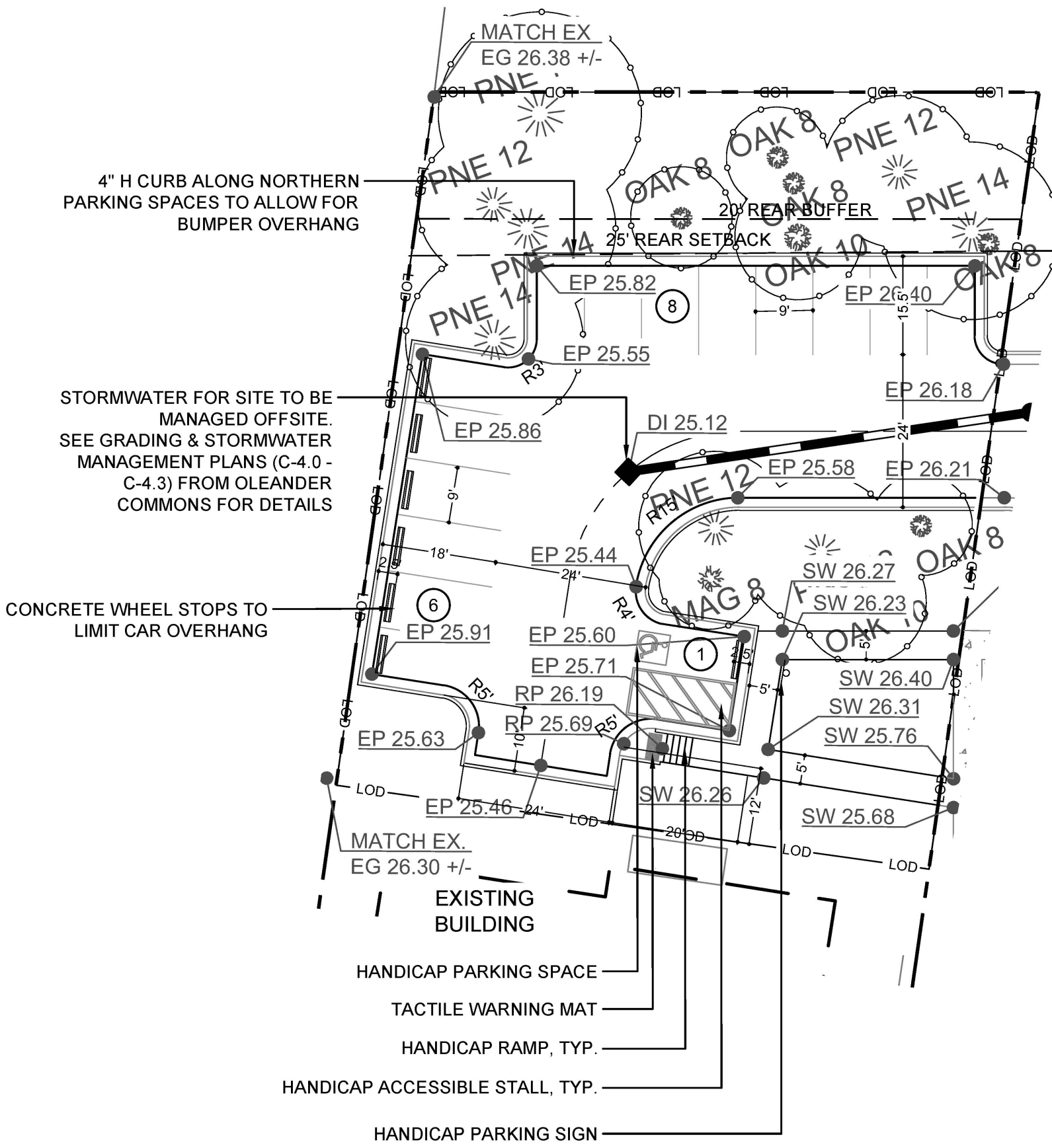
REQUIRED PARKING	0 SPACES
PROVIDED PARKING	15 SPACES
REQUIRED HC SPACES	1 SPACE
PROVIDED HC SPACES	1 SPACE

EXISTING PARKING DATA

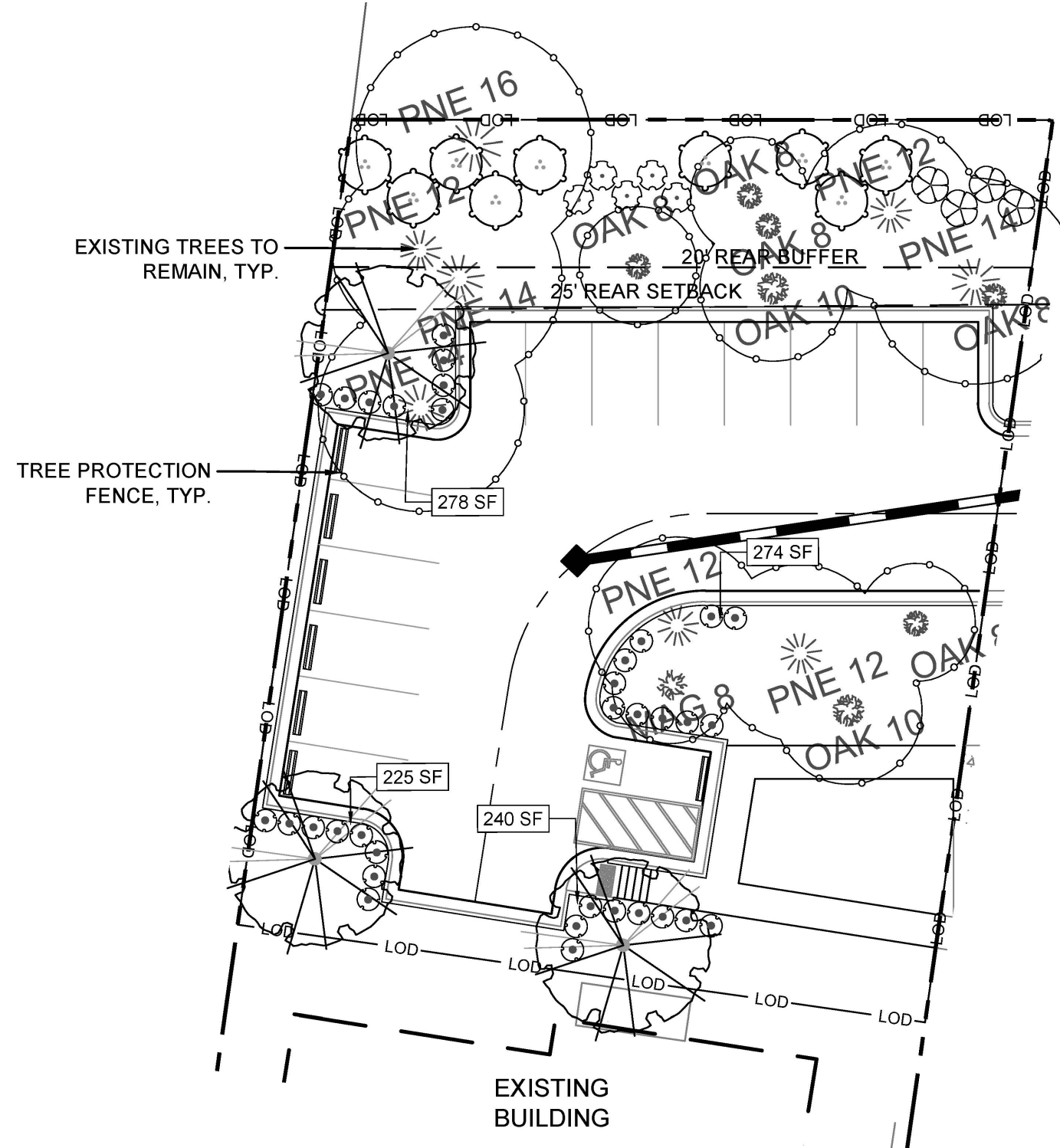
MAX ALLOWABLE SPACES BASED ON USES BELOW

PROPOSED SPACES	15
EXISTING SPACES	63
TOTAL SPACES AT BUILDOUT	78

EXISTING USES	EXISTING	MIN REQ	MAX ALLOWED
TIDAL CREEK 7600SF	36 SPACES	19	38
7,600 SF WILMINGTON YOGA	25 SPACES	12.5	25
5,000 SF GREAT HARVEST BREAD CO.	12 SPACES	10	12.3
800 SF PERSONAL SERVICES	12 SPACES	6.5	11.5
2,600 SF PROFESSIONAL SERVICES	20 SPACES	13.3	20
4,000 SF	63 SPACES	61.3	106.8



SITE PLAN AREA ENLARGEMENT
1" = 20'



LANDSCAPE PLAN ENLARGEMENT
1" = 20'

CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	LO	3	Quercus virginiana Southern Live Oak	2.5" cal
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER
	DYH	34	Ilex vomitoria 'Nana' Dwarf Yaupon	3 gal - 12" x 12"
	LOR	5	Loropetalum c. 'Ruby' Ruby Loropetalum	12" H min.
	WM4	9	Myrica cerifera Wax Myrtle	4' H
	PV	4	Pittosporum t. 'Variegata' Variegated Mock Orange	7 gal - 36" H

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NCDENR PWSS WATER PERMIT # _____
 WATER CAPACITY: _____ GPD
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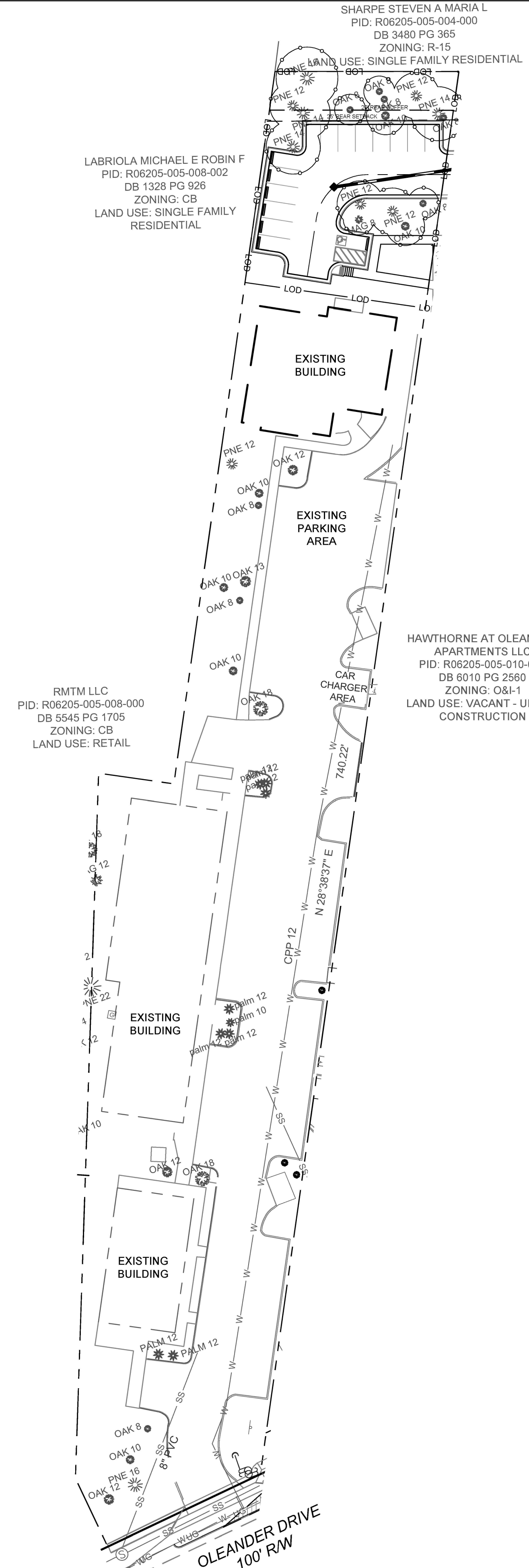
Approved Construction Plan

Name _____ Date _____

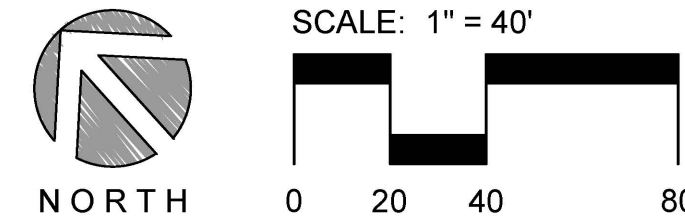
Planning _____
 Traffic _____
 Fire _____

Public Services • Engineering Division
 APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____
 Signed: _____



OVERALL PARENT PARCEL MAP



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISONS:

CLIENT INFORMATION:
 EVOLVE COMPANIES
 2018-A MARTINSVILLE ROAD
 GREENSBORO, NC 27408

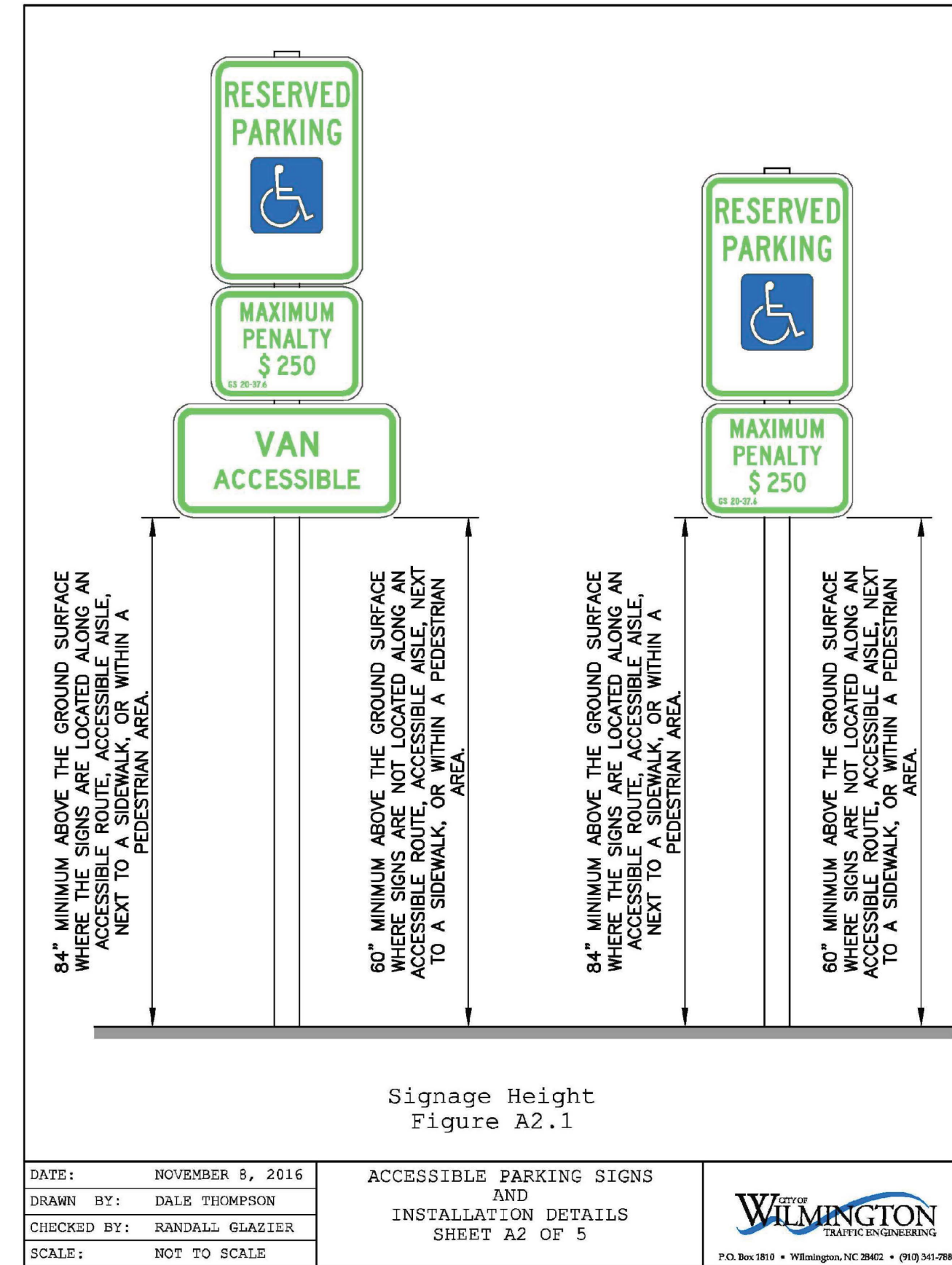
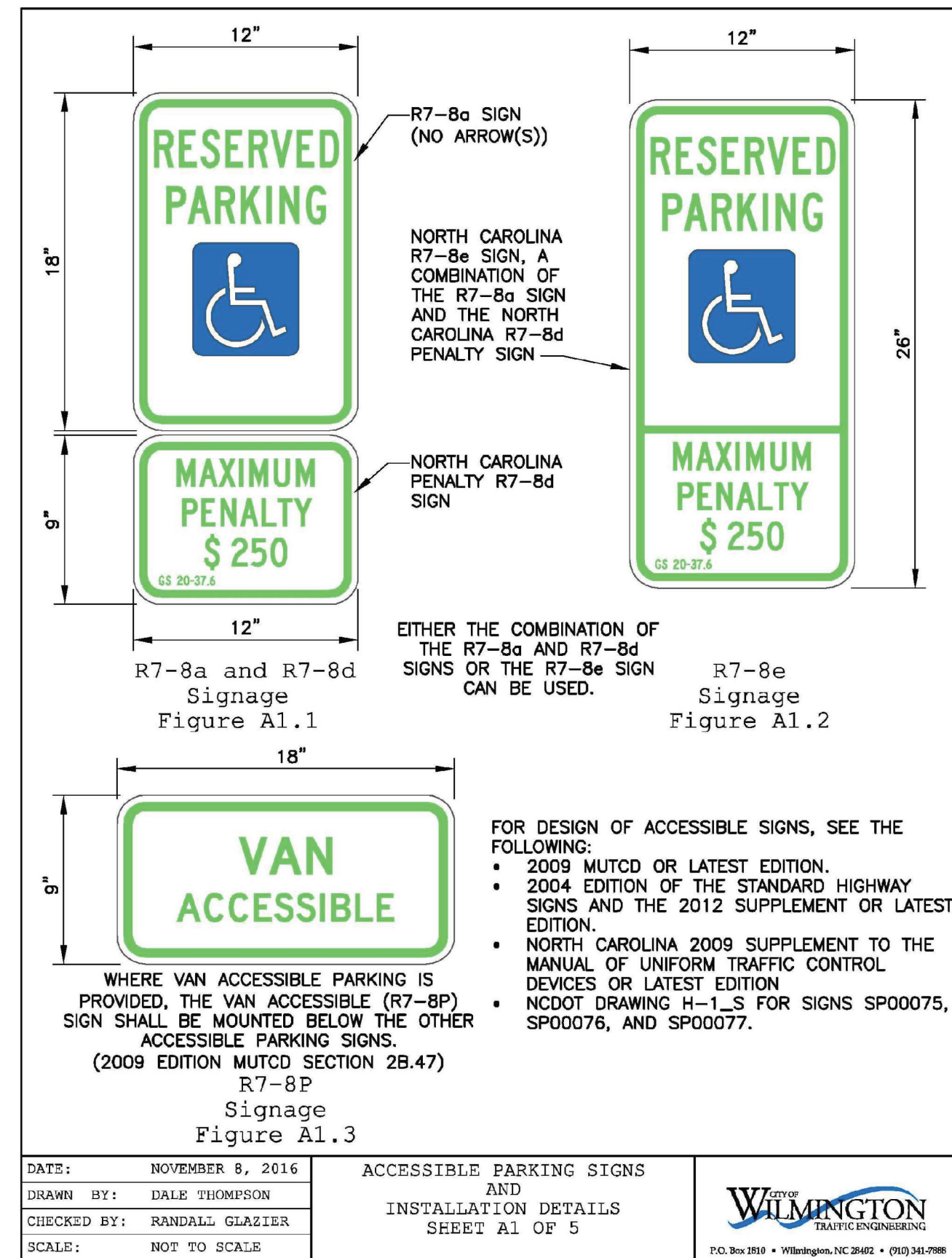
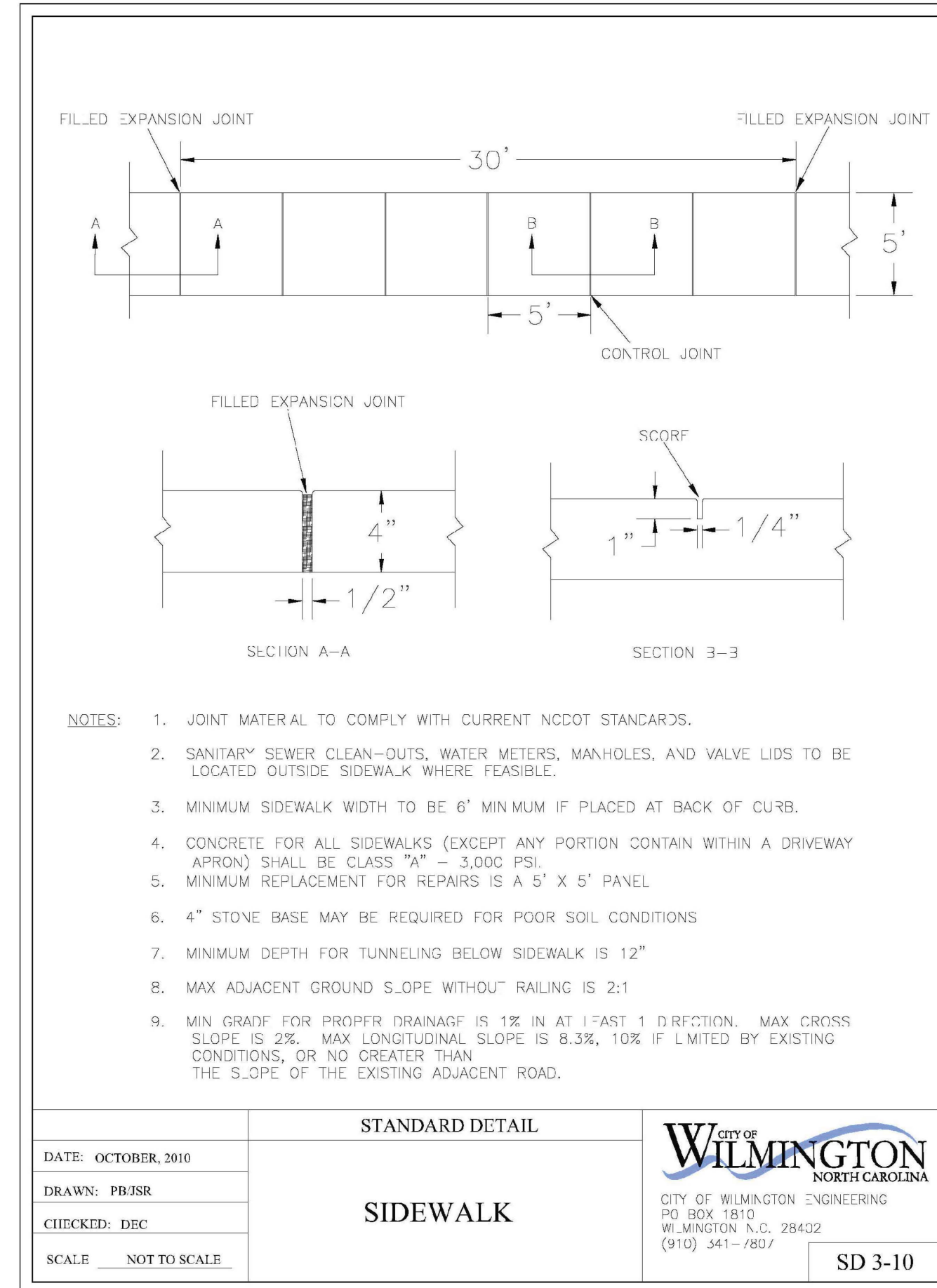
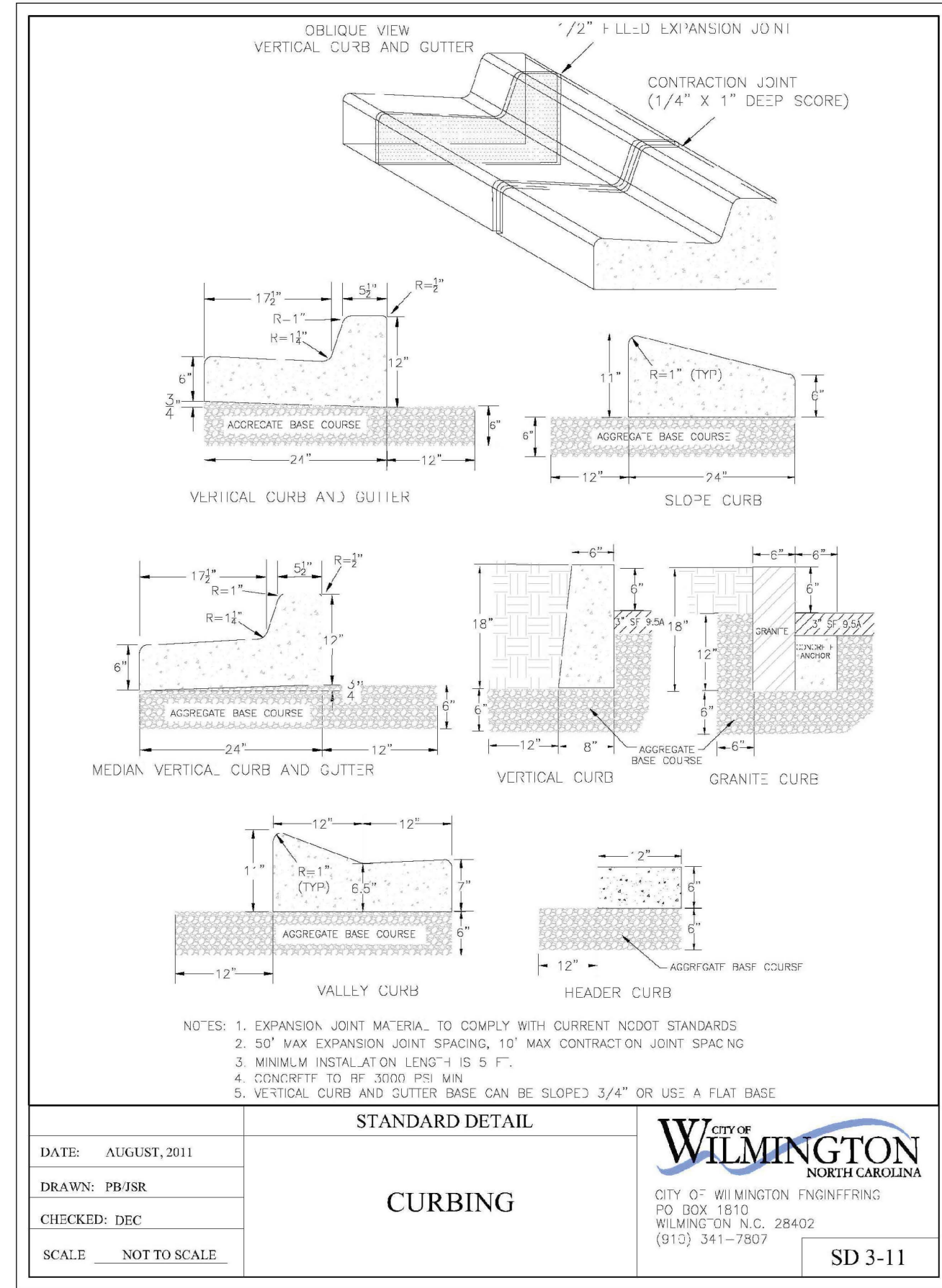
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 NC License #: C-2846

SITE & PLANTING PLAN
 OLEANDER COMMONS PARKING EXTENSION
 WILMINGTON
 NORTH CAROLINA

PROJECT STATUS:
 CONCEPTUAL LAYOUT:
 FINAL DESIGN LAYOUT:
 FINAL DESIGN FOR CONSTRUCTION

DRAWING INFORMATION:
 DATE: 07/29/20
 SCALE: 1" = 20'
 DRAWN BY: JAC
 CHECKED BY: JAC

U11EA/2U
 C-2.0
 PEI JOB#: 19397.PE



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REVISIONS: (Table with 2 columns: Description, Date)	
CLIENT INFORMATION: EVOLVE COMPANIES 2918-A MARTINSVILLE ROAD GREENSBORO, NC 27408	
PARAMOUNT ENGINEERING 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6700 (F) NC License #: C-2846	
DETAILS PARKING EXTENSION OLEANDER COMMONS PARKING EXTENSION WILMINGTON NORTH CAROLINA	
PROJECT STATUS LAYOUT: PRELIMINARY LAYOUT: FINAL DESIGN LAYOUT: RELEASED FOR CONSTRUCTION:	DRAWING INFORMATION DATE: 07/24/20 SCALE: NOT TO SCALE DRAWN BY: JRC CHECKED: TGC
U1/24/20	
C-2.1	
PEI JOB#: 19397.PE	